



**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**THURSDAY, MARCH 19, 2020**  
**1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**  
**6:30 PM**

Page

**1. CALL TO ORDER**

**2. CITIZEN COMMENTS**

**3. ITEMS FOR CONSIDERATION**

- 3 - 9      3.1.    Discussion and action regarding a request for approval for a combined Preliminary/Final Plat for Wellington Manor, Phase 2, 82.946 acres containing 44 lots, generally located west of Smith Road and south of FM 550 (west of Wellington Manor, Phase I) in the City's Extraterritorial Jurisdiction (ETJ) and Rockwall County. (Requested by Todd Winters representing Engineering Concepts & Design., L.P. on behalf of Oak National Holdings, LLC.)  
[Staff Report - Wellington Manor Phase II Preliminary & Final Plat](#)
- 10 - 18    3.2.    Discussion and action regarding a request for approval for a combined Preliminary/Final Plat for Sonoma Verde, Phase 4A, 33.494 acres, containing 86 single family residential lots and 3 open space lots, generally located east of Hwy 205 and FM 550. (Requested by Lori Lusk representing Kimley-Horn on behalf of Taylor Duncan Interests, LLC.)  
[Staff Report - Sonoma Verde Phase 4A Preliminary & Final Plat](#)
- 19 - 25    3.3.    Discussion and action regarding a request for approval for a combined Preliminary/Final Plat for Sonoma Verde, Phase 4B, 30.269 acres, containing 102 single family residential lots and 3 open space lots, generally located east of Hwy 205 and FM 550. (Requested by Lori Lusk representing Kimley-Horn on behalf of Taylor Duncan Interests, LLC.)  
[Staff Report - Sonoma Verde Phase 4B Preliminary & Final Plat](#)

**4. SCHEDULE FUTURE MEETINGS**

**5. ADJOURN**

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., March 16, 2020 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



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

DATE: March 19, 2020

APPLICANT: Todd Wintters  
201 Windco Circle, Suite 200  
Wylie, Texas 75098

LOCATION: West of Smith Road, south of FM 550 [west of Phase 1 of Wellington Manor] in the City's Extra Territorial Jurisdiction and Rockwall County.

---

**REQUEST:**

The applicant is requesting approval of the preliminary and final plats for Phase 2 of Wellington Manor. The Phase 2 final plat includes 44 single-family lots and is 82.946 acres in size.

PROPERTY OWNER: Oak National Holdings, LLC  
5763 South S. H. 205, Suite 100  
Rockwall, Texas 75032

REPRESENTATIVE: Todd Wintters

---

**STAFF RECOMMENDATION:** Approval subject to the conditions contained within this report and any comments or requirements from the City's consulting engineer.

City staff has reviewed the submitted Final Plat for Phase 2 and find that the lots are the required 1.5 acres net of drainage easements and that the roadways are consistent with the standards established in Phase 1.

Staff recommended conditions:

1. Drainage issues identified by the City and by the County are to be resolved to the satisfaction of the City Engineer and the County Environmental Coordinator prior to commencement of infrastructure construction on Phase 2.
2. No permits for residential construction shall be issued and no residential construction shall commence on Lot 36, Block A or Lots 22 and 23 of Block D until a turnaround satisfying the 2015 International Fire Code for dead ends exceeding 150 feet in length is provided and approved by the City and County Fire Marshals.

3. The property owner or developer shall provide Homeowner's Association documentation for Phase 2 prior to consideration of the final plat by the City Council.

**BACKGROUND INFORMATION:**

The requested final plat for Phase 2 of the Wellington Manor subdivision is located within the City's Extra Territorial Jurisdiction and within the Rockwall County.

The preliminary plat was approved by the City Council March 13, 2018. The City Subdivision Regulations provide for a maximum time period of one-year for an approved preliminary plat to remain valid without the submission of an application for a final plat. In this case, the preliminary plat approval has expired and subsequently a resubmission is required. The Subdivision Regulations provides for a combined preliminary plat and final plat as an option for Planning and Zoning Commission consideration. This combined preliminary and final plat are generally consistent with the preliminary plat that was approved by the City Council in 2018.

The subject property is located on the west side of Smith Road approximately 2610 linear feet southwest of FM 550.

The subject property is partially within the McLendon-Chisholm Extra Territorial Jurisdiction and a portion of the subject property is in Rockwall County. The applicant has agreed to the jurisdiction of the McLendon-Chisholm Subdivision Regulations for the entirety of the proposed two phased development.

