



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 21, 2023
1371 WEST FM 550 - McLendon-Chisholm, Texas 75032
7:00 PM

	Page
1. CALL TO ORDER	
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS	
3. CITIZEN COMMENTS	
4. APPROVAL OF MINUTES	
4.1. Action regarding the January 17, 2023 Planning & Zoning Meeting Minutes Minutes 01.17.23	3 - 14
5. ITEMS FOR CONSIDERATION AND ACTION	
5.1. A public hearing on request for approval of a Special Use Permit for a restaurant to be located on a 1.5-acre tract in the King Latham Survey, Rockwall CAD Property ID 101321, generally located South of the intersection of FM 550 and State Highway 205, McLendon-Chisholm, Texas 75032.	
5.2. Consider approval of a Specific Use Permit for a restaurant to be located on a 1.5-acre tract in the King Latham Survey, Rockwall CAD Property ID 101321, generally located South of the intersection of FM 550 and State Highway 205, McLendon-Chisholm, Texas 75032. Application Staff Recommendation	15 - 28
5.3. A public hearing to consider the application of MC Trilogy Texas, LLC, requesting initial zoning of "PD" Planned Development District and updating the Comprehensive Plan and Zoning Map for two tracts of property to be annexed into the City of McLendon-Chisholm: an approximately 441.818 acre tract of land and an approximately 133.325 acre tract of land generally located north of FM 550 and east and west of Pullen Road and situated in the J. Simons Survey, Abstract No. 202, the W.W. Ford Survey, Abstract 80, and the A. Rodriguez Survey, Abstract No. 231, in Rockwall County, Texas, identified by county ID numbers 115324 and 115325, and also being a portion of the property described in a deed to Hodges Ranch Partners, Ltd., as recorded in Volume 3828, Page 322 as Document Number 00319510 in the Official Public Records	

of Rockwall County, Texas. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

- 5.4. Discussion and action regarding approval of the application of MC Trilogy Texas, LLC, requesting initial zoning of "PD" Planned Development District and updating the Comprehensive Plan and Zoning Map for two tracts of property to be annexed into the City of McLendon-Chisholm: an approximately 441.818 acre tract of land and an approximately 133.325 acre tract of land generally located north of FM 550 and east and west of Pullen Road and situated in the J. Simons Survey, Abstract No. 202, the W.W. Ford Survey, Abstract No. 80, and the A. Rodriguez Survey, Abstract No. 231, in Rockwall County, Texas, identified by county ID numbers 115324 and 115325, and also being a portion of the property described in a deed to Hodges Ranch Partners, Ltd., as recorded in Volume 3828, Page 322 as Document Number 00319510 in the Official Public Records of Rockwall County, Texas. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

29 - 42

[Application](#)

[Staff Recommendation](#)

6. ADJOURN

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

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., March 17, 2023 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, January 17, 2023**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, January 17, 2023, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

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

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:00 p.m.

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

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. December 20, 2022, Planning & Zoning Minutes

MOTION: APPROVE MINUTES AS PRESENTED.

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

5. ITEMS FOR CONSIDERATION

- 5.1. Consideration and approval of a request of MFS Group, LLC, for the approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205

City Planner Coker presented his staff report:

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

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

REPRESENTATIVE: Cameron Slown

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

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

REQUEST:

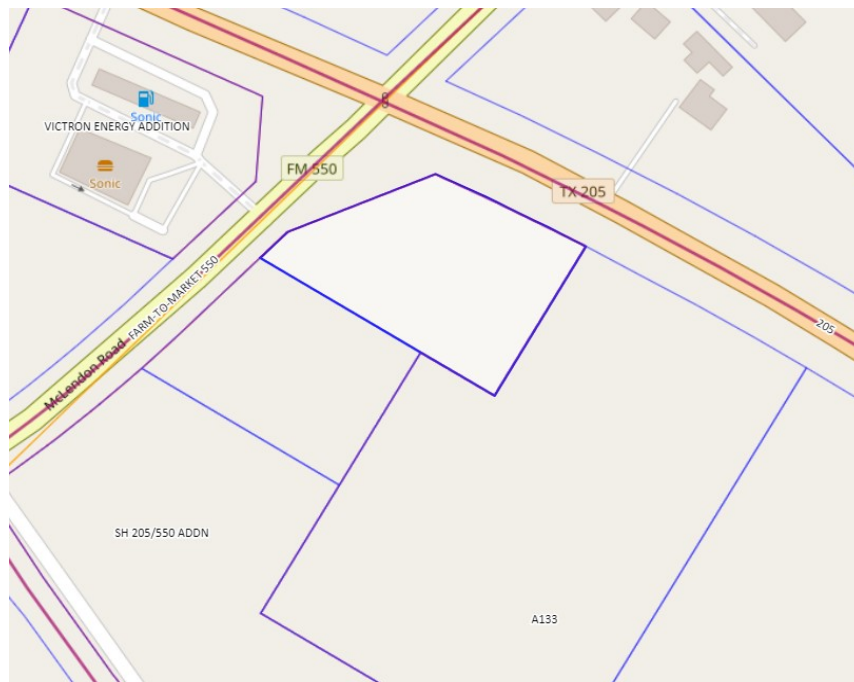
The applicant is requesting approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval subject to the condition that civil engineering designs are received and approved by the City Engineer prior to submittal of the final plat. Remove specified signature blocks and provide signature blocks as required by the Subdivision Regulations.
[note: full sized copies of the preliminary plat are available at City Hall for inspection]

BACKGROUND INFORMATION:

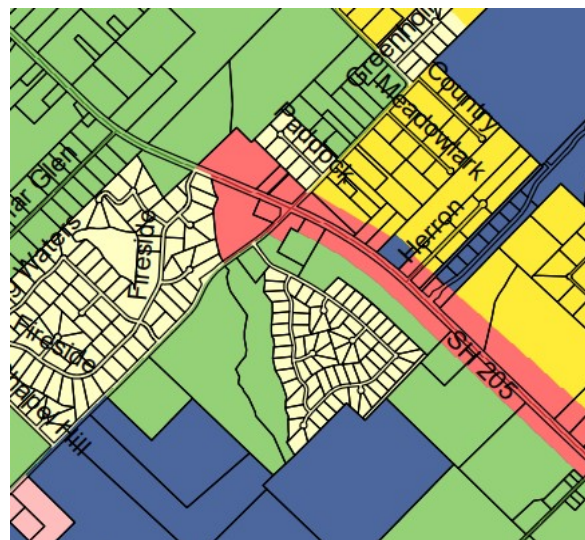
The subject property is a 1.5-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a restaurant.

Rockwall CAD map showing property



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

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



[illegible]Section 10.02.005 **Preliminary plans and final plats.**

Procedure.

(1)

A preliminary plan of any proposed subdivision shall first be filed by the property owner or his duly appointed representative with the city secretary and submitted to the planning and zoning commission for review, study, and recommendation to the city council before the owner proceeds with the final plat of record. Following recommendation by the commission, the preliminary plan shall be submitted to the city council commission for review, study, and approval. This preliminary plan shall be drawn to a scale not to exceed 200 feet to the inch.

(2) The preliminary plat shall contain the following information:

Existing features inside subdivision.

(i)

The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification, complete with bearings and distances.

(ii)

The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii)

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

(iv)

An accurate legal description of the land to be subdivided.

(B)

Existing features outside subdivisions.

(i)

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

(ii)

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

(C)

New features inside subdivision.

(i)

The proposed name of the subdivision.

(ii)

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

(iii)

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

(iv)

The location of building lines, alleys and easements.

