



AGENDA

Planning & Zoning Commission Regular Meeting

Tuesday, January 17, 2023

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. CITIZEN COMMENTS
4. APPROVAL OF MINUTES
 - 4.1. December 20, 2022 2 - 5
[Minutes 12.20.22](#)
5. ITEMS FOR CONSIDERATION
 - 5.1. Consideration and approval of a request of MFS Group, LLC, for the approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205. 6 - 12
[Application](#)
[Staff Report](#)
 - 5.2. Consideration and approval of a site plan for the MFS Group, LLC, for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.
6. ADJOURN

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

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., January 13, 2023 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 20, 2022**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, December 20, 2022, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairman
	Floyd McLendon	Commissioner (Alternate)
	Robert Rhode	Commissioner
	Brad Martin	Commissioner
	Mark Kipphut	Commissioner
Members Absent:	Mark Kipphut	Commissioner
	Daniela Swindoll	Commissioner
Staff Present:	Shelly Green	City Secretary
	Mike Coker	City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:01 p.m.

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

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. November 15, 2022, Planning & Zoning Minutes

MOTION: APPROVE MINUTES AS PRESENTED.

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

5. ITEMS FOR CONSIDERATION

5.1. Patrick Roberts Final Plat

City Planner Coker presented his staff report:

APPLICANT: Patrick Roberts
2750 Rocki-Dell lane
Rockwall, Texas 75032

LOCATION: The property is a 10.029 acre tract of land at the southern end of Rocki-Dell Lane in the McLendon-Chisholm ETJ. Rockwall CAD Property ID 12075

Owner: Patrick Roberts
2750 Rocki-Dell Lane
Rockwall, Texas 75032

PLANNING AND ZONING COMMISSION MEETING DATE: December 20, 2022

NOTE: PLAT CONSIDERATION IS MINISTERIAL FUNCTION.

THE PLANNING AND ZONING COMMISSION MUST:

APPROVE; APPROVE WITH CONDITIONS; OR DISAPPROVE.

IF APPROVED WITH CONDITIONS, THE CONDITIONS MUST BE CITED.

IF DISAPPROVED, THE DEFICIENT CODE SECTIONS MUST BE CITED.

REQUEST: The applicant is requesting approval of a final plat for the creation of 2 lots on 10.029 acres of land.

REPRESENTATIVE: Patrick Roberts.

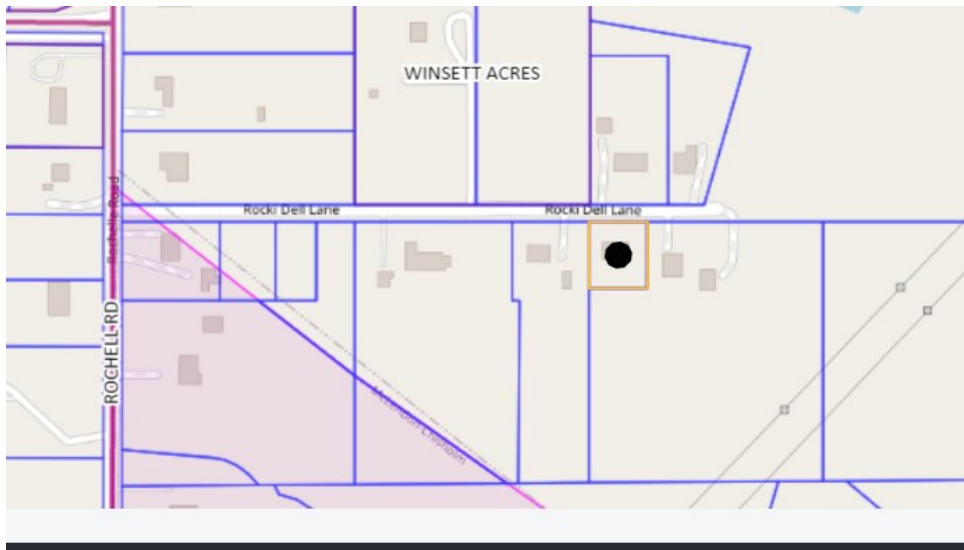
STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION: This request is to subdivide a 10-acre tract of land into two residential lots. Lot 1 will have 8.529 acres of land and Lot 2 will have 1.5 acres of land. The minimum lot size in Rockwall County for the installation of an on-site sanitary sewer facility is 1.5 acres of land.