The total property is 191.475 acres of land located on the West side of Smith Road just outside the McLendon-Chisholm City Limits. The original request was to provide for the development of 107 residential lots with a minimum lot size of one and one-half acres with on-site sanitary sewerage facilities, paved streets and surface storm drainage facilities in two phases.

**Thoroughfares/streets:**

Smith Road is a county road maintained by the Road and Bridge Department of Rockwall County. Rockwall County's Thoroughfare Plan identifies Smith Road as a four-lane undivided minor arterial. The minimum right of way width for a four-lane undivided minor arterial is 100 feet. The developer has entered into an agreement with the County for the maintenance of Smith Road from the subdivision entrances to FM 550.

**Zoning:**

The subject property is located in McLendon-Chisholm's Extra Territorial Jurisdiction or in the county. Zoning regulations do not apply in the ETJ or in the county.

**Floodplain:**

A review of the Flood Insurance Rate Map for this property reveals that the entirety of the tract is in the X zone, low flood risk.

**Interlocal Agreement:**

The interlocal Agreement with the County regarding subdivision applications in the City's ETJ and in the County require submittal to the County for their review and recommendations. The subject application was submitted to Ron Merritt at the County for his review and comment. Mr. Merritt's comments follow:

"I am good with the lot sizes. What I am concerned with is the drainage problems we are having with Phase 1 and now with Phase 2 the problems will only get worse."

Staff recommended condition 1. has been added to the Staff recommendation to address the County's and City consulting engineer's concerns regarding drainage.

**Homeowners Association:**

The property owner has adopted conditions and covenants establishing the required homeowner's association for Phase 1, but has not submitted the required homeowner's association documentation for Phase 2. The failure to provide the HOA documentation for Phase 2 does not comply with the County Subdivision Regulation requirements. Staff recommended condition 3. addresses this requirement.

**Fire Code:**

The County has adopted the 2015 Edition of the International Fire Code, while City has adopted the 2012 Edition of the International Fire Code. In either case, the code requires a qualifying turnaround for dead end streets exceeding 150 feet in length. The southwest extension of Norbury Drive ends in a dead end with no qualifying turn around as required by the Fire Code. The dead end extends to the southwest from the intersection with Colchester Drive. This dead end with no qualifying turnaround establishes the foundation for Staff recommended condition 2.



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

**Application Date:** March 04, 2020

**Items Submitted. Check all that Apply:**

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

**General Information:**

Addition Name (if platted): Wellington Manor, Phase Two Current Zoning: SF - 1.5

No. of Acres: 82.946 No. of Lots: 44 Proposed Zoning: SF - 1.5

General Location of Property: Smith Road southwest of Wellington Manor, Phase One

Proposed Use for Property: Single Family Residential

Applicant Name: Todd Winters

Company: Engineering Concepts & Design, L.P.

Address: 201 Windco Circle, Suite 200 City, State, Zip: Wylie, Texas 75098

Phone(s): (972) 941-8400 Email: todd@ecdip.com

Owner Name: OAK NATIONAL HOLDINGS, LLC.

Address: 5763 South S.H. 205, Suite 100 City, State, Zip: Rockwall, Texas 75032

Legal Description of the Property: Tract 14 of R. Peckham Abstract No. 175

County Parcel ID: #12159

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

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 \$ 980.00 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 4th day of MARCH, 2020.

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: \_\_\_\_\_

*Joselyn Smith*

(Seal)

