



**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, MARCH 18, 2025**  
**1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**  
**5:30 PM**

Page

**1. CALL TO ORDER**

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

**3. RULES OF DECORUM**

**4. CITIZENS COMMENTS**

**5. APPROVAL OF MINUTES**

- 3 - 5      5.1. Consider approval of Minutes from Planning and Zoning Commission Meeting from Feb. 18, 2025  
[Minutes for P & Z Feb. 18, 2025 Meeting](#)

**6. ITEMS FOR CONSIDERATION AND ACTION**

- 6 - 14      6.1. Consideration and action on the request of Patrick Short for the approval of a replat of Lot 1 of the Kentwood Addition to create Lot 1B  
[Staff Report Short Replat PZ 3.18.25](#)  
[Patrick Short Replat Application](#)  
[Kentwood Replat - Lot 1B](#)

- 15 - 27      6.2. Consideration and action of the request of Sandra Nassar, Pool Xperts, 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 an additional commercial building for business expansion.  
[Staff Report Pool Xperts Rezoning PZ 3.18.25 \(1\)](#)

[Pool Xperts Zoning Change Application](#)  
[Survey Showroom Storage Concept](#)

28 - 34

- 6.3. Consideration and action regarding approval of a Preliminary Plat that provides for the creation of 2 single-family lots on 5 acres of land each, located generally at 1691 E. FM 550.

[Staff Report 1691 E. FM 550 PZ 3.18.25](#)

[Krystal Decosta Plat Application](#)

[Silveira Addition - Preliminary Plat](#)

## **7. 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, Angela Jennings, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., March 14, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**MINUTES**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, FEBRUARY 18, 2025**  
**1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**

**IN ATTENANCE:**

Mark Kipphut, Chairman  
Robert Rohde, Co-Chairman  
Terry Eoff, Commissioner  
Gyle Dale, Commissioner  
Thomas Hritz, Commissioner

Bev Stibbens, Interim City Administrator  
Asa Woodberry, City Planner  
Angela Jennings, City Secretary

**1. CALL TO ORDER**

Chairman Mark Kipphut calls the meeting to order at

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

Chairman Kipphut leads the prayer and both US and Texas Pledges

**3. RULES OF DECORUM**

**4. CITIZEN COMMENTS**

There were no Citizens Comments

**5. CONSENT AGENDA**

- 5.1. Consider approving minutes from January 21, 2025 P & Z Meeting
  
- 5.2. Consideration and action regarding approval of a final plat that provides for the development of 42 single-family lots each with a minimum lot size of one half of an acre per lot on 34.68 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.

**Motion made to approve Consent Agenda**  
**Made by: Commissioner Terry Eoff**  
**Seconded by: Commissioner Robert Rohde**  
**Motion passes: Unanimously**

Public Hearing Opened at 18:33 by Mr. Kipphut

6.1 Notice of public hearing to be held by the McLendon-Chisholm Planning and Zoning Commission on October 15, 2024, at 6:30 P.M. at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding a request by Patrick Short for a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1B. The existing property is zoned [SF] 2.5 Single-Family Residential. This property is generally located along FM 1139 East of Kentwood Circle. Rockwall CAD Property ID number 100287

No Comments

Public Hearing For Kentwood Property closed at 18:34

Public Hearing Opened for Herron Addition, 18:34

6.2. Notice of a public hearing to be held by the McLendon-Chisholm Board of Planning and Zoning Commission on February 18th, 2025, at 6:30 P.M at the McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding an application requesting a zoning change from SF2.5 and GB to solely GB located at Lot 1, Block A of Herron Addition, Acres 2.4465 known as 120 Herron Cir Rockwall, Texas 75032. This property is generally located along SH205 next to Rosini's Vineyards. Rockwall CAD Property ID number is 17109.

No Comments

Public Hearing closed at 18:35

## 7. ITEMS FOR CONSIDERATION AND ACTION

- 7.1. Consideration and action regarding approval of a Final Plat for the development of a wastewater treatment plant located approximately 2,771 Feet Northeast of FM 548 and Mann Road.

Asa gives the staff report and states the staff recommends approval.

Mr. Kipphut reminds the public that this is in Kaufman County and ask the developer if there was anything else he needed to tell the commissioners. The developer had no further comments.

**Motion was made to approve the Final Plat for development of a wastewater treatment plant**

**Made by: Commissioner Tom Hritz**

**Seconded by; Commissioner Robert Rohde.**

**Motion passes Unanimously.**

- 7.2. Consideration and action regarding approval of a preliminary plat that provides for the creation of a retail commercial center on 2.3 acres of land located generally at 11405 State Highway 205 with frontage along State Highway 205.

Asa gives his staff report, plat is in compliance and staff recommends approval  
Reminding the commissioners that this is in our ETJ.

**Motion to approve the plat**  
**Made by; Commissioner Eoff**  
**Seconded by: Gyle Dale**

The developer gives a short description of what the property will be in answer to Mr. Kipphut's question.

**Motion passes: Unanimously**

## **8. COMMISSIONER ANNOUNCEMENTS**

**Reminder from the Staff: The following commissioner appointments will expire in June: Robert Rohde, Mark Kipphut and Terry Eoff. Please let us know as soon as possible if you are interested in being reappointed.**

Bev Stibbens requested that the members whose term are expiring to please let us know if they would like to be reappointed.

## **9. ADJOURN**

**Chairman Kipphut adjourns the meeting at 18:44**



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

DATE: March 5, 2025

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

Location: Generally located along FM 1139 with frontage along FM 1139 East of Kentwood Circle. The Rockwall CAD Property ID number 100287.

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

OWNER: Patrick & Patricia Short  
2206 Portofino Drive  
McLendon-Chisholm, TX 75032

Applicant: Same as owner.