(v)

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

(vi)

The approximate acreage of the property to be subdivided.

(vii)

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

(viii)

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

(D)

Key map.

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

(E)

Title, etc.

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

(3)

Submission.

The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular

meeting. A plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4)

Approval.

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

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

Thoroughfares/streets:

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

MOTION: APPROVE THE APPLICATION FOR THE REQUEST OF MFS GROUP, LLC, FOR THE APPROVAL OF A PRELIMINARY PLAT FOR A ONE AND ONE-HALF ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 550 AND SH 205.

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

5.2. Consideration and approval of a site plan for the MFS Group, LLC, for a one and one-half acre of land located at the southeast corner of the intersection of FM 550 and SH 205.

City Planner Coker presented his staff report:

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

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

REPRESENTATIVE: Cameron Slown

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

PLANNING AND ZONING MEETING DATE: January 17, 2023

pg. 6

REQUEST:

The applicant is requesting approval of a Site Plan, landscape plan and elevations for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval of the Site Plan, Landscape Plan and Elevations for the Retail Center and the Restaurant.

Conditions:

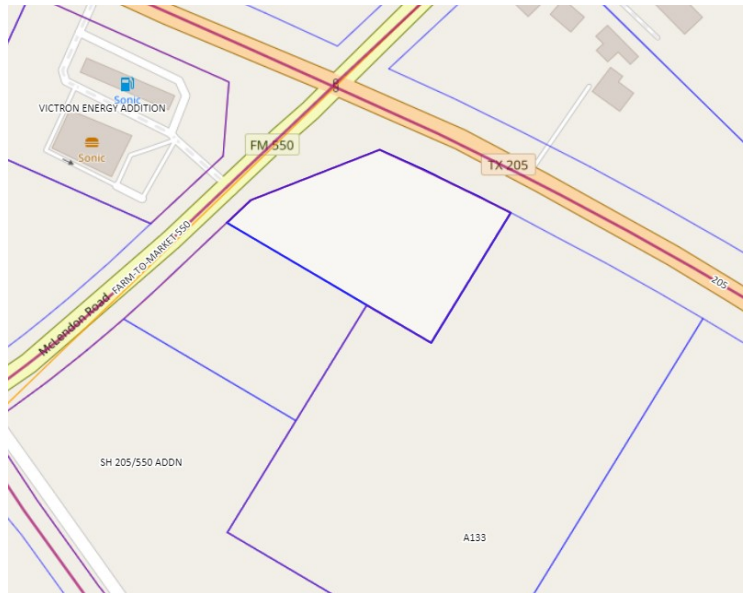
- TXDOT approval of driveway approaches from SH 205 and FM 550 must be provided to the City Administrator prior to filing the final plat.
- Place a note on the face of the landscape plan that specifies the percentage of landscaping proposed for the project.
- Apply for a specific use permit for the drive through restaurant [SUP required for drive-in/drive-thru restaurant] and obtain City Council consideration prior to submittal of the final plat.

[note: full sized copies of the Site Plan, Landscape plan and Elevations are available at City Hall for inspection]

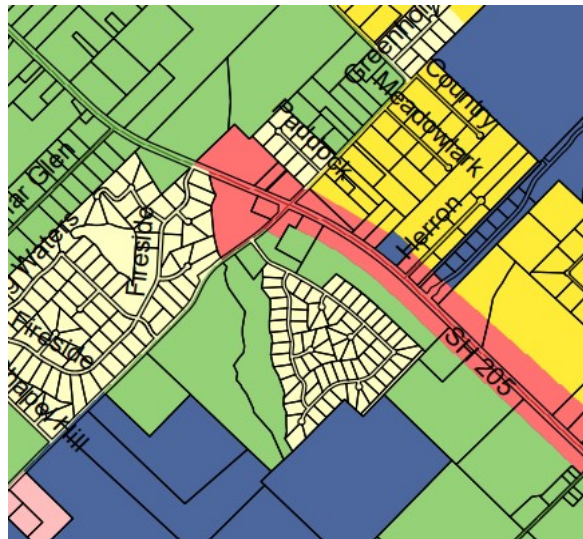
BACKGROUND INFORMATION:

The subject property is a 1.5-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a detached drive-thru restaurant. An application for the preliminary plat has been submitted and precedes this application. A specific use permit will be required for the restaurant and should be considered by the Planning and Zoning Commission and the City Council prior to submittal of the final plat.

Rockwall CAD map showing property



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

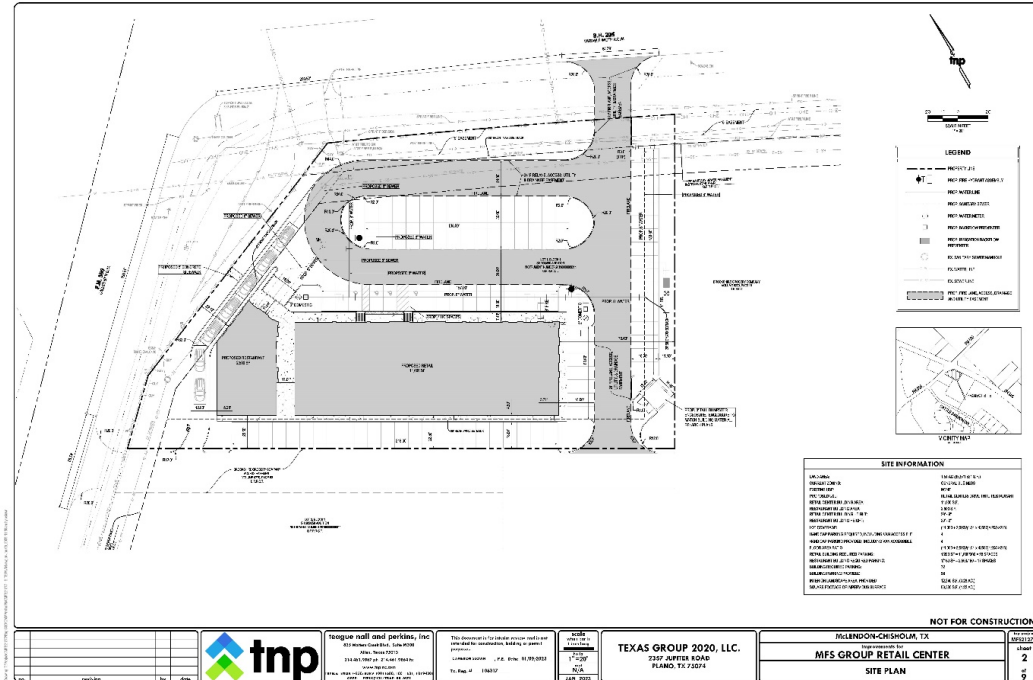


Thoroughfares/streets:

This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided. There is an existing access easement providing access to the subject property from FM 550 that is being constructed coincident with the development of this project. Driveway permits from TXDOT are required for the construction of the drives on FM 550 and SH 205.

Section 6-1 of the McLendon-Chisholm Zoning Ordinance prescribes the requirements for Site Plans.

Applicant Site Plan

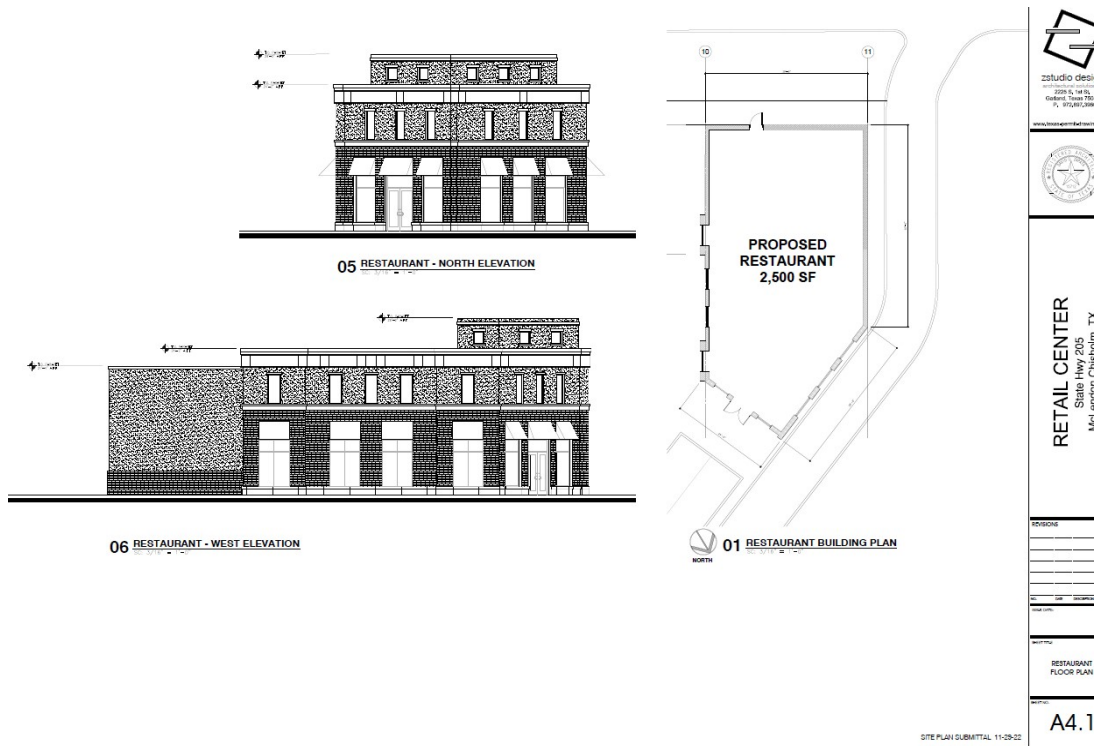


The site plan is consistent with the requirements of the Zoning Ordinance.

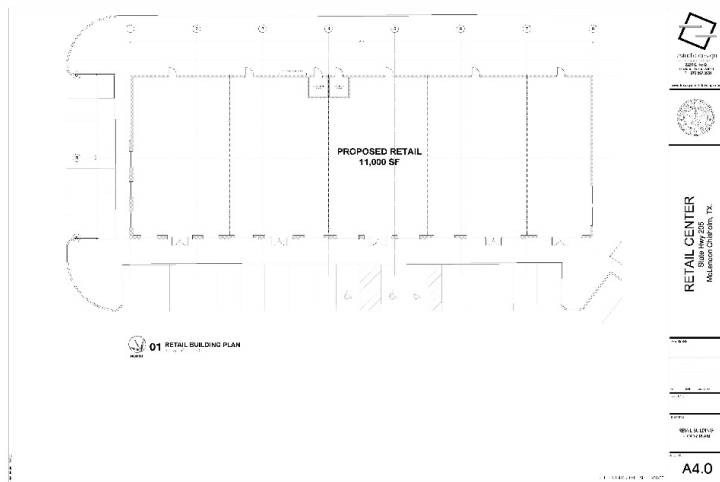
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ELEVATIONS

RESTAURANT

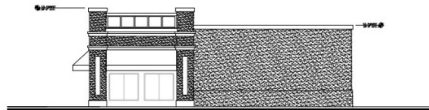


RETAIL CENTER

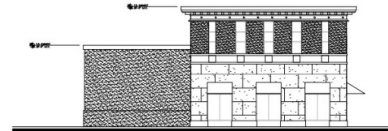




01 RETAIL - NORTH ELEVATION
SC 3/16" = 1'-0"



02 RETAIL - EAST ELEVATION
SC 3/16" = 1'-0"

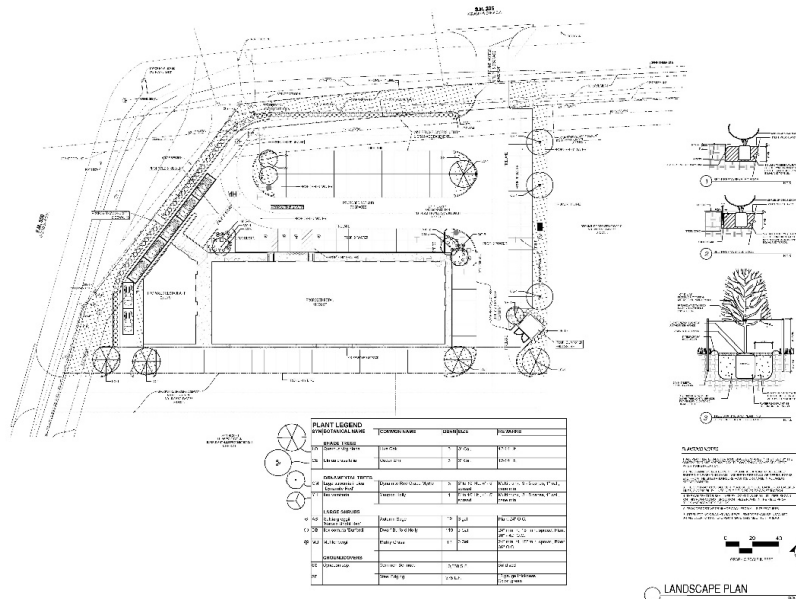


03 RETAIL - WEST ELEVATION
SC 3/16" = 1'-0"



RETAIL CENTER
State Hwy 205
McLendon-Chisholm, TX.

LANDSCAPE PLAN



DATE: 10/10/2017	MFS GROUP RETAIL CENTER MCLENDON-CHISHOLM, TEXAS
DESIGNER: [Signature]	
CHECKED: [Signature]	
CLIENT: MFS GROUP, LLC	ngg landscape architecture 1001 S. 14th, Suite 100 McLendon-Chisholm, TX 75601 P. 972.287.2888
PROJECT NO: 17-001	
SCALE: 1/8" = 1'-0"	
APPROVED FOR PERMIT [Signature] CITY ENGINEER	
LAYSCAPE PLAN LP-1	

Section 6-10 of the McLendon-Chisholm Zoning Ordinance provides the standards and requirements for landscaping. This application is consistent with the requirements of the Landscape Ordinance.

MOTION: APPROVE A SITE PLAN FOR MFS GROUP, LLC., FOR A ONE AND ONE-HALF ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 550 AND SH 205.

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

6. ADJOURN

The meeting adjourned at 7:19 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



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

SPECIFIC USE PERMIT APPLICATION

Date of Application: 1/18/23

Receipt # _____

Fee: \$400 + 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: 1.5 acre lot at the SE corner of SH 205 and FM 550 _____

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

County Parcel ID: 101321

Existing Zoning: GB Requested Zoning: GB

Applicant's Name: CAMERON SLOWN

Phone No. 817-889-5050 Email: CSLOWN@TNPINC.COM

Status of Applicant: Owner or Authorized Agent X

Applicant's Address: 825 WATTERS CREEK BLVD., SUITE M300, ALLEN, TX 75013 _____

Owner's Address: MFS GROUP, LLC. - 2357 JUPITER ROAD, PLANO, TX 75074

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

Signature of Owner:

[Signature] Date _____

Signature of Applicant:

[Signature] Date _____

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):



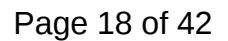
City Secretary: _____

(Seal)

CHECKLIST FOR SPECIAL USE PERMIT 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 \$400.00 for the requested change of property + ALL consultant costs.
5. Names and Addresses of Legal Property Owners within 200 feet of property. (The City will need to send out notices 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.





