AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 20, 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. APPROVAL OF MINUTES

5.1. Consider approval of the January 16, 2024 Planning & Zoning Regular Meeting — 4 - 12

Minutes of January 16, 2024

6. PUBLIC HEARINGS

6.1. Notice of a public hearing to be held by the McLendon-Chisholm Planning and Zoning Commission on February 20, 2024, at 6:30 p.m. at the McLendon-Chisholm City Hall located at 1371 W. FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding a request by Greenbriar Homes to change the existing SF 2.5 [Single Family Zoning district requiring a minimum lot size of two and one-half acres of land] and a GB [General Business] Zoning District on approximately 20 acres of land to a Residential Zoning District with the required street frontage reduced from 300 feet to a minimum of 150 feet for street frontage, providing for eight two and one half-acre single-family residential lots. This property generally fronts on League Road east of the intersection of League Road and State Highway 205. The Rockwall Central Appraisal District Property identification numbers are: 11404, 11408, and 11417. — 13 - 18

Zoning Application

6.2. Notice of a public hearing to be held by the McLendon-Chisholm Planning and Zoning Commission on February 20, 2024, at 6:30 p.m. at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032 [Single Family Zoning district requiring a minimum lot size of two and one-half acres of land] and a GB [General Business] Zoning District on approximately 6.2 acres of land to a General Business District [GB]. This property generally fronts on State Highway 205 south of the — 19 - 28

intersection of FM 550 and State Highway 205. The Rockwall Central Appraisal District Property identification numbers are: 16824 and 16825.

Zoning Application

7. ITEMS FOR CONSIDERATION AND ACTION

7.1. Consideration and action of the request of Ryan Webb, Greenbriar Homes, for approval of a zoning district change from the SF 2.5 residential zoning district and a GB General Business zoning district to a planned development district for the development of eight single-family lots each with a lot size of two and one-half acres of land. This application is in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan. 29 - 37

Staff Report

7.2. Consideration and action of the request of James Belt, Gardner Construction Group, for approval of a zoning district change from the SF 2.5 residential zoning district and a GB General Business zoning district to a GB General Business district for the development of two commercial lots each roughly 3 acres in size. This application is in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan. 38 - 47

Staff Report

7.3. Zoning Ordinance Update (Planning & Zoning Commission Responsible) on timely reports and recommendations to better address the needs of the City.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

8.1. Chairman Kipphut - Absent

8.2. Co-Chairman Rohde

8.3. Commissioner Eoff

8.4. Commissioner Freeze

8.5. Commissioner Dale

8.6. Commissioner Easter (Alternate)

8.7. Commissioner Hritz - Alternate

9. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see 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 or before 5:00 p.m., February 16, 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, January 16, 2024

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, January 16, 2024, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

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

1. CALL TO ORDER

Chairman Kipphut called the meeting to order at 6:31 p.m.

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

Chairman Kipphut voiced the invocation and led the pledges to the Flags.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1 Consider approval of the December 19, 2023, Planning & Zoning Regular Meeting

4.2. 2024 Planning & Zoning Agenda Schedule

MOTION: APPROVE THE MINUTES OF DECEMBER 19, 2023, PLANNING & ZONING REGULAR MEETING AND THE 2024 PLANNING & ZONING AGENDA SCHEDULE

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

6. ITEMS FOR CONSIDERATION

6.1. Consider and possible action regarding approval of a replat of Lot 1 of the Kentwood Addition.

City Planner Woodberry presented his staff report:

REQUEST: This is a request for a replat of a portion of Lot 1, Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas.

Location: Generally located adjacent to and west of FM 1139 across FM 1139 from Spring Way. 1582 FM 1139, Rockwall CAD Property ID number 18429.

Legal description: Creation of Lot 1A, Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas.

OWNER: Demetria Carter
1804 Kentwood Circle
McLendon-Chisholm, TX 75032

Applicant: Same as owner.

NOTE: The Planning and Zoning Commission has three options when considering this application: Approval; Approval with conditions, or disapproval.

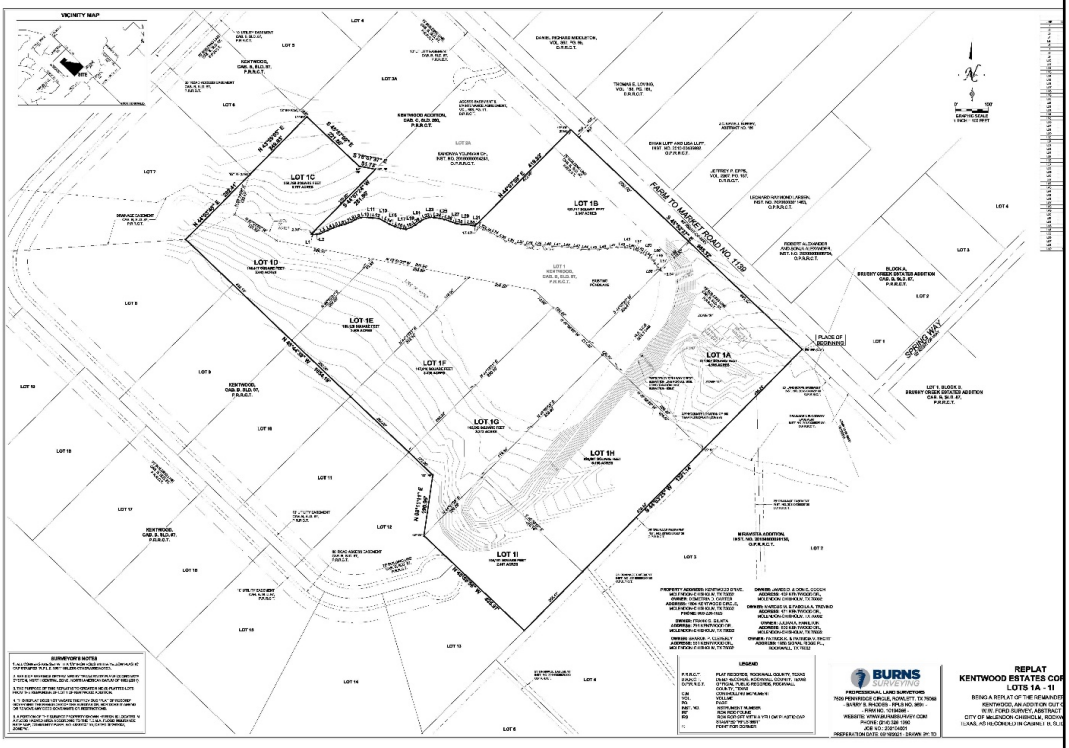
REQUEST: Approval of a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1A in this subdivision. NOTE: A REPLAT IS A FINAL PLAT.

STAFF RECOMMENDATION: Approval subject to the following conditions:

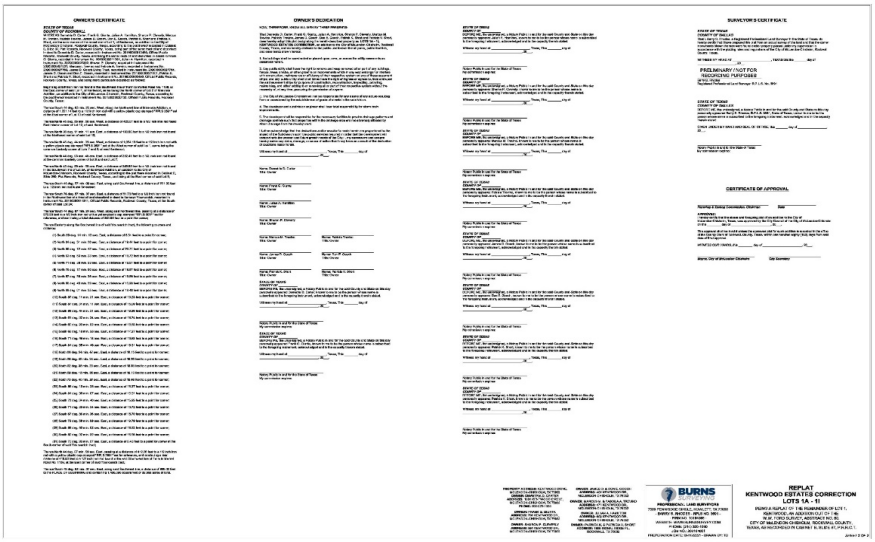
1. Remove all of the new lot designations except for Lot 1 and Lot 1A on page 1.
2. Include the Rockwall CAD Property ID numbers for all of the ownership of Lot that is not owned by Demetria Carter.
3. Correlate the RCAD PID#s with the owners' names on page 1.
4. On page 2, change the owners' certificate to show only the property owned by Demetria Carter and provide the metes and bounds description of her property only.
5. On page 2, amend the owners' dedication to reflect only Lot 1A and in the signature section remove all of the other signature blocks.
6. On page 2, remove names of the owners' other than Demetria Carter at the bottom of the page.
7. On page 2, show the replat as Replat Kentwood Estates, Lot 1A.
8. On page 2. Remove the signature line for the Planning and Zoning Commission Chairman. This signature is not included in the subdivision regulation requirements.
9. In the Surveyor's Certificate, remove the language "PRELIMINARY/ NOT FOR RECORDING PURPOSES.