PLANNING AND ZONING COMMISSION MEETING DATE: March 18, 2025

---

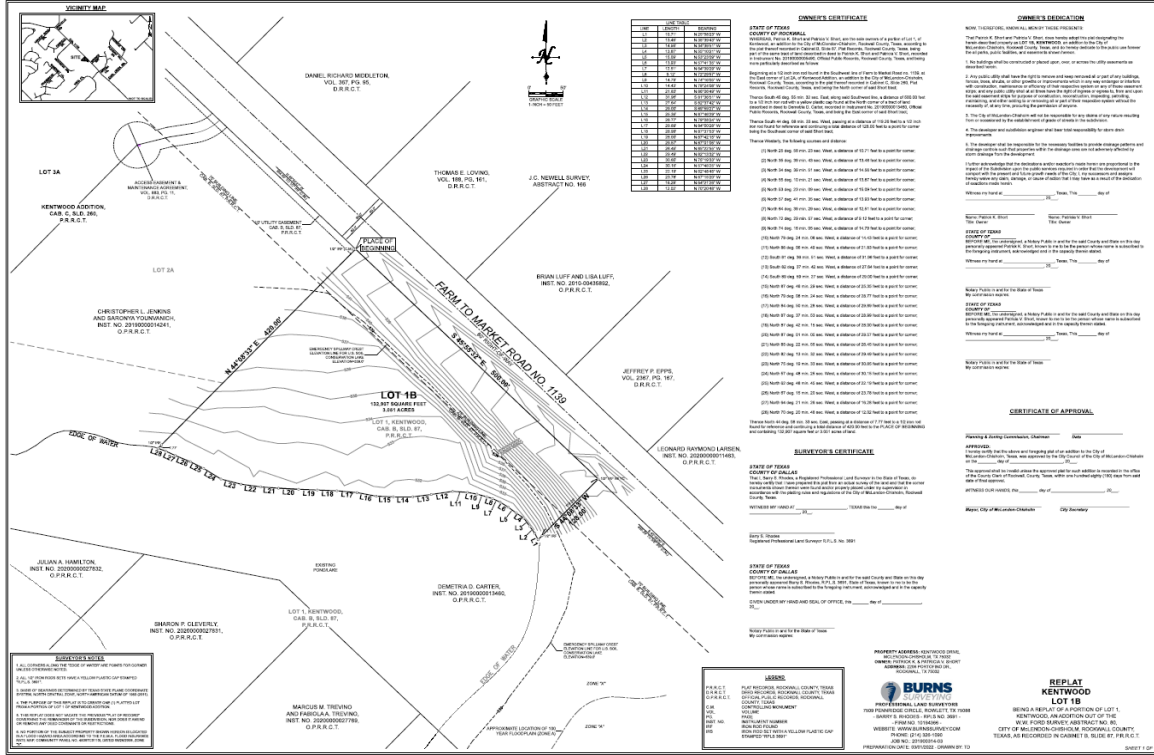
NOTE: The Planning and Zoning Commission has three options when considering this application: Approval; Approval with conditions, or disapproval.

**REQUEST:** Approval of a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1B in this subdivision.

**NOTE:** A REPLAT IS A FINAL PLAT.

**STAFF RECOMMENDATION:** Approval.

Requested replat:



**BACKGROUND INFORMATION:**

Patrick and Patricia Short own a portion of Lot 1 of the Kentwood Addition and are requesting to create an additional, Lot 1B, on the portion of Lot 1 they own. City staff worked with Owen Cantrell, Kaufman-Van Zandt SWCD District Technician, to determine what, if any, requirements or authorizations the city needed to replat lot 1. He provided guidance in the form of the districts' policy. The document reveals that the Storm Water Conservation District has an easement over the entire water surface to the top of bank of the impoundment, the emergency spillway, the normal discharge point, as well as the channel downstream. Mr. Cantrell advised that the City could replat Lot 1 without the approval of the district, but that the replat should show the emergency spillway location and the path the water would take when it overflows, where the main discharge was located and the width of the drainage channel from both the emergency spillway and discharge point.

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



THIS AREA INTENTIONALLY LEFT BLANK

**Rockwall CAD Map showing subject property**





**CITY OF McLENDON-CHISHOLM  
PLAT APPLICATION**

Application Date: January 14, 2025

Items Submitted. Check all that Apply:

Preliminary Plat: \$350 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Final Plat: \$300 per lot + \$25 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Replat/Amended Plat: \$225 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Digital Copy of Submitted Plat/Plan (**REQUIRED**)

Site Plan

Concept Plan

Planned Development

Vacation of Plat

**General Information:**

Addition Name (if platted): Kentwood Addition Lot 1B Current Zoning: Single Family

No. of Acres: 3 No. of Lots: 1 Proposed Zoning: Single Family

General Location of Property: FM 1139 East of Kentwood Circle

Applicant Name: PATRICK SHORT : PATRICIA SHORT

Company Name: N/A

Address: 2206 Portofino Dr. Rockwall, TX City, State, Zip: 75087 ←

Phone(s): 214-236-1024 Email: patrick@patrickshores.com  
Owner Name: Patrick R. and Patricia  
Address: 2206 Porrofino Dr. City, State, Zip: Rockwall, Texas 75082  
Phone(s): 214-236-1024 cell 214-232-~~788~~3485 Email: tricia@patrickshores.com  
Legal Description of the Property: See Attached Reflow  
County Parcel ID: 100287  
Other Information: Kentwood Addition  
#2019 000005491

**Development Fees & Consulting Costs**

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 professional consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per project.

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 the applicant within 60 days of project conclusion.

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 \$ \_\_\_\_\_ to cover the cost of this application has been paid to the City of McLendon-Chisholm on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Further, I hereby certify that I understand and agree to the development 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 and Zoning Commission and/or City Council.

Signature of Applicant:  \_\_\_\_\_

City Secretary: \_\_\_\_\_

(Seal)







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

DATE: March 5, 2025

Applicant: Sandra Nassar  
1300 Siena Court  
Rockwall, Texas 75032

Representative: Sandra Nassar

Property owner: Sandra Nassar  
Pool – Xperts  
120 Herron Circle  
McLendon-Chisholm, Texas 75032

Location: The property is a 2.44-acre tract of land located north of the intersection of SH 205 and FM 550, with frontage on SH 205. Lot 1, Block A, Herron Addition consists of 2.44 acres of land and is located directly next to Rosini Vineyards. The Rockwall CAD property identification number is 17109.