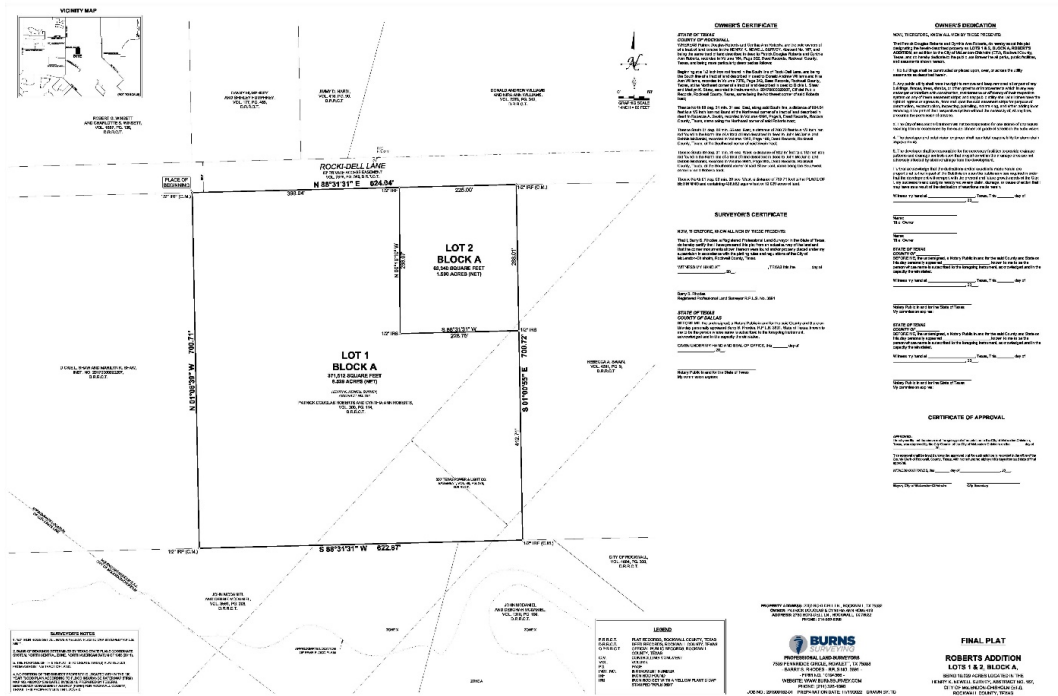
Thoroughfares/streets:

Rocki-Dell Lane is 60 foot wide private access easement providing access to several adjacent properties.

Rockwall CAD Property Map



Final Plat



**MOTION: APPROVE THE FINAL PLAT FOR PATRICK ROBERTS, 2750 ROCKI-
DEL LANE, ROCKWALL, TEXAS, AS PRESENTED.**

**MADE BY: Commissioner Rhode
SECONDED BY: Commissioner Martin
APPROVAL: Unanimous**

6. ADJOURN

MOTION: ADJOURN THE MEETING

**MADE BY: Commissioner Martin
SECONDED BY: Commissioner Rhode
APPROVAL: Unanimous**

The meeting adjourned at 7:05 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11/28/2022

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): SH 205/550 ADDITION Current Zoning: GB

No. of Acres: 1.51 No. of Lots: 1 Proposed Zoning: GB

General Location of Property: SE quadrant of the intersection of SH 205 and FM 550

Proposed Use for Property: Retail Building and Drive Thru Restaurant Building

Applicant Name: CAMERON SLOWN

Company: TNP, INC.

Address: 825 WATTERS CREEK BLVD., SUITE M300 City, State, Zip: ALLEN, TX 75013

Phone(s): 817-889-5050 Email: CSLOWN@TNPINC.COM

Owner Name: MFS GROUP, LLC.

Address: 2357 JUPITER ROAD City, State, Zip: PLANO, TX 75074

Legal Description of the Property: LOT 1, BLOCK 1 OF THE SH 205/550 ADDITION

County Parcel ID: 101321

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 \$ 195 to cover the cost of this application, and an initial deposit of \$ 3000 for consulting fees has been paid to the City of McLendon-Chisholm on this 28TH day of NOVEMBER, 2022.

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

Signature of Applicant: _____

C. S. L.

(Seal)

CARLEEN SLAWN

City Secretary: _____

Rockelle Green



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Plat Application Revised 01/28/2020



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

DATE: January 11, 2023

APPLICANT: Cameron Slown
TNP, Inc.
825 Watters Creek Blvd, Suite M300
Allen, Texas 75013

PROPERTY OWNER: MFS Group, LLC
2357 Jupiter Road
Plano, Texas 75074

REPRESENTATIVE: Cameron Slown

LOCATION: Southeast corner of the intersection of FM 550 and State Highway 205

PLANNING AND ZONING MEETING DATE: January 17, 2023

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

REQUEST:

The applicant is requesting approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