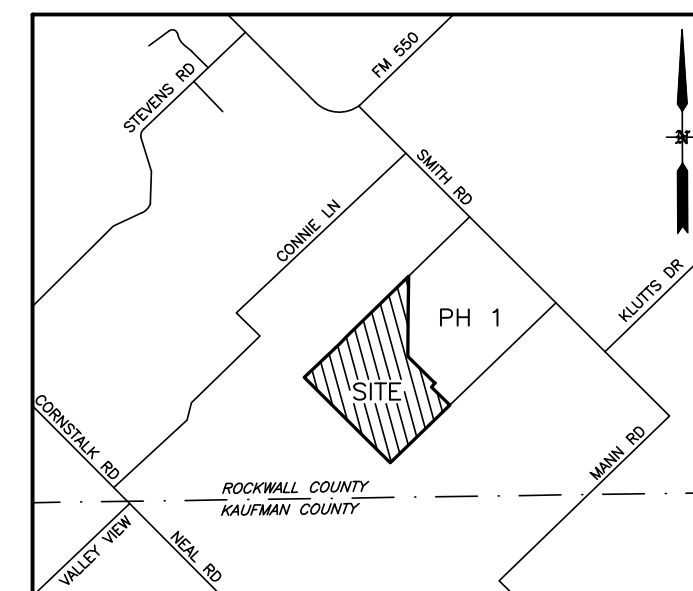
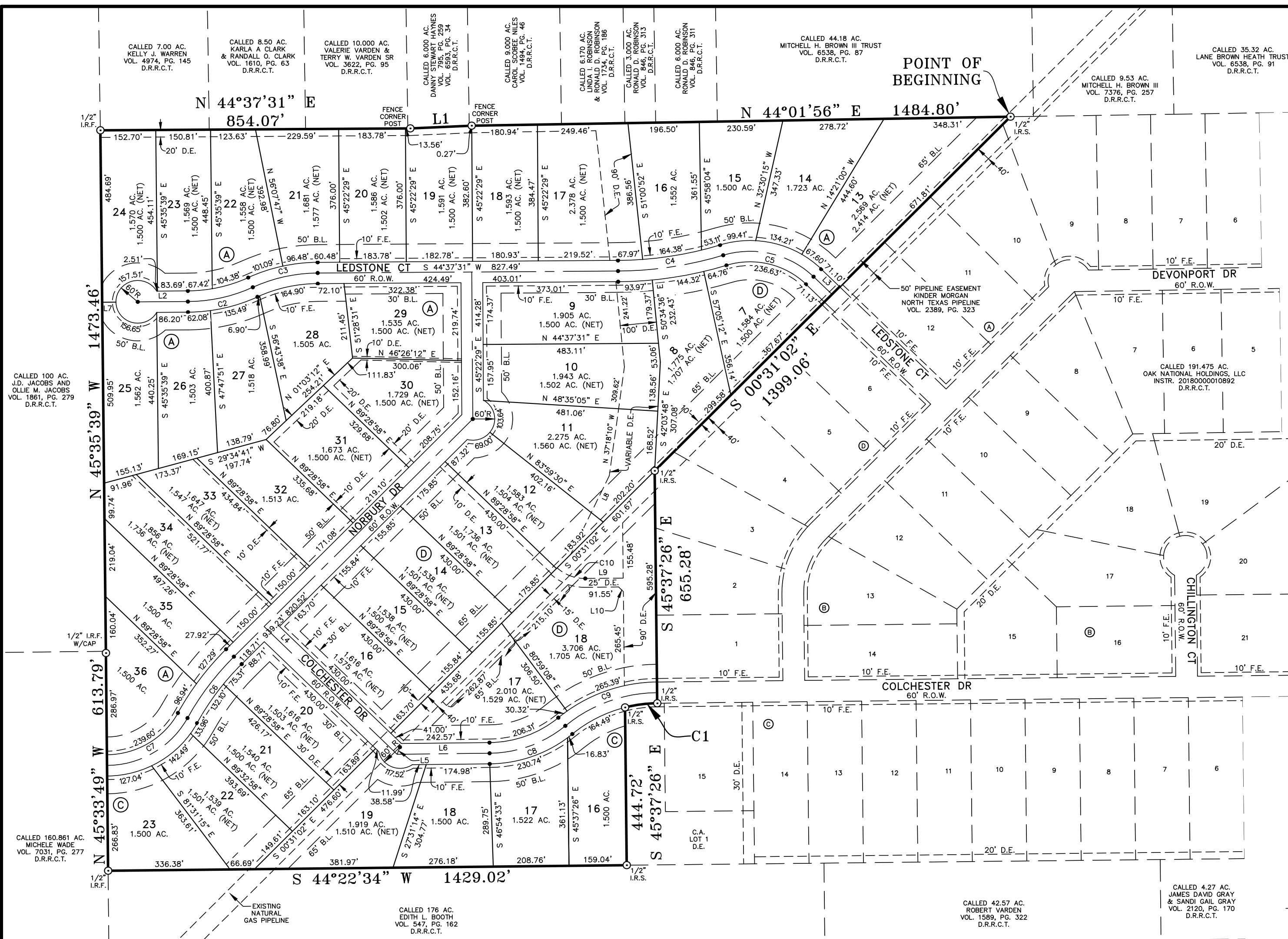
City Secretary: \_\_\_\_\_