PLANNING AND ZONING MEETING DATE: March 18, 2025

---

**REQUEST:**

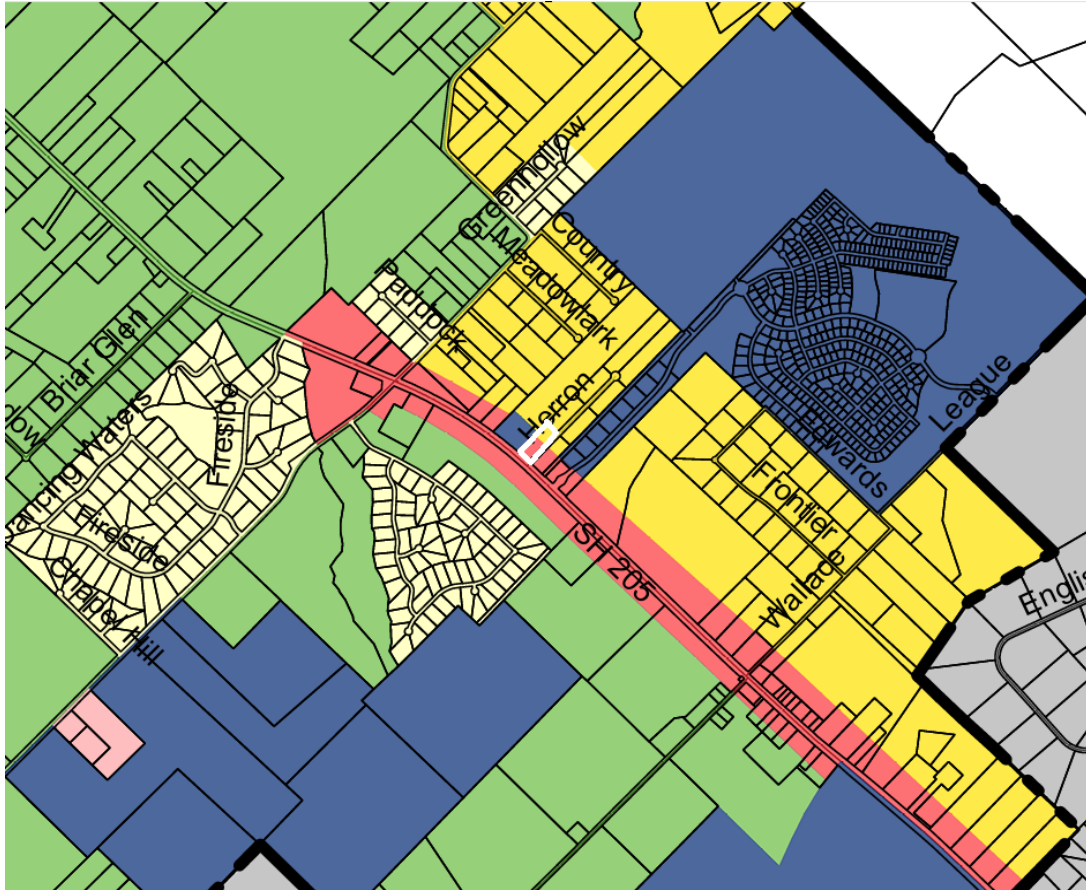
The applicant is requesting approval of a zoning district change from the SF 2.5 residential zoning district and a GB General Business zoning district to a GB General Business district for the entire property for the expansion of a commercial business. This application is administratively complete and in conformity, with minor modifications, to the recommendations of the McLendon-Chisholm Comprehensive Plan.

**STAFF RECOMMENDATION:** Approval, subject to the following conditions:

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



**Current Zoning Map [Subject property generally outlined in white]**



**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.**

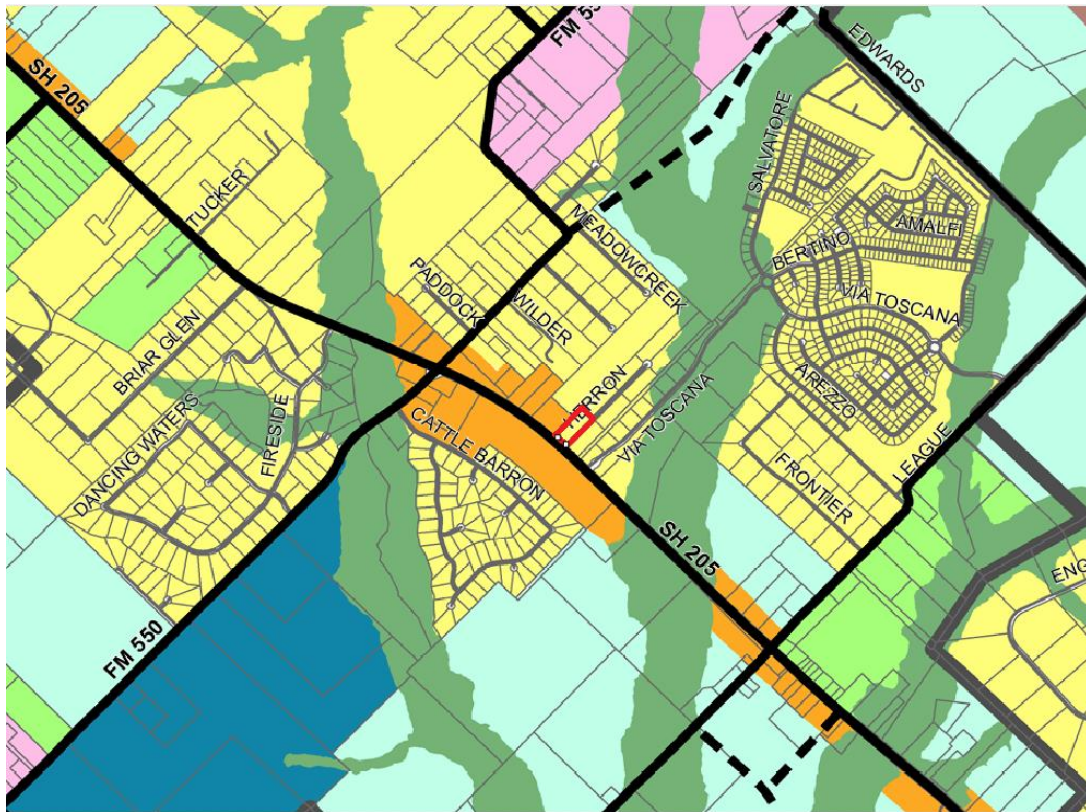
The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

**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.

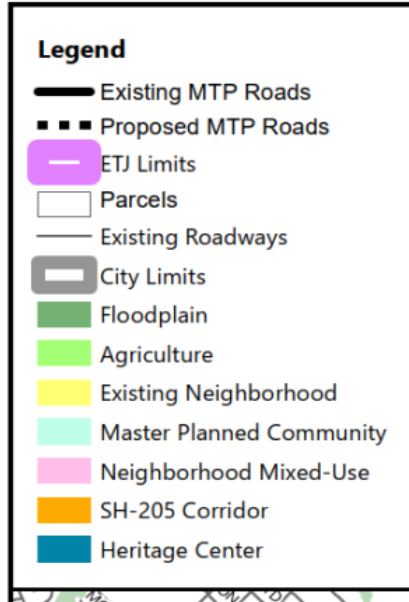
**Comprehensive Plan Recommendation: Existing Neighborhood [approximate location of subject property outlined in red]**



The Texas Local Government Code requires that changes in zoning district classification comply with the Comprehensive Plan [Future Land Use Plan]. This application is not consistent with the Future Land Use Plan recommendation for the subject property. The subject property currently has 2 zoning district designations for the front and rear portions of the property. The SF 2.5 zoning district allows for minimum residential lot size of two and one-half acres of land applies to the rear portion of the property, while the front portion, with frontage along SH205, is zoned GB [General Business]. A change in zoning district classification for the entire property from SF 2.5 and GB General Business to the GB [General Business] zoning district would allow this part of the application to comply, with minor modifications, with the recommendations of the Comprehensive Plan.

