



**AGENDA
CITY COUNCIL MEETING
TUESDAY, OCTOBER 10, 2023
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032
6:30 PM**

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1. CALL TO ORDER	
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS	
3. RULES OF DECORUM	
4. PROCLAMATIONS	
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World Teachers' Day Proclamation	
5. CITIZEN COMMENTS	
6. APPROVAL OF MINUTES	
6.1. Consider approval of the minutes of the September 26, 2023, City Council Meeting.	4 - 30
09.26.23 City Council Meeting	
7. ITEMS FOR DISCUSSION AND ACTION	
7.1. Review / Action - Heritage Architect RFQ	31 - 65
Burditt Submittal for RFQ - Heritage Center	
Staff Report Architectural Services October 2023	
7.2. Presentation by developer of concept plans for two potential projects in McLendon-Chisholm around the intersection of FM 550 and SH 205.	
7.3. Update and discussion of RCH acquisition.	
7.4. Mayor's response to the announcement by RCH Water Supply concerning the City and City Council stopping the hostile take-over of RCH.	
8. UPDATES, DISCUSSION AND DIRECTION TO STAFF	
9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS	

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public

official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

9.1. Mayor Short

9.2. Mayor Pro Tem Balkum

9.3. Council Member McNeal

9.4. Council Member McLendon

9.5. Council Member Hoffman

9.6. Council Member Tucker

10. ADJOURN

As authorized by Section 551.071(a) 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., October 6, 2023, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



Proclamation

WORLD TEACHERS' DAY

WHEREAS, McLendon-Chisholm's future strength depends on providing a high-quality education to all students; and

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, McLendon-Chisholm's teachers have demonstrated great resilience, adaptability, and creativity during the COVID-19 crisis; and

WHEREAS, our community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 150 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers plan in the success of Texas; and

NOW, THEREFORE, BE IT RESOLVED that the City of McLendon-Chisholm City Council joins #TeachersCan and its partnering entities across Texas in celebrating World Teachers' Day and proclaims October 10, 2023, to be City of McLendon-Chisholm Teachers' Day; and

BE IT FURTHER RESOLVED that the City of McLendon-Chisholm City Council members of our community to personally express appreciation to our teachers and display a light blue ribbon outside your homes or businesses the week of October 9 as a symbol of support for our educators.

Adopted this 10th day of October 2023.

Keith Short, Mayor



**CITY COUNCIL MEETING
CITY OF MCLENDON-CHISHOLM, TEXAS
MEETING MINUTES
SEPTEMBER 26, 2023**

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, September 26, 2023, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Adrienne Balkum	Mayor Pro Tem
	Jennifer Hoffman	Council Member
	Bryan McNeal	Council Member
	Daniel Tucker	Council Member
ABSENT:	Floyd McLendon, Jr.	Council Member
Staff Present:	Konrad Hildebrandt	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief
	Michael Halla	City Attorney
	Michael Coker	City Planner

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:30 p.m.

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

Council Member Hoffman delivered the invocation and Council Member Tucker 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 effect and are to be observed throughout the meeting.

4. CITIZEN COMMENTS

David Black, 1419 Siena Ln., McLendon-Chisholm. Mostly it's questions on the agenda items. 6.1. which is to consider and act upon rezoning for Ridge Pointe Estates. Created it's the comprehensive plan. My concern was about the Settlement Road. It's planned to go through all the way to the next place on Pullen Road which is Altura's Heritage development. This will

connect Pullen Road to 550 and Trilogy down the road a little bit west. I'm wonder if this road is wide enough for the increased traffic, parking on the street, and it's going to be lined with residential driveways on both sides. I'm concerned about safety and I'm sure the planning commission will address those. I know the entrance into Sonoma Verde is pretty wide, we have those model homes there. It's not too wide, you can easily park on both sides, but I don't think anything will be built on that one side. On 6.1., the documents in the packet indicate the possibility for some commercial lots. I know early on the developer's representative alerted the Council to their consideration of an option to allow the developer later to you know alter some of the residentials into commercial but just along 550. That was just an idea they were thrown out and I was wondering if that idea is understood and we're okay with it.

6.2. on discussion and action regarding contract renewal for CWD, I just want to know that you did go through, did you solicit bids from other people for this five-year contract. Is this the meeting where you set CWD as another five years for them for us.

6.4. is a discussion action regarding an ordinance for Sienergy, L.P. and this is a really dumb question. I know there's a franchise, but I assume you allow multiple gas developers in but if not, does that mean if this gas developer becomes their provider and comes in, they'll replace Atmos and what other people already have or they just for new development or competition or something.

Finally, 6.5., is the approval of preliminary subdivision on Tellus Mann. I think the whole thing's in ETJ. It's only for 25 lots on 16 acres so that's not necessarily a big deal, but again, it's a road thing because that development was only the first phase. It's going to be over 2,700 residential lots, quite small and dense, but that's okay. It's in the ETJ. But this is generally located south of McLendon-Chisholm and I wonder if we are planning on maybe beefing up Smith Road or Klutz, or any of the roads in that South area because there could be quite a lot of traffic wanting to get over.

That's it – thank you.

Chris George, 3085 Bridgecreek, Rockwall. Good evening, Mayor and Council. I reside on Bridgecreek Drive in High Point Estates. I appreciate you taking the time to listen to me tonight. It's no secret that RCH has issued a significant amount of meters over the years, definitely over the contract amount that was signed back in 2009 which was approximately 1,271 meters. We all know now that there's about 2,600 meters in service. How do we get to this point. Well, population growth, residential development has increased dramatically since 2009. Sonoma Verde alone currently has about 800 homes with a plan maximum of about 1,000 single-family homes once it is fully built out. I'm not sure when this development was actually approved by the previous city council, I was told it was back in 2007 which was two years before the contract that RCH signed with the City of Rockwall. I have to assume that the original city council did their due diligence to ensure there'd be an adequate water supply to support not only that development but for future development within McLendon-Chisholm city limits. So fast forward to today, we no longer have enough water to get us through the summer. The Mayor and Mayor Pro Tem have been quick to point out this is all RCH's fault. Yes, RCH should have anticipated the demand and should have allocated and tried to get more water accordingly. However, RCH is not the one approving these new developments, industry, new building permits. I recently requested the City to provide me with the amount of building permits that was issued from 2009 to this point. Unfortunately, all I

got was from 2017 to present. Since that time, McLendon-Chisholm has issued a total of 655 new building permits. I don't know how many of those were actually within the city because I don't have any records to see what the county has done. The problem that I actually see is McLendon-Chisholm's previous City Council approved Sonoma Verde outside of the 1.5 acre minimum build lot that was in place at the time. So I ask, is RCH the only one to blame for where we are here today. I recently asked the Mayor Pro Tem if the City would consider placing a moratorium on new building permits. The answer was no. How about new developments? No. So here we are in the middle of a continuing water crisis while the City continues in blame disparage RCH, but they will not take ownership or take any steps to help mitigate the issues we have in the short term. This seems like a very irresponsible way to govern. Now that brings me to my next point, we are being told by the Mayor and Mayor Pro Tem they have a magical solution for all of this. What's that solution, the stage of hostile takeover of RCH, that is their plan. So my questions are, and I know these can't be answered, but this is something I would hope you consider is how much capital will be needed to upgrade the existing system and construct a new pipeline to the North Texas take point. How would they raise the capital since they did not have any cash reserves. Can the City absolutely guarantee that they can get a direct connection to North Texas even though they do not have currently a water system but experience as the city has in running a small sewer system. Can the city guarantee the rates will be equal across residents of McLendon-Chisholm, the ETJs, and the unincorporated areas. I agree that RCH should have taken more responsibility over the years to ensure that they can meet our demands. However, the City's plan, even if they can't implement it, will take four to five years before we see any drop of water coming out of the proposed North Texas connection. Being a former city council member for a much larger municipality that had the whole public works department including water and sewer, I can tell you it takes a tremendous amount of time, money, and resources to manage that. In closing, if McLendon-Chisholm really wants to have their own water system, then I suggest this Council here consider putting the budget together for the millions of dollars that's going to be needed and go ahead and create your own water utility.

Thank you.

Citizen comments were closed at 6:42 p.m.

5 CONSENT AGENDA

MOTION: REMOVE ITEM 5.7. FROM THE CONSENT AGENDA.

MADE BY: Council Member Balkum
SECONDED BY: Council Member Tucker
APPROVAL: Unanimous

MOTION: APPROVAL OF CONSENT AGENDA ITEMS 5.1-5.6 AND ITEMS 5.8-5.10.

MADE BY: Council Member Tucker
SECONDED BY: Council Member Hoffman
APPROVAL: Unanimous

MOTION: APPROVE ITEM 5.7. AS CORRECTED.

MADE BY: Mayor Pro Tem Balkum

SECONDED BY: Council Member Tucker

APPROVAL: Unanimous

6. ITEMS FOR CONSIDERATION AND ACTION

- 6.1. Consideration and action regarding approval of a zoning district change from the AG Agriculture Zoning District that provides for a lot size of two and one-half acres to a Planned Development District [Ridge Pointe Estates] for the development of a residential subdivision containing a 99.544-acre tract of land [Rockwall CAD PID #10767] for the development of 83 single-family residential lots with a minimum lot size of one-acre of land; and, consider approval of Ordinance 2023-12 approving the zoning district change. The property is located generally across FM 550 from the McLendon-Chisholm City Hall.

City Planner Coker presented his report on this item.

Applicant: Ricardo Dol, PE
Petitt-ECD
1600 N. Collins Blvd
Suite 3300
Richardson, Texas 75080

Representative: Ricardo Dol, PE

Property owner: Terrell 176 Partners LLC
P.O. Box 818
Terrell, Texas 75160

Location: The property is a 99.544-acre tract of land located immediately north of McLendon-Chisholm City Hall located on FM 550. The Rockwall CAD property identification number is: 10767.

CITY COUNCIL MEETING DATE: September 26, 2023

REQUEST:

The applicant is requesting approval of a zoning district change from the AG Agriculture Zoning District that provides for lot sizes of two and one-half acres to a planned development district [Ridge Pointe Estates] for the development of 83 single-family lots each with a minimum lot size of one-acre of land.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval with a condition: increase the required side yard setback from 10 feet to 25 feet. [The applicant agreed with the increase in the required side yard setback from 10 feet to 25 feet.]

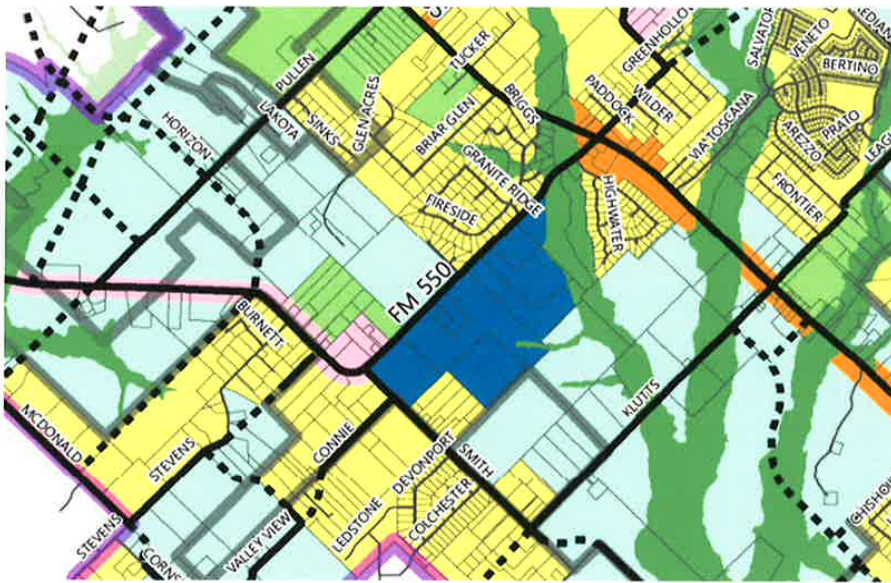
STAFF RECOMMENDATION: Approval.

This application is in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

Concept Plan for Ridge Pointe Estates Planned Development District



Comprehensive Plan Recommendation: Master Planned Community



Proposed development standards

EXHIBIT B
RIDGE POINTE ESTATES SUBDIVISION
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS
For Approximately 99.54 Acres
City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 83 single-family residential lots with a minimum lot size of one acre of land and two community owned common area lots. This development is approximately 99.54 acres of land generally located near intersection of McLendon Rd (FM 550) and Chapel Hill Ln.

2. Special Provisions

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

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

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

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

b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator No action is required by the Planning and Zoning Commission or the City Council.

c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

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

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

4. Development Standards

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

- a. This is a single-family zoned district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.
 - Front yard – 50 feet
 - Side yard – ~~10 feet~~ 25 feet
 - Back yard – 20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.
- e. Lot width. Minimum lot width is 135 feet.

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line. Corner lots may have the 15-foot side yard adjacent to the side street.
- f. Lot depth: 215 feet
- g. Minimum Dwelling size: 2,300 square feet
- h. Lot coverage: 20 percent
- i. Maximum Height: 36 feet
- j. Off-street parking: Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures: Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.

Concept Plan

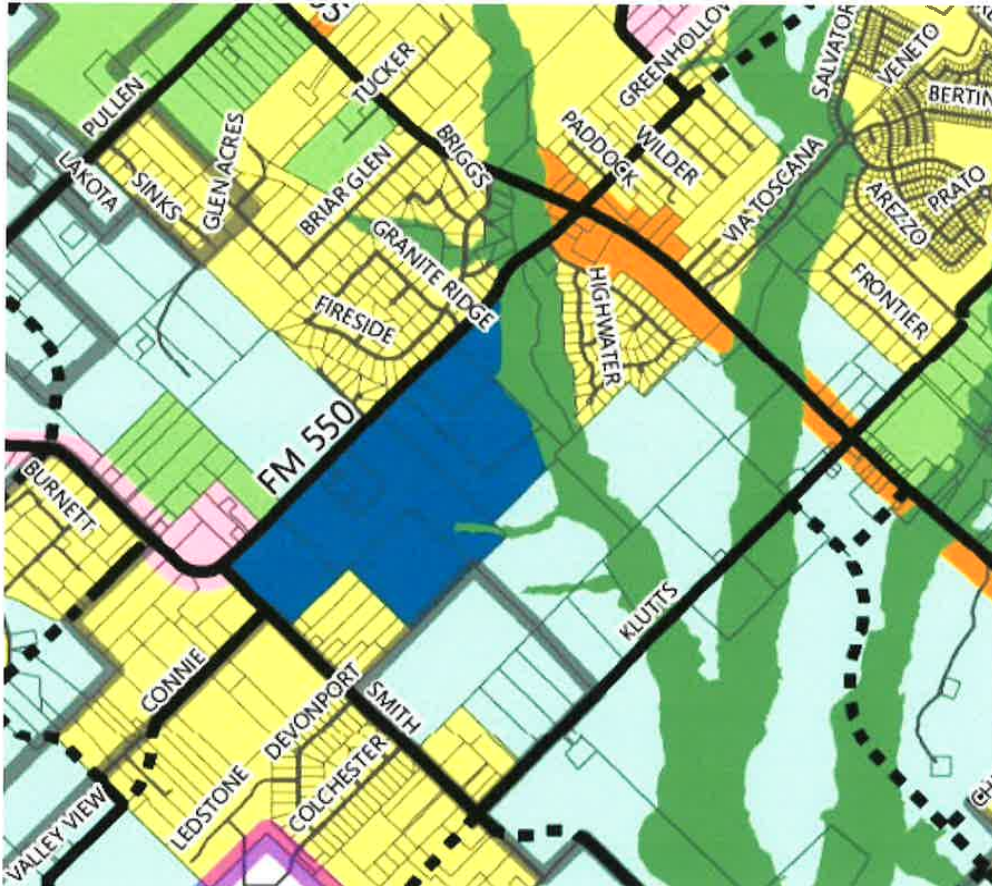


BACKGROUND INFORMATION:

Current Zoning: The request is to change the zoning district designation from AG Agriculture [Shown as green in the map below] to a planned development district for the development of 83 single-family residential lots and two HOA [homeowner association] lots.