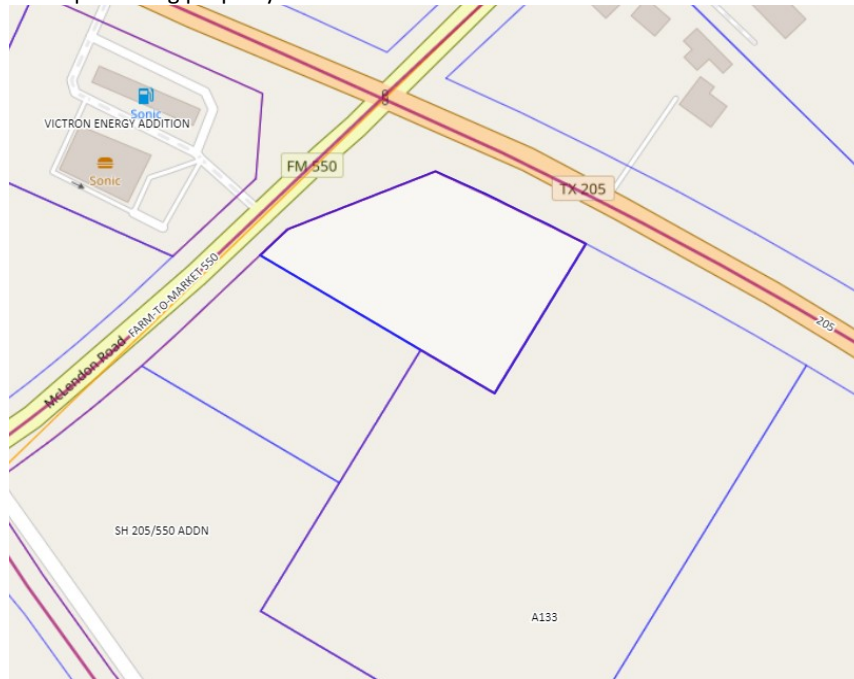
STAFF RECOMMENDATION: Approval subject to the condition that civil engineering designs are received and approved by the City Engineer prior to submittal of the final plat. Remove specified signature blocks and provide signature blocks as required by the Subdivision Regulations.

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

BACKGROUND INFORMATION:

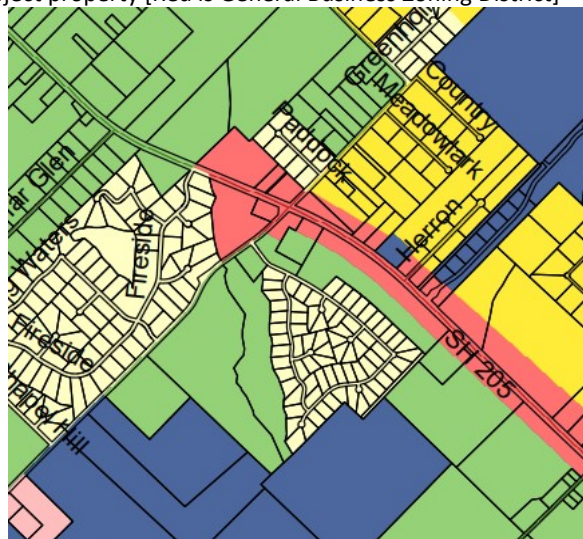
The subject property is a 1.5 acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a restaurant.

Rockwall CAD map showing property



This preliminary plat complies with the requirements of the Subdivision Ordinance [included below] and is consistent with the requirements of the General Business Zoning District requirements.

City Zoning map for subject property [Red is General Business Zoning District]



[illegible]

Section 10.02.005 Preliminary plans and final plats.

(a)

(1)

A p

(2)

(A)

(i)

for

(ii)

(iii)

The location and width of existing streets, alleys, easements, pipelines, watercourses, location and site of any existing water or sewer mains.

(iv)

An accurate legal description of the land to be subdivided.

(B)

Existing features outside subdivisions.

(i)

The name and property lines of adjoining property owners with legal file reference.

(ii)

The name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, and location and site of any existing water or sewer mains.

(C)

New features inside subdivision.

(i)

The proposed name of the subdivision.

(ii)

The location, right-of-way width and names of proposed streets.

(iii)

The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

(iv)

The location of building lines, alleys and easements.

(v)

The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

(vi)

The approximate acreage of the property to be subdivided.

(vii)

A proposed utility plant should be included and where, unusual grade conditions exist, the city's engineer may require preliminary street grades.

(viii)

The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

(D)

Key map.

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

(E)

Title, etc.

The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

(3)

Submission.

The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive

calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4)

Approval.

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

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

Thoroughfares/streets:

This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided.