



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 20, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER

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

3. RULES OF DECORUM

4. CITIZEN COMMENTS

5. APPROVAL OF MINUTES

3 - 6

- 5.1. Consider approval of the minutes from P & Z Meeting on March 18, 2025
[March 18, P & Z Minutes](#)

6. PUBLIC HEARING

A Public hearing to receive comments on the following ordinance amendment. Article 3, "PERMITTED USES", Section 3-1, "Use of Land and Buildings", the Land Use Table, by changing "Restaurant, without alcohol sales" from permitted by Special Use Permit to a use by right/Permitted Use. (City Manager)

7. ITEMS FOR CONSIDERATION AND ACTION

7 - 9

- 7.1. Consider approval of an ordinance amendment to Article 3, "PERMITTED USES", Section 3-1, "Use of Land and Buildings", the Land Use Table, by changing "Restaurant, without alcohol sales" from

permitted by Special Use Permit to a use by right/Permitted Use. (City Manager)

[Staff report-use change](#)

[Permitted use docs](#)

10 - 12 7.2. Consider approval of a replat of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 205 with frontage on SH 205.

[Staff Report Gardner replat PZ05202025](#)

13 - 15 7.3. Consider approval of a site plan of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 205 with frontage on SH 205.

[Staff Report-Gardner Site Plan Planning and Zoning \(002\)](#)

16 - 21 7.4. Consider approval of a final plat [combination of preliminary and final] to create two five-acre lots on currently unplatted property.

[Silveria Addition - FINAL - SIGNED](#)

[Plat Application - FINAL](#)

[Staff Report Silveria final plat pz05202025](#)

22 - 30 7.5. Consider approval for a change in zoning district designation from AG Agriculture to PD Planned Development for 52 single-family one acre lots.

[Staff Report Sagewood estates PZ 05202025](#)

31 - 33 7.6. Consider approval of a final plat that provides for the creation of one lot on 2.275 acres of land located generally south of the southern city limits, in the ETJ and south of the intersection with FM 548 with frontage on SH 205.

[Staff Report McCallum FP PZ 05202025](#)

8. 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 City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., May 16, 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, MARCH 18, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
5:30 PM**

1. CALL TO ORDER

Meeting called to order at 5:47 pm

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

Chairman Kipphut leads the commission in prayer and pledges to both
US and Texas flags.

3. RULES OF DECORUM

4. CITIZENS COMMENTS

There are no citizens comments.

5. APPROVAL OF MINUTES

- 5.1. Consider approval of Minutes from Planning and Zoning Commission
Meeting from Feb. 18, 2025

**MOTION MADE TO APPROVE MINUTES BY COMMISSIONER EOFF
SECONDED BY COMMISSIONER FREEZE
MOTION PASSED 4-1 (COMMISSIONER DEAN ABSTAINS.**

6. ITEMS FOR CONSIDERATION AND ACTION

eration 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

Chairman Kipphut ask for the staff report.

Asa Woodberry gives staff reports with a recommendation for approval.

**Motion made to approve by Commissioner EOFF
Seconded by: Chris Freeze**

Short discussion followed by a vote

Motion passes: Unanimous

- 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.

Asa Woodberry gives the staff report and recommends approval.

After a discussion about the property, he also states for the record that the applicant is not present.

**Motion to approve: Made by Commissioner Freeze
Seconded by: Commissioner Eoff**

After a discussion with Mr. Coker about the parking, Commissioner Eoff ask if there has been any discussion about street entrance and entering from 205.

There is also a discussion about land use area, and what would happen with the property if sold, would it still be General Business at that point.

Mr. Kipphut brings up the idea of approving with a stipulation to the property and Mr. Coker reiterated that he liked that idea to protect future Land use. He suggest that it be approved with the restriction that any new

Owner with a different type of business have to come back with a new Request for any use except the pool business.

Motion was amended to: I move to approve the rezoning from SF 2.5 and general business zoning to GB zoning for the remainder of this lot subject to the following conditions: the only uses allowed on this property are those related directly to the swimming pool design, construction, maintenance and material storage.

Made by Chris Freeze

Seconded by Tom Hritz

Motion passes: 3-2 (Rich Dean, Terry Eoff vote Nay)

- 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.

Asa gives the staff report and recommends approval

Mr. Kipphut asks if the property is ETJ or in the City, Asa verifies it is In the city

Commissioner Eoff make the motion to approve the 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.

Seconded by: Commissioner Dean

Mr. Dean asks about the drive to the new lot. Asa states that the new lot Will front off of Rose Marie

Motion passes: Unanimously

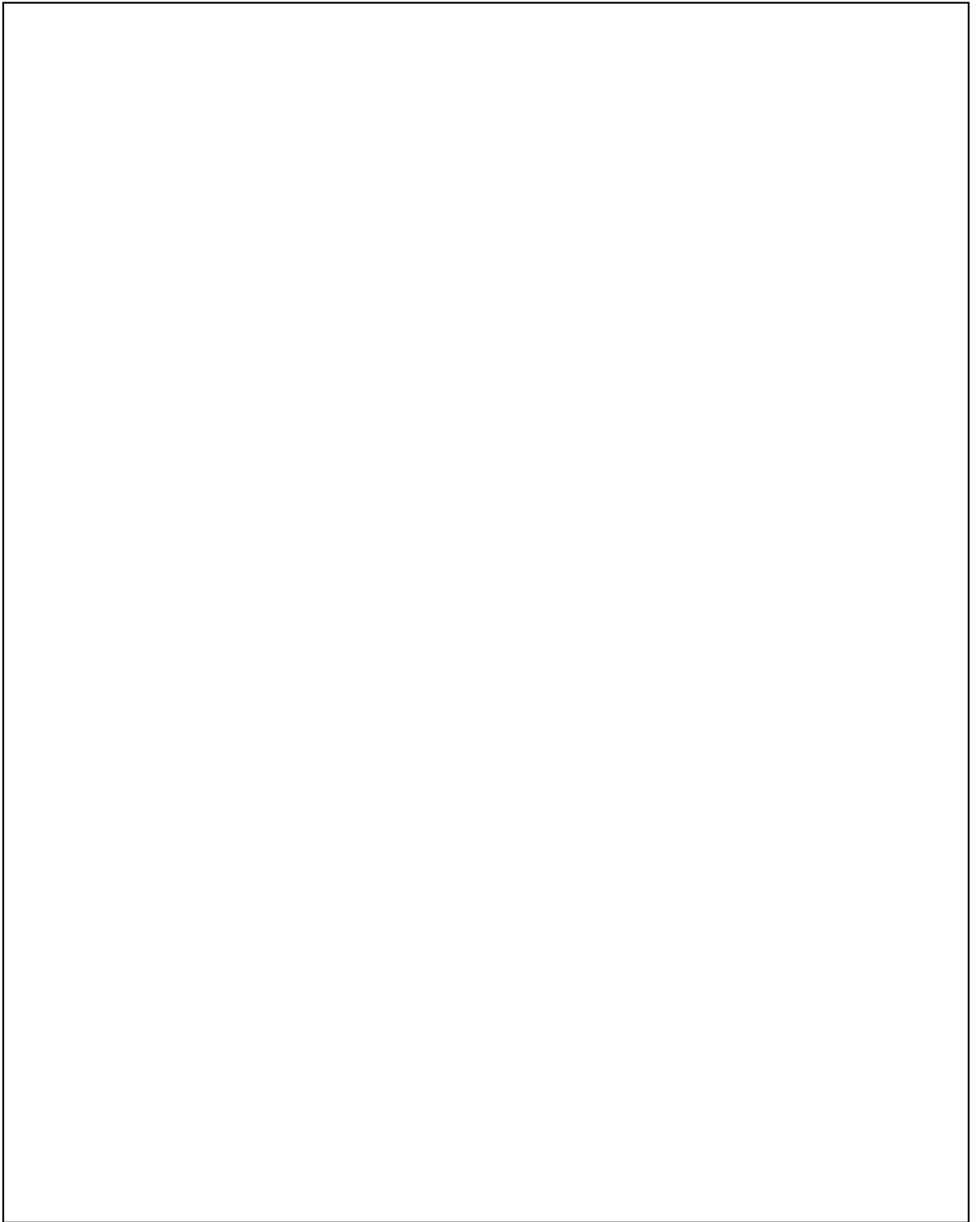
Announcements:

Mr. Dean reminds people to go vote. It is mentioned that every voter will be receiving a packet in the mail.

Mr. Kipphut reminds people that April meeting will be on April 15.

7. ADJOURN

Meeting adjourned at 7:30 PM





City of McLendon-Chisholm
Staff Report

Date: May 20, 2025

Agenda Item: Public Hearing and action on Permitted use

Financial Impact:

Background: This change is for Restaurants without alcohol sales in the general business zoning area. This will become a permitted use instead of requiring a Specific Use permit.

Presenter: Bev Stibbens, City Administrator

Land Use Designations	Residential Uses							Nonresidential					Special Conditions (See Sec. 3-2)
	A	SF5	SF2.5	SF1.5	MH	NC	GB	CP	O1	O2	LI		
Office supply store						P	P	P					3,7
Pawn shop							S						3,7
Pet shop						P	P	P					3,7
Pharmacy						P	P	P	S	S			3,7
Photographic equipment sales and service						P	P	P					3,7
Photographic service						P	P	P					3,7
Radio, television studio	S					S	S	S			P		3,7
Recycling collection center						S	S	P			P		2, 3, 7, 13
Rental store						P		P			P		3, 7, 13
Rental yard, commercial and heavy equipment											P		
Restaurant, with alcohol sales						S	S	S			S		3, 7, 13
Restaurant, without alcohol sales						S	S	S			S		3, 7, 13
Restaurant, drive-in/drive-thru						S	S	S			S		3, 7, 13
Restaurant, refreshment stand (temporary or seasonal)						S	S	S			S		2, 3, 7, 13
Sexually oriented business											S		
Shoe repair						P	P	P					3,7
Sign shop, painted or silk-screened						P	P	P					3,7
Stone monument sales						S	S	P			P		3, 7, 13

Change to permitted use in general business

(Ordinance 2011-01, sec. 1, adopted 1/11/11; Ordinance 2013-16, sec. 2, adopted 10/22/13)

§ 3-2 Special conditions for listed uses.