This property backs up to the Heritage Subdivision that has access from Pullen Road. The Concept Plan for this new planned development district has a potential roadway connection to the Heritage Subdivision at Settlement Lane. Heritage Subdivision is currently having homes constructed. The developer for the Heritage Subdivision desires the connection of this property with the third phase of the Heritage Subdivision.

Future Land Use Plan Map



The Future Land Use Plan shows the area fronting on FM 550 to be “Master Planned Community”.
The Comprehensive Plan describes a Master Planned Community as follows:

This Future Land Use Designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes, types, and uses.

Anticipated Land Uses:

- Conservation development with primarily single-family residential uses with one or more neighborhood centers for gathering space, parks, and/or low-intensity commercial uses;
- Some limited areas of mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and/or arts/culture) with a rural/country feel; and/or
- Farming or agrihood-type uses.

Desired Development Characteristics:

- Minimum lot size of one acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable.
- Minimum 150-foot lot width for residential uses;
- Preserved open space integrated into the neighborhood, including use of floodplains and existing greenbelts to create attractive common areas that showcase a rural feel;
- Where commercial uses are included, at least 90 percent of gross land area per development should be residential and/or green space/floodplain/park;
- Peaceful and quiet design that portrays a retreat from urban life through various elements, such as water features, calm colors, sophisticated architecture, and luxurious “off spots” for informal sitting and dining;
- Development that Diversifies the Tax Base and provides areas for people to enjoy Grassroots Community Events or entertainment where the noise or activity can be appropriately distanced from residential uses;
- Shaded, lighted, and landscaped trail system to connect destinations and neighborhoods.
- One story typical with two stories maximum.

This property is located across FM 550 from City Hall and the City Fire Station.

NOTE: The minimum lot size for a residential lot with on-site sanitary sewer facilities is one-acre of land within the City of McLendon-Chisholm.

The use of “Anticipated” and “Desired” are not requirements, therefore the City Council may, due to the legislative nature of Zoning Regulation, decide that none, some or all of the “Anticipated land uses” and/or “Desired Development Characteristics” shall be applied to the request. The use of these terms provides substantial flexibility for the City Council when they decide how an application is going to conform to the requirements of the Comprehensive Plan.

Thoroughfares/streets:

FM 550 is shown on the McLendon-Chisholm Thoroughfare Plan to be an existing principal arterial adjacent to the applicant’s property. A principal arterial is proposed to be a four-lane divided thoroughfare with 100 to 150 feet of right of way. Adjacent to the subject property FM 550 is a two-lane undivided thoroughfare with 60 feet of right of way. At the time of platting, it is the City’s policy to acquire one half of the deficit right of way from the applicant. The City has been acquiring additional right of way along FM 550 to widen the right of way from 60 feet to 100 feet. That usually means a dedication of 20 additional feet of right of way adjacent to the applicant’s property.

Property legal description:

FIELD NOTE DESCRIPTION

Being a 99.544 acre tract of land situated in the LESTER EASTERWOOD SURVEY, ABSTRACT No. 79, Rockwall County, Texas, being all of a called 99.544 tract of land described in deed to Terrell 176 Partners LLC, recorded in Volume 2021, Page 25176, Official Public Records of Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

Beginning at 1/2-inch iron rod found for the south corner of said 99.544 acre tract, also being the east corner of a called 15.95 acre tract of land described in deed to Callie Sue and Zachary Steven Hamilton recorded in Instrument Number 20190000014746 (OPRRCT);

THENCE North 45°12'32" West, with the common line of said 99.544 acre tract, said Hamilton tract, a distance of 1054.27 feet to a 3/4-inch iron pipe found for corner;

THENCE North 44°59'42" West with the common line of said 99.544 acre tract, and said Hamilton tract, passing at 388.31 feet a 1/2-inch iron rod with cap stamped "RSC RPLS 5034" found for the north corner of said Hamilton tract and the east corner of a called 17.059 acre tract of land described in deed to Liechty Ranch, LLC, recorded in Instrument Number 20210000005014, (OPRRCT), continuing with the common line of said 99.544 acre tract and said Liechty Ranch Tract, a total distance of 776.35 to a 3/8-inch iron rod found for the north corner of said Liechty Ranch Tract, and the east corner of a tract of land described in deed to Fred and Vivian Kay McCurley, recorded in Instrument Number 20040000297696 (OPRRCT);

THENCE North 44°59'25" West, with the common line of said 99.544 acre tract, and said McCurley tract, a distance of 387.11 feet to a 1/2-inch iron rod found for the west corner of said 99.544 acre tract, from which an axle found bears South 45°41'30" West a distance of 15.35 feet, said 1/2-inch corner also being the north corner of McCurley tract and being the south corner of a called 73.896 acre tract of land described in deed to Oak National Development LLC, recorded in Instrument Number 20210000011007 (OPRRCT);

THENCE North 44°24'28" East, with the common line of said 99.544 acre tract and said Oak National tract, a distance of 1281.54 feet to a 1/2-inch iron rod with cap stamped "O'Neal 6570" found for corner;

THENCE North 44°39'27" East, continuing with said common line of a distance of 655.35 feet to a 1/2-inch iron rod with cap stamped "O'Neal 6570" found for the south corner of a called 24.617 acre tract of land described in deed to Prairie Hill LLC recorded in Instrument Number 20210000029472, (OPRRCT);

THENCE North 45°38'24" East, with the common line of said 99.544 acre tract, and said Prairie Hill tract, a distance of 19.62 feet to a 1/2-inch iron rod found for the north corner of said 99.544 acre tract, and the west corner of Chisholm Crossing Phase II, an addition to the City of McLendon-Chisholm, Rockwall County, Texas according to the Final Plat thereof recorded in Cabinet G, Page 91, Plat Records of Rockwall County, Texas (PRRCT);

South 45°08'19" East, with the common line of said 99.544 acre tract and said Chisholm Crossing, a distance of 2208.41 feet to a 5/8-inch iron rod with cap marked "PETITT-ECD 6134" set in the north right-of-way line of Farm to Market Road 550, from which a 1/2-inch iron rod found bears South 08°34'13" West a distance of 8.16 feet;

THENCE South 45°08'19" West, with the common line of said 99.544 acre tract and the northern right-of-way line of Farm to Market Road 550, a distance of 1958.24 feet to the POINT OF BEGINNING, containing 99.544 acres of land, more or less.

RIDGE POINTE ESTATES

83 RESIDENTIAL LOTS

2 NON-RESIDENTIAL LOTS

**BEING A 99.544 ACRE TRACT OF LAND
IN LESTER EASTERWOOD SURVEY**

ABSTRACT NO. 79

**CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS**

PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TPELS FIRM REGISTRATION

ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
214.221.9855
DATE: MAY 2023

JOB NO. 08829-00

201 WINDOO CIRCLE
SUITE 100
WYLLIE, TX 75098
972.941.8400
SCALE: NA

F:\00 PROJECTS\08829-00\PRELIM\0882900 Prelim Plat.dwg
May 24, 2023 - 9:39am

MOTION: APPROVE A ZONING DISTRICT CHANGE FROM THE AG AGRICULTURE ZONING DISTRICT TO A PLANNED DEVELOPMENT DISTRICT [RIDGE POINTE ESTATES] FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION CONTAINING A 99.544-ACRE TRACT OF LAND [ROCKWALL CAD PID #10767] FOR THE DEVELOPMENT OF 83 SINGLE-FAMILY RESIDENTIAL LOTS AND APPROVAL OF ORDINANCE 2023-12 APPROVING THE ZONING DISTRICT CHANGE.

MADE BY: Council Member Tucker
SECONDED BY: Council Member Hoffman
APPROVAL: Unanimous

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM AG AGRICULTURE TO A PD PLANNED DEVELOPMENT ZONING DISTRICT PROVIDING FOR 83 SINGLE-FAMILY LOTS WITH A MINIMUM LOT SIZE OF ONE ACRE AND TWO COMMON AREA LOTS ON A 99.544 ACRE TRACT OF LAND LOCATED GENERALLY ON THE NORTHERN SIDE OF FARM TO MARKET ROAD 550 IMMEDIATELY WEST OF THE INTERSECTION WITH CHAPEL HILL LANE, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

6.2. Discussion and action regarding contract renewal for Community Waste Disposal (CWD)

City Administrator Hildebrandt presented his staff report:

Agenda Item: Review/Action: Contract renewal for the Community Waste Disposal (CWD)

Fiscal Impact: N/A

Background: The actual renewal contract and subsequent memorandum changes have been included in the packet.

Mayor Short explained this is just a formality because this contract automatically renewed based on that we were already happy with the service. We did not go out for bids; this is just clean up of

approving the contract. The contract already went into automatic renewal and Community Waste Disposal is here if the Council has any questions for them. They're working with us on some things. Hopefully in the very near future we'll have a billing change to be a little more streamlined. There may be some reduction in costs associated with some various things that we're in talks with them.

MOTION: APPROVAL THE CONTRACT RENEWAL FOR COMMUNITY WASTE DISPOSAL (CWD)

MADE BY: Council Member Hoffman
SECONDED BY: Council Member McNeal
APPROVAL: Unanimous

- 6.3. Discussion and action regarding the request for approval of the application of Aaron Parker (owner/applicant) for a final plat for a 1.5-acre tract of land to create a building site. Rockwall County Requires a minimum lot size of 1.5-acres of land for an on-site sanitary sewer facility.

City Planner Coker gave his report on this item:

APPLICANT: Aaron Parker
1628 Luckenbach Place
Forney, Texas 75126

PROPERTY OWNER: PA Bills Hills
1628 Luckenbach Place
Forney, Texas 75126

REPRESENTATIVE: Aaron Parker

LOCATION: 1.5 acres of land located at 499 Stevens Road, McLendon-Chisholm ETJ.
Rockwall CAD PID#29177

CITY COUNCIL MEETING DATE: September 26, 2023

Note: Full sized copies of the final plat are available at City Hall for inspection.

This application is located within the extra territorial jurisdiction of McLendon-Chisholm.

The City Council has one of three possible recommendations to make: Approval; Approval with conditions [the conditions must be specific citing the portion of the Subdivision Regulations with which the application fails to comply; or disapproval. [If disapproved, the specific sections of the Subdivision Regulations not complying with the code must be cited].

REQUEST:

The applicant is requesting approval of a final plat for a 1.5-acre tract of land to create a building site. Rockwall County requires a minimum lot size of 1.5 acres of land for an on-site sanitary sewer facility.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval

**[note: full sized copies of the preliminary plat are available at City Hall for inspection]
Final Plat**

BACKGROUND INFORMATION:

The preliminary plat was approved by the City Council earlier this year. Following the approval of the preliminary plat, Rockwall County requested a right of dedication along the new lots' frontage on Stevens Road, the owner agreed to the dedication and the final plat shows the additional right of way dedication of a little over 16 feet. There was also an encroachment of a stock tank in the new lot that made the useable acreage less than the 1.5 acres of land required by the Interlocal agreement between McLendon-Chisholm and Rockwall County, so the final plat was drawn to exclude any portion of the stock tank.

This application complies with the McLendon-Chisholm Subdivision Regulations and conforms to the requirements of the ILA.

Thoroughfares/streets:

Stevens Road is a local street.

MOTION: APPROVE THE REQUEST OF AARON PARKER FOR A FINAL PLAT FOR A 1.5-ACRE TRACT OF LAND TO CREATE A BUILDING SITE.

MADE BY: Mayor Pro Tem Balkum
SECONDED BY: Council Member Tucker
APPROVAL: Unanimous

- 6.4. Discussion and action regarding an ordinance of the City of McLendon-Chisholm, Texas, granting to Sienergy, L.P. a franchise to furnish and supply gas to the general public in the City of McLendon-Chisholm, Rockwall County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

ORDINANCE NO. 2023-11

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM TEXAS, GRANTING TO SIENERGY, L.P. A FRANCHISE TO FURNISH AND SUPPLY GAS TO THE GENERAL PUBLIC IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, AND TO TRANSPORT, DELIVER, SELL, AND DISTRIBUTE GAS IN AND OUT OF AND THROUGH SAID MUNICIPALITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OF FIVE PERCENT (5%) FOR THE USE OF THE STREETS, ALLEYS, AND PUBLIC WAYS; AND PROVIDING A SEVERABILITY CLAUSE, A PENALTY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Short explained this is not to replace other companies. This is allowing this particular company to either come through or offer their service in our City and provide a fee to be paid to the city.

MOTION: Approve Ordinance 2023-11 granting to Sienergy, L.P. a franchise to furnish and supply gas to the general public in the City of McLendon-Chisholm, Rockwall County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee of 5% charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

MADE BY: Mayor Pro Tem Balkum
SECONDED BY: Council Member Tucker
APPROVAL: Unanimous

6.5. Consider approval of a preliminary plat for a little over 16 acres of land for the development of a 25-lot residential subdivision with 9 open space/HOA lots as submitted by Tellus-Mann, LLC. The property is located at the intersection of Mann Road and FM 548, Kaufman County, McLendon-Chisholm ETJ. KCAP PID #11030, 10984, and 11029.

City Planner Coker presented his report on this item:

APPLICANT: Colton Smith
Spiars Engineering and Surveying, Inc.
765 Custer Road
Plano, Texas 75075

PROPERTY OWNER: Tellus-Mann, LLC.
130 N. Preston Road
Suite 130
Prosper, TX 75078

REPRESENTATIVE: Colton Smith

LOCATION: 16.048 acres of land located at the intersection of Mann Road and FM 548 Kaufman County, McLendon-Chisholm ETJ. Parts of KCAD PID# 11030, 10984, 11029

CITY COUNCIL MEETING DATE: September 26, 2023

This application is located within the extra territorial jurisdiction of McLendon-Chisholm.

The City Council has one of three possible actions to take: Approval; Approval with conditions [the conditions must be specific citing the portion of the Subdivision Regulations with which the application fails to comply; or disapproval. [If disapproved, the specific sections of the Subdivision Regulations not complying with the code must be cited].