Requested replat:

Page 1



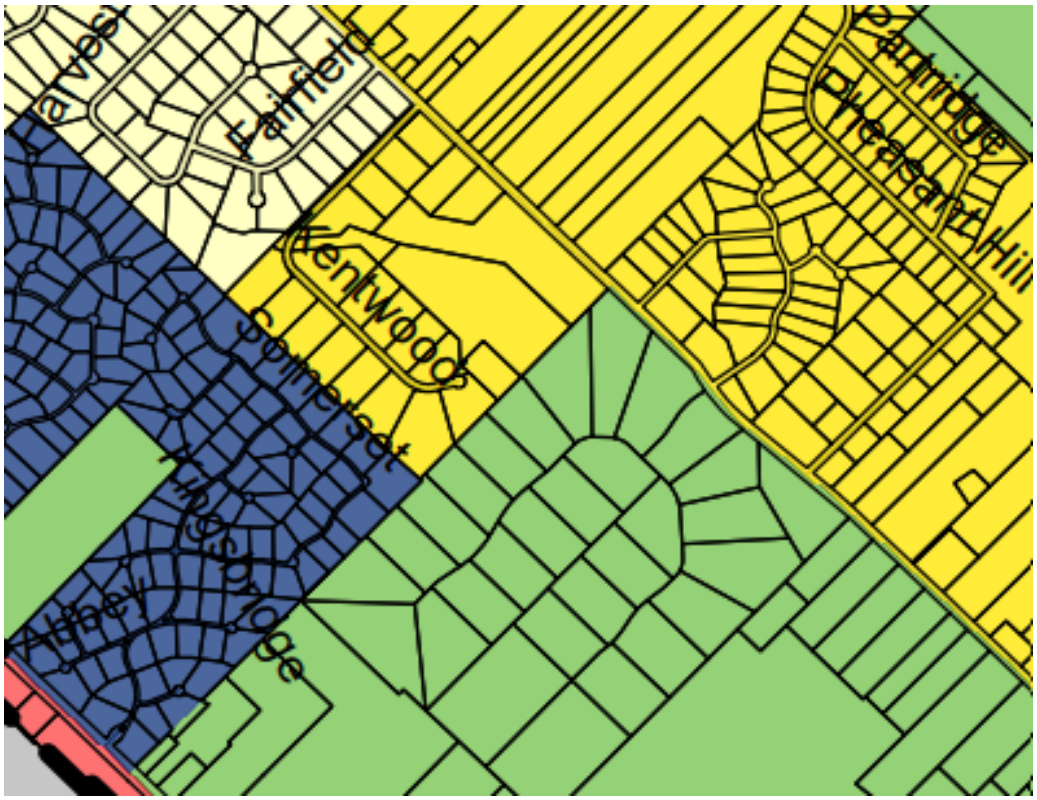
Page 2



BACKGROUND INFORMATION:

Demetria Carter owns a portion of Lot 1 of the Kentwood Addition and is requesting to create an additional Lot 1A on the portion of Lot 1 that she owns.

Current Zoning: Kentwood Estates is zoned SF 2.5 requiring a minimum lot size of 2.5 acres of land.



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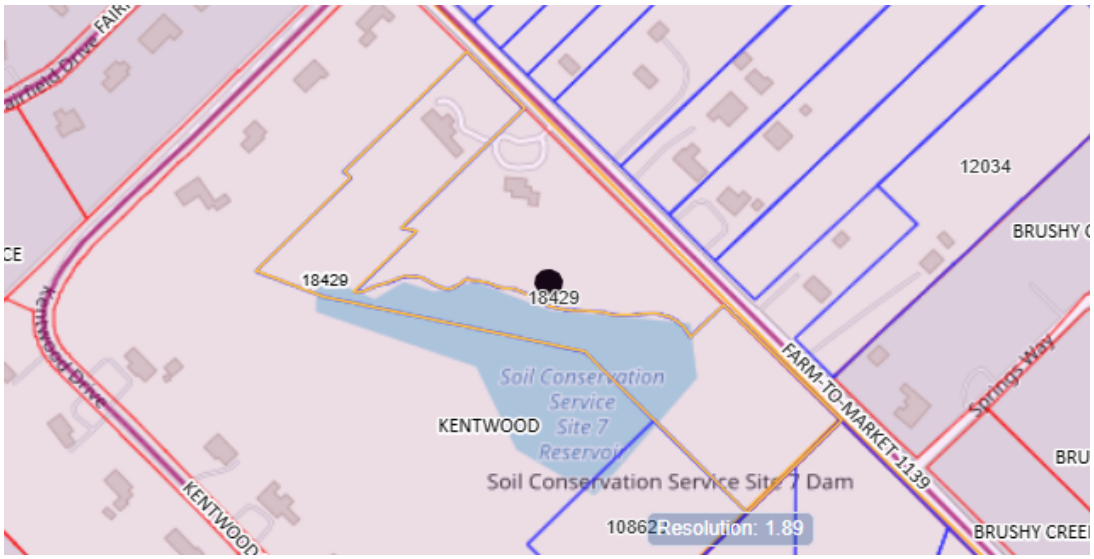
Rockwall CAD Map showing subject property



Chairman Kipphut asked about the larger scale plats and stated that from his vantage point it's difficult to take action absent something you know is difficult for us.

Commissioner Rohde said to the staff, and this might be me, but when I see something that's presented to us for approval with nine conditions and information that is not readable, I really have a problem with that. My question is why would you accept this in the first place and bring this before us with all these things that are required on it, not having the large print like the chairman asked for and give us stuff that we can't even read. Why do we accept this? Why did we accept it with all these conditions and this that we can't read. I ask Mr. Coker this every time and he never had an answer for me. So, I hope, Mr. Woodberry, that you have an answer for me why staff accepts these things with all these recommendations. Why not give it back to them and say why don't you complete all these deals, bring the large print for the commissioners to look at because we're delaying it one meeting already. Is that difficult or is that not in the policy of staff to do that? I'm curious, I'm not fussing, I'm just curious as why we keep accepting these things with all these conditions.

City Planner Woodberry stated that from his understanding of this particular project, the reason that there are so many conditions is because we wanted this to reflect just her ownership of this property. It is his understanding that there had been the selling off of potential land and so she is now the only owner of this piece of property which is why we're removing all of this to just show her as the property owner. So these are just kind of administrative change the owner's certificate to just show only the property owned by her. So that was my understanding of why we were doing all these just to reflect ownership.

Commissioner Rohde stated he sees this as a request requiring extra work to our staff to make sure all these nine things were done.

City Planner Woodberry acknowledged it will be extra work, but I'm here to work.

Commissioner Rohde again stated he just doesn't understand. This has kind of been his pet peeve since 2018, since I've been on this commission. Mr. Coker and his predecessor and then Mr. Coker before him, would accept all this stuff, with these conditions that we should approve. Nobody ever came back to us after we approved it and said yes, this was followed up on, this was done, yes this was followed up on, and it's just my feeling that when we get something to look at, we need to be sure of what we're looking at and we need to have it in the most complete form to save you, Mr. Woodberry from additional work of going back and checking all these things and make sure they comply. So to me, if I was on staff and I would receive this thing, just a quick look I'd say why don't you correct all these things. Let's wait till the surveyor comes because knowing the P&Z Commission, they probably will not look at this because they can't ready anything on page one and two, at least I can't. That's all I have to say, like I said, I'm not fussing, I'm just wondering why.

Mr. Woodberry stated yes, sir, that's completely understandable and I've made a note about the several conditions and I'm happy to follow up on each of these conditions. At the next meeting I should be able to provide you a better update.

Commissioner Dale stated that he just wants to agree, but he appreciates what you are saying. He stated he didn't hear any red flags in what you're saying Mr. Woodberry, so I don't hear anything that puts off red flags as far as your suggestions. But I would reiterate that we can't follow along because we can't read it. We can't see it. So if you can help us with that, that'd be beneficial.

Chairman Kipphut stated that they can either make a motion to table, I don't know whichever preference of staff, make a motion to table until the next meeting or we can just provide the sense of the commission to table it until the next meeting. Whatever the right appropriate legal step is. I guess I'm looking for which way you want to go.

City Planner Woodberry stated he thinks the motion to table is fine.

MOTION: TABLE UNTIL THE NEXT MEETING WITH THE CONTINGENCY THAT THE ADMINISTRATIVE TASKS ARE COMPLETED AS WELL.

MADE BY: Commissioner Freeze
SECONDED BY: Commissioner Eoff

Chairman Kipphut stated that obviously they want the larger document, but what would be helpful for them also is to show what we're changing from to right with the prior land was laid out and I understand there's been some purchasing of land that now this sounds like some consolidation of some of that land purchased which the owner has the prerogative, but just so we make sure we understand what we're moving to. The other thing is, since this is, I don't know what the Kentwood CCRs are, covenants if there's any requirement. If staff could just double check and make sure that there's not a conflict between the existing covenants of the HOA and what is being proposed. We don't want to again inadvertently do something that creates a problem down the road.

APPROVAL: Unanimous

6.2. Presentation by developer [Brian Berry] concept plans for two potential projects in McLendon-Chisholm around the intersection of FM 550 and 205

Brian Berry, 4210 Ridge Road, Suite 201, Heath, Texas. We were fortunate to acquire two parcels here earlier in the year, last year, one of which is just under four acres next to where Brookshires is going to go just below the Polani tract and also around seven acres just across the street of where Brookshires is going to go, basically from the corner going south. I've brought a concept plan of each and would like to start with what we call 3.85 Holdings which is the parcel just south of Brookshires, just west of the Polani tract. I don't know if some you guys are familiar with some of the presentation that was heard in our previous stop here but we're super excited to be here. The last time we spoke we had some objections to what was going on with the Polani tract and understood that that was more of site plan concerns that we had and it is what it is. Action was made and taken and it's all good and we're excited to be moving to the next step.

Three handouts were passed out and Mr. Berry explained what the commissioners had in front of them. He explained that when they come in front of the commission, probably at your next meeting, they should have the adequate stuff for Asa and internal docs needed as it relates to the necessary engineering for preliminary plat, potentially final plat. This is already zoned for general business and at this time we don't see any reason to be asking or needing any variance requests. He stated they do understand and acknowledge that what's being presented as fast food right now will very likely be changed to future use. They are not going to be coming subject to a SUP right now or a conditional use because we don't have a user at this time. They are just looking to do the master development and the master site plan.

7. **Commissioners Reports and Announcements**

Commissioners failed to turn on their microphones so comments could not be recorded.

6.1. Chairman Kipphut – Reminded everyone of the City Council / Planning & Zoning Workshop on Saturday, January 27, 2024

6.2. Co-Chairman Rohde

6.3. Commissioner Eoff

6.4. Commissioner Freeze

6.5. Commissioner Dale

6.6. Commissioner Easter (Alternate)

6.7. Commissioner Hritz (Alternate) - Absent

6.8. Commissioner Velosquez (Alternate) - Absent

7. **ADJOURN**

MOTION: **ADJOURN THE MEETING**

MADE BY: **Commissioner Dale**
SECONDED BY: **Commissioner Freeze**
APPROVAL: **Unanimous**

The meeting was adjourned at 7:40 p.m.