*Rockelle Green*

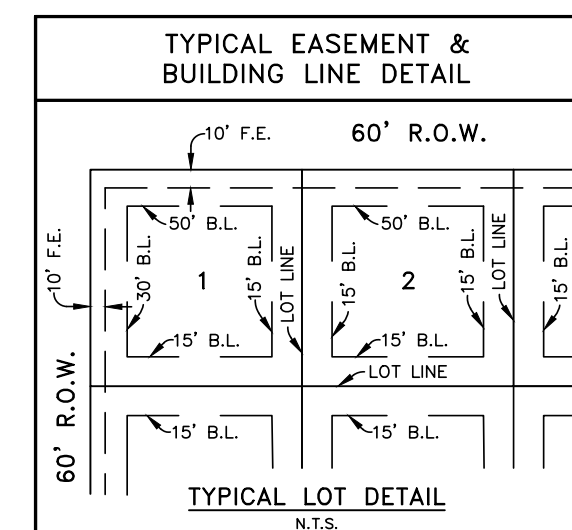


Page 2 of 2

Plat Application Revised 01/28/2020



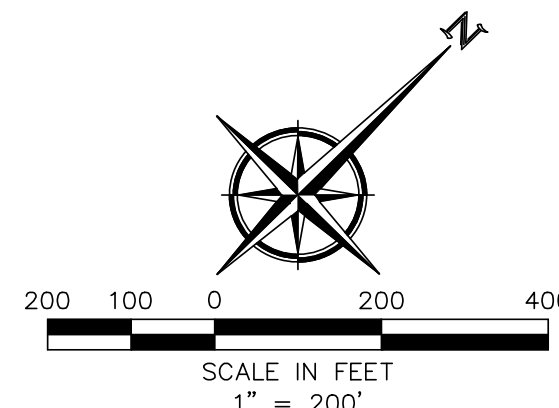
VICINITY MAP  
N.T.S.



| LEGEND      |                                    |
|-------------|------------------------------------|
| 1/2" I.R.S. | 1/2" IRON ROD SET WITH CAP         |
| W/CAP       | STAMPED "GRIFFITH 4846"            |
| I.R.F.      | IRON ROD FOUND                     |
| D.R.R.C.T.  | DEED RECORDS ROCKWALL COUNTY TEXAS |
| P.R.R.C.T.  | PLAT RECORDS ROCKWALL COUNTY TEXAS |
| C.A.        | COMMON AREA LOT                    |
| B.L.        | BUILDING SETBACK LINE              |
| D.E.        | DRAINAGE EASEMENT                  |
| F.E.        | FRANCHISE EASEMENT                 |

| CURVE TABLE |           |          |         |         |                       |
|-------------|-----------|----------|---------|---------|-----------------------|
| CURVE       | DELTA     | RADIUS   | TANGENT | LENGTH  | CHORD BEARING         |
| C1          | 01°35'47" | 370.00'  | 45.20'  | 89.95'  | S 37°24'41" W 89.73'  |
| C2          | 02°43'31" | 430.00'  | 93.79'  | 184.69' | N 32°19'15" E 183.27' |
| C3          | 02°43'31" | 430.00'  | 93.79'  | 184.69' | S 32°19'15" W 183.27' |
| C4          | 01°46'35" | 1005.00' | 148.19' | 294.27' | N 36°14'13" E 293.22' |
| C5          | 06°13'02" | 250.00'  | 149.13' | 268.93' | S 58°39'57" W 256.15' |
| C6          | 01°03'34" | 770.00'  | 108.62' | 215.82' | S 08°32'49" E 215.12' |
| C7          | 06°10'04" | 255.00'  | 150.25' | 271.54' | N 13°55'48" E 258.89' |
| C8          | 03°24'07" | 330.00'  | 118.16' | 226.94' | N 24°40'31" E 222.49' |
| C9          | 03°24'07" | 400.00'  | 143.23' | 275.08' | S 24°40'31" W 269.69' |
| C10         | 04°31'45" | 112.50'  | 44.67'  | 85.04'  | N 66°01'57" E 83.03'  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| NO.        | DIRECTION     | DISTANCE |
| L1         | N 42°23'18" E | 169.08'  |
| L2         | S 44°37'31" W | 138.16'  |
| L3         | S 89°28'58" W | 71.10'   |
| L4         | N 89°28'58" E | 513.46'  |
| L5         | N 23°04'14" W | 21.66'   |
| L6         | S 44°22'34" W | 255.03'  |
| L7         | S 44°24'21" W | 38.12'   |
| L8         | S 19°18'44" E | 246.48'  |
| L9         | N 44°22'34" E | 104.55'  |
| L10        | N 89°22'34" E | 18.38'   |