REQUEST:

The applicant is requesting approval of a preliminary plat for a little over 16 acres of land for the development of a 25-lot residential subdivision with 9 open space/HOA Lots.

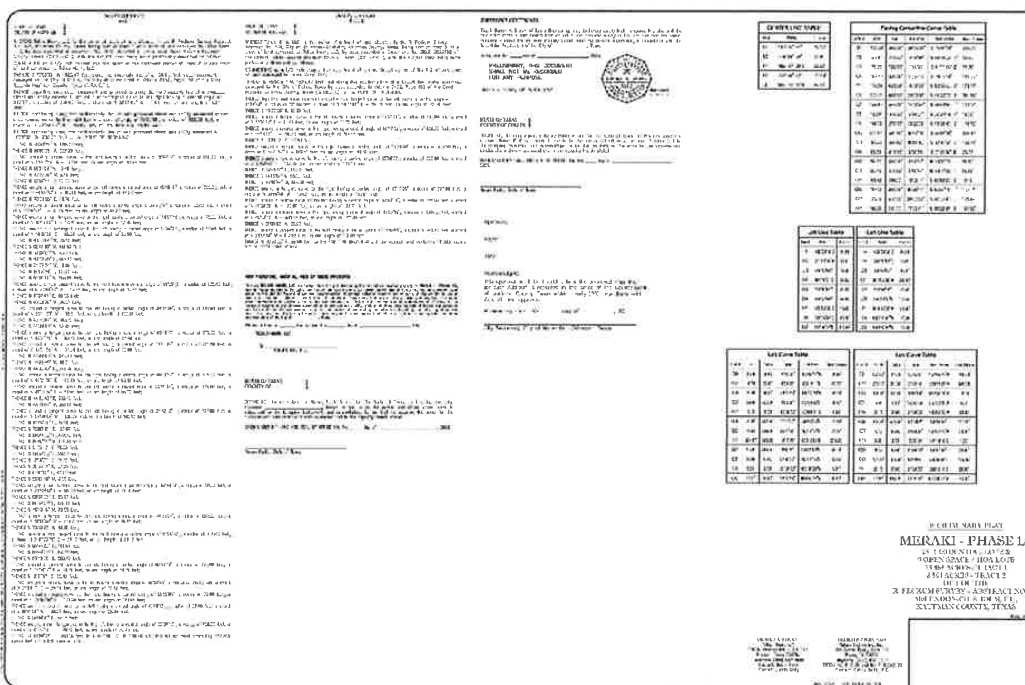
PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

The Planning and Zoning Commission recommended approval without conditions.

STAFF RECOMMENDATION: Disapproval, the proposed plat does not comply with the requirements of the City of McLendon-Chisholm subdivision regulations, specifically: Section 10.02.006, subsection (7)(A) Residential streets. Requires residential streets to have a minimum right of way width of 60 feet.

[note: full sized copies of the preliminary plat are available at City Hall for inspection]

Proposed Preliminary Plat



BACKGROUND INFORMATION:

The Tellus-Mann project is a large master-planned community containing 1,095 acres of land envisioning as many as 2,781 single-family detached homes, amenity center, an elementary school, a wastewater treatment facility, over 360 acres of open space and ponds, and over 10 miles of winding trails throughout the community.

This project is expected to be developed in a series of phases. This is part of the first phase of development. This initial preliminary plat approval allows the applicant to move forward with its negotiations with the City of Dallas where the main entry feature crosses a large City of Dallas aqueduct. A copy of the Conceptual Master Plan is included later in this report.

Thoroughfares/streets:

The main entrance to the subdivision is a divided 60 foot right of way with 30 feet of right of way on both sides of the entrance/exit to the subdivision. As the proposed main entry roadway progresses to the north and west, the right of way is no longer separated and is reduced to 50 feet. The McLendon-Chisholm Subdivision Ordinance requires a minimum width of right of way for a local street to be at least 60 feet. Section 10.02.006, subsection (7)(A) Residential streets. Requires residential streets to have a minimum right of way width of 60 feet. **[Note: There is a conflict within the McLendon-Chisholm Subdivision Regulations regarding the required right of way width for local streets. Within the main body of the regulations the requirement is a 60-foot right of way. In the Appendix [also part of the regulations] the standard is a 50 foot right of way. The applicant has chosen the 50 foot right of way requirements for the local streets within this master planned community.]**

While the applicant has designed the main entrance to this subdivision as a residential street with a substandard right of way width, the actual operation of this roadway will operate like a major collector. The McLendon-Chisholm Comprehensive Plan identifies Major Collector: "Major Collectors provide both land access service and traffic circulation around and between residential neighborhoods and commercial areas and can also provide main "to and through" in large developments or subdivisions. They differ from the Arterial system in that Collectors distribute trips from the arterials to the local street system and vice versa. Conversely, Collectors also take traffic from local streets in neighborhoods and channel it into the Arterial system. Collectors should accommodate short trip lengths, and do not typically extend across Arterial thoroughfares, except in certain circumstances, or carry a high percentage of through trips. These roadways can serve as a "relief valve" when the Arterial system is congested."

This proposed development is a large development and this roadway is the main transportation spine to that development. The concept plan for the development is included below. At full development the subdivision is proposed to contain no less than 2,761 homes, schools and retail. This roadway should be redesigned to conform to the standards for a collector street as defined in Section 10.02.006 (7)(B) Collector Streets having a minimum right of way width of 70 feet.

Section 10.02.004 of the McLendon-Chisholm Subdivision Ordinance provides the "Purpose, authority and jurisdiction" of the City to regulate, among other things, "adequate provision for traffic, light, air, recreation, transportation, water, drainage, sewage, and other facilities". I do not believe that a residential street provides for the adequate provision of traffic and transportation for a subdivision with the potential for over 2,700 homes, each home contributing 9.69 vehicle trips per day to the transportation system [roughly 26,000 trips per day].

NOTE: The applicant has provided the attached Thoroughfare Concept for the whole subdivision and the highlighted roadway section highlighted in bright green are to be collector sections with 60 feet of right of way and 37 feet of pavement. This concept and proposed design adequately addresses staff concerns regarding roadway capacity at full build out. The main entry to the subdivision is located at the current intersection of Mann Road and FM 548 and is shown on the graphic below as a bright blue roadway segment.



The applicant has initiated negotiations regarding fire protection for the district with the McLendon-Chisholm Fire Rescue Department.

THIS AREA INTENTIONALLY LEFT BLANK

conceptual master plan
05/15/23

T E L U S

186

Scale: 1" = 100' (Horizontal)
Scale: 1" = 20' (Vertical)
North Arrow



SHUPE VENTURA, PLLC
Attorneys and Counselors
9406 Biscayne Blvd. | Dallas, TX 75218

September 1, 2023

City of McLendon-Chisholm
Attn. Konrad Hildebrandt
City Administrator
1371 West FM 550
McLendon-Chisholm, TX 75032

Misty Ventura
214.328.1101
misty.ventura@svlandlaw.com

Re: Tellus Plat

Dear Mr. Hildebrandt,

This law firm represents Tellus-Mann, LLC in connection with the platting of the Meraki project in the City's extraterritorial jurisdiction. Enclosed is a new preliminary plat application. The enclosed application is not a resubmittal of a prior application, and as a new application, it is governed by the laws in effect on September 1, 2023, including HB 3699 (88th Texas Legislature). HB 3699 amends Chapter 212, Texas Local Government Code, and includes the following provision that prohibits the City from requiring Kaufman County's preferred right-of-way dedication on the enclosed plat application, as shown on the Kaufman County thoroughfare plan:

SECTION 12. Section 212.010, Local Government Code, is amended by adding Subsections (c), (d), and (e) to read as follows:

(c) The municipal authority responsible for approving plats may not require the dedication of land within a subdivision for a future street or alley that is:

(1) not intended by the owner of the tract; and

(2) not included, funded, and approved in: (A) a capital improvement plan adopted by the municipality; or (B) a similar plan adopted by a county in which the municipality is located or the state.

The enclosed plat complies with applicable requirements, and is required to be approved in accordance with law. Please contact me with any questions regarding this matter.

Sincerely,



Misty Ventura

cc: Mike Coker, City Planner
Michael Halla, City Attorney

MOTION: APPROVE A PRELIMINARY PLAT FOR A LITTLE OVER 16 ACRES OF LAND FOR THE DEVELOPMENT OF A 25-LOT RESIDENTIAL SUBDIVISION WITH 9 OPEN SPACE/HOA LOTS AS SUBMITTED BY TELLUS-MANN, LLC.

MADE BY: Mayor Pro Tem Balkum
SECONDED BY: Council Member Tucker
APPROVAL: Unanimous

7. DATES, DISCUSSION AND DIRECTION TO STAFF

None

8. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

- 8.1. Mayor Short – Reported that someone in Sonoma Verde had their house hit by lightning last Monday morning. He doesn't know if there's any needs, he thinks they are still assessing everything.
- 8.2. Mayor Pro Tem Balkum – Reported that she and Konrad are going to the Blackland Water Supply Corporation meeting on Wednesday, September 27th. The board has on their agenda our right-of-way ordinance for consideration and action. Tomorrow I will be at the Elementary School "See You At the Pole Event". Mayor and I attended a High Point Lake Estates meeting last Tuesday to talk and to relay water related questions and concerns. I'm actually working on some feedback that I've gathered from those as well as some interested citizens to try to address some questions regarding the moratorium and how the process goes with pool permitting and building process so that's something I'm working on for the next website questions to go to address those issues. While we were at the meeting, the Mayor has made suggestions and so we're working on about proposing a policy about adopting water related rates for the City Council to consider and citizens representative type of committee for current water customers and that will be presented, hopefully, in front of city council to address those types of concerns that are interested.
- 8.3. Council Member McNeal – Normally on the third Wednesday of the month... well every other month... I will attend at the county courthouse with our County Judge Frank New and other members of Councils, Mayors, Police Chiefs, Sheriff, and other leaders to discuss the Ambulance Services of our Rockwall County EMS. We discuss other Emergency Services and things that go on within the county as well.

However, this past Wednesday... I was excused from this meeting due to having to take my wife to the emergency room. She had a pain in her side and well ...we were not sure. Once they were able to do a CT Scan... they found a stone in her kidney the size of a pencil eraser!

But that wasn't the bad news. The infection of her kidney was so bad they could not remove the stone. The fluid injected into her to get a scan didn't even make it through her kidney due to the infection being so bad. They had to put in a stint and treat the infection and leave the stone until, as they put it... "the area wasn't so angry!" That night they finished the surgery and we had hoped to go home on Thursday. It proved to not be the case... the infection had gotten worse to a point it was even in her blood stream. Now, I am not a doctor or a professional... but that can't be good.

So, they started to be more aggressive if you will with the antibodies and treatment... We were in for many doctors to give us opinions and those wanting to even do a PICC LINE into her heart. There just was not any good news forth coming at all.

Many friends each day sent prayers... asked how she was doing and even offered ANYTHING just to help... Jennifer Hoffman... thank you for the prayers and asking if you could do anything. Each day... you asked... even after the night before being at the ER with your own mother and that incident as well. Floyd sent texts asking if we needed anything. Dan Tucked checked in and sent prayers.

Chris George while on vacation with his own wife would ask how my wife was doing... friends from Marine Corps League... Band of Brothers and the Cigar Club sent prayers... As well as Judge Frank New keeping tabs. Justin Holland sent prayers... so many people.

Even Sarah Naylor jumped in and sent a prayer each day... and asked how my wife was doing. To a point that two people even joined to go to the store and got groceries so I could be at home with my wife and care for her! Neighbors asked... I had friends from the ETJ, Citizens within the city and other neighboring cities ask about my wife. It did not go unnoticed... as even Chris George left a card for my wife to get better in our mailbox.

My point is simple this... when we stop and care about the people... then we truly have the best interests in all things. I would go as far as to say that there could be something wrong with your character if opportunity controls your loyalty!

For me... I care about people. I want to be there for the people... as that is what I signed on for to do in this... and what I took an oath to do.

If people from all sides can ask about my wife... then I would say people from all sides can be decent to one another... work together and show the PEOPLE that we care about them and want the best for them.

I just wanted to take a moment to thank those that checked on me and my wife during last week... as it was truly scary for me... her... and being touch and go... the level of stress was insane!

Thank you to all... and please continue with prayers as she isn't in the clear yet. They must get the infection under control more... and the swelling down from the stone so that they can then remove the stone and the stint.

Thank you...

8.4. Council Member McLendon - Absent

8.5. Council Member Hoffman - None

8.6. Council Member Tucker – He will talk about the outer loop next time.

9. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 7:08 p.m.

APPROVED:

Mayor Keith Short

ATTEST:

Rochelle Green, City Secretary



REQUEST FOR QUALIFICATIONS (RFQ)



CITY OF McLENDON-CHISHOLM

HERITAGE CENTER

September 15, 2023

SUBMITTED BY:



@burdittlandplace



www.burditt.com



@burdittlandplace



C: 936.756.6041
B: 979.977.5846

September 15, 2023

Ms. Shelly Green, City Secretary
City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, TX 75032

RE: RFQ -Heritage Center

Dear Selection Committee,

Burditt Land | Place is pleased to submit our proposal for Services on the City of McLendon-Chisholm Heritage Center project. Our professionals have completed multiple studies such as those contemplated by the City. While the City is not seeking a scope beyond visual renderings, our background in delivering programming, pre-schematic design, floorplans, interior renderings and flythroughs, and early Opinions of Probable Cost have better informed our county, municipal, and institutional clients with comprehensive visioning and planning tools ensures that we are well-informed and experienced in translating your highest community development aspirations into visually stunning and relevant, designable renderings.

Our proposed approach that follows includes many of the tasks and steps we would undertake in a full master plan approach to projects such as the Heritage Center so that the City can be aware of our capabilities to assist with this exciting opportunity for McLendon-Chisholm.

In addition to our strong background in programming for operational considerations, our team is highly experienced and skilled at engaging with the public and key stakeholders to absorb, process, and translate their feedback into responsive outcomes that do not come at the expense of capital budgets or operations and maintenance needs. We pride ourselves on providing authentic opportunities for genuine feedback where voices are heard with respect and in a facilitated manner that keeps engagement exercises focused on the strategic goals of the project.

Our team of licensed architects, landscape architects, planners, and financial analysts will connect directly with staff, elected officials, key stakeholders, Parks Board and other advisory boards/committees to understand and articulate the needs, capacity, and resources which must coalesce into the initial programming, siting studies, and space plans. Developing consensus through relevant programming, design concepts, market analysis, capital investment, and operational budgeting, we will execute all components of the City's project goals and objectives. Additionally, our staff of environmental scientists and urban foresters will also ensure that green infrastructure and site sustainability are handled as vital attributes to the City's vision. Together, through robust staff and stakeholder engagement, we will conduct open discussions to identify and prioritize departmental, community, and market needs/demands, using facts, goals, concepts, function, form, and economy as the basis for facility and planning recommendations.

