



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 16, 2024
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032
6:30 PM

	Page
1. CALL TO ORDER	
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS	
3. RULES OF DECORUM	
4. CITIZEN COMMENTS	
5. CONSENT AGENDA	
5.1. Consider approval of the Minutes of the December 19, 2023 Planning & Zoning Regular Meeting Minutes of 12.19.23	3 - 8
5.2. 2024 Planning & Zoning Agenda Schedule P&Z Agenda Schedule	9
6. ITEMS FOR CONSIDERATION	
6.1. Consider and possible action regarding approval of a replat of Lot 1 of the Kentwood Addition. Application	10 - 12
6.2. Presentation by developer [Brian Berry] concept plans for two potential projects in McLendon-Chisholm around the intersection of FM 550 and 205	
7. COMMISSIONERS REPORTS AND ANNOUNCEMENTS	
7.1. Chairman Kipphut	
7.2. Co-Chairman Rohde	
7.3. Commissioner Eoff	
7.4. Commissioner Freeze	
7.5. Commissioner Dale	
7.6. Commissioner Easter (Alternate)	
7.7. Commissioner Hritz (Alternate)	

7.8. Commissioner Velosquez (Alternate)

8. ADJOURN

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commissioner of McLendon-Chisholm, Texas was posted or before 5:00 p.m., January 10, 2024, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, December 19, 2023**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, December 19, 2023, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Mark Kipphut	Chairman
	Terry Eoff	Commissioner
	Gyle Dale	Commissioner
	Robert Rohde	Co-Chairman
	Jose Velosquez	Alternate
Absent:	Chris Freeze	Commissioner
	Thomas Hritz	Alternate
	Michael Easter	Alternate
Staff Present:	Asa Woodberry	City Planner
	Shelly Green	City Secretary

1. CALL TO ORDER

Chairman Kipphut called the meeting to order at 6:30 p.m.

2. INVOCATION AND PLEDGES TO U.S. AND TEXAS FLAGS

Chairman Kipphut voiced the invocation and Commissioner Eoff led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1 Consider approval of the October 25, 2023 Planning & Zoning Regular Meeting

MOTION: APPROVE THE MINUTES OF OCTOBER 25, 2023, PLANNING & ZONING REGULAR MEETING.

MADE BY: Commissioner Dale
SECONDED BY: Commissioner Eoff
APPROVAL: Unanimous

4.2. Consider approval of the November 21, 2023 Planning & Zoning Regular Meeting

MOTION: APPROVE THE MINUTES OF NOVEMBER 21, 2023, PLANNING & ZONING REGULAR MEETING.

MADE BY: Commissioner Rohde

SECONDED BY: Commissioner Eoff

APPROVAL: Unanimous

5. ITEMS FOR CONSIDERATION

5.1. Consider and possible action regarding approval of a preliminary plat for the development of 83 single-family residential lots on 99.544 acres of land located on the north side of FM 550 across from City Hall.

City Planner Woodberry presented his staff report:

REQUEST: Approval of a preliminary plat for the development of 83 single family residential lots on 99.544 acres of land located on the north side of FM 550 across from City Hall.

Location: On the north side of FM 550 across from City Hall.

Legal description: 99.544 Acre tract of land, Lester Easterwood Survey, abstract No. 79, Rockwall CAD Property ID # 10767

OWNER: Terrel 176 Partners, LLC
PO Box 818
Terrell, TX 75160
Contact: Russell Phillips

Applicant: Ricardo Doi, PE
Petitt-ECD
1600 N. Collins Blvd.

REQUEST:

The applicant is requesting approval of a preliminary plat that provides for the development of 83 single-family lots each with a minimum lot size of one-acre of land on 99.544 acres of land located on the north side of FM 550 across from city hall.

STAFF RECOMMENDATION: Approval. This application is consistent with the approved Conceptual plan. Previously this year the City Council approved a change in zoning from AG-Agriculture to a planned Development District for 83 single-family residential lots with a minimum lot size of one-acre of land and two HOA lots. This preliminary plat provides a dedication of 10 feet of right of way adjacent to FM 550 to comply with the Thoroughfare Plan and provides a direct connection of Settlement Drive to the adjacent property to the north, The Heritage Development.