- A. Description of land use table conditions and special regulations. The following describes conditions and special regulations for uses listed in the permitted use table. Additional requirements may be added to these herein by the planning and zoning commission or city council as deemed necessary to protect the health, safety, and general welfare of the citizens of McLendon-Chisholm. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the planning and zoning commission and city council have been met.
1. A site plan will be required in accordance with section 6-1, Site plan requirements.
 2. A site plan, in accordance with section 6-1, Site plan requirements, will only be required in districts which require a specific use permit.
 3. All storage shall be within completely enclosed buildings or effectively screened with screening not less than six feet nor more than eight feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
 4. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
 5. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
 6. Permitted on a temporary basis only, in accordance with section 6-5, Temporary uses and special events.
 7. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
 8. Any proposed stable or barn must be set back 150 feet from a residential property line. Only animals permitted within the corporate limits by the City Code will be permitted on site.
 9. Pens, outdoor kennels, or animal runs must be located 150 feet from any residentially zoned property.
 10. A copy of the state certification of licensing or registration as described in section 42.052 of Chapter 42 - Texas Human Resources Code must be provided to the city.
 11. Shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts.
 12. All vehicles being stored for repair shall be screened from all public rights-of-way.
 13. All equipment shall be stored and displayed on a hard all weather surface.
 14. Antenna and towers shall be permitted and regulated in accordance with wireless communications facilities.
 15. Accessory dwelling/garage apartments are limited to a maximum of 500 square feet.
 16. Any business which uses the operation of motor vehicles on site, such as go cart tracks, shall not be located within 500 feet from any residentially zoned property.
 17. Mini-warehouses.



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

DATE: May 14, 2025

Applicant: James Martin
Gardner Construction
15950 SH 205
Terrell, Texas 75160

Representative: James Martin

Property owner: 311 State Highway 205 LLC
15950 SH 205
Terrell, Texas 75160

Location: The property is a 6-acre tract of land located north of the intersection of SH 205 and FM 550, with frontage on SH 205. Lot 1, Block A, Hamilton Addition constitutes approximately 3.12 acres and Lot 2, Block A, Hamilton Addition constitutes approximately 3.04 acres of land. The Rockwall CAD property identification numbers are 16824 and 16825.

PLANNING AND ZONING COMMISSION MEETING DATE: May 20, 2025

REQUEST:

The applicant is requesting approval of a replat of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 205 with frontage on SH 205. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Approval.

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

BACKGROUND INFORMATION:

This replat consolidates two lots into one lot General Business lot. Property is currently zoned GB General Business. This request for a replat is consistent with the requirements of the Subdivision Regulations for the City.

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

DATE: May 15, 2025

Applicant: James Martin
Gardner Construction
15950 SH 205
Terrell, Texas 75160

Representative: James Martin

Property owner: 311 State Highway 205 LLC
15950 SH 205
Terrell, Texas 75160

Location: The property is a 6-acre tract of land located north of the intersection of SH 205 and FM 550, with frontage on SH 205. Lot 1, Block A, Hamilton Addition constitutes approximately 3.12 acres and Lot 2, Block A, Hamilton Addition constitutes approximately 3.04 acres of land. The Rockwall CAD property identification numbers are 16824 and 16825.

PLANNING AND ZONING COMMISSION MEETING DATE: May 20, 2025

REQUEST:

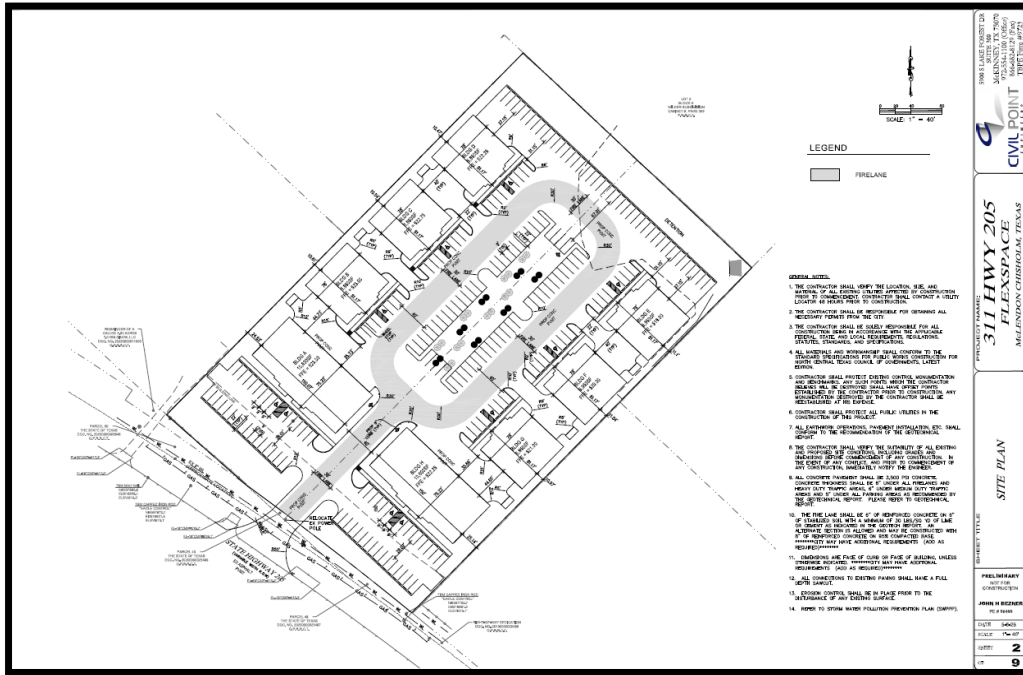
The applicant is requesting approval of a site plan of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 205 with frontage on SH 205. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Staff recommends conditional approval of the site plan contingent on the applicant revising the following items:

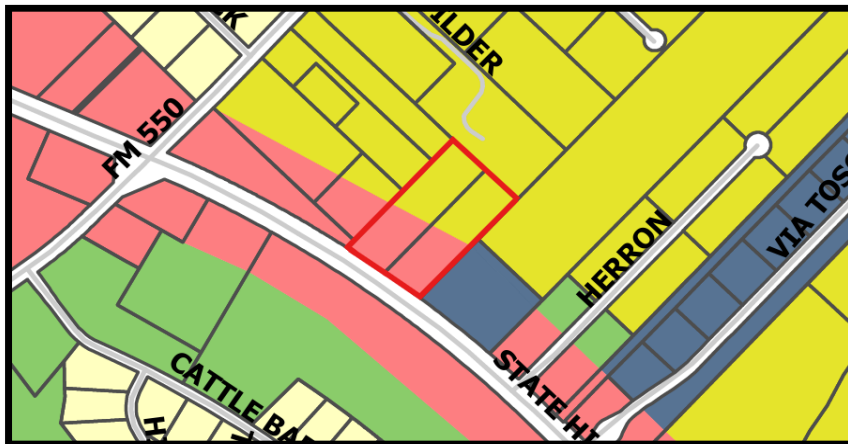
1. Provide detailed, dimensioned architectural drawings for all the buildings on the lot.
2. Reconfigure buildings abutting the side property lines (currently inward-facing) to maintain potential for future lot-to-lot connectivity, considering both adjacent parcel redevelopment and anticipated TXDOT roadway expansions.
3. Ensure development and architectural design comply with the McLendon-Chisholm Comprehensive Plan for the SH-205 Corridor.
4. Address all applicable criteria listed under “Desired Development Characteristics” on Page 42 of the McLendon-Chisholm Comprehensive Plan.

NOTE: Full sized copies of the site layout and site plan are available for review at McLendon-Chisholm City Hall.

Proposed Site Plan:



Current Zoning Map:



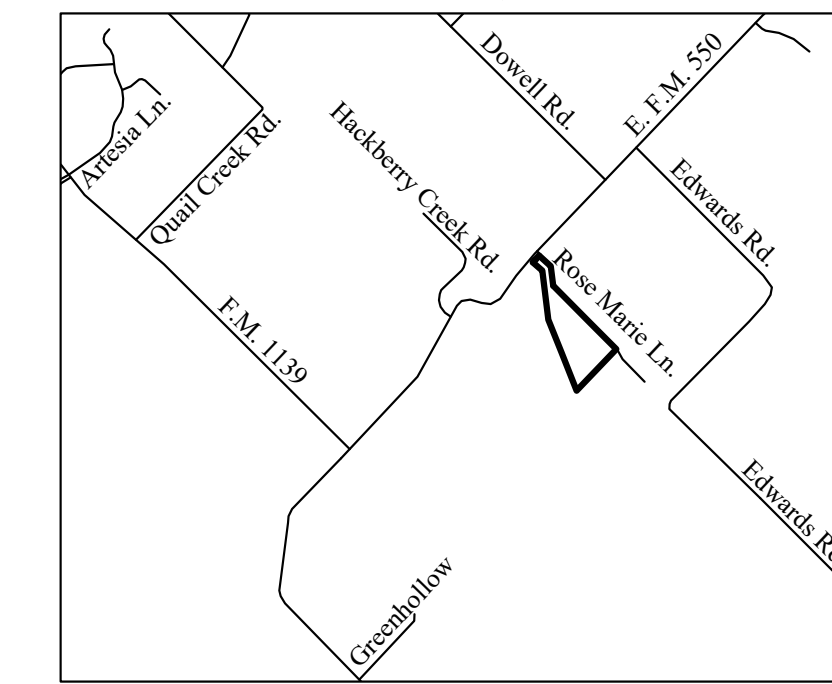
BACKGROUND INFORMATION:

This proposed site plan consolidates two lots into one lot. The proposed site plan is consistent with the requirements of the Subdivision Regulations and the Zoning Ordinance contingent on the applicant addressing all approval conditions included in the staff report.