Our firm's primary design practice area is within state, county, and municipal government sectors and include a variety of multi-million dollar architecture assignments ranging from \$30M to \$100M. With highly successful feasibility studies and design projects completed for all forms of local government, economic development, and industrial development corporations, Burditt's client focus has long been public sector entities we have served over the past 35 years. We are confident our team of architects, planners, and program managers offer the highest level of qualifications expected by the City of McLendon-Chisholm to complete this assignment. We sincerely hope you find our qualifications to meet your expectations and that we earn an opportunity to discuss a scope of work that addresses the City's needs and highest goals.



Charles Burditt
President



J. Shane Howard
Sr. Vice President



Rebecca Krohn, AIA
Asst. Director of Architecture

**ITEM 1:
FIRM PROFILE.....03**

Firm Profile
Available Resources & Location

**ITEM 2:
APPROACH/METHODOLOGY.....05**

Project Understanding
Project Approach
Project Methodology

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**ITEM 4:
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Organizational Chart
Team Resumes

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References
Reference Letters





310 Longmire Rd. | Conroe, TX

Burditt Land | Place is a multidisciplinary planning and design firm providing professional services to municipalities, state, federal and county governments, institutional, and non-profit organizations. The firm provides community based architecture, landscape architecture, parks and recreation planning and design, building design, assessment, community development, natural and built asset inventories and audits, economic impact studies, Geographic Information Systems (GIS) databases and archival data management, wildlife studies, urban and community forestry and environmental assessments. The consultancy established over 40 years has offices in Conroe, Bryan, and Frisco, TX. Burditt has assisted Clients throughout Texas by successfully designing closely with elected officials, staff, boards, and stakeholders to achieve not only their economic and built project goals but also to assure that the deliverables are genuine and authentic to each community.



105 N. Main St. | Bryan, TX



6235 Main St. | Frisco, TX

Burditt Consultants, LLC

T: 936-756-3041
www.Burditt.com

OWNERSHIP STRUCTURE
LLC

YEARS IN BUSINESS
Original Consultancy 1979
LLC in 2006

CONTACT
Charles Burditt, President
T: 936-756-3041
cburditt@burditt.com

SERVICES PROVIDED

- Architecture
- Landscape Architecture
- Programming
- Master Planning
- Facility Assessment
- Post-Occupancy
- Building Performance Site
- Invest. & Field Reporting Services
- Design Services & Analysis
- Construction Drawings & Specs.
- Construction Period Services
- Cost Estimating
- Cost Analysis
- Project Budget Mgmt. Services
- Facility Assessment & Planning
- Technical Studies & Analysis
- BIM/CAD Services
- Planning Site Development & Installations
- Preparing Technical RFP/Bid Packages
- Value Engineering
- Site Grading, Stormwater Mgmt.
- Life Cycle Energy
- LID Design
- Tree and Landscape Ordinance
- Ecosystem Analysis
- Processing LiDAR Topography
- Land Use/Land Cover Classification

AWARDS & HONORS

- AMCH 2023 Golden Trowel Award - Travis Bryan Midtown Park
- APWA 2022 Project of the Year Award - Structures \$5M-\$25M - Travis Bryan Midtown Park
- AIA Brazos 2021 Design Honor Award - Hearne Public Safety Building
- H-GAC 2021 - Special Recognition - Waller County Parks, Trails, & Open Space Master Plan
- H-GAC 2020 Parks & Natural Areas Award - Fulshear's Parks & Pathways Master Plan
- TRAPS 2019 Award for Excellence in Planning - Baytown Recreation Center Feasibility Study
- TRAPS 2018 Award for Excellence in Planning - Baytown - Gene & Loretta Russell Park
- H-GAC 2013 Parks & Natural Areas Award - Deer Park Parks, Recreation and Open Space Master Plan
- SWNRPA 2010 Outstanding Park Award - Lone Star Monument and Historical Flag Park

BURDITT STAFF

Registered Architects
Registered Interior Designer
Architecture Project Designers
LEED AP Designers
Registered Landscape Architects
Landscape Architecture Project Designers
Certified Planners (AICP)
Certified Playground Safety Insp (CPSI)

Urban Planners
GIS Analysts
Resource Planners
Urban Foresters
Certified Arborist
Wildlife Biologist
Licensed Irrigators

AVAILABLE RESOURCES

Burditt Consultants is a multidisciplinary firm with offices located in Conroe and Bryan, Texas. The firm employs 25 professional staff, all engaged in the integrated practice of serving public entities through architecture, landscape architecture, feasibility planning and studies, parks & recreation operations and design, urban community forestry, and green infrastructure ecosystems management.

Burditt Staff listed in Multiple Categories

Registered Architects - 2
 Registered Interior Designer - 1
 Architecture Project Designers - 5
 LEED AP Designers - 1
 Registered Landscape Architects - 4
 Landscape Architecture Project Designers - 2
 Certified Planners (AICP) - 1
 Certified Playground Safety Insp (CPSI) - 1
 Urban Planners - 2
 GIS Analysts - 1
 Resource Planners - 2
 Urban Foresters - 2
 Certified Arborist - 2
 Wildlife Biologist - 1
 Licensed Irrigators - 1

LOCATION

Throughout the past 40 years, Burditt has planned, designed, and managed projects for dozens of public entities throughout Texas. Each project has the full commitment of both management and staff to be present for any and all meetings necessary to execute the assignment successfully. Whether it's attending a morning staff meeting or evening city council meetings, our team will always be there in force! We pride ourselves on traveling and servicing clients as if we were "just down the hall from you" in your own office.

Burditt will manage the City assignment(s) from our Conroe office. We also have an office in Bryan and a presence in Frisco. We effectively and simultaneously serve multiple clients across the state with IN-PERSON, responsive, and timely connection with those communities. We are present and we dedicate the resources to ensure that we are available to you. We strive to address all project related issues, emails, meetings, phone calls and construction administration assignments on the same day as received. City staff assigned to projects will have access to cell phone numbers of Burditt's Principal, Project Manager, and key project team members in efforts to ensure that communication is always responsive. In addition, senior administration staff (President, Charles Burditt, VP, Shane Howard) will also be extensively involved throughout the project assignment.

Importantly, for ongoing projects, the firm's expense reimbursement policy typically is to only charge for project related expenses such as advertising, presentation boards, public meeting catering, etc. **We DO NOT charge for mileage or travel – we function as if we are local and citywide.** This serves to alleviate any add-on costs reimbursements or to have concerns over distance.



Kick Off Meeting with Client



Client Meeting with Operations Staff



Meeting with Staff to Review Space Requirements

PROJECT UNDERSTANDING *A Day in the Community – Visualizing the Heritage Center*

Regardless of the assignment or project, we believe deeply in understanding the history of a community's settlement and designing intentionally to reflect the character and genuineness of its people. In addition to researching the published history, reviewing council minutes or a city's comprehensive plan, there's simply no substitute for spending personal time on the ground, placing a designer's eyes on the land, and seeing first-hand the local facilities, infrastructure and existing development. Following receipt of the City's published RFQ, we made a visit to McLendon-Chisholm and attempted to reconcile much of the written documentation regarding the Heritage Center with actual existing conditions found on the ground. We realize the difficulty of understanding a community's unique attributes from a single visit, particularly when there is a significant rural character of both the combined cities. However, armed with the excellent information published on the City's website, overall instructions from the RFQ, and our best efforts to explore areas of your community, we believe we understand the deliverables expected from this assignment.

Our visit began by approaching and arriving in the 'community' from the southwest and the town of Forney. The drive along Valley View and Connie Lane to McLendon Rd. gave clear indications of the growth anticipated in your community as there was extensive road construction and housing development throughout. We departed McLendon-Chisholm heading north toward Rockwall along SH 205. Both coming and going, we could see a broad-brush view of the surrounding communities, adjacent rural and urban development, trends in both old and new housing, existing competition of commercial and recreation infrastructure, and also came to better understand the general area's natural resources and watersheds (both critical to any community's current and future development).



The first stop was the City's relatively new City Hall and adjacent Mike D. Donegan Public Safety Building. Both perched on a slight rise in the land and surrounded literally by land prime for development. The 'for sale' signs and also signs announcing potential zoning changes reinforced the direction that the community is moving. That direction includes expanded housing, commercial, and retail development; much of which some residents may be against. The City has done a great job in planning for growth that inevitably is coming as residents of other cities are looking for quality of life improvements from their present communities and see that availability in yours.



City Hall is attractive and well-sited on the parcel of land. Access through a campus-wide interior road (for future development of the entire site) is intuitive and well done for visitors to City Hall. The entry monument is nicely finished, and its materials complement those of the City Hall building; that is, stone, brick and wood. Landscape plantings are well maintained and appear to be water-wise and more sustainably selected. Adjacent to the building is the DAR's Memorial to service members of all five branches of the U.S. Armed Forces and The use of bull rock and decomposed granite are a nice touch throughout and serve to assist in drainage. Tree plantings represent good selections with what appears to be Drake Elm and Cedar Elm. The prior architect and council members chose this vernacular well and the materials should be carried out throughout the campus and as the Heritage Center is eventually programmed, conceptualized, designed, and constructed.



The proposed Heritage Center site is surrounded by other parcels of land that have late summer sunflowers growing throughout. These previously ranch or farm parcels most likely have, or in the past have had, 1-d-1 classification with the County Appraisal District. As development comes, these parcels will move to market value and increased tax revenue will contribute extensively to necessary expansion of city services and infrastructure such as utilities, roads, and water. The City's land and future site of the Heritage Center, gently slopes from back to front (southeast to the north) and sheet flow water moves across the property to the detention pond construction almost adjacent to the fire station. This is a dry detention structure and water would likely percolate through the soil. Soils found throughout the area are black land clay with extreme capacity to shrink and swell. The current summer dry weather conditions have contributed to the soil shrinking creating cracks as wide as 6" to 8". (While there is likely previous Geotech on the current two site facilities, future design and construction should include new bores and Geotech reports for the expanded internal road, parking, and Heritage Center).



The Mike D. Donegan Public Safety building is located across the main entry road and faces northwest along McLendon-Chisholm Rd. The fire station component is a 3 bay double-stack metal building clad in stone (particularly the cupola entry area which is entirely stone). The building has a metal seam roof and the structure is complemented with wooden privacy fencing. The facility is also serviced by backup emergency generator located to the rear of the building. Similar to the City Hall facility, the parking and interior access road indicate already the potential for future development and additional access to the remainder of the site.



Moving towards the crossroads of McLendon-Chisholm at McClendon and SH 205, the first subdivision encountered is Chisholm Crossing. This development is similar to many encountered as once travels from Forney, although, many of those new master-planned communities are not built on the acreage lots in your community. Chisholm Crossing has concrete streets, immaculate grounds, large homes, and perhaps reflects what many of the new developments in the community will cater to. Certainly, single family developments will come to the towns presenting a higher lot per acre development plan and local ordinance and decisions of staff, P&Z and elected officials will have much to consider as to the minimum lot size and frontage dimensions. It is clear from Chisholm Crossing (and other sections located closer to town and along SH 205, that this has been a successful product in the area.



The crossroads at SH 205 is a gateway to the northwest and Rockwall and to the southeast towards the airport. Commercial development is scattered along SH 205 with what appears to be a limited number of service businesses, nurseries, older residences, and smaller size residential to the northeast of the highway. Along with an existing condo style office center, there is a new facility being built adjacently and utilizing the same entry road. As you head toward the northwest edge of town, Kensington Park was found to be another large lot size residential community. General recreational amenities were found in the Meadow Lane Equestrian Center (offering lessons and boarding) and the Urban Air Oasis, which may be outside of the City's jurisdiction or tax authority; however, it still provides a broad range of play activities such as swimming and pickleball. Having designed several pickleball facilities, the expansiveness of the Oasis Pickleball Club was quite a surprise to us as was the tagline "Largest Pickleball Facility in Texas"! Congratulations on having this facility available to the community.



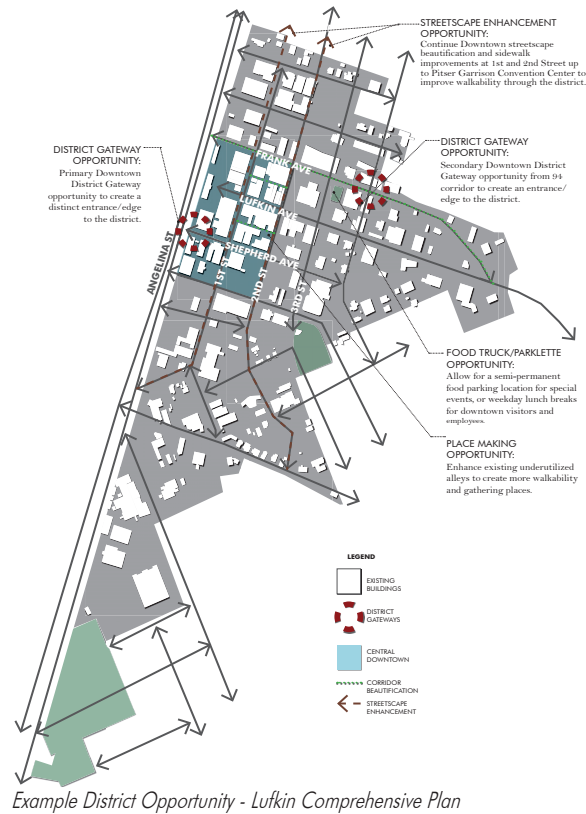
We enjoyed visiting your community and studying its history. Two old settlements came together and their century plus history lays the foundation to your Heritage Center, is an extraordinary opportunity for the City. To represent to visitors, residents, and future generations how the community came to be and what values, sustainability goals, rural character means in McLendon-Chisholm is a noble objective. If selected for the City's project, we will ensure that future site plans, concepts, and designs, along with accurate Opinions of Probable Costs, will assist in guiding you to your goals for the Heritage Center and future Activity Center. Thanks for the opportunity we had to visit your community!

PROJECT APPROACH

Our approach focuses on superior design-oriented and functional, but also to the beautiful and cultural. We have a unique history in partnering with our clients and their communities to create solutions; simply, we work with everyone to create relevant and sustainable places.

At Burditt, we connect and unify architecture and urban planning through place-making. By utilizing the knowledge of disciplines whose goal it is create healthy environments, our staff are uniquely skilled at the integration of the urban landscape with mobility and pedestrian safety in context with contemplated structures that will make up the built environment. As a multi-disciplinary team with a highly successful track record of developing visions and implementing strategies for communities in the form of Comprehensive Plans, Area/Master Plans, and Corridor Revitalization Strategies, our team members have refined an approach and philosophy that centers around providing value and respecting the process from start to adoption.

The first step in establishing a vision and priorities is to analyze and evaluate existing conditions in the community, including the existing built environment, natural systems, infrastructure, and unique community assets. We will work closely with Staff and City leadership to identify the priority areas in need of urgent focus and methodically target each for further study aligned with funding opportunities. Our architecture staff will contribute to the identification of historical significances in downtown buildings, while our landscape architects will address connectivity and urban design.