ATTEST:

_____
Rochelle Green, City Secretary

APPROVED:

_____
Mark Kipphut, Chairman

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

ZONING CHANGE APPLICATION

Date of Application: 01-09-2024 Receipt #_____

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

Address and/or Location of Request:
TBD League Road McLendon Chisholm, Texas 75032

Property Legal Description:
20 acres, K Latham Abstract, Abstract Number 133, Rockwall County, Texas

County Parcel ID: 11404, 11408, and a portion of 11417

Existing Zoning: SF2.5 and GB Requested Zoning: Planned Development

Applicant's Name: Ryan Webb - Greenbriar Homes

Phone No. 214-663-4140 Email: Ryan@Greenbriardfw.com

Status of Applicant: Owner X or Authorized Agent ____

Applicant's Address:
137 Sawgrass Dr., Heath TX 75032

Owner's Address: 137 Sawgrass Dr., Heath TX 75032

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

Signature of Owner:

Ryan Webb Date 1/9/2024

Signature of Applicant:

Ryan Webb Date 1/9/2024

LOTS 1-8
'APPROX. 2.5 ACRES EACH
' APPROX. 151'X724' EACH

GREENBRIAR HOMES
214-663-4140
Ryan@GreenbriarDFW.com

NORTH

CONCEPT PLAN
20 ACRES ON LEAGUE RD.
MCLENDON CHISHOLM, TEXAS

EXHIBIT B

20 Acres League Rd.

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For 20 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provides for the development standards of 8 residential lots. It's regulations and use of land intends to be consistent with the zoning standards with moderate modifications for each lot's specified use. Lot regulations will be fairly consistent with the city's zoning regulations of a SF2.5 Single-Family Residential District. This development is 20 acres of land located on League Road and each lot will be approximately 2.5 acres.

2. Special Provisions

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

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

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

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

c. Requests for minor amendments shall be made in writing and shall explain the reason or reasons for the requested amendment. Requests for minor amendments shall pay a fee as established by the City Council for the review and processing of a minor amendment request.

3. Conceptual and Development Plan

In establishing this Planned Development District, the city council shall approve and file as part of the amending ordinance the provided Conceptual Plan and the Development Plan attached. The property owner is requesting the waiving of a separate public hearing for each plan separately.

4. Development Standards

a. Development Standards are closely comparable to a SF2.5 single-family zoning district.

b. Lots may be combined to form large tracts of land

c. Permitted uses. 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 SF2.5 Residential District.

d. Area requirements.

Minimum Lot Area	2.5 Acres
Minimum Lot Width	150 ft.
Minimum Lot Depth	200 ft.
Minimum Street Yard	75 ft. Front Street 75 ft. Side Street
Minimum Side Yard	25 ft.
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

e. **Off-street parking and loading requirements.** Off-street parking and loading requirements shall conform to the provisions of section **6-7**, Off-street parking and loading requirements.

f. Accessory building and structure regulations. In addition to the following, regulations for accessory building or accessory structures shall be in compliance with section **6-3**, Accessory building regulations.

i. Accessory buildings and structures clearly incidental to the uses permitted in the SF5 Zoning District and located on the same lot therewith, not involving the conduct of a retail business except such customary home occupations as herein defined, including a private garage and bona fide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than 100 feet from the front line, nor less than 25 feet from either side line; provided, accessory building when combined with the single-family dwelling and all other accessory buildings, shall not occupy more than 15 percent of the gross land area.

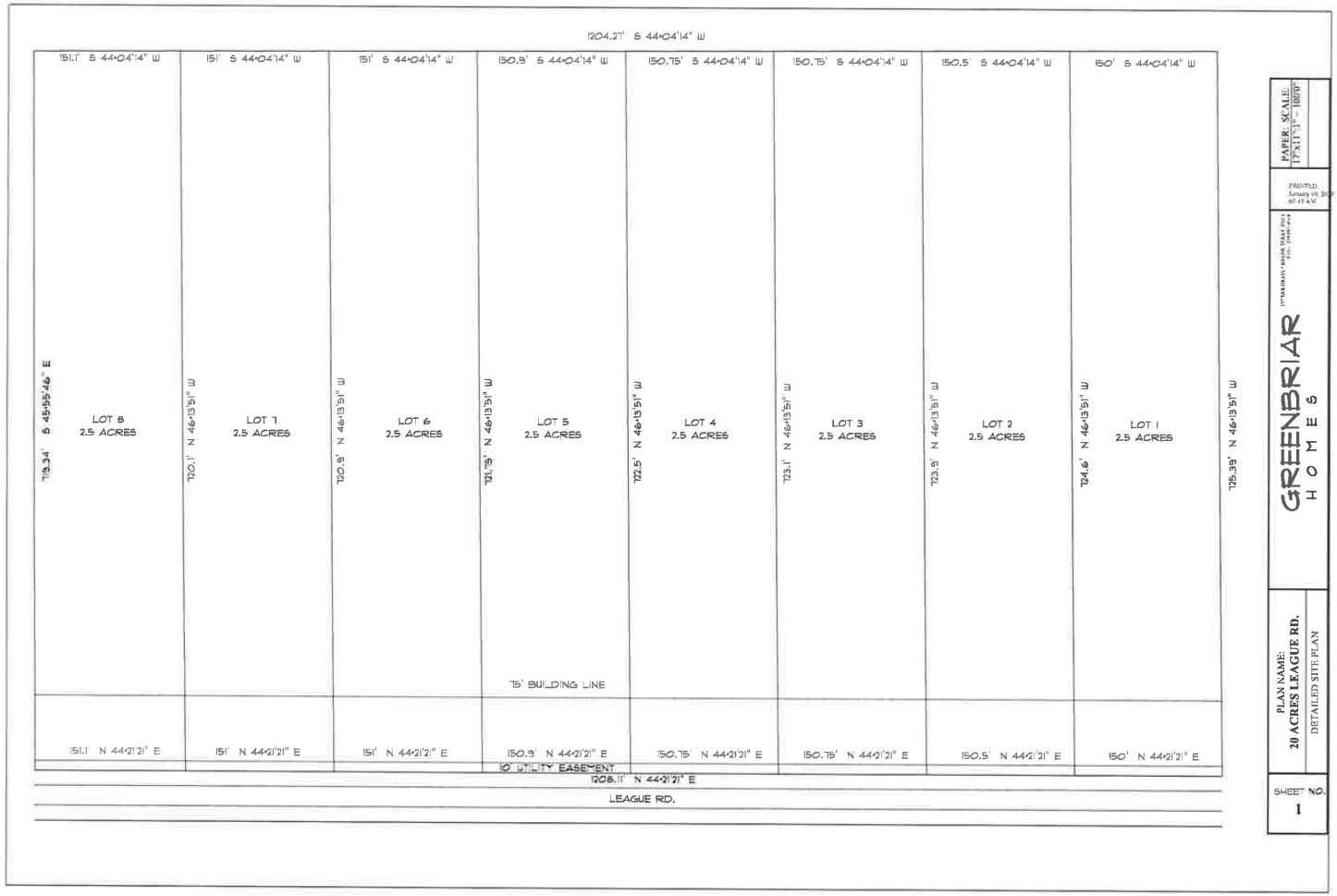
ii. When the accessory building is directly attached to the main building, it shall be considered as an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered part of the accessory building.

iii. Temporary metal buildings less than 800 square feet in size which are used for tool and supply storage are also permitted

20 Acres League Rd - Contact Info for Landowners within 200'

Information from Rockwall County Appraisal District

Address	Owner Name	Mailing Address
1. 1171 S. State Highway 205, Rockwall Tx 75032	Rockwall County	101 E. Rusk St. #101, Rockwall Tx 75032
2. 250 League Road, Rockwall Tx 75032	Becland Family lr	250 League Rd., Rockwall Tx 75032
3. 260 League Road, Rockwall Tx 75032	Becland Family lr	250 League Rd., Rockwall Tx 75032
4. 1200 Frontier Trail, Rockwall Tx 75032	Fite Frank E Ii	1200 Frontier Trail, Rockwall Tx 75032
5. 353 League Road, Rockwall Tx 75032	Cabrera Veronica	353 League Rd., Rockwall Tx 75032
6. S State Highway 205, Rockwall Tx 75032	Gary Lovell	1411 S. State Highway 205, Rockwall Tx 75032
7. 1321 S. State Highway 205, Rockwall Tx 75032	Fabrizio Zichittella	1321 S. State Highway 205, Rockwall Tx 75032
8. 1321 S. State Highway 205, Rockwall Tx 75032	Fabrizio Zichittella	1321 S. State Highway 205, Rockwall Tx 75032
9. 1313 S. State Highway 205, Rockwall Tx 75032	Where Home & Heart Meet LLC	1971 Jordan Ln, Rockwall Tx 75032
10.1301 S. State Highway 205, Rockwall Tx 75032	Leach George	1301 S. State Highway 205, Rockwall Tx 75032
11.1291 S. State Highway 205, Rockwall Tx 75032	Dewberry Nickolettr Roby	1291 S. State Highway 205, Rockwall Tx 75032
12.1271 S. State Highway 205, Rockwall Tx 75032	Sarmad Investments LLC	8719 Gladwood Ln, Dallas Tx 75243
13.1251 S. State Highway 205, Rockwall Tx 75032	Childers N Childers LLC	4202 Watersedge Ct., Rowlett Tx 75088
14.1211 S. State Highway 205, Rockwall Tx 75032	Adcox James	654 English Rd., Rockwall Tx 75032



PAPER: SCALE: 17"x11"=1"=100'0"

PRINTED January 04, 2021 at 11:14 AM

GREENBRIAR HOMES

PLAN NAME: 20 ACRES LEAGUE RD.