OWNER/DEVELOPER  
**OAK NATIONAL HOLDINGS, LLC**  
5763 S SH 205, #100  
ROCKWALL, TX 75032  
(888) 972-1979

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295-1560  
FAX (903) 295-1570  
FIRM NO. 10083600 JOB NO. ECD-0147

DATE: FEBRUARY 06, 2020

SCALE: 1"=200'

SHEET 1 OF 2

08832\DWG\8832 Final Plat Ph 2.dwg

FINAL PLAT  
**WELLINGTON MANOR**  
**PHASE TWO**

BEING  
82.946 ACRES  
44 RESIDENTIAL LOTS

SITUATED IN THE  
RUTH PECKHAM SURVEY, ABST. NO. 175  
CITY OF McLENDON-CHISHOLM E.T.J.  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WERERAS, OAK NATION HOLDINGS, LLC BEING THE OWNER of a 82.946 acre tract of land situated in the Ruth Peckham, Abstract No. 175, Rockwall County, Texas and being part of a called 191.475 acre tract of land described in deed to Oak National Holdings, LLC, as recorded in Instrument 20180000010892, Deed Records Rockwall County, Texas, said 82.946 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod set for corner in the north boundary line of said 191.475 acre tract and the south boundary line of a called 44.18 acre tract of land described in deed to the Mitchel H. Brown III Trust, as recorded in Volume 6538, Page 87 of said Deed Records;

THENCE South 00 degrees 31 minutes 02 seconds East, a distance of 1399.06 feet to a 1/2–inch iron rod set for corner;

THENCE South 45 degrees 37 minutes 26 seconds East, a distance of 655.28 feet to a 1/2–inch iron rod set for the beginning of a non–tangent curve to the left having a radius of 370.00 feet, whose chord bears South 37 degrees 24 minutes 41 seconds West, a distance of 89.73 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 13 degrees 55 minutes 47 seconds, an arc distance of 89.95 feet to a 1/2–inch iron rod set for the end of said curve;

THENCE South 45 degrees 37 minutes 26 seconds East, a distance of 444.72 feet to a 1/2–inch iron rod set for corner in the south boundary line of said 191.475 acre tract;

THENCE South 44 degrees 22 minutes 34 seconds West, with the southeast boundary line of said 191.475 acre tract, a distance of 1429.02 feet to a 1/2–inch iron rod found for the south corner of said 191.475 acre tract, said corner being in the northeast line of a called 160.861 acre tract of land described in deed to Michele Wade, as recorded in Volume 7031, Page 277 of said Deed Records;

THENCE North 45 degrees 33 minutes 49 seconds West, with the common boundary line of said 191.475 acre tract and said 160.861 acre tract, a distance of 613.79 feet to a 1/2–inch iron rod found for the north corner of said 160.861 acre tract and the east corner of a called 100 acre tract of land described in deed to J.Dl Jacobs and Ollie M. Jacobs, as recorded in Volume 1861, Page 279 of said Deed Records;

THENCE North 45 degrees 35 minutes 39 seconds West, with the common boundary line of said 191.475 acre tract and said 100 acre tract, a distance of 1473.46 feet to a 1/2–inch iron rod found for the east corner of said 191.475 acre tract and the south corner of a called 7.00 acre tract of land described in deed to Kelly J. Warren, as recorded in Volume 4974, Page 145 of said Deed Records;

THENCE North 44 degrees 37 minutes 31 seconds East, with the common boundary lines of said 191.475 acre tract, said 7.00 acre tract, a called 8.50 acre tract of land described in deed to Karla and Randall Clark, as recorded in Volume 1610, Page 63 of said Deed Records and a called 10.000 acre tract of land described in deed to Valerie and Terry Varden, as recorded in Volume 3622, Page 95 of said Deed Records, a distance of 854.07 feet to a fence corner post found for the east corner of said 10.000 acre tract and the south corner of a called 6.000 acre tract of land described in deed to Danny Stewart Haynes, as recorded in Volume 795, Page 259 and Volume 6593, Page 34 of said Deed Records;