Example District Opportunity - Lufkin Comprehensive Plan



Example District Master Planned Site Opportunity, Lufkin Comprehensive Plan

We understand that the City wishes to potentially develop a Heritage Center district that, according to the 2021 Comprehensive Plan, is to, “be a node of development that showcases the City’s Rural Heritage, Green Spaces, and Natural Areas in a Country Living Activity Center.”

This initial project is intended to visually illustrate the concept articulated in the Plan. We believe this project should serve to not only capture the community’s vision for the future both visually and narratively, but also provide design guidance to city leadership and the development community.

The following methodology details a fulsome spectrum detailing the preferred process for a truly responsive and relevant exercise. However, not all of these steps may be necessary depending on the City’s desired outcome. We can easily develop renderings for the Heritage Center without all of these steps. However, we believe that most of these tasks lead to much more successful outcomes for moving forward in your development and design.

PHASE I - BASELINE ANALYSIS

The Baseline Analysis phase of the planning process establishes a benchmark of information on existing conditions, including identification of issues and opportunities. Data collected will not be encyclopedic nor an exhaustive iteration of all data that is available. Pertinent data that establishes a benchmark for plan implementation and growth and change in the community will be identified and analyzed along with core data that establishes context for goals and initiatives included in the plan.

The consultant team will identify available data and maps regarding existing land use, development patterns, transportation and infrastructure, current plans and regulations, and other pertinent information. A strategy for addressing any critical gaps will be developed and all data will be analyzed and the findings documented.

Task 1.1 Data Collection and Analysis

- Department Head and Key Leader meetings: These meetings with individual City staff provide context and background for plan content and priorities.
- All available existing plans, reports, and data that pertain to the plan will be gathered from relevant departments and agencies and analyzed by the consultant team.
- The City staff will provide the consultant with available digital GIS data for preparation of community analysis and generation of plan maps. In the event data are not available the consultant team will work with City staff to develop alternatives from public, private or generated sources.

This step can be thought of as the preliminary collection of the data needed to generate the analysis and assessment, and from which to design effective and flexible solutions.

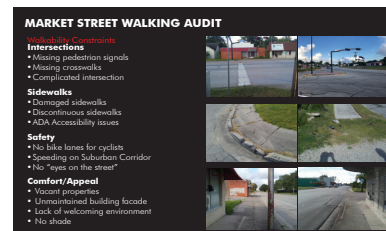
Task 1.2 Existing Conditions Assessment

A comprehensive assessment of all existing conditions, trends, and opportunities and challenges – physical, economic, and social – will be undertaken. This assessment will provide the basis for plan goals and objectives, serves as a springboard for land development alternatives, and set the stage for implementation of the Heritage Center Plan.

The following topic areas will be addressed as part of the assessment:

- **Land Use:** Inventory pertinent data and land use information within the study area utilizing available information resulting in an Existing Land Use Map;
- **Site Observations:** A summary of site observations with regard to the condition of the existing streetscape, rights-of-way, buildings, and signage. Observations will include identified opportunities for enhancements in addition to visible infrastructure deficiencies.
- **Community Design:** Development of an analysis of the project area's form and character.

- **Quality of Life:** Using GIS and other tools, the consultant will analyze opportunities for community quality of life amenities, such as parks and recreation facilities, and “third spaces” such as coffee shops and other gathering places where people can come together when not at home or work. Quality and number of spaces will be evaluated along with their accessibility and usability. Any gaps or deficiencies will be noted.
- **Transportation Systems & Circulation:** Development of a basic transportation analysis, describing and quantifying existing systems, connectivity, and walkability within the project area.
- **Green Infrastructure:** A natural resource inventory will be conducted to identify key natural systems influencing the function, growth and sustainability of the project area. Studies will include evaluation or generation of land cover classification, urban forest canopy classification, wetland and riparian resources, floodplain, sensitive habitat, prime farmland, soil characterization and other systems deemed informative in the planning effort.
- **Cultural Resources:** The cultural resources element of the Heritage Center Plan provides an inventory of the historic and cultural resources, as available, to assess current and future needs to manage these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection.
- **Community Facilities and Services:** Working with City staff, existing plans and reports, and other data as may be available, a summary of needs and opportunities related to water, sewer, parks and open space, storm water management, emergency services, libraries, etc. will be developed.



Example of Walking Audit

PHASE II - PLAN DEVELOPMENT

In order for the Heritage Center plan to be effective it must identify the challenges that the community faces and present solutions in the form of recommended policies, development standards, and community projects and programs. The Heritage Center Plan will:

- Be focused on implementation – outlining prioritized steps for the City, the community, and stakeholders to take;
- Develop placemaking strategies specific to the project area to better utilize the natural and built assets of the community;
- Evaluate the walkability, livability, quality of life and sense of place for the project area and make recommendations for future enhancement; and
- Use a market-driven approach focusing on attainable goals that provide excellent quality of life while allowing the City to remain good stewards of public dollars.

TASK 2.1 – Plan Components

- Community Profile - A detailed profile of the project area will be developed that looks at key demographic indicators, businesses, recreational and spending behavior, and other attributes that will inform future recommendations for improvements
- Summary of Stakeholder Engagement -The Plan should be developed with a holistic approach through the lens of community input, economic development goals, and the land itself. Outcomes from community input will be synthesized into a series of unified goals for the planning area.

TASK 2.2 - Planning Framework

- Community Input - Selected stakeholder groups will be identified for inclusion in the planning process. These groups may range from business owners within the project area to the general public. Other groups for consideration include school districts, civic organizations, economic development corporations, and other community leaders. The following are suggested engagement tools:

Planning Workshop (1)
Online Surveys (1)
Steering Committee Meetings (4)
Open House Event (1)

- Summary of Priorities - The results of community engagement efforts will be analyzed and compiled into a list of priorities for recommendations in the following key subject areas:

Streetscape Enhancements
Wayfinding and Branding
Parks and Open Space
Connectivity
Business and Leisure
Architectural Preferences

TASK 2.3 - Heritage Center Concepts

Various development suitability scenarios will be developed in this part of the plan that study issues of density, solar access, water shed, and buffers. Prior collected data will be incorporated into useful scenario studies through a design-led process. Graphic products will be developed to show potential vernaculars that match the City's desired image for the project area.

- Future Land Use
- Proposed Streetscape Improvements (Conceptual only, design/engineering is not within the scope of this plan.)
- Visual Precedents for tree & landscape, signage, and wayfinding;
- Low Impact Development Strategies



Hitchcock Downtown Redevelopment Plan



Baytown Market Street Corridor

TASK 2.4 – Commercial Design Guidelines (if required for a mixed-use or public-private partnership)

The goal in development of commercial design guidelines is to develop and catalogue design standards that can be used to encourage and demonstrate “preferred improvements” within the planning area. Standards can be amended and built upon, however, the standards will be used to foster voluntary adherence to a basic look and feel in the planning area.

Specific elements to be studied include the following:

- Prepare summary statement of purpose and applicability to design standards
- Prepare detail of prototypical building facade
- Define and demonstrate allowed architectural features
- Define and demonstrate predominant building materials and color palette
- Define and demonstrate roof styles and roof projections
- Prepare pedestrian zone street section with examples of pedestrian amenities
- Define and demonstrate allowed general plant types and sizes



Navasota Commercial Design Guidelines



Oak Ridge North Public Space Master Plan

TASK 2.5 – Implementation Strategies

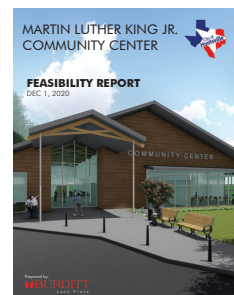
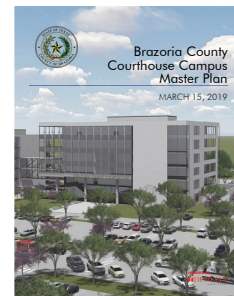
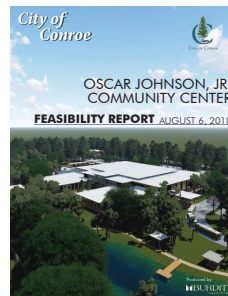
The Heritage Center Plan will be most effective when guidance is provided for implementation. The concepts for development will likely be implemented by both public and private entities as the planning area is activated.

Proposed streetscape and landscape improvements will usually be developed by the city while the commercial properties will be developed by their respective owners in accordance with design guidelines provided by the plan. The implementation strategies will include the following:

- Opinions of Probable Cost (OPC) for recommended improvements to guide the city in budget development.
- Policy recommendations for adjustments to city ordinances to facilitate implementation. Recommendations may include changes to zoning to include a historic district overlay. Drafting of the specific policy language will be the responsibility of the city/owner.

Phase II Deliverables:

- Based on feedback from the staff and stakeholder engagement, revise conceptual designs (if necessary) for typical street sections, trail connections, wayfinding/gateway enhancements, public space beautification and bike/pedestrian facility development;
- Prepare Heritage Center Plan document that details all studies, concepts, probable costs, and stakeholder input for City review and adoption.



DOWNTOWN REDEVELOPMENT PLAN Hitchcock, Texas



CLIENT:
City of Hitchcock

POINT OF CONTACT:
Tyler Robert, Executive
Director Hitchcock EDC
409.502.7331

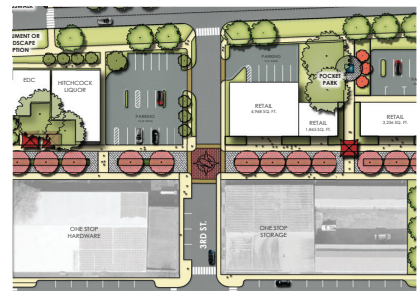
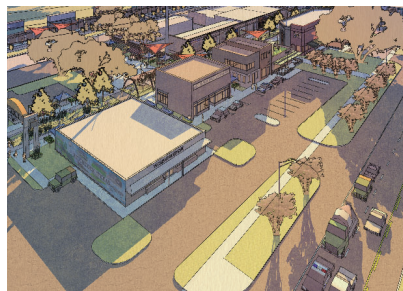
PROJECT TYPE:
Master Plan

YEAR COMPLETED:
2022

The City reached out to Burditt to develop a master plan that achieves the community's vision for redevelopment of the Downtown District. Close collaboration with the City's Economic Development Corporation resulted in a set of master plan concepts that illustrate the vision for the future layout of the Downtown District with new commercial offerings, public space, and streetscape improvements that meets the following objectives:

- Develop a downtown with the character of a mid-century, small, coastal community.
- Attract local business development such as dining, entertainment, and boutique shopping.
- Provide opportunities for offices and residential use within the Downtown District.
- Provide local residents with options for shopping and entertainment close to home.
- Attract new commercial development to the community.

The Hitchcock Downtown Redevelopment Plan serves as a document that is both visionary and pragmatic to serve as a catalyst for continued redevelopment across the District. In addition to capturing the vision for Downtown Hitchcock, the plan also provides an Opinion of Probable Cost and a Phasing Strategy for implementation.



COMMERCIAL DEVELOPMENT DESIGN GUIDELINES Navasota, Texas



CLIENT:
City of Navasota

POINT OF CONTACT:
Brad Stafford
Former City Manager
936.825.6475

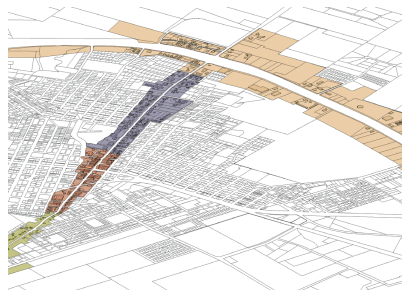
PROJECT TYPE:
Design Guidelines

YEAR COMPLETED:
2013

Navasota's current and potential growth created staff and council's concern over the lack of commercial development standards or design guidelines. The imminent conversion of former rural areas of the community to big box retail and re-use of existing small businesses or homes into larger and more commercial concerns triggered the City's action to study and develop appropriate guidelines. This resulted in an exciting project for the firm to create commercial development design guidelines for the City addressing Retail, Commerce Districts, New Development and Guidelines for Renovation.

The design guidelines provide planners, designers, developers, and property owners a comprehensive description of what the City's approving agency may expect a project to look like. These guidelines allow creativity and diversity in both new construction and renovation projects and also direct new project owners to consult and meet with City staff at the earliest opportunity to address design matters.

Specific disciplines and areas of focus included *Placemaking*, *Urban Design* ensuring aesthetic enhancements and community values as well as a positive impact on the collective character of downtown Navasota, and *Economic Development* by planning for a more secure climate for property owners to make comparable new investments within the community. *Community Involvement* was a major component of the project as multiple groups, staff, council members and community members were sought out and engaged throughout the process.



PUBLIC SPACE MASTER PLAN Oak Ridge North, Texas



CLIENT:
City of Oak Ridge North

POINT OF CONTACT:
Vicky Rudy
Former City Manager
281.292.4648

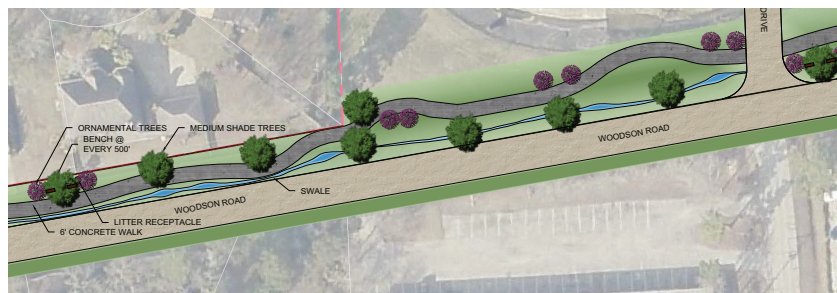
PROJECT TYPE:
Master Plan

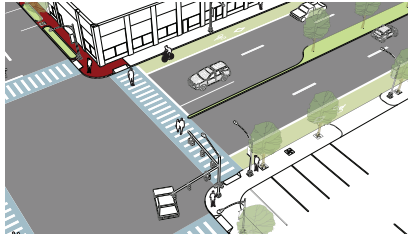
YEAR COMPLETED:
2014

The City of Oak Ridge North engaged Burditt Consultants to guide the community through the development of a master plan that addressed key priorities identified in their recently-adopted Comprehensive Plan including:

- Branding & Wayfinding
- Walkability
- Parks and Recreation
- Development of a Town Center

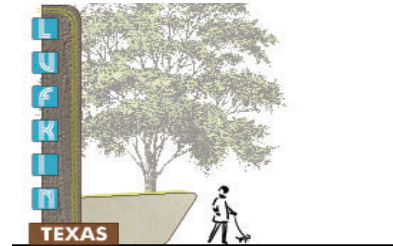
The City of Oak Ridge North sought to develop more public space for recreation and events in the community. Oak Ridge North is largely a “bedroom community” with no true downtown. Among other key components such as parks, trails and community branding; the Plan sought to create a “town center” that coincided with a proposed realignment of Robinson Road through the community. The master plan process involved an inventory of existing facilities, demographic and growth studies and stakeholder participation from the public and the Planning and Zoning Commission. Planned elements include a complete walking trail system, new city parks, enhancement of existing facilities, signage and monuments and a concept plan for a new Town Center. Extensive input was gathered during the Comprehensive Plan development and has been used for guidance during the Public Space Plan development. Additional input from the public was gathered through a public workshop. City Staff and the Planning and Zoning Commission played a key role during the planning process with regular meetings as often as twice a month to discuss plan components and direction of the plan on course and included in-depth discussion regarding each plan component as they developed.