DETAILED SITE PLAN

SHEET NO. 1

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

ZONING CHANGE APPLICATION

Date of Application: 12/18/23 Receipt #_____

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

Address and/or Location of Request:
311 State Highway 205, McLendon Chisholm, TX 75032

Property Legal Description:
HAMILTON SUBD, BLOCK A, LOT 1, ACRES 3.1232
HAMILTON SUBD, BLOCK A, LOT 2, ACRES 3.0411

County Parcel ID: 16824 & 16825

Existing Zoning: GB District & SF 2.5 Requested Zoning: General Business

Applicant's Name: James Belt

Phone No. 214-478-0240 Email: jbelt@gardner-construction.com

Status of Applicant: Owner X or Authorized Agent ____

Applicant's Address:
10 Windsor Drive, Rockwall, TX 75032

Owner's Address: 10 Windsor Drive, Rockwall, TX, 75032

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

Signature of Owner: _____ Date 12/18/23

Signature of Applicant:

_____ Date 12/15/23

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of $ 660.00 to cover the cost of this application, and an initial deposit of $ 3,000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 15th day of December, 2023

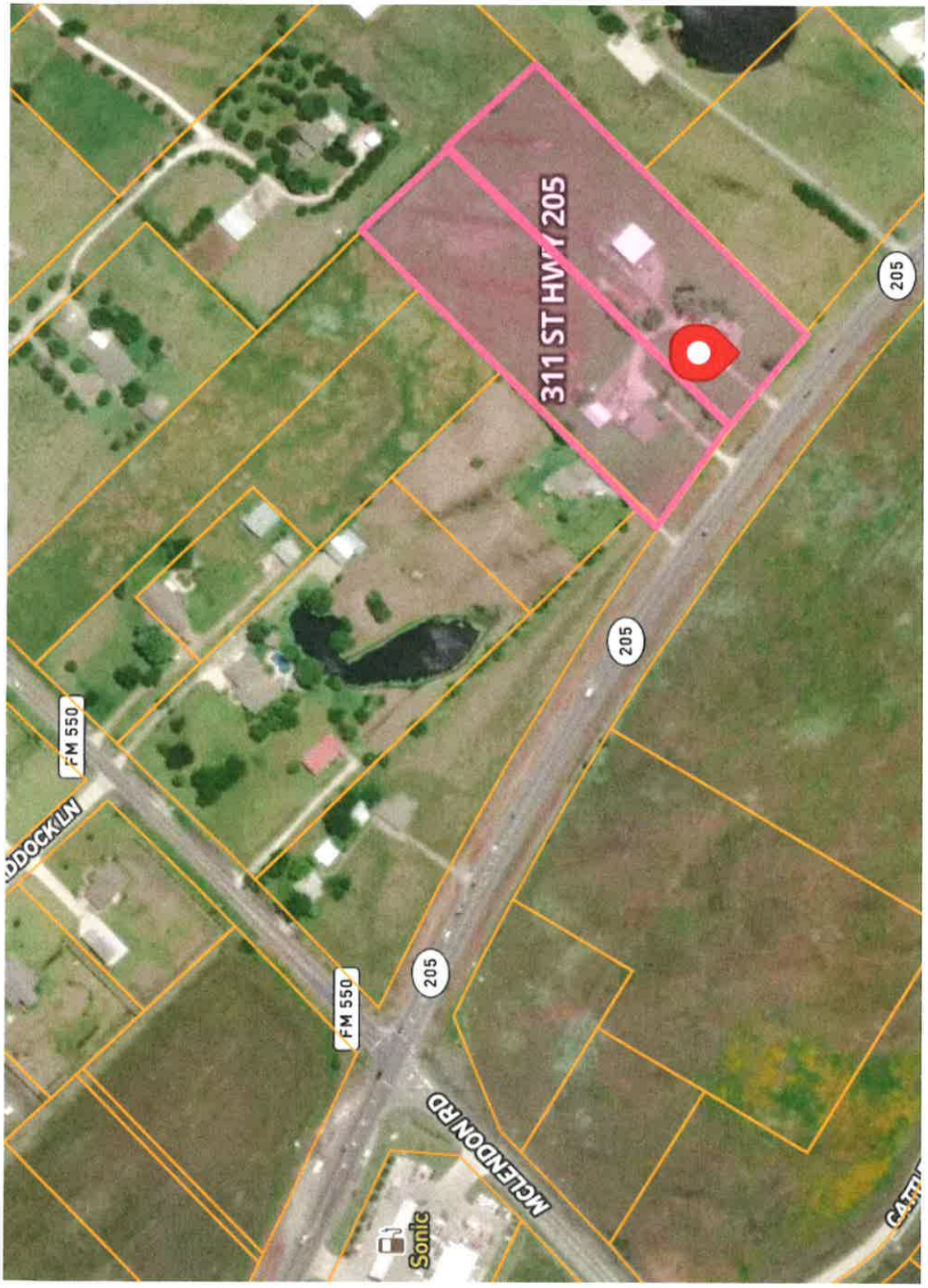
Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): _____

City Secretary: Rochelle Green

(Seal)

CITY OF McLENDON-CHISHOLM CORPORATE SEAL TEXAS


311 ST HWY 205
205
205
FM 550
FM 550
MCLENDON RD
Sonic

CHECKLIST FOR ZONING CHANGE APPLICANT

Names and Addresses of Legal Property Owners within 200 feet of property. (The City will need to send these out 11 Days or more giving notice of the Public Hearing)

70 Holdings LLC
271 State Hwy 205
Rockwall, TX 75032

- Owner Address
  2 Essex
  Heath, TX 75032

Jennifer Knox Walker
211 FM 550
Rockwall, TX 75032

- Owner Address
  211 FM 550
  Rockwall, TX 75032

Daniel Richard Wilder
431 FM 550
Rockwall, TX 75032

- Owner Address
  431 FM 550
  Rockwall, TX 75032

C & G Ros Development LLC
411 State Hwy 205
Rockwall, TX 75032

- Owner Address
  3095 Wincrest
  Rockwall, TX 75032

TRACT 1:

Being a portion of Lot 1, Block A, Hamilton Subdivision, an addition to the City of McClendon Chisolm, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet B, Slide 93, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20130000497735, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a post for corner, said corner lying along the Northeast line of State Highway 205 (variable width right-of-way) and being the West corner of herein described tract, from which a 1/2 inch iron rod found bears South 45 degrees 37 minutes 46 seconds West, a distance of 1.36 feet, at the South corner of that tract of land conveyed to Mary Jamison, a single woman and Robert M. Hatcher, a single man, by deed recorded in Instrument No. 20200000031951, Official Public Records of Rockwall County, Texas, and being the East corner of that tract of land conveyed to CM Knight, LLC, a South Carolina limited liability company, by deed recorded in Instrument No. 20210000008398, Official Public Records of Rockwall County, Texas;

THENCE North 44 degrees 00 minutes 46 seconds East, along the Southeast line of said Jamison/Hatcher tract, a distance of 331.43 feet to a point for corner, said corner being the East corner of said Jamison/Hatcher tract, and being the South corner of that tract of land conveyed to Jennifer Knox-Walker and Warren Walker, by deed recorded in Instrument No. 20140000003777, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 46 degrees 00 minutes 21 seconds West, a distance of 0.33 feet for witness;

THENCE North 43 degrees 53 minutes 06 seconds East, along the Southeast line of said Walker tract, a distance of 335.01 feet to a point for corner, said corner being the East corner of said Walker tract, and lying along the Southwest line of Wilder Subdivision, a Subdivision in Rockwall County, Texas, according to the Map or Plat thereof recorded in Slide B, Page 303, Map or Plat Records of Rockwall County, Texas, from which a post found bears South 60 degrees 01 minute 06 seconds West, a distance of 2.19 feet for witness, and a 1/2 inch iron rod found bears North 46 degrees 06 minutes 47 seconds West, a distance of 916.45 feet, at the North corner of aforesaid Walker tract;

THENCE South 46 degrees 06 minutes 47 seconds East, along said Southwest line of Wilder Subdivision, a distance of 205.14 feet to a point for corner, said corner being the North corner of that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20180000020565, Official Public Records of Rockwall County, Texas, also known as the common East corner of Lot 1 and North corner of Lot 2 of said Hamilton Subdivision, from which a post found bears South 70 degrees 11 minutes 01 seconds West, a distance of 1.38 feet for witness;

THENCE South 43 degrees 52 minutes 10 seconds West, along the Northwest line of said Patman tract (20180000020565), a distance of 655.68 feet to a point for corner, said corner being the West corner of said Patman tract (20180000020565), and lying along the aforementioned Northeast line of State Highway 205, from which a post found on-line bears in a Northeasterly direction, at a distance of 0.83 feet for reference, and being the beginning of a non-tangent curve turning to the left, with a radius of 5075.00 feet, a delta angle of 00 degrees 47 minutes 36 seconds, a chord bearing of North 52 degrees 56 minutes 31 seconds West, and a chord length of 70.27 feet;

THENCE along said curve to the left, an arc length of 70.28 feet to a point for corner, from which a post found bears North 86 degrees 47 minutes 50 seconds East, a distance of 2.68 feet for witness;

THENCE North 47 degrees 07 minutes 18 seconds West, along said Northeast line of State Highway 205, a distance of 136.30 feet to the POINT OF BEGINNING and containing 136,267 square feet or 3.13 acres of land.

TRACT 2:

Being a portion of Lot 2, Block A, Hamilton Subdivision, an addition to the City of McClendon Chisolm, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet B, Slide 93, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20180000020565, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the West corner of Rosini Vineyards Addition, an Addition in Rockwall County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20190000020486, Official Public Records of Rockwall County, Texas, and lying along the Northeast line of State Highway 205 (variable width right-of-way), and being the beginning of a non-tangent curve turning to the left, with a radius of 5075.00 feet, a delta angle of 02 degrees 19 minutes 34 seconds, a chord bearing of North 51 degrees 22 minutes 56 seconds West, and a chord length of 206.03 feet;

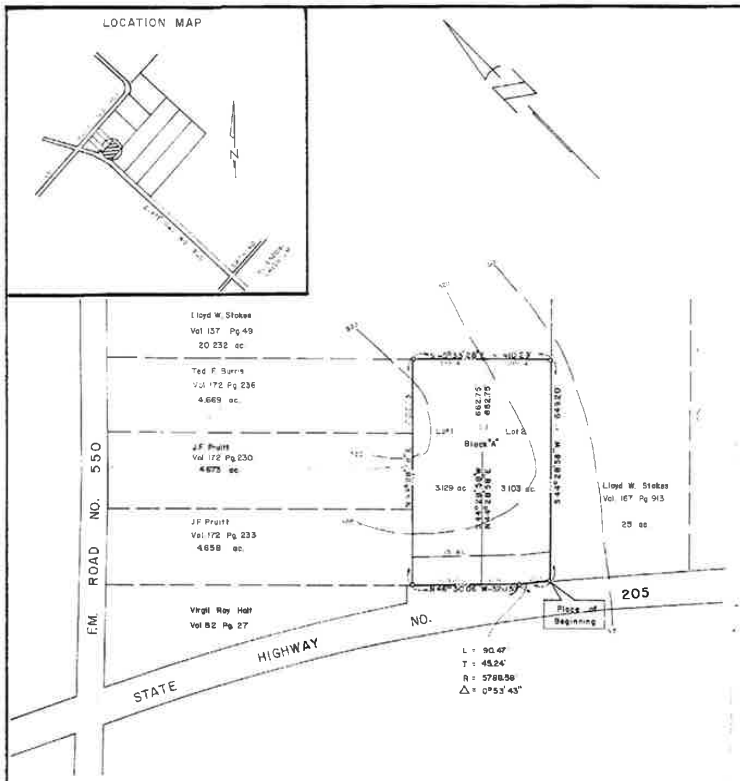
THENCE along said curve to the left, along said Northeast line of State Highway 205, an arc length of 206.04 feet to a point for corner, said corner being the South corner of that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20130000497735, Official Public Records of Rockwall County, Texas, from which a post found on-line bears in a Northeasterly direction, at a distance of 0.83 feet for reference;