THENCE North 42 degrees 23 minutes 18 seconds East, with the common boundary lines of said 191.475 acre tract and said 6.000 acre tract, a distance of 169.08 feet to a fence corner post found for the east corner of said 6.000 acre tract and the south corner of a called 9.000 acre tract of land described in deed to Carol Scobee Niles, as recorded in Volume 1494, Page 46 of said Deed Records;

THENCE North 44 degrees 01 minutes 56 seconds East, with the common boundary lines of said 191.475 acre tract, said 9.000 acre tract, a called 6.170 acre tract described in deed to Linda and Ronald Robinson, as recorded in Volume 1734, Page 186 of said Deed Records, a called 3.000 acre tract of land described in deed to Ronald Robinson, as recorded in Volume 846, Page 313 of said Deed Records, a called 6.000 acre tract of land described in deed to Ronald Robinson, as recorded in Volume 846, Page 311 of said Deed Records and said 44.18 acre tract, a distance of 1484.80 feet to the POINT OF BEGINNING AND CONTAINING 3,613,141 square feet or 82.946 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL HOLDINGS, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the above described property as WELLINGTON MANOR, PHASE TWO, an addition to the City of McLendon–Chisholm, Texas and do hereby dedicate to the public use forever the easements and rights–of–way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights–of–way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

This also waives any claim for damages against the City of McLendon–Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

For: OAK NATIONAL HOLDING, LLC

By: \_\_\_\_\_  
Kevin Webb, Vice–President of Land

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVAL CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, David Stewart, County Judge of Rockwall County, Texas, do hereby certify that the forgoing plat was approved and accepted by the Commissioners Court of said County on the \_\_\_\_ day of \_\_\_\_\_, 2020, as shown of Record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the \_\_\_\_ day . \_\_\_\_\_, 2020.

David Sweet, County Judge

Attest:

SURVEYOR’S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

THAT, I Chris E. Griffith, do hereby certify that this plat was prepared under my supervision from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the development code of the City of McLendon–Chisholm, Texas.

Preliminary, this document shall not be recorded for any purpose.  
For Final Plat review only.

CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846



STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Chris E. Griffith, 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 and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
- A 1/2–inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights–of–way except within creeks unless otherwise shown or noted in this drawing.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area inundated by 100–year flood, it lies within Zone “X” (Area of Minimal Flood Hazard) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0110L, dated June 6, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- Minimum side yard setbacks are 15’ and minimum rear yard setbacks are 15’ unless otherwise shown.

OWNER/DEVELOPER  
**OAK NATIONAL HOLDINGS, LLC**  
5763 S SH 205, #100  
ROCKWALL, TX 75032  
(888) 972–1979  
  
LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75604  
(903) 295–1560  
FAX (903) 295–1570  
FIRM NO. 10083600 JOB NO. ECD–0147

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairperson \_\_\_\_\_ Date \_\_\_\_\_  
Planning & Zoning Commission

Approved for Preparation of Final Plat:

Mayor \_\_\_\_\_ Date \_\_\_\_\_

Attest:

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

“APPROVED”

Mayor, City of McLendon–Chisholm, Texas \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGED:

This approval shall be invalid unless 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 \_\_\_\_\_, A.D. 2020.

CITY SECRETARY  
CITY OF McLENDON–CHISHOLM, TEXAS

FINAL PLAT  
WELLINGTON MANOR  
PHASE TWO

BEING  
82.946 ACRES  
44 RESIDENTIAL LOTS  
SITUATED IN THE

RUTH PECKHAM SURVEY, ABST. NO. 175  
CITY OF McLENDON–CHISHOLM E.T.J.  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941–8400 FAX (972) 941–8401

DATE: FEBRUARY 06, 2020 SCALE: 1”=200’ SHEET 2 OF 2

08832\DWG\8832 Final Plat Ph 2.dwg



PLANNING AND ZONING COMMISSION CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 19, 2020

APPLICANT: Stephen Davis, Taylor Duncan Interests, LLC  
15441 Knoll Trail, Suite 150  
Dallas, TX 75248

LOCATION: Smith Road & FM 550 / Rockwall County ID# 11452

ZONING: PD for Single Family and other uses (Ord. 2007-20 and 2012-08)

---

**REQUEST:**

Approval of a final plat of a 33.494-acre property to construct a single-family residence on the portion of the property zoned. Sonoma Verde Phase 4A

PROPERTY OWNER: Land Solutions SV, LLC  
15441 Knoll Trail, Suite 150  
Dallas, TX 75248

REPRESENTATIVE: Lori Lusk, Kimley Horn

---

**STAFF RECOMMENDATION: APPROVAL,** the plat meets all the technical requirements and complies with zoning and subdivision regulations.