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February 14, 2023

Mr. Michael Coker
City Administrator
1371 West FM 550
McLendon-Chisholm, TX 75032

RE: MFS Retail – SUP Application

Mr. Coker

Submitted herein is the full Specific Use Permit (SUP) Submittal for the MFS Group Retail Center located at the Southeast corner of SH 205 and FM 550. The project site is 1.51 acres and is currently zoning GB (general business).

The purpose of this SUP is to illustrate the proposed retail building and most especially the restaurant with an order ahead drive-up window. The site plan attached to this submittal shows an order ahead drive-up lane. This lane will be utilized by customers who will be picking up food orders that they have made online or over the phone. Along with the restaurant's sit-down service this order ahead drive-up lane allows for additional flexibility for food service at this site.

In times when indoor seating at restaurants was shut down, an order ahead drive-up window was a way that restaurants could remain open, employ its workers, and further serve the community.

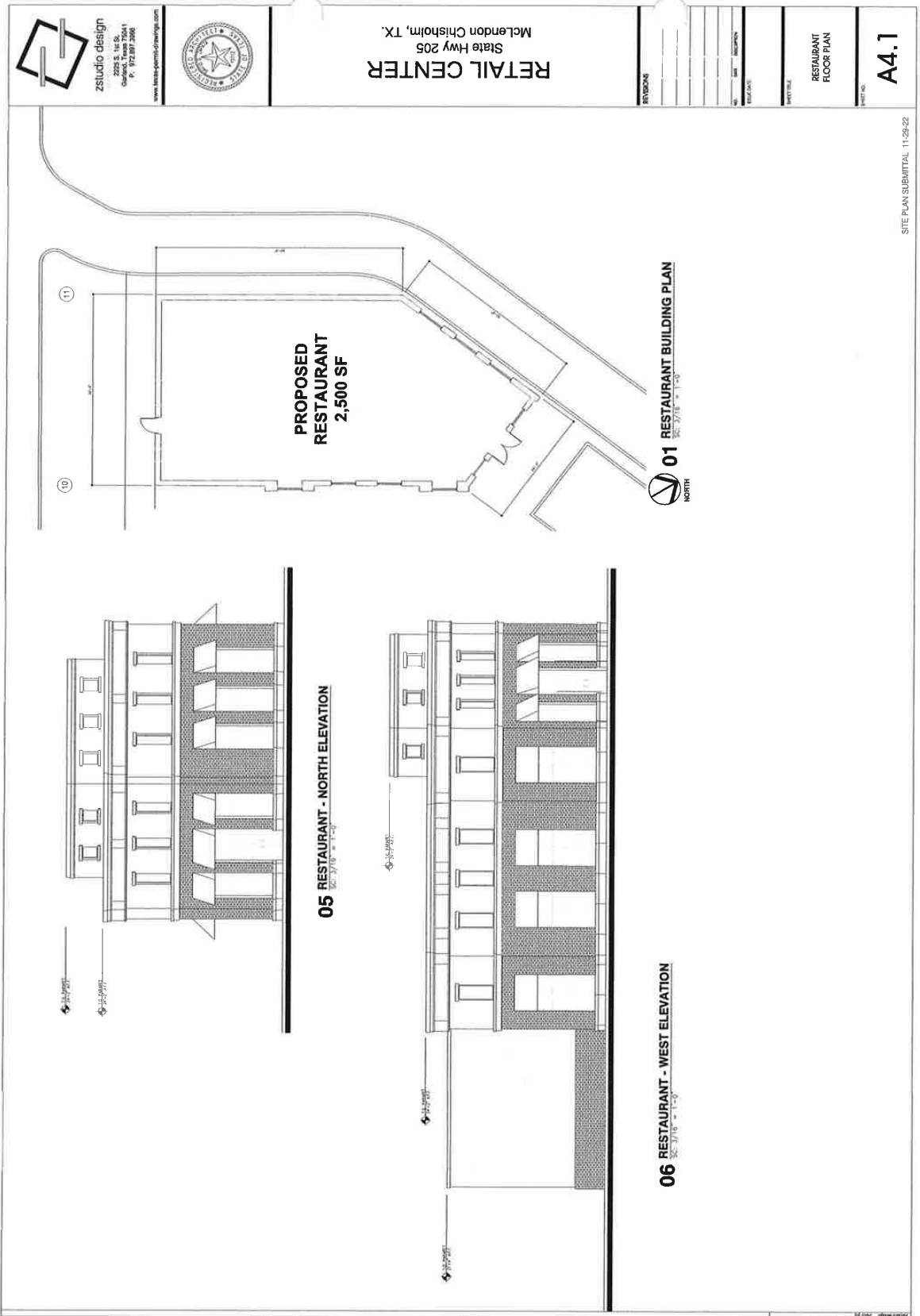
Thank you in advance for accepting this SUP package and please let me know if you have any questions.

Sincerely,

tnp

teague nall & perkins

Cameron Slown, PE
cslown@tnpinc.com





zstudio design
 2505 S. 1st St.
 Suite 100
 P. 972.887.5566
www.zstudio-design.com



RETAIL CENTER
 State Hwy 205
 McLendon Chisholm, TX.

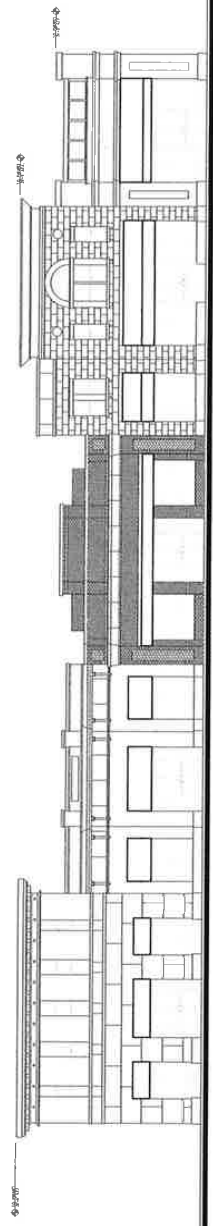
REVISIONS

NO.	DATE	DESCRIPTION

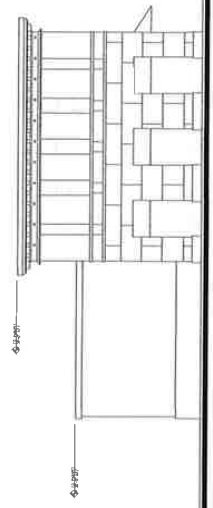
EXTERIOR ELEVATIONS

A5.0

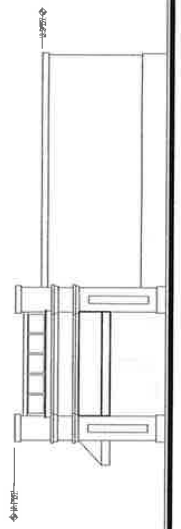
SITE PLAN SUBMITTAL 11-29-22



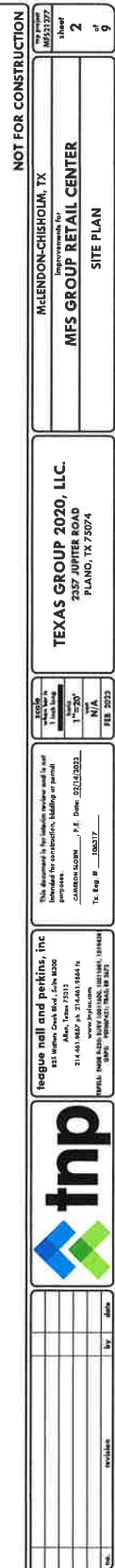
01 RETAIL - NORTH ELEVATION
 SC: 3/16" = 1'-0"