THENCE North 43 degrees 52 minutes 10 seconds East, along the Southeast line of said Patman tract (20130000497735), a distance of 655.68 feet to a point for corner, said corner being the East corner of aforesaid Patman tract (20130000497735), and lying along the Southwest line of Wilder Subdivision, a Subdivision in Rockwall County, Texas, according to the Map or Plat thereof recorded in Slide B, Page 303, Map or Plat Records of Rockwall County, Texas, from which a post found bears South 70 degrees 11 minutes 01 seconds West, a distance of 1.38 feet for witness;

THENCE South 46 degrees 06 minutes 47 seconds East, along said Southwest line of Wilder Subdivision, a distance of 205.15 feet to a point for corner, said corner being the North corner of aforesaid Rosini Vineyards Addition, from which a post found bears South 35 degrees 25 minutes 17 seconds West, a distance of 0.39 feet for witness;

THENCE South 43 degrees 44 minutes 02 seconds West, along the Northwest line of said Rosini Vineyards Addition, a distance of 248.08 feet to a 1/2 inch iron rod found stamped "CBG Surveying" for corner;

THENCE South 43 degrees 57 minutes 15 seconds West, continuing along said Northwest line of said Rosini Vineyards Addition, a distance of 388.68 feet to the POINT OF BEGINNING and containing 132,617 square feet or 3.04 acres of land.



FINAL PLAT

HAMILTON SUBDIVISION

McLENDON-CHISHOLM, TEXAS

KING LATHAM SURVEY ABSTRACT NO. 133

ROCKWALL COUNTY, TEXAS

TOM HAMILTON OWNER & DEVELOPER

112 W. RUSK ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 62 ROCKWALL, TEXAS 75087

SCALE 1" = 200' MAY 2, 1983

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

48103

WHEREAS, Tom Hamilton is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the King Latham Survey, Abstract No. 133, City of McLendon-Chisholm, Rockwall County, Texas, and (the) being part of a 20.229 acre tract as conveyed to Lloyd W. Stokes, as recorded in Volume 180, Page 841, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point in the Southwest line of State Highway No. 205, said point being at the [illegible] of said [illegible] [illegible] feet from stake found for corner;

THENCE, along the Southwest line of State Highway No. 205, the following:

Around a curve to the left in a Northwesterly direction, having a central angle of [illegible] 43" and a radius of 578.58 feet, a distance of 90.47 feet to the end of said curve, a 5/8" iron stake found for corner;

N. 46° 10' 06" W., a distance of 320.57 feet to a 5/8" iron stake found for corner;

THENCE, N. 46° 24' 28" W., leaving the Southwest line of State Highway No. 205, a distance of [illegible] feet to a 5/8" iron stake found for corner;

THENCE, S. 46° 10' 28" E., a distance of 410.20 feet to a 5/8" iron stake found for corner;

THENCE, S. 46° 28' 38" E., a distance of 649.10 feet to the PLACE OF BEGINNING and containing [illegible] acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Tom Hamilton, being owner, does hereby adopt this plat designating the herein above described property as Hamilton Subdivision, to the City of McLendon-Chisholm, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right of way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right of way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of it any time procuring the permission of anyone. The City of McLendon-Chisholm shall not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this 12 day of May, A.D. 1983.

By: Tom Hamilton
Tom Hamilton, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Tom Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this 12 day of May, A.D. 1983.

Delores E. Parker
Notary Public for the State of Texas
My Commission Expires 1-31-85

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this 12 day of May, A.D. 1983.

Delores E. Parker
Notary Public in and for the State of Texas
My Commission Expires 1-31-85

APPROVED AND ACCEPTED BY THE
9th day of May, A.D. 1983.
CITY OF
Robert L. Langfer
Mayor, City of McLendon-Chisholm, Texas
9th Day of May, 1983
DATE

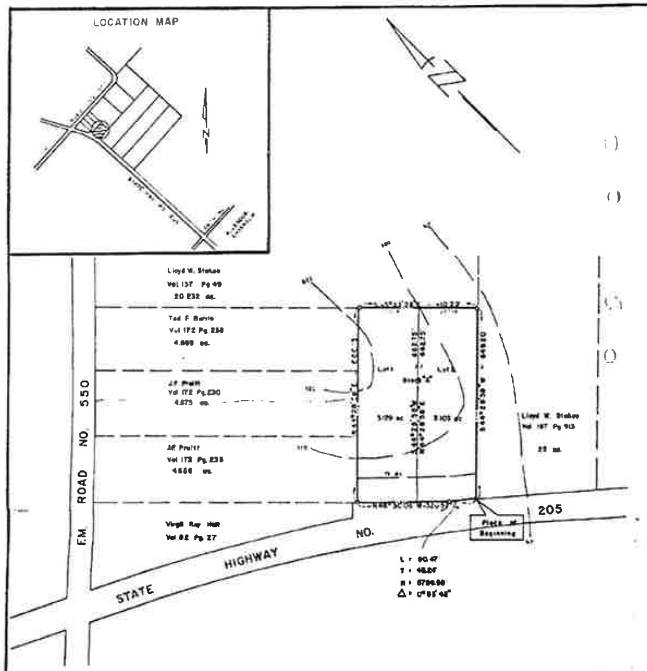
ATTEST: WITNESS my hand this 9th day of May, A.D. 1983.
R. Morse
City Secretary, McLendon-Chisholm, Texas

FILED
16 day of March, 1984
Paulette Burks, Clerk of County Court, Rockwall County, Texas
By Deputy

B 93

B-93

VOL 90 PAGE 2060



FINAL PLAT

HAMILTON SUBDIVISION

McLENDON-CHISHOLM, TEXAS

KING LATHAM SURVEY ABSTRACT NO. 133

ROCKWALL COUNTY, TEXAS

TOM HAMILTON OWNER & DEVELOPER

L2 W. RUSK ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS

306 W. RUSK P.O. BOX 95 ROCKWALL, TEXAS 75087

SCALE 1" = 200' MAY 1983

OWNERS CERTIFICATE

48103

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Tom Hamilton is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the King Latham Survey, Abstract No. 133, City of McLendon-Chisholm, Rockwall County, Texas, and also being part of a 20.232 acre tract as conveyed to Lloyd W. Stokes, as recorded in Volume 160, Page 863, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the Northeast line of State Highway No. 205, said point being the South corner of said 20.232 acre tract, a ½" iron stake found for corner;

THENCE, Along the Northeast line of State Highway No. 205, the following:

Around a curve to the left in a Northwesterly direction, having a central angle of 0° 55' 45" and a radius of 5700.00 feet, a distance of 90.47 feet to the end of said curve, a ½" iron stake found for corner;

N. 48° 10' 08" W., a distance of 320.57 feet to a ½" iron stake found for corner;

THENCE, N. 44° 28' 58" E., leaving the Northeast line of State Highway No. 205, a distance of 646.13 feet to a ½" iron stake found for corner;

THENCE, S. 45° 31' 28" E., a distance of 410.29 feet to a ½" iron stake found for corner;

THENCE, S. 44° 28' 58" W., a distance of 849.20 feet to the PLACE OF BEGINNING and containing 6.232 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Tom Hamilton, being owner, does hereby adopt this plat designating the herein above described property as Hamilton Subdivision, in the City of McLendon-Chisholm, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of McLendon-Chisholm will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this 12 day of May A.D. 1983.

By Tom Hamilton
Tom Hamilton Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Tom Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 12 day of May A.D. 1983.

Deloris E. Parker
Notary Public for the State of Texas
My Commission Expires 1-31-85

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this 12 day of May A.D. 1983.

Deloris E. Parker
Notary Public for the State of Texas
My Commission Expires 1-31-85

PASSED AND APPROVED THIS 9th day of May A.D. 1983.

Charles L. Laugfer
Mayor McLendon-Chisholm, Texas

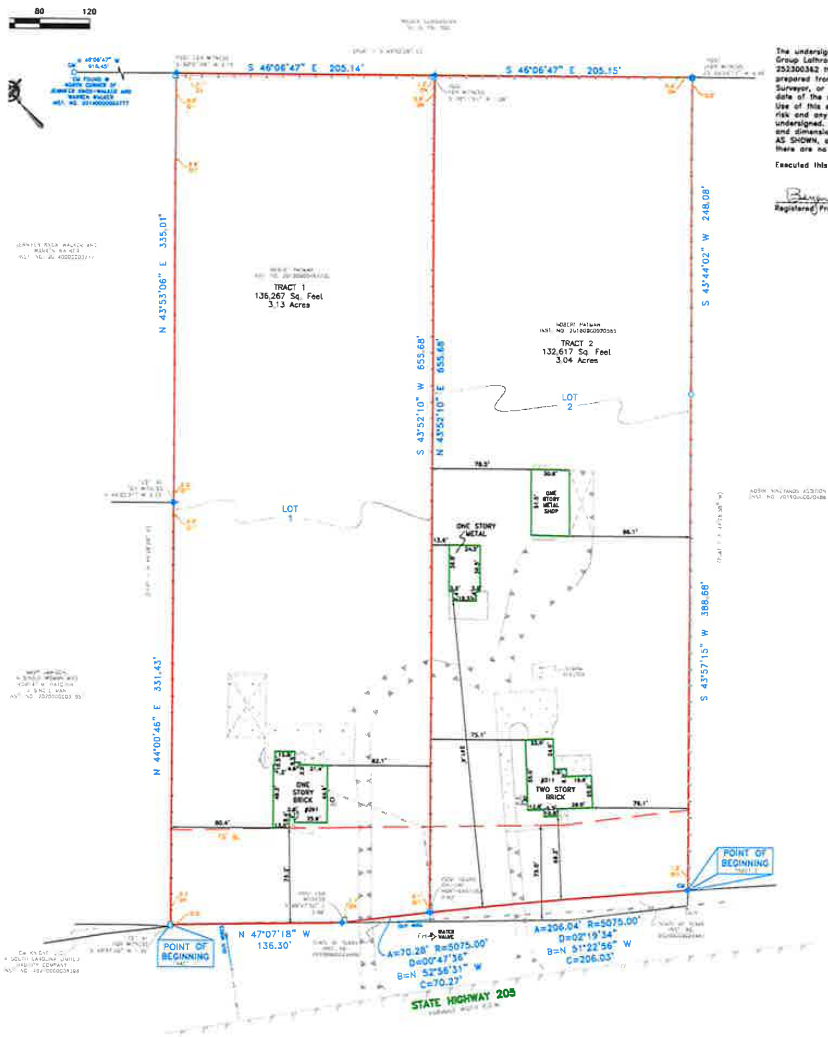
DATE 9th Day of May, 1983

WITNESS my hand this 9th day of May A.D. 1983.