The staff recommendation is to allow for a zoning change that reflects the GB [General Business] zoning district standards to better align with the SH 205 Commercial Corridor in which the property is directly adjacent to.

**Future Land Use Legend**



**Applicant requested development standards:**

EXHIBIT B

120 Herron Circle

GENERAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

For Pool – Xperts

City of McLendon-Chisholm, Rockwall County, Texas

**1. Purpose and Intent**

This GB General Business District provides for the development standards for 1 commercial lot. 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, Block A, Herron Addition regulations will be consistent with the city's zoning regulations of the GB General Business District, with minor modifications. This development is approximately 2.44 acres of land located along SH 205 and each lot will be approximately 2.44 acres.

## 2. Special Provisions

This Exhibit includes the Site Survey and the Concept 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 Site Survey and the Concept Plan attached.

## 4. Development Standards

Lot 1, Block A, Herron Addition

- a. Lot 1, Block A, located along SH 205 corridor, right outside the commercial corridor designation, has the front portion zoned as GB General Business and the rear portion zoned as SF2.5 Residential.
- 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:**

<b>GB - Zoning District Area Requirements</b>	
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:**

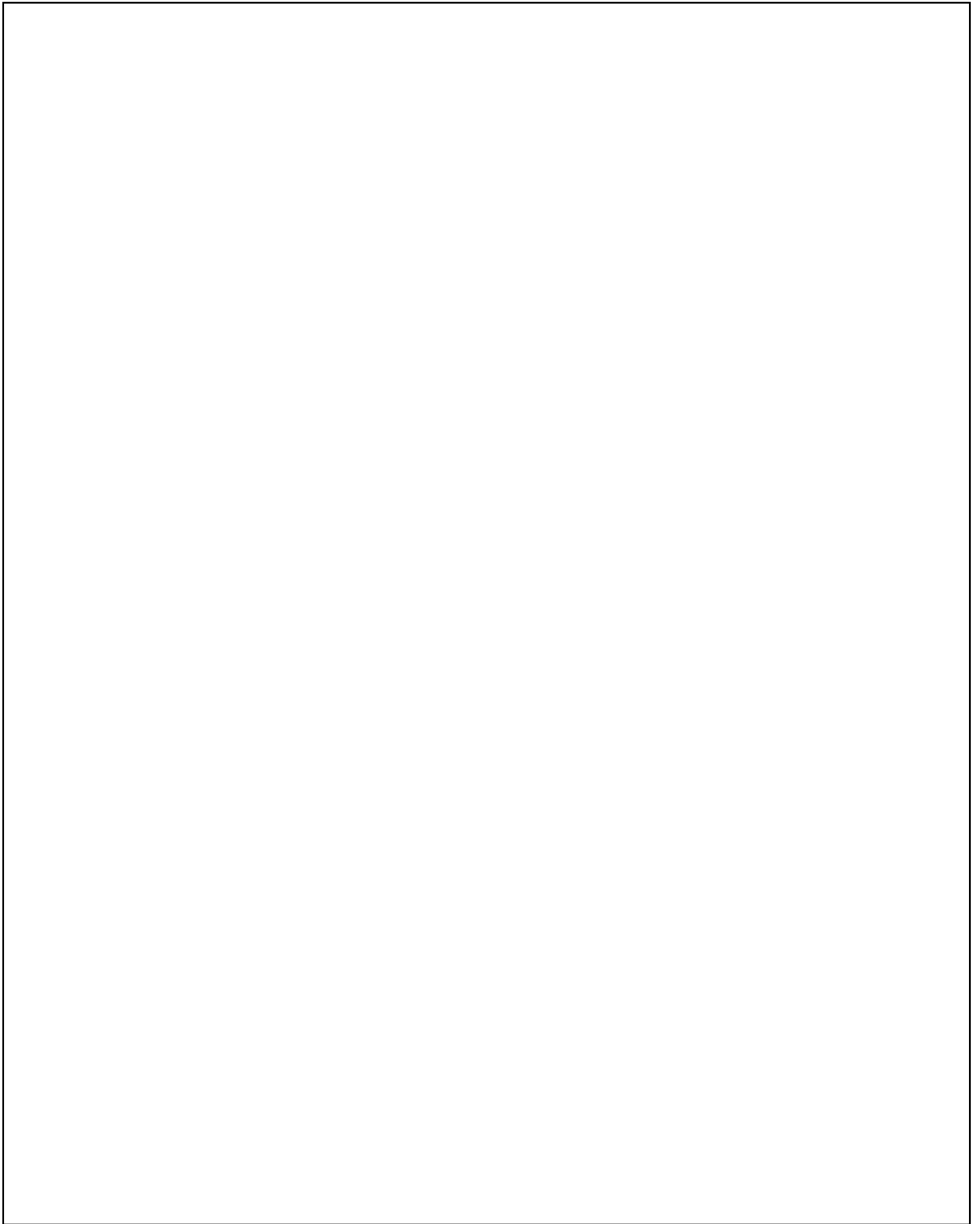
The current zoning district standards for the subject property are both GB General Business and SF 2.5 which is a residential district requiring 2.5 acres of land for residential use. This section, however, requires a minimum street frontage of 300 feet. The staff recommendation is to zone the entirety 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, Block A, Herron Addition: Rockwall CAD property identification number: 17109





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: 11-14-24 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:  
120 Herron Cir

Property Legal Description:  
Lot 1, Block A of Herron Addition, Acres 2.4465

County Parcel ID: 17109

Existing Zoning: Commercial & Residential Requested Zoning: Commercial

Applicant's Name: Sandra Nassar

Phone No. 214-803-4901 Email: snassar73@gmail.com

Status of Applicant: Owner  or Authorized Agent \_\_\_\_\_

Applicant's Address:  
1300 Siena Ct, Rockwall, TX 75032

Owner's Address: same as the above

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

Signature of Owner:  
Sandra Nassar Date 11-14-24

Signature of Applicant:  
Sandra Nassar Date 11-14-24

**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 \$\_\_\_\_\_ to cover the cost of this application, and an initial deposit of \$\_\_\_\_\_ for consulting fees has been paid to the City of McLendon-Chisholm on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

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

Signature of Applicant (Owner/Authorized Agent): \_\_\_\_\_

City Secretary: \_\_\_\_\_

(Seal)

### **CHECKLIST FOR ZONING CHANGE APPLICANT**

The following items must be submitted along with the completed application before processing and scheduling.