03 RETAIL - WEST ELEVATION
 SC: 3/16" = 1'-0"



02 RETAIL - EAST ELEVATION
 SC: 3/16" = 1'-0"





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

DATE: March 15, 2023

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

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

REPRESENTATIVE: Cameron Slown

LOCATION: South quadrant of the intersection of FM 550 and State Highway 205

PLANNING AND ZONING COMMISSION MEETING DATE: March 21, 2023

REQUEST:

The applicant is requesting approval of a Specific Use Permit for a restaurant with an order ahead drive-up window and the ability to serve alcohol for on-premise consumption on a one and one-half acre tract of land located at the south corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval of the Specific Use Permit for a restaurant to serve alcohol for on-premise consumption **without a drive-up or Pick up window. Call ahead orders shall be picked up from designated parking spaces by way of the doorway to/from the restaurant.**

Conditions:

- Amend the site plan by removing the requested drive-up/pick up window.

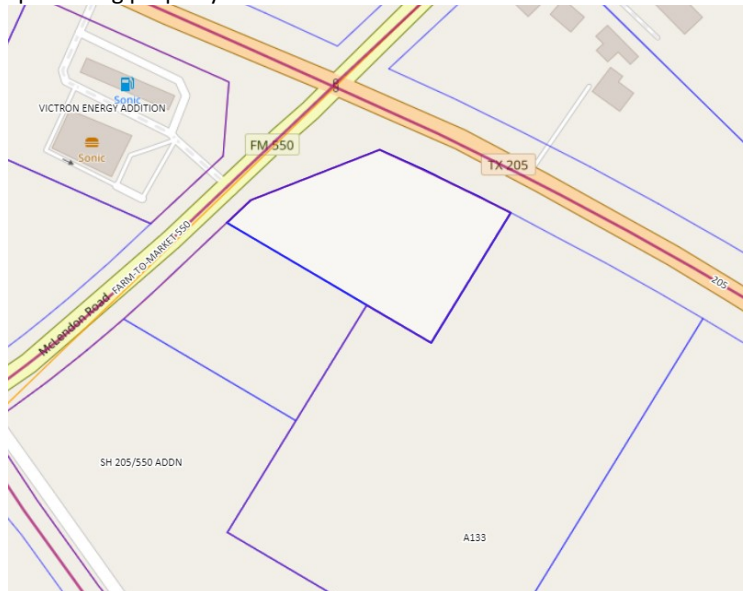
[note: full sized copies of the SUP Site Plan, are available at City Hall for inspection]

BACKGROUND INFORMATION:

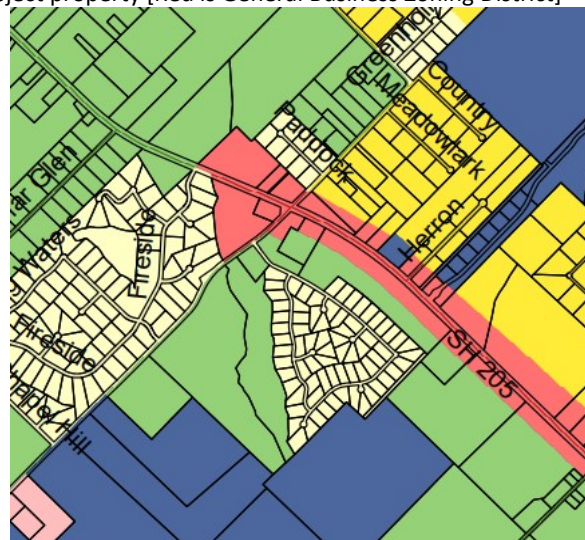
The subject property is a 1.5-acre tract of land located at the south corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. A specific use permit for the development of a detached drive-up restaurant. The zoning district designation for this property is GB General Business. The General Business District requires a specific use permit for a restaurant with or without alcoholic beverage service and/or with or without a drive-thru lane.

The City Council previously approved the site plan, landscape plan and elevations but denied the request for the drive-up/pick-up window, but did agree the customers could call or email ahead and pick up their orders from designated parking spaces that are accessed from the restaurant through the door but not through a window.

Rockwall CAD map showing property



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

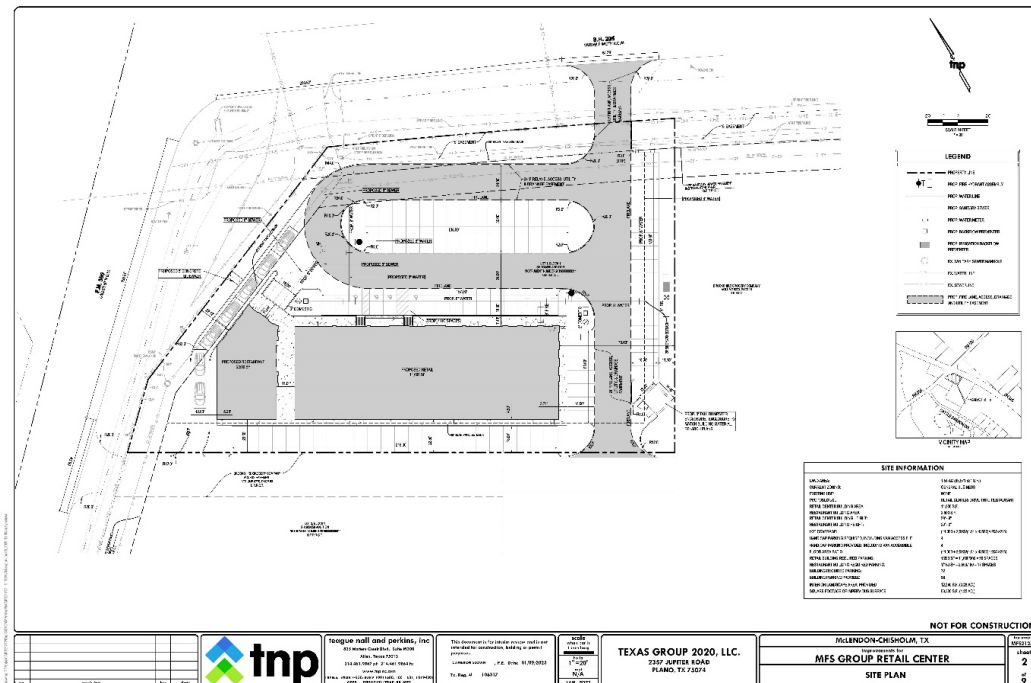


Thoroughfares/streets:

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

Section 6-1 of the McLendon-Chisholm Zoning Ordinance prescribes the requirements for Site Plans.