LUFKIN COMPREHENSIVE PLAN - Lufkin, TX

During the City of Lufkin Comprehensive Plan process, underutilized industrial sites were identified as opportunities for mixed use, master planned developments. One site concept, proposed a public private partnership which would redevelop a brownfield site to include a community center and open space area as the anchor for a mixed use commercial and residential development. The purpose of the Master Site Plan was to provide higher level designed developments which include park and recreation amenities, identify probable cost statements and evaluate alternatives for site development or redevelopment, which aligns with community development goals. The information provided in the Comprehensive Plan can serve as a guide for future capital projects and developer-driven initiatives. The Comprehensive Plan process involved an inventory of existing facilities, demographic and growth studies and stakeholder participation from the public, stakeholders and City Staff. Plan elements also included a Thoroughfare Plan, streetscape designs and Future Land Use Plan.

Client: City of Lufkin
Contact: Keith Wright, City Manager
Phone: 936.633.0203
Email: kwright@cityoflufkin.com
Completed: 2018

**DOWNTOWN COURTHOUSE CAMPUS MASTER PLAN - Brazoria, TX**

Brazoria County engaged Burditt Consultants to conduct the Brazoria County Courthouse Campus Master Plan which quickly moved into a multi-phased design and construction of the 9-block area surrounding the Courthouse.

Through an iterative process, Burditt worked closely with MBCO in the redevelopment of the existing roadway and parking infrastructure as well as new parking lot construction. The improvements focused on pedestrian safety, mobility, parking dispersal and wayfinding. The closure of Chenango Street allowed for a separate parking area for county judges and other high-profile personnel, which creates a safe zone for personnel and pedestrians.

Client: Brazoria County
Contact: Judge Matt Sebesta, Jr., Brazoria County Judge
Number: 979.864.1200
Email: matts@brazoria-county.com
Completed: In Construction



OSCAR JOHNSON, JR. COMMUNITY CENTER Conroe, Texas



CLIENT:
City of Conroe

POINT OF CONTACT:
Scott Perry
Asst. Dir. Parks & Recreation
936.522.3962

PROJECT SIZE:
85,000 SF

PROJECT TYPE:
New Construction

CONSTRUCTION COST:
\$34 Million (OPC)

YEAR COMPLETED:
2024 (In Construction)

Following completion of a year-long feasibility study and preliminary schematic design assignment to evaluate the need for a new Community Center in Conroe, Burditt's architectural and landscape architecture team was selected to design and prepare construction documents for the new 85,000 square foot center. The OJJCC Feasibility Study determined that the existing Oscar Johnson, Jr. Community Center outlived its current space. To accommodate current and future demand, the City of Conroe supported these findings and engaged Burditt to proceed with design for the 25 acre site and associated facilities. The goal is to capture not only the existing mission of outreach to children through after school and summer programs, but also to connect with the community as a whole throughout a broad spectrum of interests and age groups. The design intent is to create a space that is adaptable to changing demand over the next 30-50 years; incorporating sustainable design values for the site and structures.

The Center will serve as a gathering place and destination for the region coupled with the revenue opportunities to financially sustain the facility operationally. Partnerships have been crucial throughout the project including the local school district, County AgriLife extension service, local boards and commissions, and other entities vital to the prior feasibility assessment.

Project Program



Game Room



Fitness Center



Gymnasium



Playground



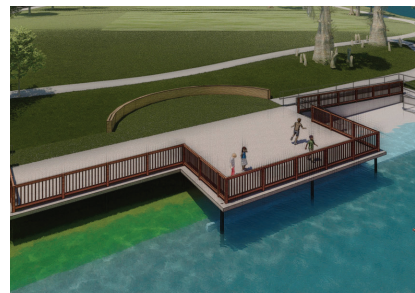
Gathering Space



Child Watch



Locker Room



MARTIN LUTHER KING, JR. RECREATION & COMMUNITY CENTER Huntsville, Texas



CLIENT:

City of Huntsville

POINT OF CONTACT:

Aron Kulhavy, AICP
936.291.5401

PROJECT SIZE:

9,000 SF

PROJECT TYPE:

Renovation & Expansion

CONSTRUCTION COST:

\$3 Million (OPC)

YEAR COMPLETED:

2023 (In Construction)

The City of Huntsville engaged Burditt to develop a feasibility study of their existing Martin Luther King Community & Recreation Center. The process included community outreach, online survey input to citizens, steering committee guidance and preliminary schematic designs with Opinions of Probable Costs. Through robust programming exercises, the project focused on future community gathering, wellness, education, meeting space, and recreational opportunities at the existing facility. The current center is located in the City's Emancipation Park. The new facility will consist of a 9,000 sq. ft. footprint with adjacent congregating areas outside and overlooking the rich parkland of native pines and oaks.

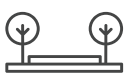
The City is in a unique position to provide important social and community infrastructure improvements where the existing capacity is inadequate to serve current or anticipated residents. The design intent is to address the growing gap in senior and multi-purpose demand for space as well as provide for the acute needs of community user groups.

Burditt has begun project design with the program goals of meeting spaces, conference rooms, child watch, kitchen, shared staff office space, multipurpose rooms for rental and a variety of classes, teen room, lobby and vestibule. Additional park facilities will include a new gazebo, renovated basketball pavilion, splash pad, park trail, food truck access, community garden, new playground and open play area.

Project Program



Event Space



Gathering Plaza



Food Truck Drive



Drop-off Drive



Warming Kitchen



Multi-Purpose Room



Operable Stage



COMMUNITY CENTER Hearne, Texas



CLIENT:
City of Hearne

POINT OF CONTACT:
Alonzo Echaverria
City Manager
979.279.3461

PROJECT SIZE:
10,600 SF

PROJECT TYPE:
New Construction

CONSTRUCTION COST:
\$2.3 Million (OPC)

YEAR COMPLETED:
2019 (Design)

The Hearne Community Center was designed to support multiple community focused functions in one project. Affectionately referred to as the “Crossroads of Texas,” the City of Hearne has a rich history as a railroad hub, combined with prominent industrial and agricultural influences, with a population just under 5,000 residents.

The 10,600 SF facility accommodates a 300-person capacity indoor convention center dividable by operable partitions into 3 separate 100-person capacity spaces. Maximization of event possibilities - from corporate seminars, weddings, community cook-offs, and everything between - was one of the primary goals of the convention component. In addition to a convention center, this project includes a small office building that houses City Chamber of Commerce, Community Health/ Telehealth Rooms, and Veteran Support programs. A variety of outdoor spaces that connect to the indoors allow a wide variety of combination indoor/outdoor events to take place, and create attractive, semi-private courtyards which are highly marketable for this region and differentiates the facility from the typical hotel indoor convention centers found in neighboring communities.

Project Program



Event Space



Outdoor
Gathering Area



Training Rooms



Staff Spaces



Commercial
Kitchen



Multi-Purpose
Room



Meeting Rooms



SEABOURNE CREEK PARK NATURE CENTER Rosenberg, Texas



CLIENT:
City of Rosenberg

POINT OF CONTACT:
Melissa Peña
Dir. of Capital Projects
832.595.3590

PROJECT SIZE:
8,000 SF

PROJECT TYPE:
New Construction

CONSTRUCTION COST:
\$3.2 Million (OPC)

YEAR COMPLETED:
CD's - April 2022

Burditt Consultants was selected to design an 8,000 square foot Nature Center at Seabourne Creek Park in Rosenberg, Texas to include an Interactive Education Space, Multipurpose Room, and Pavilion as well as Staff and Volunteer spaces. Together with the City, project goals were determined: (1) Create a strong connection to nature and the environment, (2) Integrate sustainable design techniques, (3) Allow for flexibility of spaces, (4) Design for enhanced equitability, and (5) Promote Curiosity and Learning. These goals served as guiding principles throughout the design of the project.

The building was set back from the parking lot to create a transitional path through nature to the entry, through vegetation and bridging over a detention pond. The facility is envisioned to be a long rectangular shape, oriented east to west (optimal for the hot, humid Texas climate). One portion of the building (the Multipurpose Room) is pushed to the north to create a central, semi-open Pavilion space that serves as the entry to the facility.

In this modified dogtrot, the conditioned spaces are divided into three portions of the building to mitigate sound, allow for efficient mechanical systems, and allow for more views to outside with more exterior wall space. These three buildings pinwheel around the central Pavilion space. All of these spaces are covered by a single roof with a roof monitor above that allows for additional light into spaces as well as mechanical louvers for systems. The building footprint creates pockets for nature and landscaping to incorporate exterior learning spaces and playgrounds.

Project Program



Multi-Purpose
Space



Interactive
Education Space



Pavilion



Volunteer Space



Playground



Learning Steps



Outdoor
Gathering Area





RECREATION CENTER FEASIBILITY AND SCHEMATIC DESIGN - Baytown, Texas


CLIENT:

City of Baytown

POINT OF CONTACT:

Scott Johnson
Parks & Recreation Director
281.422.8281

PROJECT SIZE:

70,000 SF

PROJECT TYPE:

Feasibility Study

CONSTRUCTION COST:

\$32.6M (OPC)

YEAR COMPLETED:

2018 (Study)

In 2018, the City of Baytown solicited a call for a feasibility study of a recreation center that could serve the needs of their growing community. Burditt Consultants was selected as the top firm to analyze the proposed building sites, research the local market, engage local citizens, prepare probable cost estimates, and create conceptual images of the facility that would help propel the city forward. With feedback from the community and the Parks & Rec staff, Burditt Consultants developed a diverse program suitable for various age groups with various activity levels that could be housed in a two-story 70,000 sf facility with ability for future expansion. The building is organized by similar activity zones and provides both member and non-member access.

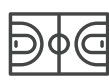
The social areas open for public use include a central lobby, reception desk, café, two multi-purpose rooms, public restrooms, a conference room, a Senior's Game Room, and a Teen Room. The members-only areas include Child Watch, Structured Play, two indoor open courts, locker rooms, indoor aquatics, an elevated indoor track, three fitness class rooms, two racquet ball courts, a strength and cardio equipment room, public restrooms, and a first aid/trainer room.

Project Program


Game Room



Weight Room



Gymnasium



Cafe



Multi-Purpose Space



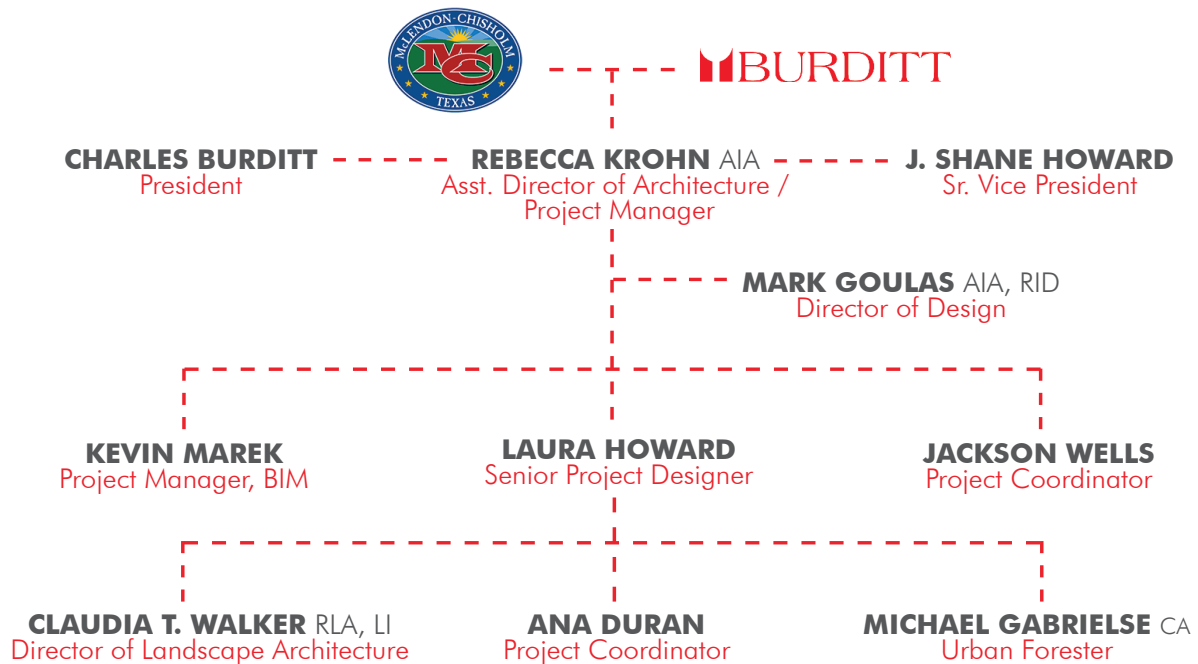
Child Watch



Locker Room



Project collaboration occurs when a group of people with varying project skills and experiences come together to accomplish one or more projects. While each project has a project manager, we believe that in a collaborative group, at some point all team members make contributions and must necessarily have access to all information. Contributions are enriched and project objectives become more easily accomplished.

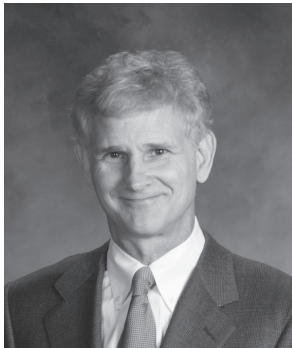


SUBCONSULTANTS

We select subconsultants with great precision and thoughtfulness. As a prime firm and lead designers, we give great thought to the prior performance of our subs and also how their roles fits each particular assignment. This includes all engineers (civil, structural, MEP, etc.), specialty consultants (A/V, IT, Security, etc.)

Burditt has Worked with the following selected Subconsultants:

Kimley-Horn - Civil Engineer	Cleary Zimmerman - MEP Engineer	Madison Construction - Cost Estimating
Bleyl Engineers - Civil Engineer	Hirsch Engineers - MEP Engineer	Combs Consulting Group - IT/Security
Dally & Associates - Structural Engineer	DBR Engineering - MEP Engineer	LattaTech - IT/Security
Dudley - Structural Engineer	AG CM - Cost Estimating	Access Review & Compliance Services
Walter P. Moore - Structural Engineer	Halford Busby - Cost Estimating	- Accessibility Review

**CHARLES BURDITT**

President

Charles Burditt is responsible for all operations including planning, design studio, and land management. An active participant in all company projects, Mr. Burditt coordinates and leads public participation and client relations.

As a member of Texas Municipal League (TML), Texas Parks and Recreation Society (TRAPS), American Planning Association, and AIA Affiliate member, Charles works closely with public entities throughout the state to research and identify best practices to be further developed and shared with Burditt clients and other professionals.