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Lots 1 and 2
Silveria Addition,
an addition to the City of McLendon-Chisolm,
Rockwall County, Texas

VICINITY MAP
Not to Scale



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.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

OWNERS 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 & Greca Phillips 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. 20210000015576, 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 "rel" Corner of said 6.00 acre tract;

THENCE South 4°29'20" 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 2015.89 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 the ___ day of ___, 20__.

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF §

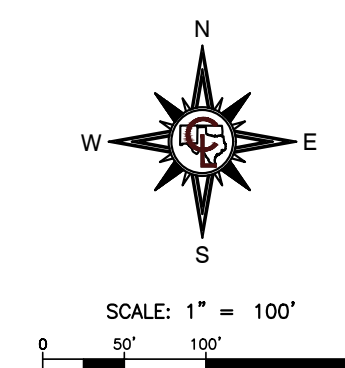
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Krystal Decosta, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations 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:

LEGEND

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

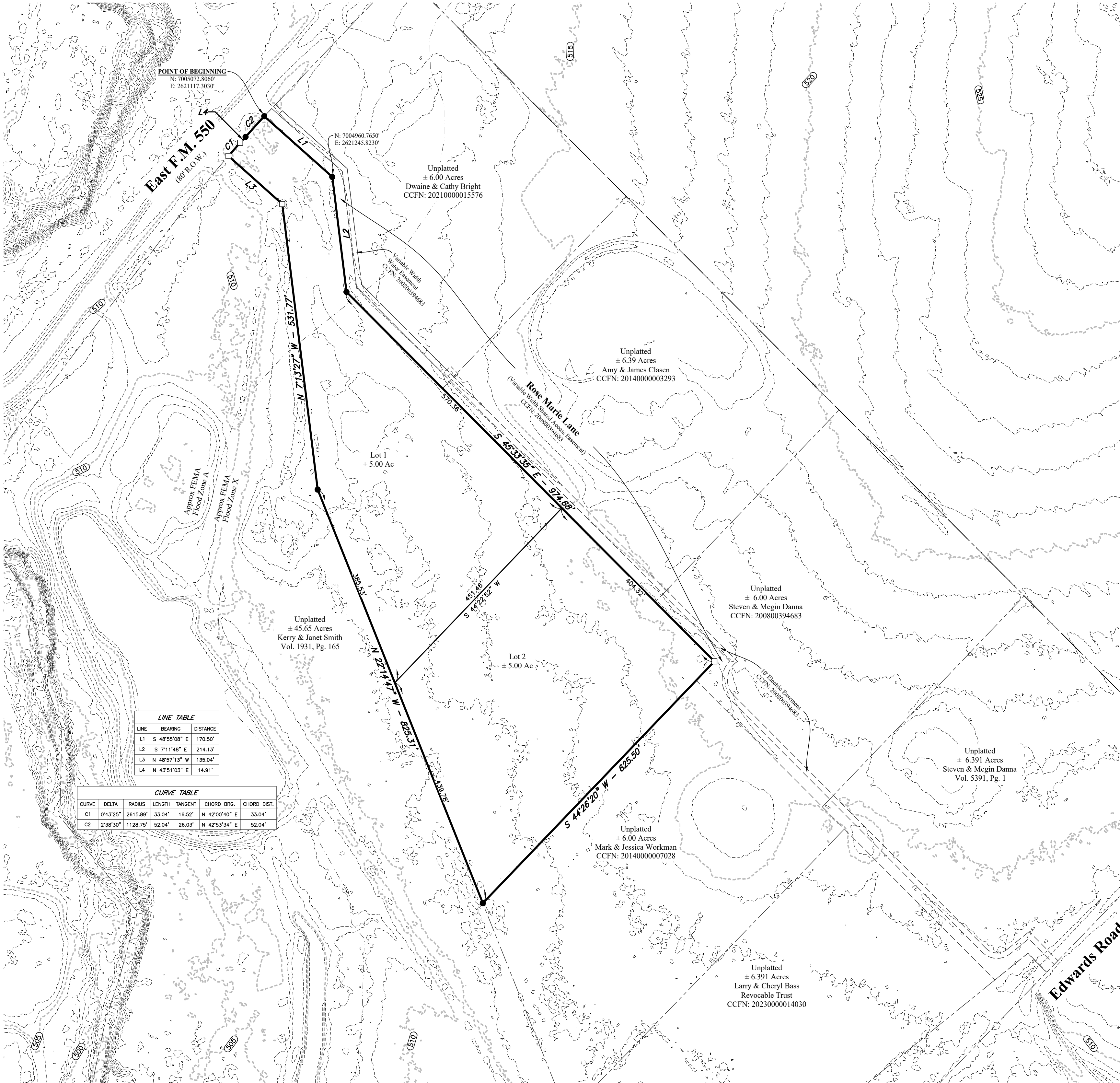


OWNER
Krystal Decosta
1691 E FM 550, Rockwall, TX 75082

FINAL PLAT

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

CENTERLINE
CENTERLINE
4012 Jimmy Johnson, Lubbock, Texas 79424
(800) 475-2688
1691 E FM 550, Rockwall, TX 75082
O.C. #10, 0641



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°43'28"	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'



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

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): Silveria Addition Current Zoning: SF 2.5

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

General Location of Property: Abs. 181, James W Pitman Survey

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-Chisolm Tx 75032