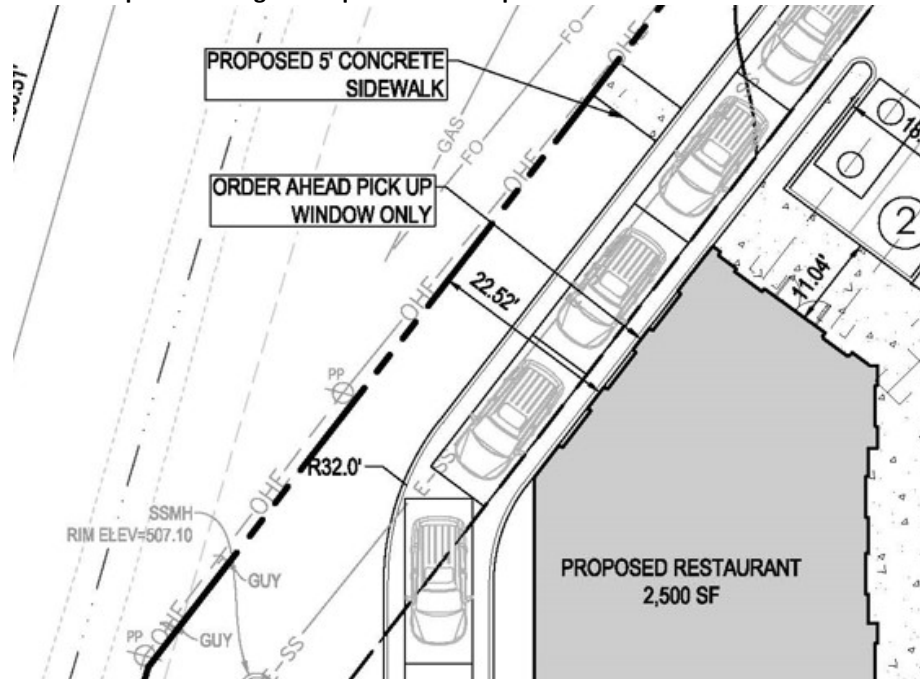
Applicant Site Plan



The site plan is consistent with the requirements of the Zoning Ordinance.

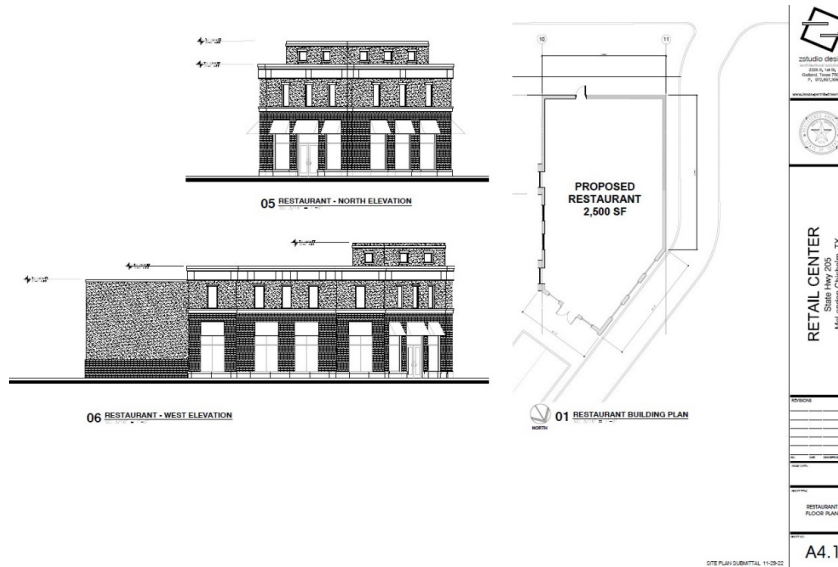
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Portion of the site plan showing the requested drive-up window.



ELEVATIONS

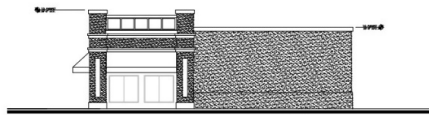
RESTAURANT



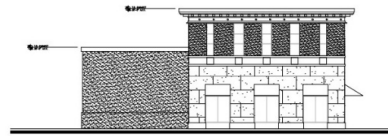
RETAIL CENTER



01 RETAIL - NORTH ELEVATION
SC 3/16" = 1'-0"



02 RETAIL - EAST ELEVATION
SC 3/16" = 1'-0"



03 RETAIL - WEST ELEVATION
SC 3/16" = 1'-0"



RETAIL CENTER
State Hwy 235
McLendon Chisholm, TX.



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: 1/25/23

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:

See attached "Location Map" for the location of the property.

Property Legal Description:

See attached "Meets and Bounds Description of the Property" for the legal description.

County Parcel ID: 115324 and 115325

Existing Zoning: Agricultural District Requested Zoning: PD

Applicant's Name: MC Trilogy Texas LLC

Phone No. 214-532-9326 Email: colin@heiinc.com

Status of Applicant: Owner ☒ or Authorized Agent _____

Applicant's Address: _____

Owner's Address: 8200 Douglas Ave, Suite 300 Dallas, TX 75225

I certify that I am the owner of the property described in this petition/application and Not applicable is the authorized agent to file this application on my behalf.

Signature of Owner:

Colin Hei Date 1/25/23

Signature of Applicant:

Colin Hei Date 1/25/23

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 \$ N/A to cover the cost of this application, and an initial deposit of \$ N/A 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):

Celia Hoffmann

City Secretary:

Rockelle Green

(Seal)



See attached supplement letter

Page 2 of 2

02/25/2020 Zoning Change Application and Checklist

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)



January 25, 2023

City of McLendon-Chisholm
Mr. Konrad Hildebrant
City Administrator
1371 West FM 550
McLendon-Chisholm, Texas 75032

RE: Trilogy PD Application

Mr. Hildebrant,

On behalf of the property owner, MC Trilogy Texas, LLC ("Trilogy"), I am enclosing an application to zone as a Planned Development approximately 575.143 acres of land (the "Trilogy Property") that has been or will be annexed into the City's corporate limits. The enclosed PD application for the Trilogy Property is contemplated by and consistent with the terms of the Development Agreement entered between the City and Trilogy. Pursuant to Section 4.7 of the Development Agreement, zoning fees do not apply to this application.

The attorney for the applicant is Misty Ventura with Shupe Ventura, PLLC. Please feel free to contact her, as well, if you have questions or comments related to this application.

Sincerely,

Colin Huffines,
Project Manager

CC: Misty Ventura, misty.ventura@svlandlaw.com (via email)
Melissa Lindelow, melissa.lindelow@svlandlaw.com (via email)
Michael Halla, mhalla@hallalawfirm.com (via email)

Metes and Bounds Description of the Property

ETJ TRACT 1

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. SIMMONS SURVEY, ABSTRACT NO. 202, THE W.W. FORD SURVEY, ABSTRACT NO. 80, AND THE A. RODRIGUEZ SURVEY, ABSTRACT NO. 231, IN ROCKWALL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED TO HODGES RANCH PARTNERS, LTD., AS RECORDED IN VOLUME 3828 AT PAGE 322 ALSO KNOWN AS DOCUMENT NUMBER 00319510 ON DECEMBER 4TH 2004 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING SUBJECT TO A MEMORANDUM OF INTEREST WITH REGARD TO OWNERSHIP OF REAL PROPERTY RECORDED UNDER COUNTY CLERKS FILE NUMBER 20160000014831 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN RABBIT RIDGE ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), AT THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 44°16'29" E a distance of 89.26'to a point for corner;

THENCE N 44°15'17" E a distance of 1492.27'to a point for corner;

THENCE S 45°49'51" E a distance of 3464.03'to a point for corner;

THENCE N 45°15'27" E a distance of 845.37'to a point for corner;

THENCE S 45°20'50" E a distance of 770.32'to a point for corner;

THENCE S 45°52'07" E a distance of 371.76'to a point for corner;

THENCE S 45°39'45" E a distance of 866.70'to a point for corner;

THENCE S 45°04'02" E a distance of 400.01'to a point for corner;

THENCE S 44°19'52" W a distance of 614.77'to a point for corner;