R. Horne
City Secretary McLendon-Chisholm, Texas

FILED
16 day of June 1984
@ 11:15 A.M.
Paulette Burks, Clerk of County Court, Rockwall County, Texas
By Deputy

B-93



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to National Title Group Lathram Pau and Associates, in connection with the transaction described in G.F. No. 252300362 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 28th day of April, 2023

Bryan Connally

Registered Professional Land Surveyor

STATE OF TEXAS
BRYAN CONNALLY
5513
REGISTERED
PROFESSIONAL LAND SURVEYOR

291 State Highway 205

TRACT 1:

Being a portion of Lot 1, Block A, Hamilton Subdivision, an addition to the City of McLendon Chisolm, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet B, Slide 93, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20130000497735, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a post for corner, said corner lying along the Northwest line of State Highway 205 (variable width right-of-way) and being the West corner of herein described tract, from which a 1/2 inch iron rod found bears South 43 degrees 37 minutes 48 seconds West, a distance of 1.38 feet, at the South corner of that tract of land conveyed to Mary Jamison, a single woman and Robert M. Hatcher, a single man, by deed recorded in Instrument No. 20200000031951, Official Public Records of Rockwall County, Texas, and being the East corner of that tract of land conveyed to CM Knight, LLC, a South Carolina limited liability company, by deed recorded in Instrument No. 20210000056398, Official Public Records of Rockwall County, Texas;

THENCE North 44 degrees 00 minutes 46 seconds East, along the Southeast line of said Jamison/Hatcher tract, a distance of 331.43 feet to a point for corner, said corner being the East corner of said Jamison/Hatcher tract, and being the South corner of that tract of land conveyed to Jennifer Knox-Walker and Warren Walker, by deed recorded in Instrument No. 20140000037777, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 48 degrees 00 minutes 21 seconds West, a distance of 0.33 feet for witness;

THENCE North 43 degrees 53 minutes 06 seconds East, along the Southeast line of said Walker tract, a distance of 335.01 feet to a point for corner, said corner being the East corner of said Walker tract, and lying along the Southwest line of Wilder Subdivision, a Subdivision in Rockwall County, Texas, according to the Map or Plat thereof recorded in Slide B, Page 303, Map or Plat Records of Rockwall County, Texas, from which a post found bears South 60 degrees 01 minute 06 seconds West, a distance of 2.19 feet for witness, and a 1/2 inch iron rod found bears North 46 degrees 06 minutes 47 seconds West, a distance of 818.43 feet, at the North corner of aforesaid Walker tract;

THENCE South 46 degrees 06 minutes 47 seconds East, along said Southwest line of Wilder Subdivision, a distance of 205.14 feet to a point for corner, said corner being the North corner of that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20180000020565, Official Public Records of Rockwall County, Texas, also known as the common East corner of Lot 1 and North corner of Lot 2 of said Hamilton Subdivision, from which a post found bears South 70 degrees 11 minutes 01 seconds West, a distance of 1.38 feet for witness;

THENCE South 43 degrees 52 minutes 10 seconds West, along the Northwest line of said Patman tract (20180000020565), a distance of 655.68 feet to a point for corner, said corner being the West corner of said Patman tract (20180000020565), and lying along the aforementioned Northwest line of State Highway 205, from which a post found on-line bears in a Northeasterly direction, at a distance of 0.83 feet for reference, and being the beginning of a non-tangent curve turning to the left, with a radius of 5075.00 feet, a delta angle of 00 degrees 47 minutes 36 seconds, a chord bearing of North 52 degrees 56 minutes 31 seconds West, and a chord length of 70.27 feet;

THENCE along said curve to the left, an arc length of 70.28 feet to a point for corner, from which a post found bears North 86 degrees 47 minutes 50 seconds East, a distance of 2.65 feet for witness;

THENCE North 47 degrees 07 minutes 18 seconds West, along said Northeast line of State Highway 205, a distance of 136.30 feet to the POINT OF BEGINNING and containing 136,267 square feet or 3.13 acres of land.

311 State Highway 205

TRACT 2:

Being a portion of Lot 2, Block A, Hamilton Subdivision, an addition to the City of McLendon Chisolm, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet B, Slide 93, Plat Records, Rockwall County, Texas, same being that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20180000020565, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the West corner of Rosini Vineyards Addition, an Addition in Rockwall County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20180000020486, Official Public Records of Rockwall County, Texas, and lying along the Northwest line of State Highway 205 (variable width right-of-way), and being the beginning of a non-tangent curve turning to the left, with a radius of 5075.00 feet, a delta angle of 02 degrees 19 minutes 54 seconds, a chord bearing of North 51 degrees 22 minutes 56 seconds West, and a chord length of 206.03 feet;

THENCE along said curve to the left, along said Northeast line of State Highway 205, an arc length of 206.04 feet to a point for corner, said corner being the South corner of that tract of land conveyed to Robert Patman, by deed recorded in Instrument No. 20130000497735, Official Public Records of Rockwall County, Texas, from which a post found on-line bears in a Northeasterly direction, at a distance of 0.83 feet for reference;

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THENCE South 46 degrees 06 minutes 47 seconds East, along said Southwest line of Wilder Subdivision, a distance of 205.15 feet to a point for corner, said corner being the North corner of aforesaid Rosini Vineyards Addition, from which a post found bears South 35 degrees 25 minutes 17 seconds West, a distance of 0.39 feet for witness;

THENCE South 43 degrees 44 minutes 02 seconds West, along the Northwest line of said Rosini Vineyards Addition, a distance of 248.08 feet to a 1/2 inch iron rod found stamped "CBG Surveying" for corner;

THENCE South 43 degrees 57 minutes 15 seconds West, continuing along said Northwest line of said Rosini Vineyards Addition, a distance of 388.68 feet to the POINT OF BEGINNING and containing 132,617 square feet or 3.04 acres of land.

NATIONAL TITLE

NOTE: According to the F.I.R.M. in Map No. 48397C0211L, this property does lie in Zone X and 2003, NGS, to within the 100 year flood zone

ACCEPTED BY: _____ DATE _____ _____ DATE _____

BASED ON NAD 83 TEXAS NORTH

4 THE FOLLOWING VOLUMES AND PAGES OVE DESCRIBED PROPERTY: VOLUME 188,

REVISIONS		
DATE	BY	NOTES

LEGEND

CBG
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.348.8485
F 214.348.2216
Firm No. 10193800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	04/28/2023	230212	SEE CERT.	MARK

METES AND BOUNDS

PORTION OF LOTS 1 & 2, BLOCK A, HAMILTON SUBDIVISION

ROCKWALL COUNTY, TEXAS

291 AND 311 STATE HIGHWAY 205

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

DATE: February 12, 2024

Applicant: Ryan Webb
Greenbriar Homes
137 Sawgrass Drive
Heath, Texas 75032

Representative: Ryan Webb

Property owner: Ryan Webb
Greenbriar Homes
137 Sawgrass Drive
Heath, Texas 75032

Location: The property is a 20-acre tract of land located east of the intersection of SH 205 and League Road, with frontage on League Road to the east of the existing retail buildings. The Rockwall CAD property identification numbers are: 11404, 11408, and 11417.

PLANNING AND ZONING COMMISSION MEETING DATE: February 20, 2024

REQUEST:

The applicant is requesting approval of a zoning district change from the SF 2.5 residential zoning district and a GB General Business zoning district to a planned development district for the development of eight single-family lots each with a lot size of two and one half-acres of land. This application is in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

STAFF RECOMMENDATION: Approval subject to the following conditions:

Lots 1, 2, 3, 4, 5, 6, 7, and 8

- Reduce the required minimum street frontage and lot width from 300 linear feet to 150 linear feet for each of the eight residential lots.