EDUCATION

Bachelor of Science in Natural Resource Management
Texas A&M University - College Station, Texas

AFFILIATIONS

Texas A&M University Development Foundation Real Estate Committee
Member

Texas A&M University Ecosystem Services Advisory Board
Chairman

Texas Urban Forest Council Advisory Board
Member

Keep Montgomery County Beautiful Past Board
Member

Conroe Beautification Association Past Board
Member

Rotary Club Environmental
Past Committee Chair

Stephen F. Austin University
Course Instructor

Texas A&M University Dept. of Ecosystem Sciences
Guest Lecturer

PROJECT EXPERIENCE

Oscar Johnson Jr. Community Center | Conroe, TX
MLK Community Center Renovation | Huntsville, TX
MLK Community Center Addition | Huntsville, TX
Community Center | Hearne, TX
Baytown Recreation Center | Baytown, TX
Seabourne Creek Park Nature Center | Rosenberg, TX
Hearne Public Safety Building | Hearne, TX
Multi-Event Rodeo Arena & Exhibition Complex Feasibility Study | Pleasanton, TX
Multi-Event Rodeo & Museum Complex Feasibility Study | Stephenville, TX
Multi-Purpose Complex Feasibility Study | Mexia, TX
Travis Bryan Midtown Park | Bryan, TX
LTC Facility - Alternate Use Feasibility Study | Giddings, TX
Veteran's Memorial Visitor/Education Center | Conroe, TX
El Campo The Park at Legacy Fields | El Campo, TX
El Campo City Park | El Campo, TX
Travis Bryan Midtown Park | Bryan, TX
Harris County ESD#20 Fire Station 44 | Houston, TX
Parks, Recreation and Open Space Master Planning | Deer Park, TX
Phase 1 & 2 Hike and Bike Trail | Deer Park, TX
Parks and Recreation Master Plan | Lockhart, TX
Coleto Creek Park | Guadalupe-Blanco River Authority
Parks, Trails and Open Space Master Plan | Waller Co., TX
Parks, Recreation & Trails Master Plan | Hutto, TX
Galveston 53rd Park | Galveston, TX
Professional Planning Services for Parks, Public Spaces and Recreation and Comprehensive Plan | Leander, TX
Parks & Facilities Master Plan | Live Oak, TX
Grace Neighborhood Soccer and Park | Navasota, TX
Deison Technology Park Master Plan | Conroe, TX
Hutto Sports Complex | Hutto, TX
Parks, Recreation & Open Space Master Plan | Conroe, TX
Cleveland Sports Complex | Cleveland, TX
League Complex | Galveston, TX
City Master Plan Update | Boerne, TX



J. SHANE HOWARD CRM, CIC, MBA
Senior Vice President

Shane Howard is an experienced Program Manager with a proven record in a variety of organizations from small entrepreneurial firms to political and non-profit entities to large corporate companies. He excels with practical application of multiple knowledge areas across industry segments and communities. Shane's primary expertise lies in public policy, operations, risk management, strategic planning, process innovation, and organizational financial management. He has developed a widely respected brand as a problem solver focused on mediated consensus building grounded in data and policy.

EDUCATION

Master of Business Administration - Financial Management
Lamar University - Beaumont, Texas

Bachelor of Arts - Political Science
University of Missouri - St. Louis, Missouri

United States Air Force Academy

Community College of the Air Force

AWARDS

AMCH 2023 Golden Trowel Award | Travis Bryan Midtown Park

APWA 2022 Project of the Year Award - Structures
\$5M-\$25M | Travis Bryan Midtown Park

AIA Brazos 2021 Design Honor Award | Hearne Public Safety Building

PROJECT EXPERIENCE

Oscar Johnson Jr. Community Center | Conroe, TX
MLK Community Center Renovation | Huntsville, TX
MLK Community Center Addition | Huntsville, TX
Community Center | Hearne, TX
Baytown Recreation Center | Baytown, TX
Seabourne Creek Park Nature Center | Rosenberg, TX
Hearne Public Safety Building | Hearne, TX
Multi-Event Rodeo Arena & Exhibition Complex Feasibility Study | Pleasanton, TX
Multi-Event Rodeo & Museum Complex Feasibility Study | Stephenville, TX
Multi-Purpose Complex Feasibility Study | Mexia, TX
Travis Bryan Midtown Park | Bryan, TX
LTC Facility - Alternate Use Feasibility Study | Giddings, TX
Veteran's Memorial Visitor/Education Center | Conroe, TX
Fun for All Park | College Station, TX
Harris County ESD#20 Fire Station 44 | Houston, TX
Courthouse Expansion | Angleton, TX
Courthouse Master Plan | Angleton, TX
Courthouse Administration Building | Angleton, TX
\$50M Bond Program | Hutto, TX
Coletto Creek Park | Guadalupe-Blanco River Authority
Parks, Trails and Open Space Master Plan | Waller County, TX
Comprehensive Master Plan | Port Authority of Sabine Pass, TX
Comprehensive Plan | Navasota | TX
ROW Inventor | Bellaire, TX
City Master Plan Update | Boerne, TX
Parks Master Plan | Boerne, TX
Carl Barton Park, Jr. | Conroe, TX
Kasmiersky Park | Conroe, TX
SH 105 Access and Beautification | Conroe, TX
Comprehensive Plan | Hondo, TX
Comprehensive Plan | Lufkin, TX
Crockett Park | Galveston, TX
Sandhill Crane Soccer Complex | Galveston, TX
Navasota Athletic Complex | Navasota, TX

**ELLEN "REBECCA" KROHN AIA, NCARB**

Asst. Director of Architecture / Project Architect

Rebecca is a licensed architect in the state of Texas with a background in both Interior Design and Architecture. She has experience coordinating projects from interior renovations to complex facilities such as occupied office spaces, manufacturing facilities, and whole building construction. She has worked in all phases of design from Schematic Design to Construction Administration while fulfilling various roles ranging from team member to team leader. This broad range of experience and perspective enables her to be an effective Project Manager with direct insight on project workflow and prepared for unexpected conditions in the field. As Asst. Director of Architecture, Rebecca is dedicated to guide the project team on successful projects that create positive relationships with team members, client representatives, and the community.

EDUCATION

Master of Architecture
University of Texas San Antonio - San Antonio, Texas
Certificate in Urban & Regional Planning

Bachelor of Interior Design
Minor in Studio Art
Baylor University - Waco, Texas

REGISTRATIONS/CERTIFICATIONS

Registered Architect
Texas #28013

NCARB Certification
#951619

AFFILIATIONS

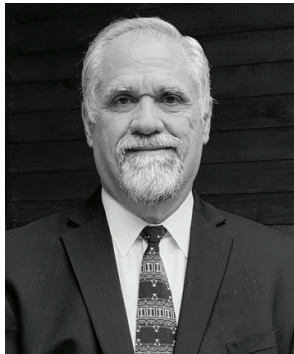
AIA Houston

Texas Society of Architects
Design Awards and Studio Award Committee

Texas Board of Architect Examiners

PROJECT EXPERIENCE

Oscar Johnson Jr. Community Center | Conroe, TX
MLK Community Center Renovation | Huntsville, TX
MLK Community Center Addition | Huntsville, TX
Travis Bryan Midtown Park | Bryan, TX
Falconwing Park | The Woodlands, TX
Public Safety Building | Hearne, TX
Harris County ESD#20 Fire Station 44 | Houston, TX
Courthouse Administration Building | Brazoria Co. TX
I.E.C. Vocational Training Center | San Antonio, TX
I.E.C. Vocational Training Center Addition | San Antonio, TX
Indian Woods Business Park | San Antonio, TX
Teralta Office/Warehouse Park | San Antonio, TX
University of Incarnate Word Renovation & Remodel | San Antonio, TX
Pearsall Pointe Retail Center | San Antonio, TX
Forshpan Retail Development | San Antonio, TX
Elm Creek Office Complex | San Antonio, TX
Holt.CAT Manufacturing Plant & Rebuild Facility | Waco, TX
Holt.CAT Dealership & Service Center | Georgetown, TX
Holt.CAT The Rental Store (Heavy Equipment) | San Marcos, Little Elm, Lewisville, Belton, Willow Park, San Antonio, TX
Holt.CAT Truck Shop & Wash Rack Renovation | Pflugerville, TX
Holt.CAT Dyno Test Shop | Irving, TX
A.S.C.O. Dealership & Service Center | San Antonio, TX
Goddard Day School – San Antonio, TX
Brighter Futures Learning Center | Cibolo, TX
The Church of Jesus Christ of Latter-Day Saints Meeting House | San Antonio, TX
The Church of Jesus Christ of Latter-Day Saints Stake Center | Cibolo, TX
Carefront Medical Office Complex | San Antonio, TX
Focal Point Vision Center Medical Office | San Antonio, TX



MARK GOULAS AIA, RID
Director of Design

Mark Goulas serve as our Director of Design encompassing leadership in all areas of design. He is a licensed architect and interior designer with experience in working closely with landscape architects , all types of subconsultants, and general contractors. While completing his Bachelors and Masters degrees from Texas A&M, he served as an instructor within the school of architecture. In the past 40 years, Mark has provided design leadership and excellence in several architecture firms, including his own. Mark's practice bridges all sectors of architecture including public, commercial, industrial, and private projects. He has worked with a broad clientele on projects that include city halls, fire stations, sports and event facilities, private schools, gymnasiums , athletic fields, industrial and commercial facilities.

EDUCATION

Master of Architecture
Texas A&M University - College Station, Texas

Bachelors of Environmental Design
Texas A&M University - College Station, Texas

REGISTRATIONS/CERTIFICATIONS

Registered Architect
Texas #12034

Registered Interior Designer
Texas #5933

AWARDS

AMCH Golden Towel Award

Alpha Rho Chi Medal Award

Edward J. Romieniec Award

Tau Sigma Delta Honor Society

AFFILIATIONS

Texas Society of Architects

AIA Houston

Texas Board of Architectural Examiners

PROJECT EXPERIENCE

Houston Sabercats Stadium Complex | Houston, TX
Rugby Ventures Mexico Stadium Complex | Monterrey, MX
Langham Creek YMCA Miracle League Complex | Houston, TX
Dads Club Aquatic Center | Houston, TX
South Campus Sports Complex | Houston, TX
Houston Youth Lacrosse – Box Lacrosse Facility | Houston, TX
McGovern Park Sports Complex | Houston, TX
The Regis School Sports Field | Houston, TX
Tresten Sneed Horse Training Arena | Houston, TX
Kinkaid School Baseball Facility Renovations | Houston, TX
Kinkaid School Gymnasium Renovations | Houston, TX
McKinney National Business Park | McKinney, TX
Modern Chemical | Houston, TX
AllenPlace Industrial Building - KONE | Allen, TX
AllenPlace Testing Tower – KONE | Allen, TX
McKinney National Business Park | McKinney, TX
AllenPlace Office Building + Garage | Allen, TX
PJS – Houston Head quarters | Houston, TX
ZapBoomBang Sound Studio | Houston, TX
Sandelius | Houston, TX
Nabors Corporate - Corporate Interiors | Houston, TX
Global Dominance | Houston, TX
Sunbelt Supply Company | Houston, TX
Bacliff MUD Building | Bacliff, TX
Bacliff Volunteer Fire Station | Bacliff, TX
The Regis School Sports + Student Life Center | Houston, TX
The Regis School Master Planning | Houston, TX
The Regis School Lower + Middle School Building | Houston, TX
Duchesne School HVAC Replacement | Houston, TX
Duchesne School Dance Studio | Houston, TX
Duchesne School Nursery | Houston, TX
Congregation Beth Israel Master Planning | Houston, TX
Houston Learning Academy | Houston, TX
Hilshire Village City Hall | Houston, TX
Texas A&M 12th Man Endowment Plaza | College Station, TX
Spring Branch Food Pantry | Houston, TX

**KEVIN MAREK**

Project | BIM Manager

Kevin Marek is an experienced Project Coordinator for architectural design assignments, most notably his key involvement in the entire design and coordination process for the City of Conroe Oscar Johnson Jr. Community Center. Responsibilities will include project coordination from schematic design through construction phases, with a focus on technical systems and building materials research and usage. He is particularly interested in the use of sustainable design principles and the interaction between natural systems, human experience, and building form. As the firm's BIM (Building Information Modeling) Manager, Kevin also creates Revit models to provide clients with an accurate, realistic visual understanding of project development in all phases.

EDUCATION

Master of Architecture
Texas A&M University - College Station, Texas

Bachelors of Environmental Design
Texas A&M University - College Station, Texas

AWARDS

APWA 2022 Project of the Year Award - Structures
\$5M-\$25M | Travis Bryan Midtown Park

PROJECT EXPERIENCE

Travis Bryan Midtown Park | Bryan, TX
Bomber Drive | Bryan, TX
Entryway Monument | Bryan, TX
Design Guidelines | Bryan, TX
Oscar Johnson, Jr. Community Center | Conroe, TX
Seabourne Creek Nature Center | Rosenberg, TX
Courthouse Administration Building | Brazoria Co., TX
Public Safety Building | Hearne, TX
Community Center | Hearne, TX
Creskide Park | Hutto, TX
Fritz Park | Hutto, TX
Courthouse Master Plan | Brazoria Co. TX
Parks & Recreation Master Plan | Rosenberg, TX

**JACKSON WELLS**

Project Coordinator

Jackson will serve as a Project Coordinator and provides project assistance throughout each assignment. He has designed buildings in a variety of sectors across the state of Texas including, but not limited to, higher education, city government and public safety facilities i.e., city halls, fire stations, and police stations. Jackson excels in design, problem solving, detailing, construction phase administration, production, and managing project information. His experience includes new construction and renovation of municipal buildings. Jackson also coordinates with consultants through Autodesk BIM (Building Information Modeling) 360 Design, allowing us to provide an integrated project delivery process.

EDUCATION

Bachelor of Environmental Design
Texas A&M University - College Station, Texas

AWARDS

2020 Firehouse Magazine Station Design | Career 1 Silver Award

2020 F.I.E.R.O. Fire Station Awards | Merit Award

2018 Firehouse Magazine Station Design | Career 2 Notable Award

2018 F.I.E.R.O. Fire Station Design | Recognition Award

PROJECT EXPERIENCE

The University of Texas at Arlington | Arlington, TX
Seabourne Creek Park Nature Center | Rosenberg, TX
Hearne Public Safety Building | Hearne, TX
New Braunfels Fire Station #1 Reno | New Braunfels, TX
Brazoria County Courthouse Admin. Bldg. | Angleton, TX
Fire Station #4 | Leander, TX
Fire Station #1 | Galveston, TX
Fire Administration Building | Klein, TX
City Hall Renovation | Los Fresnos, TX
City Hall Screen Wall | Galveston, TX
Martin Luther King, Jr. Community Center | Huntsville, TX



LAURA HOWARD
Senior Project Designer

Laura has provided Architectural Program Development and Design for over 25 years. With initial design and program management duties in Texas A&M University's Physical Plant, Laura has worked on large scale projects managing and directing additional University staff while bringing her own critical eye to each project. Laura is a proponent of site sustainability, adaptive re-use and water conservation. She is a talented architectural designer who also has outstanding interior design and finishes experience. Laura's ability to provide creative solutions to complex problems while also thinking through constructability and building details is unmatched.