pg. 2

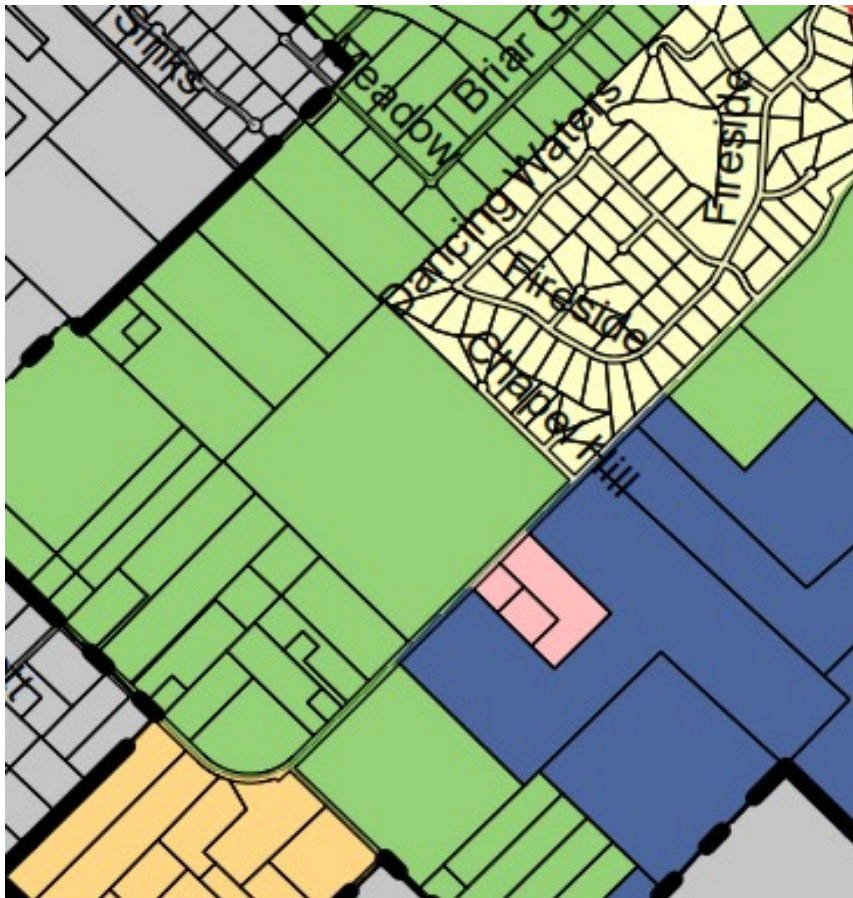
Concept Plan for Ridge Pointe Estates Planned Development District



BACKGROUND INFORMATION:

Current Zoning: A planned development district for the development of 83 single-family residential lots and two HOA [homeowner association] lots.

Previous Zoning Map [shows the property as originally zoned, without the PDD update]



Additional background information:

This property backs up to the Heritage Subdivision that has access from Pullen Road. The Concept Plan and the preliminary plat for this planned development district has a roadway connection to the Heritage Subdivision at Settlement Lane. Heritage Subdivision is currently having homes constructed and desires this roadway connection.

MOTION: APPROVE A PRELIMINARY PLAT FOR THE DEVELOPMENT OF 83 SINGLE-FAMILY RESIDENTIAL LOTS ON 99.544 ACRES OF LAND LOCATED ON THE NORTH SIDE OF FM 550 ACROSS FROM CITY HALL.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Dale
APPROVAL: Unanimous

6. Commissioners Reports and Announcements

6.1. Chairman Kipphut – Wished everyone a merry Christmas.

- 6.2. Co-Chairman Rohde - Wished everyone a merry Christmas.
- 6.3. Commissioner Eoff - Wished everyone a merry Christmas.
- 6.4. Commissioner Freeze - Absent
- 6.5. Commissioner Dale - Wished everyone a merry Christmas.
- 6.6. Commissioner Easter (Alternate) – Absent
- 6.7. Commissioner Hritz (Alternate) - Absent
- 6.8. Commissioner Velosquez (Alternate) - Wished everyone a merry Christmas.

7. ADJOURN

MOTION: ADJOURN THE MEETING

MADE BY: Commissioner Freeze

SECONDED BY: Commissioner Rohde

APPROVAL: Unanimous

The meeting was adjourned at 7:27 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Mark Kipphut, Chairman

**2024 PLANNING & ZONING MEETINGS
AGENDA SCHEDULE**

Meeting Date	Plats		Zoning	
	1 ST Date to submit	Last date to submit	Publication 15 days prior	Notification 11 days prior
January 16, 2024	12/19/23	1/5/24	12/29/23	1/5/24
February 20, 2024	1/22/24	1/9/24	2/2/23	2/9/23
March 19, 2024	3/1/24	3/8/24	3/1/24	3/8/24
April 16, 2024	3/18/24	4/15/24	3/29/24	4/5/24
May 14, 2024	4/15/24	5/3/24	4/26/24	5/3/24
June 18, 2024	5/20/24	6/7/24	5/31/24	6/7/24
July 16, 2024	6/14/24	7/5/24	6/28/24	7/5/24
August 20, 2024	7/22/24	8/9/24	8/2/24	8/9/24
September 17, 2024	8/19/24	9/6/24	8/30/24	9/6/24
October 15, 2024	9/16/24	10/4/24	9/27/24	10/4/24
November 19, 2024	10/17/24	11/8/24	10/1/24	11/8/24
December 17, 2024	11/14/24	12/6/24	11/29/24	12/6/24



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11-14-23

Items Submitted. Check all that Apply:

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

General Information:

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

No. of Acres: 5 No. of Lots: 1 Proposed Zoning: Residential

General Location of Property: 1582 Fm 1139 McLendon Chisholm

Proposed Use for Property: Residential House

Applicant Name: Demetria Carter

Company: _____

Address: 1804 Kentwood Circle City, State, Zip: Rockwall, TX 75082

Phone(s): 469-766-7677 Email: Demetria.Carter@att.com

Owner Name: Demetria Carter

Address: 1804 Kentwood Circle City, State, Zip: Rockwall, TX 75082

Legal Description of the Property: _____

County Parcel ID: _____

Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 200.00 to cover the cost of this application, and an initial deposit of \$ 3500.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 14 day of Nov, 2023

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

Signature of Applicant: _____

(Seal)

City Secretary: _____



Page 2 of 2

Plat Application Revised 01/28/2020