1. Completed Application
2. Legal Description and plat of the subject site. Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper) and the subdivision name with lot and block number.
3. A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
4. Filing Fee of \$600.00 for the requested change of property + 10 per acre + ALL consultant costs.
5. 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)
6. If not the owner of the property, have a letter from the owner stating that the applicant is authorized to file the application.
7. Post signs of Proposed Zoning Change at the property site. (City)

1529 E I-30, STE. 103  
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

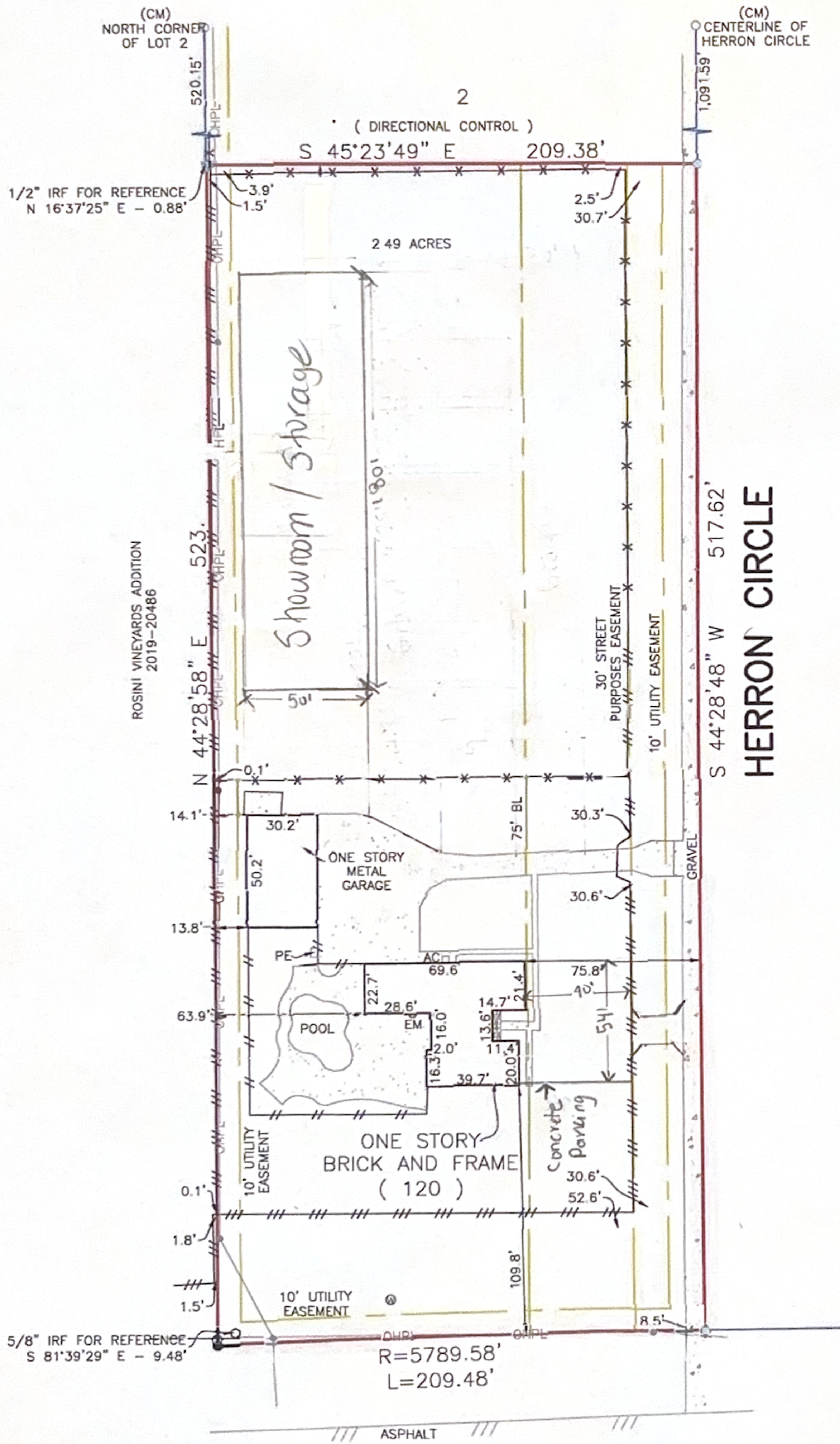
# SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 120 HERRON CIRCLE in the City of ROCKWALL Texas.

Being lot 1, Block A, Herron Addition, a Subdivision of Rockwall County, Texas, according to the Map/Plat thereof recorded in Cabinet B, Slide 105, Plat Records of Rockwall County, Texas.



## STATE HIGHWAY NO. 205

ACCEPTED BY: \_\_\_\_\_

CHICAGO TITLE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'  
Date: 05/25/2023  
G. F. No.: ctda022-8000222300150-TM  
Job no.: 202304438  
Drawn by: KD

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE



LEGEND	
WOOD FENCE	--- IRON FENCE ---
CHAIN LINK	-O- WIRE FENCE -X-
BOUNDARY LINE	
EASEMENT SETBACK	
CM	- CONTROLLING MONUMENT
MRD	- MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
⊗	SET 'X' FOUND 'X'
○	3/8" IRON ROD FOUND
○	5/8" IRON ROD FOUND
⊙	PK NAIL FOUND
EM	- ELECTRIC METER
-	CABLE
-	ELECTRIC
-	CLEAN OUT
PE	- POOL EQUIP
⊙	- GAS METER
⊙	- POWER POLE
⊙	- FIRE HYDRANT
⊙	- TELEPHONE
⊙	- LIGHT POLE
⊙	- WATER METER
⊙	- MANHOLE
⊙	- WATER VALVE
(UNLESS OTHERWISE NOTED)	





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

DATE: March 11, 2025

Applicant: Paul Silveira  
1691 E. FM 550  
Rockwall, Texas 75032

Representative: Carter Feldhoff

Property owner: Krystal Oliveira  
1691 E. FM 550  
Rockwall, Texas 75032

Location: The property is a 10-acre tract of land located at 1691 E. FM 550, Rockwall, Texas 75032 with frontage along Farm to Market Road 550. Lot 1 contains 5 acres of land and Lot 2 contains 5 acres of land. The Rockwall CAD property identification number is 12204.