Phone(s): _____ Email: _____

Legal Description of the Property: Abs. 181, James W Pitman Survey

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 \$ _____ to cover the cost of this application has been paid to the City of McLendon-Chisolm 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)



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

DATE: May 14, 2025

Applicant: Carter Feldhoff
8312 Upland Avenue
Lubbock, Texas 79424

Representative: Carter Feldhoff

Property owner: Krystal Decosta
1691 FM 550
McLendon-Chisholm, Texas 75032

Location: The property is a 10-acre tract of land located FM 550, The Rockwall CAD property identification number is 12204. It is adjacent to Rose Marie Lane, a shared access easement.

PLANNING AND ZONING COMMISSION MEETING DATE: May 20, 2025

REQUEST:

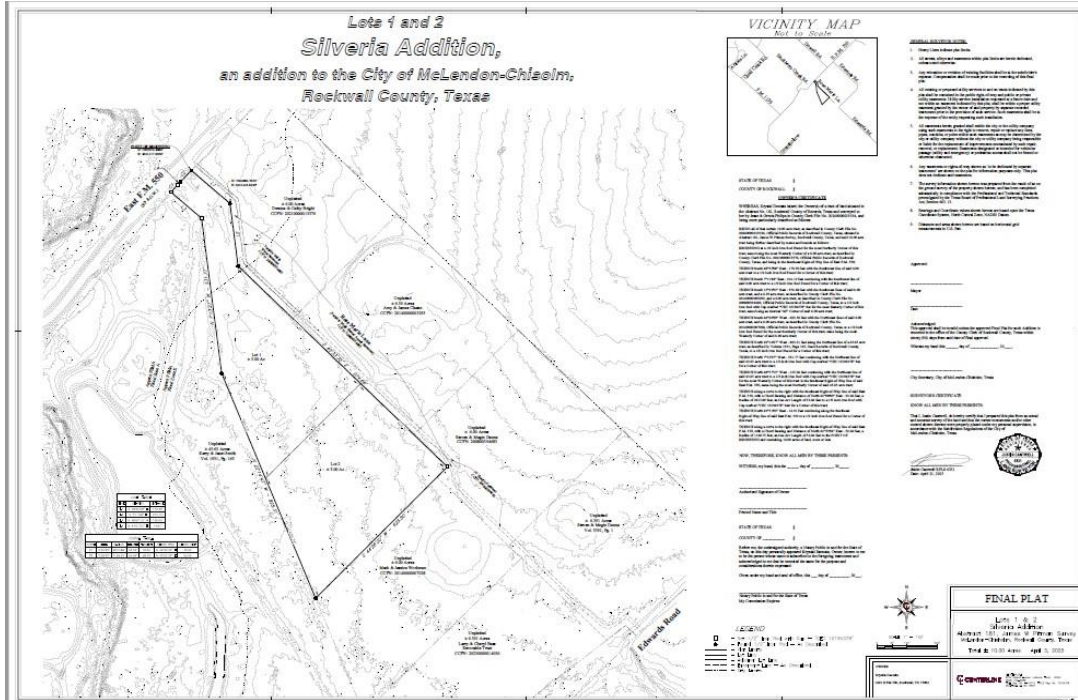
The applicant is requesting approval of a final plat [combination of preliminary and final] to create two five-acre lots on currently unplatted property. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Approval.

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

Note: The Planning and Zoning Commission has three options when considering a plat: approval; approval with conditions; or disapproval. If the Commission recommendation is for approval with conditions or disapproval, the motion in either case must include the specific issues to be addressed.

Requested Final Plat:



BACKGROUND INFORMATION:

The subject property is an unplatted 10-acre tract of land adjacent to Rose Marie Lane at the intersection with FM 550. The applicants is requesting to divide the property into two five-acre lots. The zoning for the property is SF 2.5 and both of the lots meet the width and depth requirements for the zoning district.