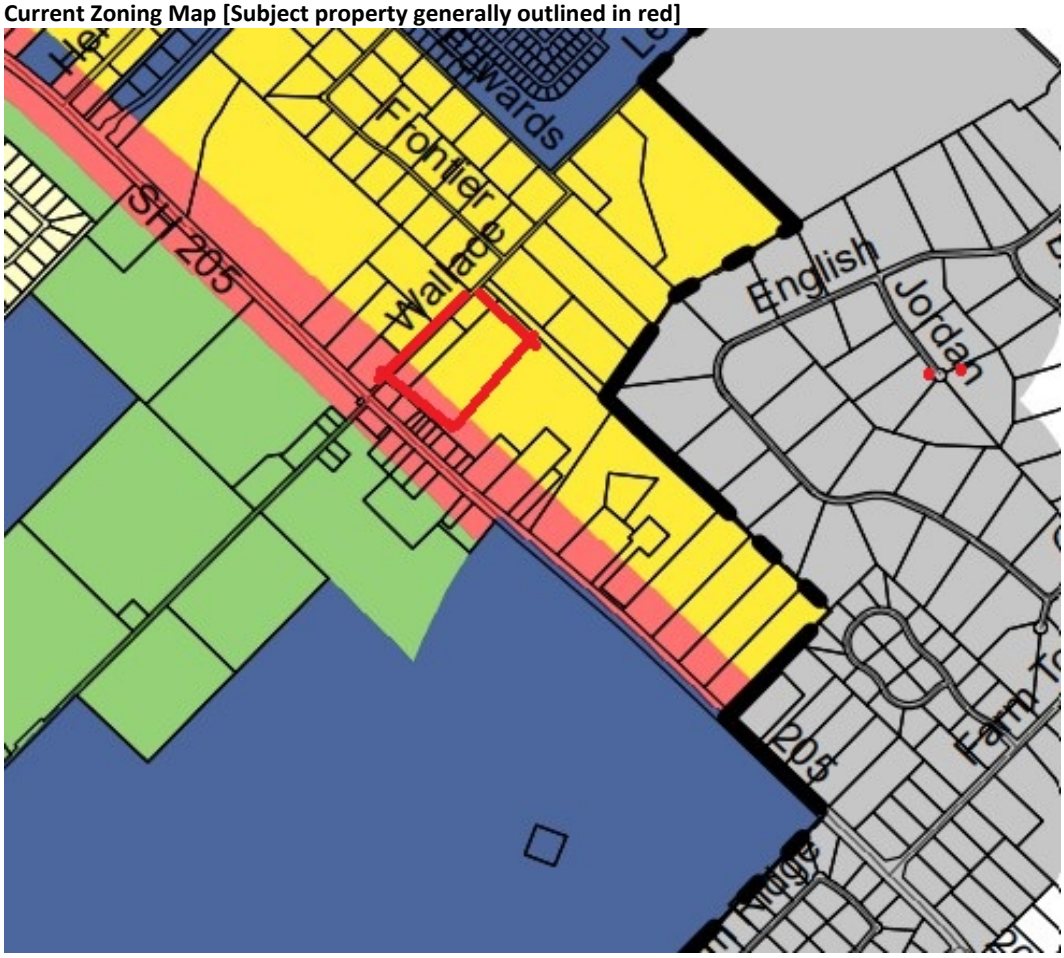
Concept Plan for the requested Planned Development District

LOTS 1-8
APPROX. 2.5 ACRES EACH
APPROX. 151'X724' EACH

GREENBRIAR HOMES
214-663-4140
Ryan@GreenbriarDFW.com

NORTH

Current Zoning Map [Subject property generally outlined in red]



General Business zoning district boundaries along SH 205: Highway 205 distance limitations.

Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:

1.

The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

2.

The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.

3.

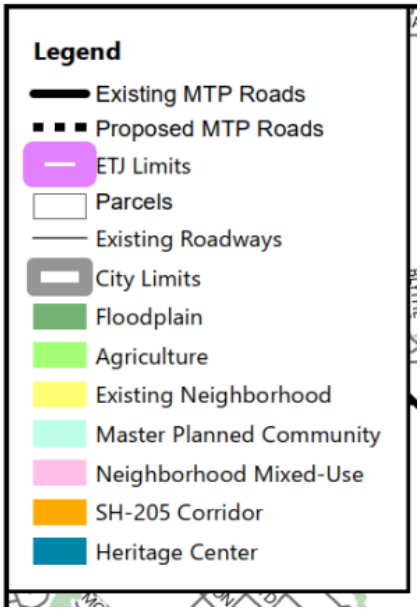
This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.

Comprehensive Plan Recommendation: Agriculture [approximate location of subject property outlined in red]

The Texas Local Government Code requires that changes in zoning district classification comply with the Comprehensive Plan [Future Land Use Plan]. This application is consistent with the Future Land Use Plan recommendation for the subject property. However, the agricultural zoning district allows for minimum residential lot size of two and one-half acres of land. A change in zoning district classification for lots 1, 2, 3, 4, 5, 6, 7, and 8 from SF 2.5 and GB General Business to the PD Planned Development zoning district would allow this part of the application to comply with the recommendation of the Comprehensive Plan.

The staff recommendation for Lots 1, 2, 3, 4, 5, 6, 7, and 8 is a zoning district change from SF 2.5 and GB General Business to a PD Planned Development zoning district.

Future Land Use Legend



Applicant requested development standards:

EXHIBIT B

20 Acres League Rd.

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For 20 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provides for the development standards of 8 residential lots. Its regulations and use of land intend to be consistent with the zoning standards with moderate modifications for each lot's specified use. Lot regulations will be consistent with the city's

zoning regulations of a SF2.5 Single-Family Residential District. This development is 20 acres of land located on League Road and each lot will be a minimum of 2.5 acres.

2. Special Provisions

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

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

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

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

c. Requests for minor amendments shall be made in writing and shall explain the reason or reasons for the requested amendment. Requests for minor amendments shall pay a fee as established by the City Council for the review and processing of a minor amendment request.

3. Conceptual and Development Plan

In establishing this Planned Development District, the city council shall approve and file as part of the amending ordinance the provided Conceptual Plan and the Development Plan attached. The property owner is requesting the waiving of a separate public hearing for each plan separately.

4. Development Standards

a. Development Standards are comparable to a SF2.5 single-family zoning district.
b. Lots may be combined to form large tracts of land.
c. Permitted uses. 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 SF2.5 Residential District.
d. Area requirements.

Minimum Lot Area	2.5 Acres

Minimum Lot Width	150 ft.
Minimum Lot Depth	200 ft.
Minimum Street Yard	75 ft. Front Street 75 ft. Side Street
Minimum Side Yard	25 ft.
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

e. Off-street parking and loading requirements. Off-street parking and loading requirements shall conform to the provisions of section **6-7**, Off-street parking and loading requirements.

f. Accessory building and structure regulations. In addition to the following, regulations for accessory building or accessory structures shall be in compliance with section **6-3**, Accessory building regulations.

   i. Accessory buildings and structures clearly incidental to the uses permitted in the SF5 Zoning District and located on the same lot therewith, not involving the conduct of a retail business except such customary home occupations as herein defined, including a private garage and bona fide servants quarters, not for rent but for the use of servants employed on the premises, when located not less than 100 feet from the front line, nor less than 25 feet from either side line; provided, accessory building when combined with the single-family dwelling and all other accessory buildings, shall not occupy more than 15 percent of the gross land area.

   ii. When the accessory building is directly attached to the main building, it shall be considered as an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway is considered part of the accessory building.

   iii. Temporary metal buildings less than 800 square feet in size which are used for tool and supply storage are also permitted.

BACKGROUND INFORMATION:

SF 2.5 Zoning District requirements:

SF2.5 - Zoning District Area Requirements	
Minimum Lot Area	2 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	25 ft. Interior 75 ft. Street
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

Staff recommendation: reduce the minimum lot width from 300 feet to 150 feet. Other standards remain the same.

GB Zoning District requirements:

GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

Additional background information:
The current zoning district standards for the subject property are SF 2.5 which is a residential district requiring 2.5 acres of land for residential use. This section, however, requires a minimum street frontage and a lot width of 300 feet**. The staff recommends** a reduction in the required lot frontage and lot width from 300 feet to 150 feet as recommended by the Comprehensive Plan. The only way to make that adjustment is to create a planned development district that provides for the reduction in street frontage.

A request to the Board of Adjustment would not be appropriate since there is no hardship due to the size, shape or slope of the property.

Thoroughfares/streets:
League Road is a residential street.

Property legal description:
BEING a tract of land situated in the King Latham Survey, Abstract No. 133, Rockwall County, Texas, and being a portion of a tract of land conveyed to Gary Lovell, as recorded in Volume 6429, Page 290, Deed Records, Rockwall County, Texas, also being a portion of a tract of land conveyed to 0 B Lovell, as recorded in Volume 1027, Page 12, Deed Records, Rockwall County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the Northeast corner of a tract of land conveyed to James Adcox, as recorded in Instrument No. 20220000021336, Deed Records, Rockwall County, Texas, and being on the Southeast right-of-way line of League Road, also being the Northwest corner of said Lovell tract;

THENCE North 44 degrees 21 minutes 21 seconds East, a distance of 1,208.11 feet to a 1/2 inch yellow-capped iron rod set for corner;

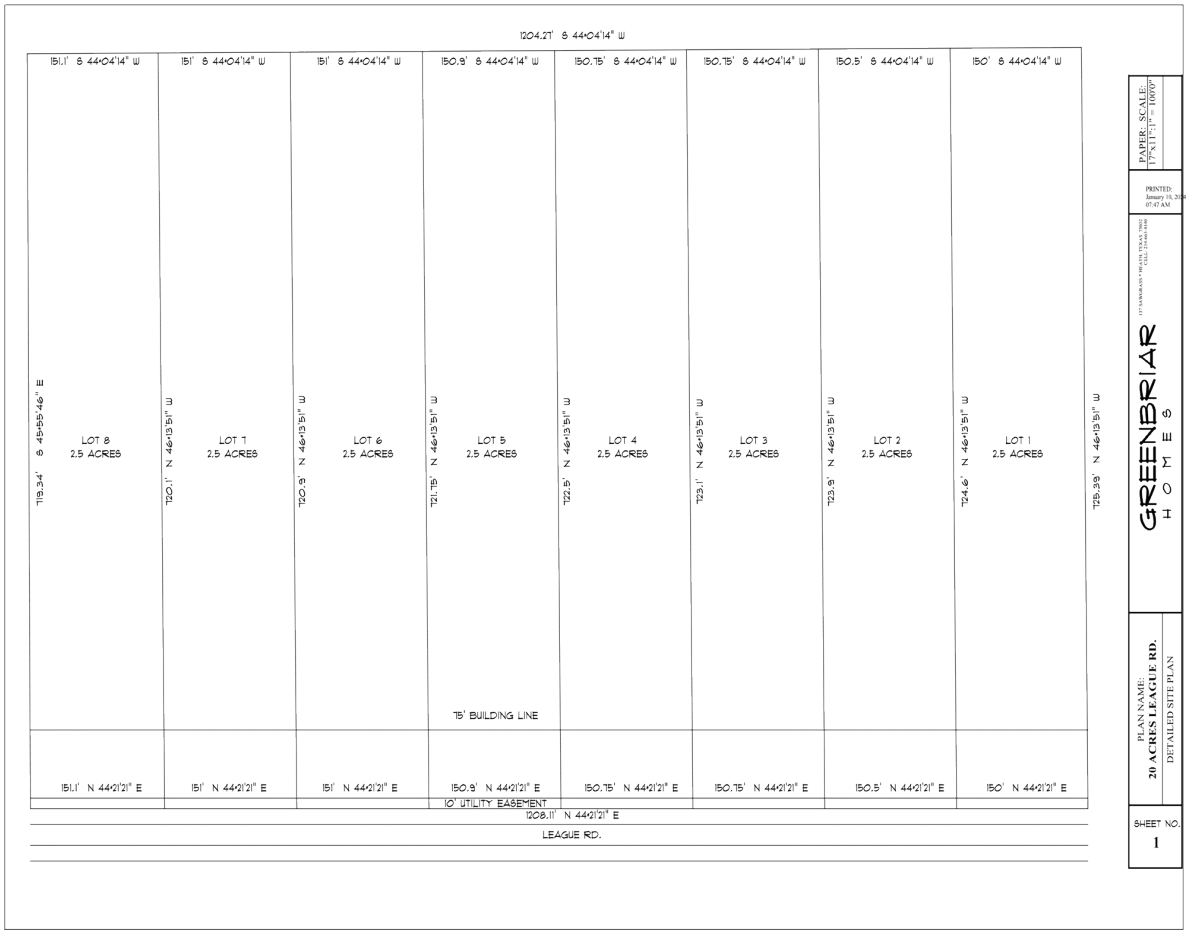
THENCE South 45 degrees 55 minutes 46 seconds east, a distance of 719.34 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 44 degrees 04 minutes 14 seconds West, a distance of 1,204.27 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 46 degrees 13 minutes 51 seconds West, a distance of 725.39 feet to the PLACE OF BEGINNING and containing 20.00 acres of land.