PLANNING AND ZONING COMMISSION MEETING DATE: March 18, 2025

---

**REQUEST:**

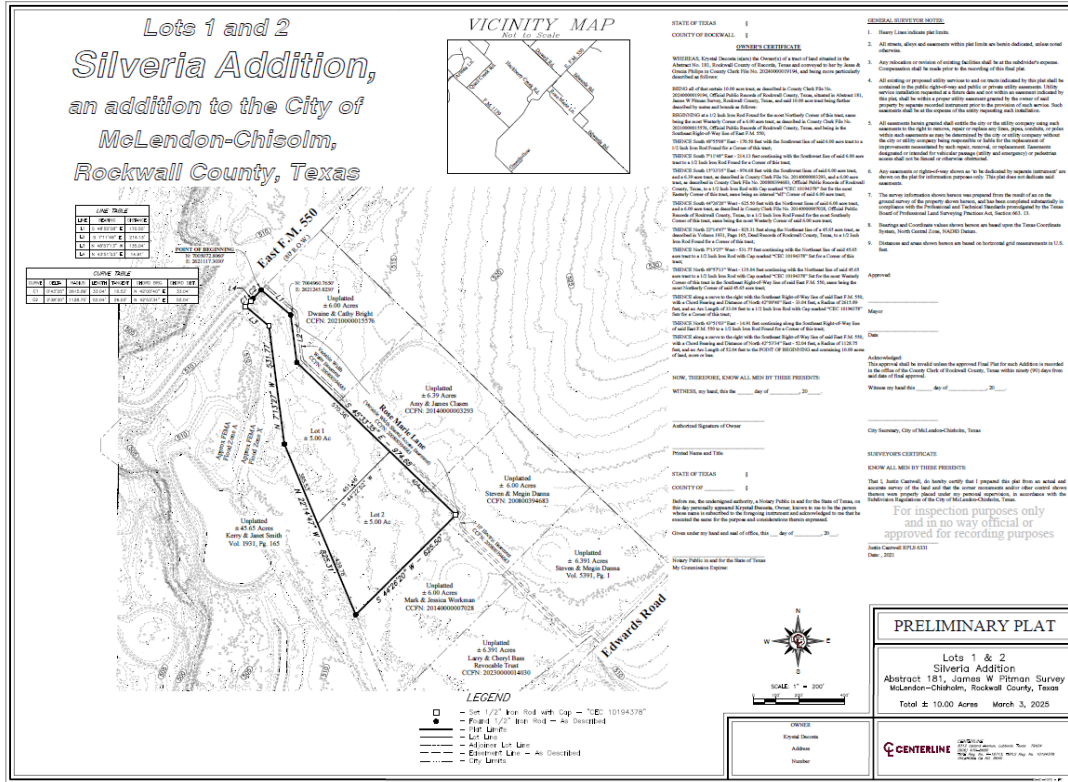
The applicant is requesting approval of a preliminary plat that provides for the subdivision of a single 10-acre tract of land into 2 lots each with 5 acres of land located generally at 1691 E. FM 550 Road with frontage along Farm to Market Road 550. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

**STAFF RECOMMENDATION:** Approval.

This application is administratively complete and complies with the McLendon-Chisholm subdivision regulations and aligns with the suggested land usage in the comprehensive plan.