This request for a final plat is consistent with the requirements of the Subdivision Regulations for the City.

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

DATE: May 13, 2025

Applicant: Robert Brooks
Skorburg Company
8214 Westchester Drive
Suite 900
Dallas, Texas 75225

Representative: Robert Brooks

Property owner: See attached authorization letters

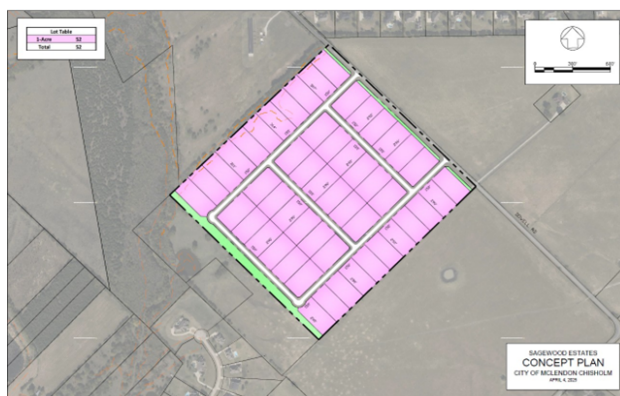
Location: The property is a 66.37-acre tract of land located on Dowell Road south of the intersection with FM 550 within the City limits of McLendon-Chisholm.

PLANNING AND ZONING COMMISSION MEETING DATE: May 20, 2025

REQUEST: The applicant is requesting a recommendation of approval for a change in zoning district designation from AG Agriculture to PD Planned Development for 52 single-family one acre lots.

STAFF RECOMMENDATION: Approval. This application complies with the City Comprehensive Plan, Future Land use plan and the Zoning Regulations for the City.

CONCEPT PLAN



Planned Development District development standards

EXHIBIT B
SAGEWOOD ESTATES SUBDIVISION
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS
For Approximately 66.37 Acres
City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provides for the development standards for a planned subdivision containing 52 single-family residential lots with a minimum lot size of one acre of land and one community owned common area lot. This development is approximately 66.37 acres of land generally located about one mile north of McLendon Rd (FM 550).

2. Special Provisions

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

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

Requests to amend the PD, the Concept Plan, or the Development Plan that fail to satisfy the standards of Section 2(a)(i.) and 2(a)(ii.) above shall be considered a change in zoning and be required to satisfy the requirements of an original request for a change in zoning.
- b. **Minor amendments to the PD, approved Concept Plan, or Development Plan may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.**
- c. **Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.**

3. Development Plan

Prior to development of any portion of this Planned Development District, the City Council shall consider a development plan (the "Development Plan") upon recommendation from the Planning and Zoning Commission. Any Development Plan shall conform to the Concept Plan that has been approved and made a part of this ordinance.

4. Development Standards

Lot layout shall conform to the Concept Plan that has been adopted and is part of this ordinance.

- a. This is a single-family zoned district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with Section 3-1: Use of Land and Buildings of the City of McLendon-Chisholm Zoning Ordinance for the SF 1.0 Residential District.

c. Area requirements. Minimum residential lot size one acre.

- d. Minimum Setbacks:
 - Front Yard- 50 feet
 - Side Yard- 25 feet
 - Back yard- 20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.

e. **Lot Width. Minimum lot width shall be 140 feet.**

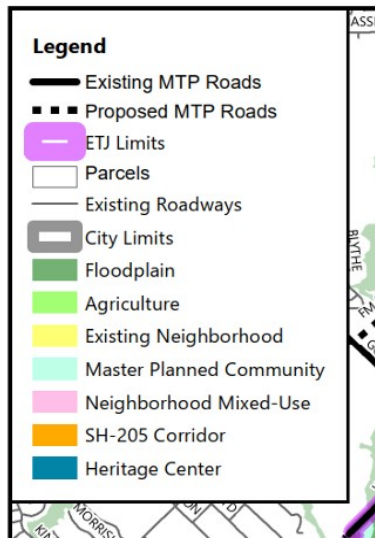
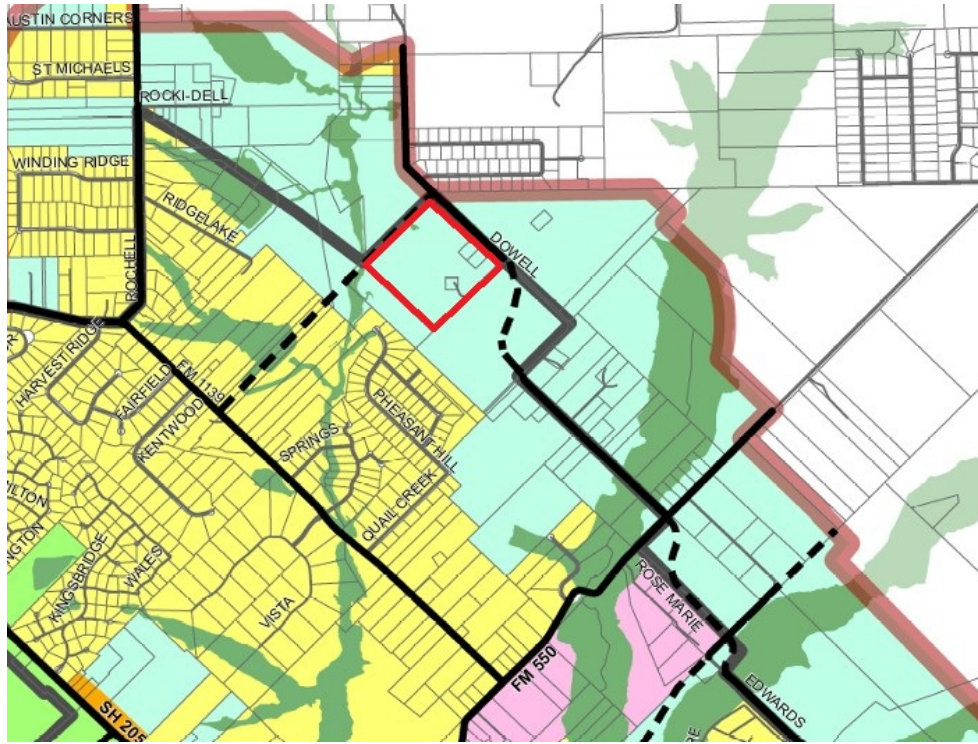
For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line. Corner lots may have the 25-foot side yard adjacent to the side street.