**CONDITIONS:**

Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.

**BACKGROUND INFORMATION:**

The proposed final plat consists of 86 single family lots and three open spaces. The existing zoning is a portion of a larger PD for a mix of uses and will be the next phase in the overall development. This Phase consists of a variety of lot sizes ranging from 8400 square feet to 20000 square feet. The proposed plat complies with the zoning regulations for this portion of the PD.

**STAFF RECOMMENDATION: APPROVAL.**

The final plat meets all technical requirements and complies with all zoning and subdivision regulations. Staff recommends approval subject to the conditions listed below.

---

**CONDITIONS:**

1. Final Street names for several streets has not been supplied at the timing of the writing of this report. Street names will be provided to the Commission at the hearing and will be reviewed by staff prior to the hearing.
  2. Engineering/Utility Connection: Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.
-



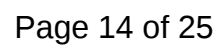
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



Aerial







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

**Application Date:** March 10, 2020

**Items Submitted. Check all that Apply:**

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

**General Information:**

Addition Name (if platted): \_\_\_\_\_ Current Zoning: Single Family

No. of Acres: 33.494 No. of Lots: 86 Proposed Zoning: Single Family

General Location of Property: Northeast corner of intersection of Highway 205 and FM 550

Proposed Use for Property: Single Family

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, TX 75248

Phone(s): 972-325-1412 Email: sdavis@taylorduncan.com

Owner Name: Land Solutions SV, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, TX 75248

Legal Description of the Property: ABS A0133, K Latham, Tract 9-1, 292.955 Acres

County Parcel ID: 0133-0000-0009-01-0R

Other Information: Sonoma Verde Phase 4A

Page 1 of 2

### Waiver

I agree to waive, and do hereby waive, the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code. Yes ☒ No ☐  
Signature: Barbier De Clercy

1E7C50841B59448

### 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.

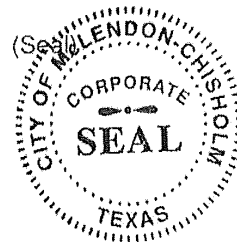
The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