**NOTE:** Full sized copies of the preliminary plat are available for review at McLendon-Chisholm City Hall.

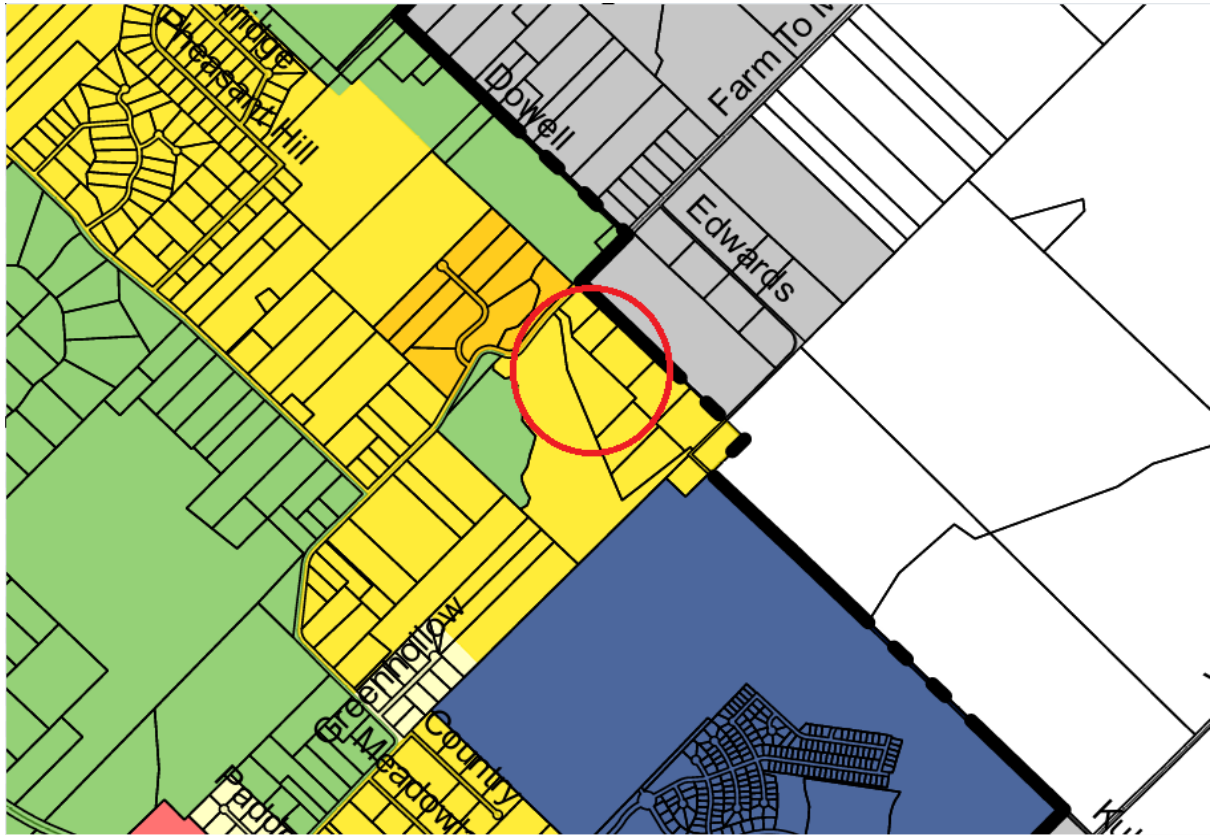
**Requested Preliminary Plat:**



**BACKGROUND INFORMATION:**

This preliminary plat is for the division of land. The original piece of property is one 10-acre tract of land that the owner is subdividing into two equal 5-acre lots.

Previous Zoning Map [shows property as originally zoned – circled in RED]





**CITY OF McLENDON-CHISHOLM**  
**PLAT APPLICATION**

Application Date: 3/3/2025

Items Submitted. Check all that Apply:

Preliminary Plat: \$350 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Final Plat: \$300 per lot + \$25 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Replat/Amended Plat: \$225 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting 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: SF 2.5

No. of Acres: 10.00 No. of Lots: 2 Proposed Zoning: SF 2.5

General Location of Property: Southwest of the intersection E. F.F. 550 and Rose Marie Lane

Applicant Name: Carter Feldhoff

Company Name: Centerline

Address: 8312 Upland Ave. City, State, Zip: Lubbock, Tx 79424

Phone(s): (281) 798-3074 Email: cfeldhoff@thecenterline.com

Owner Name: Krystal Decosta

Address: 1691 E. F.M. 550 City, State, Zip: McLendon-Chisholm, Tx 75032

Phone(s): \_\_\_\_\_ Email: \_\_\_\_\_

Legal Description of the Property: ABS A0181, J W PITMAN, TRACT 1, 10.0 ACRES

County Parcel ID: 12204

Other Information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Development Fees & Consulting Costs**

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 professional consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per project.

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 the applicant within 60 days of project conclusion.

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 \$ 3,000.00 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Further, I hereby certify that I understand and agree to the development 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 and Zoning Commission and/or City Council.

Signature of Applicant: Carter Feldhoff

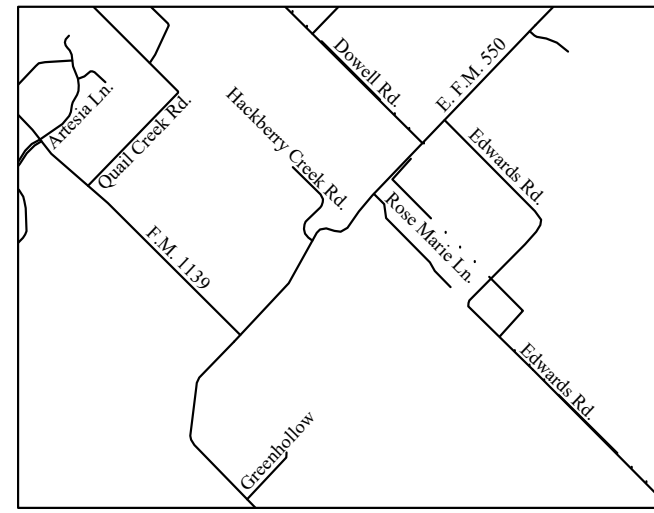
City Secretary: \_\_\_\_\_

(Seal)

# Lots 1 and 2

## Silveria Addition, an addition to the City of McLendon-Chisolm, Rockwall County, Texas

### VICINITY MAP *Not to Scale*



STATE OF TEXAS §  
COUNTY OF ROCKWALL §

#### OWNER'S CERTIFICATE

WHEREAS, Krystal Decosta is(are) the Owner(s) of a tract of land situated in the Abstract No. 181, Rockwall County of Records, Texas and conveyed to her by Jesse & Grecia Philips in County Clerk File No. 2024000019194, and being more particularly described as follows:

BEING all of that certain 10.00 acre tract, as described in County Clerk File No. 2024000019194, Official Public Records of Rockwall County, Texas, situated in Abstract 181, James W Pitman Survey, Rockwall County, Texas, and said 10.00 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the most Northerly Corner of this tract, same being the most Westerly Corner of a 6.00 acre tract, as described in County Clerk File No. 2021000015576, Official Public Records of Rockwall County, Texas, and being in the Southeast Right-of-Way line of East F.M. 550;

THENCE South 48°55'08" East - 170.50 feet with the Southwest line of said 6.00 acre tract to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE South 7°11'48" East - 214.13 feet continuing with the Southwest line of said 6.00 acre tract to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE South 15°33'35" East - 974.68 feet with the Southwest lines of said 6.00 acre tract, and a 6.39 acre tract, as described in County Clerk File No. 2014000003293, and a 6.00 acre tract, as described in County Clerk File No. 200800394683, Official Public Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the most Easterly Corner of this tract, same being an internal "ell" Corner of said 6.00 acre tract;

THENCE South 44°26'20" West - 625.50 feet with the Northwest lines of said 6.00 acre tract, and a 6.00 acre tract, as described in County Clerk File No. 2014000007028, Official Public Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod Found for the most Southerly Corner of this tract, same being the most Westerly Corner of said 6.00 acre tract;

THENCE North 22°14'47" West - 825.31 feet along the Northeast line of a 45.65 acre tract, as described in Volume 1931, Page 165, Deed Records of Rockwall County, Texas, to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE North 7°13'27" West - 531.77 feet continuing with the Northeast line of said 45.65 acre tract to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner of this tract;

THENCE North 48°57'13" West - 135.04 feet continuing with the Northeast line of said 45.65 acre tract to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the most Westerly Corner of this tract in the Southeast Right-of-Way line of said East F.M. 550, same being the most Northerly Corner of said 45.65 acre tract;

THENCE along a curve to the right with the Southeast Right-of-Way line of said East F.M. 550, with a Chord Bearing and Distance of North 42°00'40" East - 33.04 feet, a Radius of 2615.89 feet, and an Arc Length of 33.04 feet to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner of this tract;

THENCE North 43°51'03" East - 14.91 feet continuing along the Southeast Right-of-Way line of said East F.M. 550 to a 1/2 Inch Iron Rod Found for a Corner of this tract;

THENCE along a curve to the right with the Southeast Right-of-Way line of said East F.M. 550, with a Chord Bearing and Distance of North 42°53'34" East - 52.04 feet, a Radius of 1128.75 feet, and an Arc Length of 52.04 feet to the POINT OF BEGINNING and containing 10.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Krystal Decosta**, Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas  
My Commission Expires:

#### GENERAL SURVEYOR NOTES:

1. Heavy Lines indicate plat limits.
2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
3. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
4. All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
5. All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
6. Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
7. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
8. Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
9. Distances and areas shown hereon are based on horizontal grid measurements in U.S. feet.