Supplemental Applicant information:

Development Plan



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

DATE: February 12, 2024

Applicant: James Belt
Gardner Construction Group
10 Windsor Drive
Rockwall, Texas 75032

Representative: James Belt

Property owner: James Belt
Gardner Construction Group
10 Windsor Drive
Rockwall, Texas 75032

Location: The property is a 6-acre tract of land located north of the intersection of SH 205 and FM 550, with frontage on SH 205. The Rockwall CAD property identification numbers are: 16824 and 16825.

PLANNING AND ZONING COMMISSION MEETING DATE: February 20, 2024

REQUEST:

The applicant is requesting approval of a zoning district change from the SF 2.5 residential zoning district and a GB General Business zoning district to a GB General Business district for the development of two commercial lots each roughly 3 acres in size. This application is in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

STAFF RECOMMENDATION: Approval subject to the following conditions:

Lots 1 & 2

- Expand both lots [currently both GB and SF 2.5] to the GB General Business zoning district boundary.
- Require a revised site plan [boundaries to be established by a registered professional land surveyor] consistent with the actual dimensions of the GB zoned property located within the boundaries of Lots 1 and 2. [See the distance requirements for GB zoning adjacent to SH 205; shown below].
- Provide a revised development plan that complies with Section 6-10 of the zoning ordinance to be submitted for review and recommendation by the Planning and Zoning Commission and consideration and action by the city council before any building permit is authorized for construction on lot 1 or 2.
- Compliance with the existing GB General Business Zoning District Area is Required.

- Parking for the GB General Business development shall conform to the parking requirements of the Zoning Ordinance.

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Concept Plan for the requested General Business District

Current Zoning Map [Subject property generally outlined in blue]

General Business zoning district boundaries along SH 205: Highway 205 distance limitations.

Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:

1.

The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

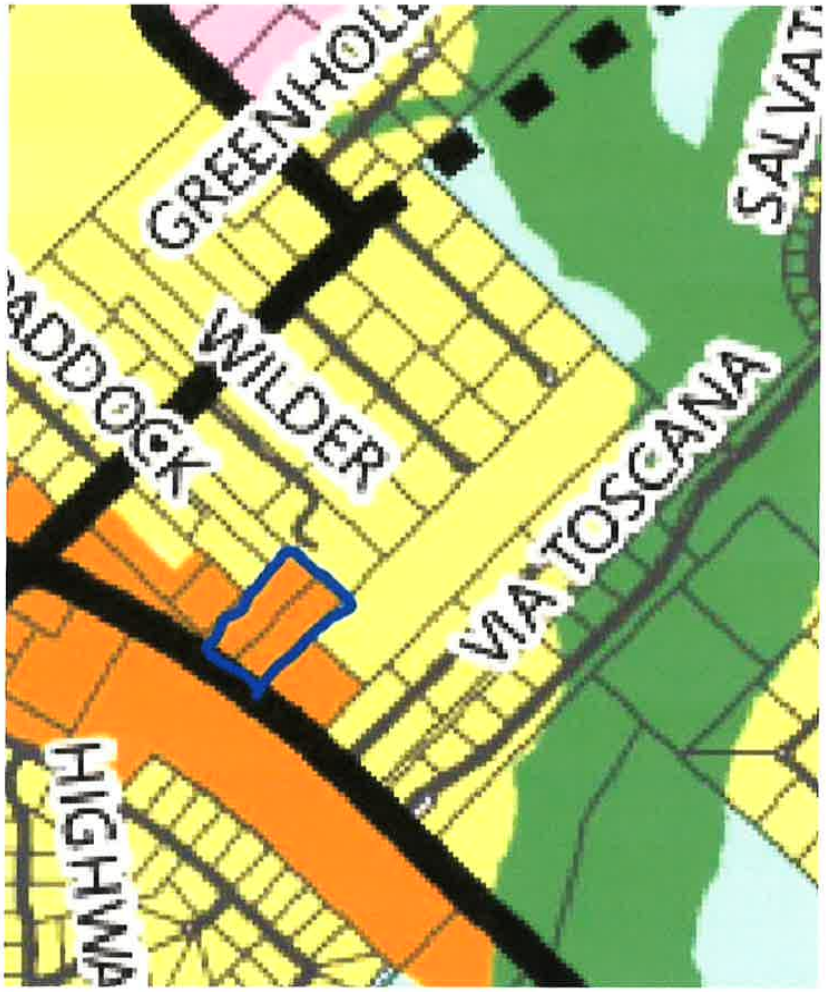
2.

The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.

3.

This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.

Comprehensive Plan Recommendation: SH 205 Corridor [approximate location of subject property outlined in blue]

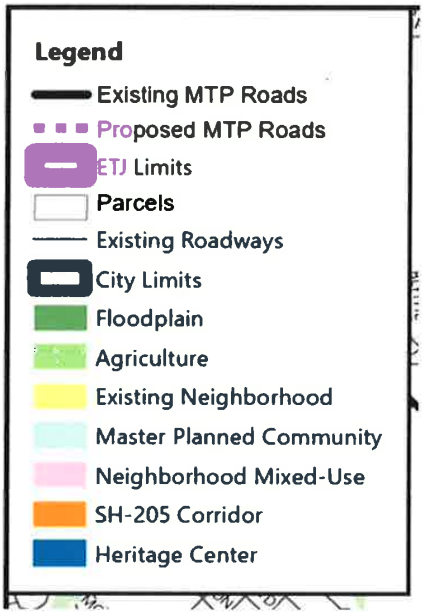


The Texas Local Government Code requires that changes in zoning district classification comply with the Comprehensive Plan [Future Land Use Plan]. This application is consistent with the Future Land Use Plan recommendation for the subject property. However, the SF 2.5 zoning district allows for minimum residential lot size of two and one-half acres of land. A change in zoning district

classification for lots 1 and 2 from SF 2.5 to the GB General Business zoning district would allow this part of the application to comply with the recommendation of the Comprehensive Plan.

The staff recommendation for both lots 1 and 2 is to allow for a zoning change that reflects the GB General Business zoning district standards.

Future Land Use Legend



Applicant requested development standards:

EXHIBIT B

6 Acres SH 205.

GENERAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

For 6 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This GB General Business District provides for the development standards for 2 lots. It is intended to provide a wide range of retail and service establishments for the community. Its regulations and use of land are intended to be consistent with the zoning standards with minor modifications for each lot's specified use. Lot 1 and 2 regulations will be consistent with the city's zoning regulations of a GB General Business District. This development is approximately 6 acres of land located along SH 205 and each lot will be approximately 3 acres.

2. Special Provisions

This Exhibit includes the Concept Plan and the Site Plan both of which are included and made a part of the ordinance adopting the GB General Business Development District.

a. The planning and zoning commission and the city council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of nearby residential properties.

i. The planning and zoning commission and city council shall weigh the equities between the two using the criterion of community service and maintaining the concept of city's land-use and zoning plan in assessing the position of the proposed development.

b. Landscaping. Landscaping requirements shall comply with the provisions in section 6-10, Landscaping requirements.

c. Screening and Buffer requirements. Screening and buffer requirements shall comply with the provisions in section 6-8, Screening and buffer requirements.

d. Masonry requirements. Masonry requirements shall comply with the provisions in section 6-9, Construction materials.

3. Conceptual and Development Plan

In establishing this GB General Business Development District, the city council shall approve and file as part of the amending ordinance the provided Conceptual Plan and the Development Plan attached.

4. Development Standards

Lots 1, 2

a. Lots 1 and 2 are located along the SH 205 corridor with some of the property zoned as SF 2.5 and other portions zoned as GB General Business.

b. Permitted uses. Uses in the GB district shall be in accordance with section 3-1, Permitted use table.

c. Density, area, yard, height, and lot coverage requirements. The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the GB Zoning District (below).

d. Area requirements.

Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res. 25 ft. abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res. 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

e. Highway 205 distance limitations. Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:

i. The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

ii. The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.

iii. This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.

BACKGROUND INFORMATION:

SF 2.5 Zoning District requirements:

SF2.5 - Zoning District Area Requirements	
Minimum Lot Area	2 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	25 ft. Interior 75 ft. Street
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

GB Zoning District requirements:

GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

Additional background information:
The current zoning district standards for the subject property are both GB General Business and SF 2.5 which is a residential district requiring 2.5 acres of land for residential use. This section, however, requires a minimum street frontage of 300 feet. The staff recommendation is to zone the entirety of the property as GB General Business and remove the SF 2.5 zoning affecting the rear portion of the property.

Thoroughfares/streets:
SH 205 is a state highway currently maintained by the Texas Department of Transportation (TxDOT) and has been identified as a potential commercial hub for the city of McLendon-Chisholm.

Property legal description:
Lot 1: Rockwall CAD property identification number: 16824

Lot 2: Rockwall CAD property identification number: 16825

Supplemental Applicant information:

Development plan