f. **Lot Depth: Minimum lot depth 215 feet**

g. **Minimum dwelling size: Minimum of 2,800 A/C square feet**

h. **Lot coverage: Maximum 25 percent**

Future Land Use Plan



AUTHORIZATIONS

DocuSign Envelope ID: 4B5443EA-8E63-42C7-AA9D-D5D75B1AFEC3

4/1/2025

To:

Skorburg Retail Corporation
8214 Westchester Dr
Suite 900
Dallas, TX 75225

RE: Letter of Consent authorizing Skorburg as an agent for +/- 62.09 AC located in Rockwall County

I, Brenda Lee Wood, executrix of the Estate of Gussie Mae Gaines, certify that Skorburg Company is acting as an authorized agent on our behalf for the Zoning Application regarding Rockwall County Parcel Nos. 12030 & 27011.

Signed by:

A7813CA5482C443

Brenda Lee Wood
Executrix of the Estate of Gussie Mae Gaines

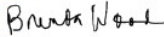
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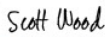
To:

Skorburg Retail Corporation
8214 Westchester Dr
Suite 900
Dallas, TX 75225

RE: Letter of Consent authorizing Skorburg as an agent for +/- 2.14 AC located in Rockwall County

I, Brenda Lee Wood and Scott Wood, certify that Skorburg Company is acting as an authorized agent on our behalf for the Zoning Application regarding Rockwall County Parcel No. 85412.

Signed by:

A7613CAD5B2C443
Brenda Lee Wood, Owner

Signed by:

068F3037D38A443
Scott Wood, Owner

4/1/2025

To:

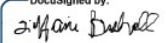
Skorburg Retail Corporation
8214 Westchester Dr
Suite 900
Dallas, TX 75225

RE: Letter of Consent authorizing Skorburg as an agent for +/- 2.14 AC located in Rockwall County

I, Michael Bushnell and Tiffanie Bushnell, certify that Skorburg Company is acting as an authorized agent on our behalf for the Zoning Application regarding Rockwall County Parcel No. 85413.

Signed by:

D42438F04D894FB
Michael Bushnell, Owner

DocuSigned by:

1C11EA564031485
Tiffanie Bushnell, Owner

LEGAL DESCRIPTION



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

DATE: May 13, 2025

Applicant: Terry McCallum
2231 W. FM 550
Rockwall, Texas

Representative: Terry McCallum

Property owner: Build 205
%Terry McCallum
803 Village Green Drive
Rockwall, Texas 75087

Location: The property is a 2.275-acre tract of land located south of the intersection of SH 205 and FM 548, with frontage on SH 205. The Rockwall CAD property identification number is 10530. This property is located within the City of McLendon-Chisholm extra territorial jurisdiction.

PLANNING AND ZONING COMMISSION MEETING DATE: May 20, 2025

Note: The Planning and Zoning Commission has three options concerning consideration of plats: Approval; Approval with conditions; or disapproval. For Approval with conditions or Disapproval, the specific issue requiring amendment must be stated in the motion to approve with conditions or for disapproval.

REQUEST:

The applicant is requesting a recommendation of approval for a final plat that provides for the creation of one lot on 2.275 acres of land located generally south of the southern city limits, in the ETJ and south of the intersection with FM 548 with frontage on SH 205.

STAFF RECOMMENDATION: Approval. This application complies with the City subdivision regulations and the Rockwall County Inter Local Agreement.

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