THENCE S 44°19'52" W a distance of 618.71'to a point for corner;

THENCE S 45°40'08" E a distance of 706.56'to a point for corner;

THENCE S 44°23'53" W a distance of 1352.29'to a point for corner;

THENCE S 44°42'29" W a distance of 1349.67'to a point for corner;

THENCE N 45°05'00" W a distance of 30.40'to a point for corner;

THENCE S 68°20'00" W a distance of 151.80'to a point for corner;

THENCE N 88°15'00" W a distance of 274.51'to a point for corner;

THENCE N 88°15'00" W a distance of 102.49'to a point for corner;
THENCE N 87°05'36" W a distance of 499.42'to a point for corner;
THENCE N 88°20'23" W a distance of 365.10'to a point for corner;
THENCE N 45°00'00" W a distance of 1596.73'to a point for corner;
THENCE N 45°00'00" E a distance of 1050.00'to a point for corner;
THENCE N 45°00'00" W a distance of 150.87'to a point for corner;
THENCE N 48°33'57" E a distance of 83.82'to a point for corner;
THENCE N 08°18'57" E a distance of 54.00'to a point for corner;
THENCE N 43°11'03" W a distance of 104.00'to a point for corner;
THENCE N 12°41'03" W a distance of 111.00'to a point for corner;
THENCE N 39°33'57" E a distance of 93.00'to a point for corner;
THENCE S 89°11'03" E a distance of 140.00'to a point for corner;
THENCE N 33°48'57" E a distance of 108.00'to a point for corner;
THENCE N 81°48'57" E a distance of 98.00'to a point for corner;
THENCE N 13°18'57" E a distance of 143.00'to a point for corner;
THENCE N 61°11'03" W a distance of 57.00'to a point for corner;
THENCE N 44°56'03" W a distance of 123.00'to a point for corner;
THENCE N 08°56'03" W a distance of 57.00'to a point for corner;
THENCE N 86°18'57" E a distance of 129.00'to a point for corner;
THENCE N 40°03'57" E a distance of 128.00'to a point for corner;
THENCE N 57°03'57" E a distance of 110.00'to a point for corner;
THENCE N 69°48'57" E a distance of 81.15'to a point for corner;
THENCE N 41°14'57" W a distance of 2018.90'to a point for corner;
THENCE N 40°35'51" W A DISTANCE OF 1575.68' TO THE POINT OF BEGINNING, CONTAINING
19,245,590.6 SQUARE FEET, OR 441.818 ACRES OF LAND MORE OR LESS.

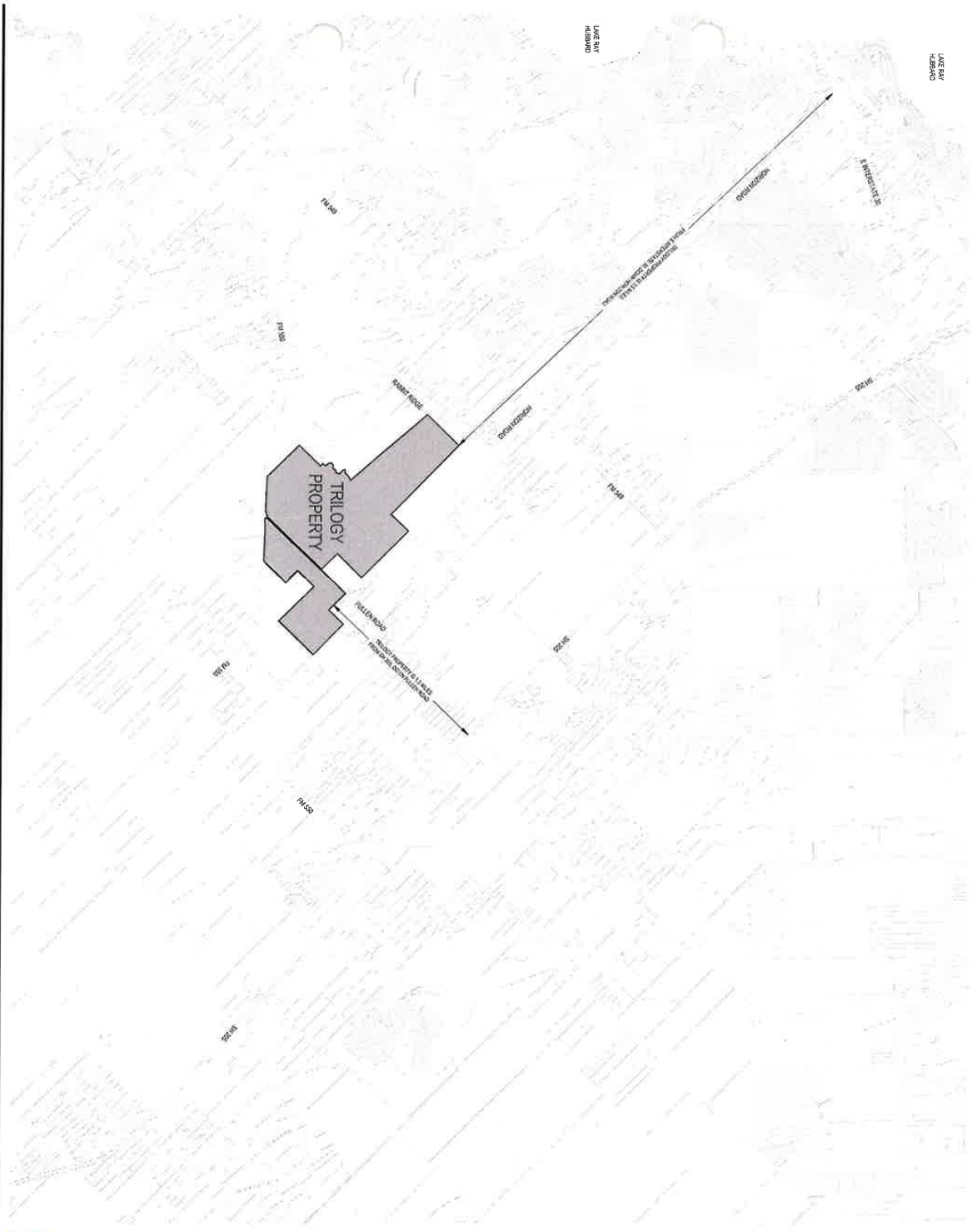
ETJ TRACT 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. SIMMONS SURVEY, ABSTRACT NO. 202, THE W.W. FORD SURVEY, ABSTRACT NO. 80, AND THE A. RODRIGUEZ SURVEY, ABSTRACT NO. 231, IN ROCKWALL COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED TO HODGES RANCH PARTNERS, LTD., AS RECORDED IN VOLUME 3828 AT PAGE 322 ALSO KNOWN AS DOCUMENT NUMBER 00319510 ON DECEMBER 4TH 2004 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING SUBJECT TO A MEMORANDUM OF INTEREST WITH REGARD TO OWNERSHIP OF REAL PROPERTY RECORDED UNDER COUNTY CLERKS FILE NUMBER 20160000014831 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN PULLEN ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 45°52'07" E a distance of 836.75' to a point for corner;
THENCE N 44°13'38" E a distance of 717.19' to a point for corner;
THENCE S 45°44'07" E a distance of 1529.00' to a point for corner;
THENCE S 45°00'00" W a distance of 1708.95' to a point for corner;
THENCE N 45°00'00" W a distance of 1750.00' to a point for corner;
THENCE S 45°00'00" W a distance of 800.00' to a point for corner;
THENCE S 45°00'00" E a distance of 600.00' to a point for corner;
THENCE S 45°00'00" W a distance of 1092.91' to a point for corner;
THENCE N 88°13'09" W a distance of 163.88' to a point for corner;
THENCE N 86°06'41" W a distance of 301.66' to a point for corner;
THENCE N 88°15'00" W a distance of 1073.00' to a point for corner;
THENCE N 01°45'00" E a distance of 65.55' to a point for corner;
THENCE N 44°34'36" E a distance of 928.59' to a point for corner;
THENCE N 44°31'40" E a distance of 151.79' to a point for corner;
THENCE N 43°28'23" E a distance of 346.55' to a point for corner;
THENCE N 44°43'11" E a distance of 901.86' to a point for corner;
THENCE N 44°06'02" E a distance of 914.03' to a point for corner;
THENCE N 44°44'29" E a distance of 285.28' to a point for corner;

THENCE N 45°50'03" E A DISTANCE OF 322.68' TO THE POINT OF BEGINNING, CONTAINING 5,807,645.3 SQUARE FEET, OR 133.325 ACRES OF LAND MORE OR LESS.