Approved: \_\_\_\_\_

Mayor

Date

Acknowledged:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary, City of McLendon-Chisolm, Texas

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

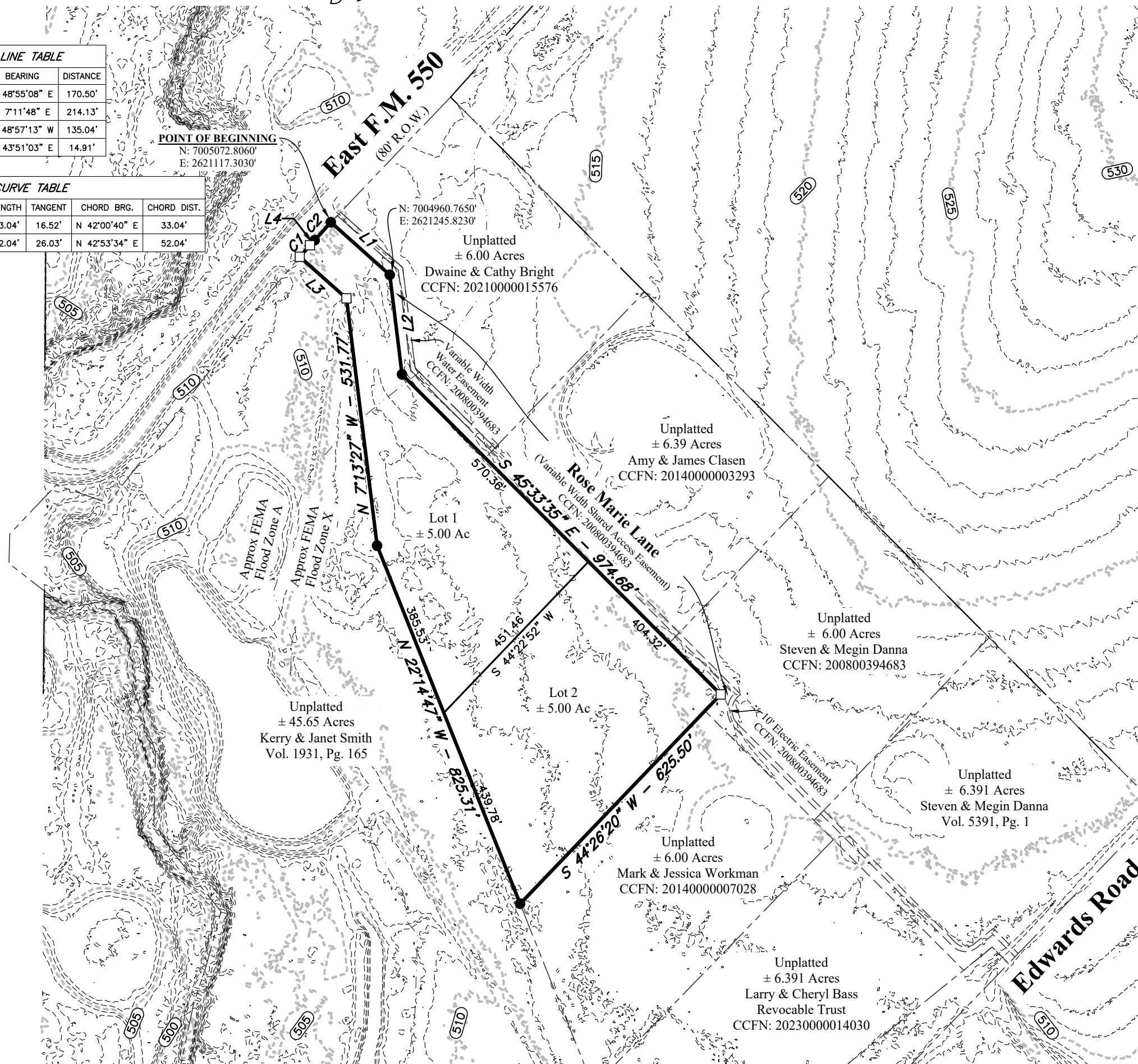
That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McLendon-Chisolm, Texas.

For inspection purposes only  
and in no way official or  
approved for recording purposes

Justin Cantwell RPLS 6331  
Date: , 2021

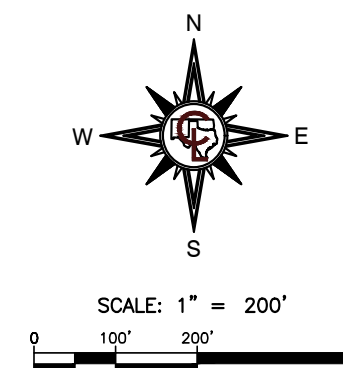
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°55'08" E	170.50'
L2	S 7°11'48" E	214.13'
L3	N 48°57'13" W	135.04'
L4	N 43°51'03" E	14.91'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	0°43'25"	2615.89'	33.04'	16.52'	N 42°00'40" E	33.04'
C2	2°38'30"	1128.75'	52.04'	26.03'	N 42°53'34" E	52.04'



#### LEGEND

- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- — — - Plat Limits
- — — - Lot Line
- - - - - Adjoiner Lot Line
- · - · - Easement Line - As Described
- — — - City Limits



## PRELIMINARY PLAT

Lots 1 & 2  
Silveria Addition  
Abstract 181, James W Pitman Survey  
McLendon-Chisolm, Rockwall County, Texas  
Total ± 10.00 Acres March 3, 2025

OWNER  
Krystal Decosta  
Address  
Number

**CENTERLINE**  
CENTERLINE  
6312 Upland Avenue, Lubbock, Texas 79424  
(800) 470-8089  
TDRP Reg. No. T-16713, TDRPLS Reg. No. 10194378  
OILANDGAS CA NO. 0046