EDUCATION

Bachelor of Environmental Design
Texas A&M University - College Station, Texas

AWARDS

AIA Brazos 2021 Design Honor Award | Hearne Public Safety Building

TRAPS 2019 Award for Excellence in Planning | Baytown Recreation Center Feasibility Study

PROJECT EXPERIENCE

Travis Bryan Midtown Park | Bryan, TX
Hearne Public Safety Building | Hearne, TX
Seabourne Creek Parks Masterplan | Rosenberg, TX
Harris County ESD#20 Fire Station 44 | Houston, TX
Harris County ESD#20 Fire Station 41 | Houston, TX
Brazoria County Campus Masterplan | Angleton, TX
Brazoria County Courthouse Admin. Bldg. | Angleton, TX
Oscar Johnson Jr. Community Center | Conroe, TX
MLK Community Center Renovation | Huntsville, TX
MLK Community Center Addition | Huntsville, TX
Community Center | Hearne, TX
Woodforest Boathouse Facility | The Woodlands, TX



ANNA DURAN
Project Coordinator

Ana is a Project Coordinator for architectural design projects. She holds both a Bachelor's and Master's Degree in Architecture as well as a Bachelor's in Construction Science. Her responsibilities include taking a project from schematic design through construction administration focusing on building materials research and programming. Ana transforms BIM models (Revit/Sketch-Up) into realistic visuals communicating the design intent throughout the project. She organizes and coordinates all OAC functions and documents (RFI, Submittals, Pay Applications, Construction Meetings and Site visits) during Construction Administration to make sure Construction runs smoothly in a timely manner.

EDUCATION

Master in Architecture
Prairie View A&M University, Prairie View, Texas

Bachelor of Science in Architecture
Prairie View A&M University, Prairie View, Texas

Bachelor of Science in Construction Science
Prairie View A&M University, Prairie View, Texas

PROJECT EXPERIENCE

Prairie View A&M University Campus Planning | Prairie View, TX
Travis Bryan Regional Park | Bryan, TX
Entryway Monument | Bryan, TX
Public Safety Building | Hearne, TX
Hutto Community Park | Hutto, TX
Fritz Park | Hutto, TX
Harris County ESD#20 Fire Station 44 | Houston, TX
Courthouse Expansion | Brazoria Co. TX
Courthouse Master Plan | Brazoria Co. TX
Courthouse Administration Building | Brazoria Co. TX
Seabourne Creek Park Nature Center | Rosenberg, TX
Oscar Johnson, Jr. Community Center, Conroe | TX



CLAUDIA T. WALKER RLA, LI, CPSI, ASLA
Director of Landscape Architecture

Claudia has led and designed dozens of prominent projects, including Feasibility Studies, Master Plans, Design Guidelines, Signage and Wayfinding, and full-scale constructed projects. She is passionate about sustainable design and inclusive accessible spaces for people in all walks of life. Claudia displays an extraordinary ability to listen to stakeholders and clients to translate their feedback into relevant and responsive design. Coupled with her knowledge in park play value, programming, site development, irrigation design, native plant advantages, and informational graphic design, Claudia delivers on behalf of clients in an innovative creative manner which serves the public while adding substantial value in providing an educational approach to sustainability.

EDUCATION

Bachelor of Science in Landscape Architecture
Louisiana State University - Baton Rouge, Louisiana

REGISTRATION

Registered Landscape Architect
Texas - #2987

Licensed Irrigator
Texas - LI#17476

Certified Playground Safety Inspector
CPSI #36557-12192016

PROJECT EXPERIENCE

Oscar Johnson Jr. Community Center | Conroe, TX
MLK Community Center Renovation | Huntsville, TX
MLK Community Center Addition | Huntsville, TX
Community Center | Hearne, TX
Baytown Recreation Center | Baytown, TX
Seabourne Creek Park Nature Center | Rosenberg, TX
Hearne Public Safety Building | Hearne, TX
Multi-Event Rodeo Arena & Exhibition Complex Feasibility Study | Pleasanton, TX
Multi-Purpose Complex Feasibility Study | Mexia, TX
Veteran's Memorial Visitor/Education Center | Conroe, TX



MICHAEL GABRIELSE C.A.
Sr. Urban Forester

Michael R. Gabrielse is a Senior Urban Forester and Resource Specialist consulting with building inspectors, public works and engineering departments, elected officials, other city staff, and private developers on tree ordinance compliance, project development, and tree preservation. He is an ISA Certified Arborist and Project Manager with the firm with extensive experience in the planning of infrastructure projects. He has assisted Community Development departments in document edits and writing of tree ordinance specifications and has made training presentations on tree preservation to municipal invitees. Michael's expertise includes extensive public engagement workshops/townhalls, urban forest preservation consulting, tree preservation plan development, cartography, and integration in construction and design projects.

EDUCATION

Bachelor of Science in Forestry
Stephen F. Austin State University - Nacogdoches, Texas

REGISTRATIONS/CERTIFICATIONS

Certified Arborist
Texas - #4566A

PROJECT EXPERIENCE

Travis Bryan Midtown Park | Bryan, TX
Bryan Midtown Park Blvd. | Bryan, TX
Jackson Street Park | Brenham, TX
Falconwing Park | The Woodlands, TX
Hughes Corp | The Woodlands Hills Reforestation
Oscar Johnson, Jr. Community Center | Conroe, TX
Landscape and Tree Ordinance Review and Amendments | Conroe, TX
Trails, & Open Space Master Plan | Waller Co., TX
Coleto Creek Park | Guadalupe-Blanco River Authority, TX
Waller County Parks, Trails and Open Space Master Plan | Waller County, TX

Scott Perry, Community Center
Supervisor
City of Conroe
300 W. Davis St.
Conroe, TX 77301
936-522-3001
sperry@cityofconroe.org



Services Provided: Full Architectural Services for design and prepare construction documents for a new Community Center.

Melissa Pena, Director of
Capital Projects
City of Rosenberg
2630 Avenue A
Rosenberg, TX 77471
832-595-3590
mpena@rosenbergtx.gov



Services Provided: Full Design Services for a Nature Center with Interactive Education Space, Multipurpose Room, and Pavilion as well as Staff and Volunteer spaces.

Aron Kulhavy, AICP, City Manager
City of Huntsville
1212 Avenue M
Huntsville, TX 77340
936-291-5411
akulhavy@huntsvilletx.gov



Services Provided: Full Architectural Services for design and prepare construction documents for a new Community Center.

Mayor Ruben Gomez
City of Hearne
209 Cedar St.
Hearne, TX 77859
979-279-3461
Mayor@cityofhearne.com



Services Provided: Full Architectural Services for a new Public Safety Building for the Municipal Courts, Police Department, Fire Department & Council Chambers.

Judge Matt Sebesta, Jr.
Brazoria County Judge
111 East Locust St., Ste. 102A
Angleton, TX 77515
979-864-1200
matts@brazoria-county.com



Services Provided: Full Architectural Services for design of the resulting 300,000sf of renovation and new construction on the campus.

WHAT OUR CLIENTS HAVE TO SAY

"I highly recommend choosing this team of professionals who genuinely care about what they do." ~ Mayor Ruben Gomez, City of Hearne

"We have found Burditt to be deeply committed to our goals and principles and they work diligently to effectively respond to our needs." ~ Judge Matt Sebesta, Jr., Brazoria County

"Their creative and innovative approach to functional solutions made sense, and in some instances created opportunities for significant savings." ~ Scott Perry, City of Conroe

"We repeatedly turn to Burditt for projects as they communicate and understand our community, understand budget limitations, and balance operational aspects and aesthetics." ~ Chris Nunes, The Woodlands Township

"Burditt is collaborative, responsive, and a genuine partner. Their designs are responsive to community needs and to our ancillary goals in economic and community development." ~ Jeff White, City of Hutto

"They stayed on schedule and completed every element discussed during the design phase, even with the City going through a transition of having to replace their director." ~ Shane Mize, City of Pflugerville

"Their willingness to interact, listen to all parties, and work collaboratively has benefited our citizens while also serving to enhance our public spaces." ~ Vicky Rudy, City of Oak Ridge North

"I have found that Burditt will go "above and beyond" in their efforts to achieve the finished product designed. Their positive, can do attitude resonates in all team members." ~ Linda Cornelius, City of Bryan



CITY OF CONROE

Parks and Recreation

Est. 1904

January 6, 2022

From: Scott Perry- Community Center Supervisor
City of Conroe

Subject: Reference for Burditt Land | Place

To Whom It May Concern,

I am writing on behalf of Burditt Land | Place in regard to their submission for architectural services for the new Elgin Police Department Station. I have had the opportunity to work closely with the Burditt team on every aspect of our new 87,000 square foot multigenerational Oscar Johnson, Jr. Community Center which breaks ground in July of this year. We utilized their services beginning with an in-depth feasibility study to determine the needs and desires of the community, and benefitted greatly from the commitment to detail demonstrated as they navigated with great care through the process. Upon completion of the study, we enthusiastically awarded Burditt Land | Place the engineering and design services contract for the new facility.

The topography of the property, the magnitude of the facility, as well as its multi-use design, presented a number of unique challenges during design. The approach extended by Burditt made each challenge palatable, and I never felt as if we were settling for less than what my team expected. Their creative and innovative approach to functional solutions made sense, and in some instances created opportunities for significant savings. The entire team at Burditt is knowledgeable, prepared and thorough. They go above and beyond to get it right- In our case, from feasibility study to bidding and construction documentation.

It is without hesitation that I recommend Burditt Land | Place for your project. Their professionalism, experience and their commitment to detail is unmatched. If you have any questions, or if I can provide you a more in-depth review, please give me a call.

Scott Perry
(936) 672-9467- Cell
sperry@cityofconroe.org

Oscar Johnson, Jr. Community Center | 100 Park Place | Conroe, TX 77301 | T: 936.522.3960 | www.CityofConroe.org



January 7, 2022

Future Clients of Burditt Land | Place

The City of Hearne partnered with Burditt to design and build the Hearne Public Safety Building. The building serves as both a Police and Fire Department. Burditt authored a feasibility study that proved instrumental in getting the word out to the citizens explaining just how badly these new facilities were needed. The Burditt team was there with us every step of the way, even going as far as to hold a town hall style meeting to field questions from concerned citizens. City of Hearne Police, Fire, and City Staff worked together with Burditt to create a design that focused on future growth and compliance. Their expert advice set our Police Department up for success, from the bidding process to the small army of staff they brought for the final inspection/turnover from the contractor. Burditt made it easy for our staff as they are already so taxed from running the City's day-to-day business. Amazingly enough, all the construction and planning took place during the COVID-19 Pandemic! I highly recommend choosing this team of professionals who genuinely care about what they do. Feel free to call or email me with any questions you might have. You are also welcome to come out and take a tour of the facility.

Best Regards,

Mayor Ruben Gomez
City of Hearne
(979) 739-3510
Mayor@cityofhearne.com

City of Hearne

209 Cedar Street, Hearne, Texas 77859

979/279-3461



January 6, 2022

Good Day-

It gives me great pleasure to draft this letter in support of Burditt Consultants, LLC. Burditt has worked for The Woodlands Township and predecessor entities since 1999 in a variety of capacities.

The Township has used Burditt for consulting work related our natural resource planning efforts including the award-winning Integrated Forest Management Plan, which is considered the gold standard in community-based forest management. Additionally, they created our Lake and Pond Management Plan, which provides direction on how to management over 500 acres of lakes and ponds in our community.

Over the course of the past 10 years, The Woodlands Township has used Burditt as architect and landscape architect for the Bear Branch Park Master Plan (\$25 million) and the Northshore Park Major Renovation (\$3 million). Currently, they are being used for the Falconwing Park Major Renovation (\$1.6 million). We repeatedly turn to Burditt for these projects as they communicate and understand our community, understand budget limitations, and balance operational aspects and aesthetics. Overall, they have been a positive partner in ensuring residents of The Woodlands have one of the best park systems in Texas and the Nation.

Please do not hesitate to contact me by calling me at 281-210-3906 or via email at cnunes@thewoodlandstowship-tx.gov. Thank you again for bringing this matter to my attention.

Sincerely,

Chris Nunes, CPRE
Interim Assistant General Manager/Director of Parks and Recreation

2801 Technology Forest Boulevard • The Woodlands, Texas 77381 • 281-210-3800 • www.thewoodlandstowship-tx.gov

printed on recycled paper



To Whom It May Concern

I got the opportunity to work with Charles Burditt and his team while I was the Director of Parks and Recreation for the City of Hutto. In the fall of 2018 the City of Hutto passed a 50 million bond package for parks and recreation. The bond included improvements to every park in the system, playground replacements, pavilion upgrades, a sports complex, a recreation center, trail improvements, grant work with Texas Parks and Wildlife, as well as the creation of a new master plan. We were looking for a firm that could handle a wide-range of responsibilities as related to the bond package. We selected Burditt because of the in-house services they could provide our staff at a high level. They provided project management, feasibility studies, master plans, conceptual design, grant writing, landscape architecture and planning, all under one roof. They were the right firm for the project and they were willing to move at the speed the city desired to get these projects done and under the timeline that the council and city leadership provided.

Although I am now the Director of Parks and Recreation at the City of Pflugerville, I was recently invited back for a ground breaking in a park that I had worked on with Burditt and their planning and landscape architecture staff. The park looked great and they accomplished every concept that we had discussed in the planning sessions. I was very impressed to see that they stayed on schedule and completed every element discussed during the design phase, even with the city going through a transition of having to replace their director. For anyone that has had to deal with a department that is in transition, for the firm to hit everything assigned to them on-time and at budget would be the biggest compliment and reference I would give them. I enjoyed working with Charles Burditt and his team, but more importantly I was impressed by their work and their commitment to the City of Hutto while I was there. I have no problem giving them my full recommendation. If you have any questions please let me know.

In Community Service,

Shane Mile
Director of Parks and Recreation
Pflugerville, TX

CITY OF PFLUGERVILLE
Mailing Address
P.O. Box 589
Pflugerville, TX 78691-0589

100 E. Main Street
Pflugerville, TX 78660

TEL: 512.990.6100
FAX: 512.251.5768
www.pflugervilletx.gov



City of McLendon-Chisholm

Staff Report

Date: October 10, 2023

Agenda Item: Presentation/Action – Architectural Services – Heritage Center – BURDITT Land Place

Fiscal Impact: TBD

Background: The City Council has requested that the City submit a Request For Proposal (RFQ) for Architectural Services specifically for the 'Heritage Center,' but also for the overall city.

Motion: Motion to approve Burditt Land Place to function as the City Architect and appoint the City Administrator to complete a working contract to be approved by the City Council in a future CC meeting.

Staff Representative: Konrad Hildebrandt, City Administrator