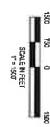


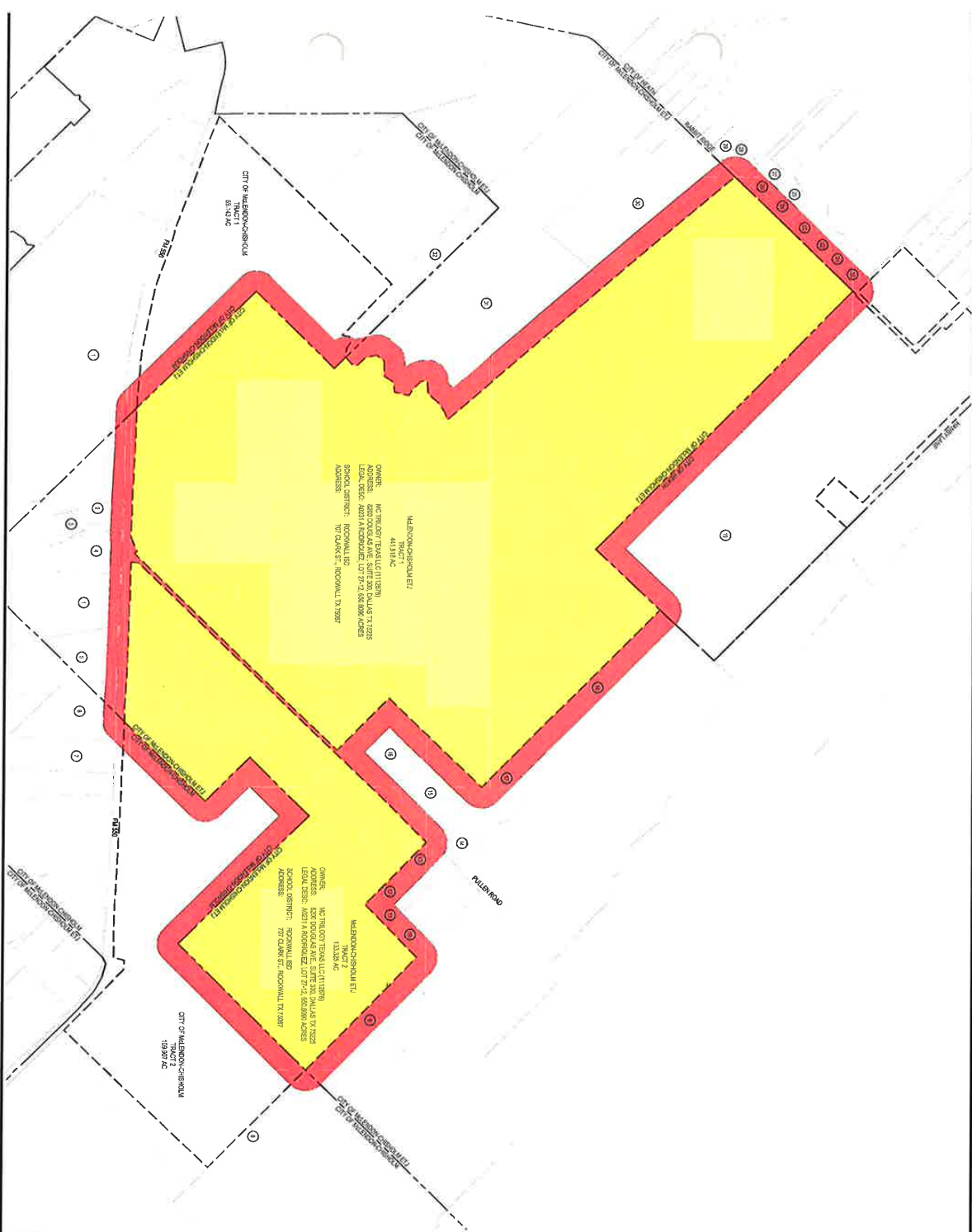
TRIOLOGY
LOCATION MAP

TRIOLOGY
LOCATION MAP

TRIOLOGY CITY OF
MEMPHIS, TN

LEGEND





- LEGEND**
- TRACTS WITHIN CITY OF MACONDO-CHICOMULA ET AL
 - AREA WITHIN 200' OF TRILGY PROPERTY
 - ADJACENT PROPERTY WITHIN 200' OF THE TRILGY PROPERTY



TRILGY
 ADJACENT PROPERTIES

TRILGY
 TRILGY TRAIL LLC
 6820 DOWDALE AVE, SUITE 200
 DALLAS, TX 75228
 TEL: 214.382.7143
 FAX: 214.382.7144
 WWW.TRILGY.COM

ADJACENT PROPERTIES[illegible][illegible][illegible]



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

DATE: March 16, 2023

APPLICANT: Colin Huffines
MC Trilogy Texas, LLC
8200 Douglas Avenue
Suite 300
Dallas, Texas 75225

LOCATION: The property is generally bounded on the north by Rabbit Ridge Road, on the west by FM 550 as shown on the attached approved concept plan.
Rockwall Parcel ID# 115324 and 115325.

Owner: MC Trilogy Texas, LLC
8200 Douglas Avenue
Suite 300
Dallas, Texas 75225
Representative: Colin Huffines, Project Manager

PLANNING AND ZONING COMMISSION MEETING DATE: March 21, 2023

REQUEST:

1. The applicant is requesting approval of a planned development district on 575.143 acres of land currently in the City's Extra Territorial Jurisdiction. The subject property is part of an existing development agreement and an approved preliminary plat.

STAFF RECOMMENDATION: Approval. These zoning regulations are consistent with the approved Concept Plan, the Development Agreement [DA] and the Subdivision regulations as amended by Exhibit E of the DA.

BACKGROUND INFORMATION: In October 2021 the City of McLendon-Chisholm entered into an development agreement with MC Trilogy Texas, LLC for the future development of a quality, master-planned, mixed-use community providing parkland, open space, and other public and private amenities that will benefit and serve the present and future citizens of the City. This agreement establishes Governing Regulations for the development of all the property located within the boundary of MC Trilogy Texas. Approximately 179 acres of Trilogy are located within the City limits. In December 2021 the City Council approved the zoning ordinance for the In-City property. The remainder property is currently in the Extra Territorial Jurisdiction of the City.

Approved Concept Plan

Exhibit C Concept Plan



Exhibit C – Page 1

1580.039\97784.7

The Planned Development District and supporting documents are available for review at McLendon-Chisholm City Hall.

The PDD ordinance is included here: [double click the icon]



Trilogy - Zoning - PD
Zoning Ordinance (ET)