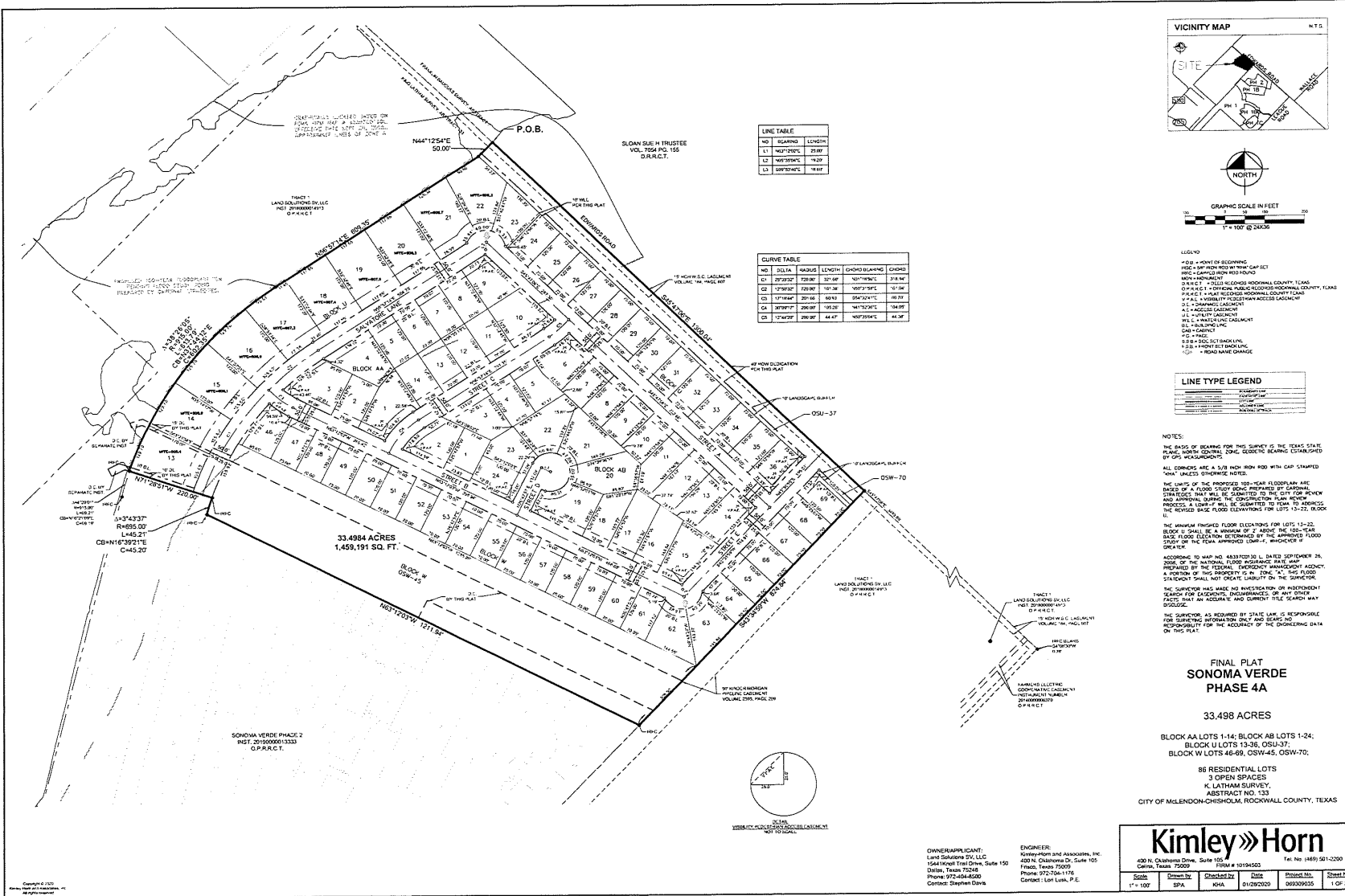
**ALL Consulting Costs** - Includes City Planning, City Engineer, Legal Fees and any other outside Consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA, nor will building permits 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 \$ 15,600.00 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

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.

DocuSigned by:  
Signature of Applicant: Barbier De Clercy Vice President  
City Secretary: Rockelle Green









PLANNING AND ZONING COMMISSION CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 19, 2020

APPLICANT: Stephen Davis, Taylor Duncan Interests, LLC  
15441 Knoll Trail, Suite 150  
Dallas, TX 75248

LOCATION: Smith Road & FM 550 / Rockwall County ID# 11452

ZONING: PD for Single Family and other uses (Ord. 2007-20 and 2012-08)

---

**REQUEST:**

Approval of a final plat of a 30.269-acre property to construct a single-family residence on the portion of the property zoned. Sonoma Verde Phase 4B

PROPERTY OWNER: Land Solutions SV, LLC  
15441 Knoll Trail, Suite 150  
Dallas, TX 75248

REPRESENTATIVE: Lori Lusk, Kimley Horn

---

**STAFF RECOMMENDATION: APPROVAL,** the plat meets all the technical requirements and complies with zoning and subdivision regulations.

**CONDITIONS:**

Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.

**BACKGROUND INFORMATION:**

The proposed final plat consists of 102 single family lots and three open spaces. The existing zoning is a portion of a larger PD for a mix of uses and will be the next phase in the overall development. This Phase consists of a variety of lot sizes with the minimum lot size of 7200 square feet. The proposed plat complies with the zoning regulations for this portion of the PD.

**STAFF RECOMMENDATION: APPROVAL.**

The final plat meets all technical requirements and complies with all zoning and subdivision regulations. Staff recommends approval subject to the conditions listed below.

---

**CONDITIONS:**

1. Final Street name for one street has not been supplied at the timing of the writing of this report and one street name will need to be added/changed to comply with the Subdivision Ordinance. Street names will be provided to the Commission at the hearing and will be reviewed by staff prior to the hearing.
  2. Engineering/Utility Connection: Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.
-



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

Aerial





