



AGENDA

Planning & Zoning Commission Regular Meeting

Tuesday, May 21, 2024

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. SWEAR IN NEWLY APPOINTED PLANNING AND ZONING COMMISSIONERS
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
 - 6.1. [P & Z Minutes Apr 16](#) 3 - 9
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Consideration and action of the request of Jared Riggerback, McLendon-Chisholm Commercial Holdings, Inc., for approval of a preliminary plat that provides for the development of one commercial lot which, at buildout, shall be an O'Reilly's Auto Parts store. 10 - 16
[Staff Report](#)
[Preliminary Plat of O'Reilly](#)
 - 7.2. Review and Discussion of Zoning Ordinance Update (Single Family 1.0 Ordinance) 17 - 19
[McLendon-Chisholm Code of Ordinances Update Zoning District SF1.0](#)
 - 7.3. Consideration and action of potential revisions to the McLendon-Chisholm Comprehensive Plan to better address action items in the current comprehensive plan. 20 - 35
[Comp Plan Review](#)
[Comp Plan Recommendations](#)
[Action Priorization Recommendations](#)

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

8.1. Rockwall County Strategic Planning Efforts

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[Rockwall County 2050 Dana Flyer_1](#)

9. ADJOURN

Footer

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 0:00 p.m., MONTH DD, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, April 16, 2024**

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

Members Present:	Mark Kipphut	Chairman
	Robert Rohde	Co-Chairman
	Chris Freeze	Commissioner
	Gyle Dale	Commissioner
	Terry Eoff	Commissioner
	Thomas Hritz	Alternate Commissioner

Staff Present:	Asa Woodberry	City Planner
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1. CALL TO ORDER

Mr. Kipphut calls the meeting of the Planning and Zoning Commission Regular Meeting to order.

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

Mr. Kipphut leads the invocation and pledge of Allegiance to U.S and Texas Flags

3. RULES OF DECORUM

Chairman Kipphut welcomes the audience and acknowledges guest Judge Russo, Council Member Tucker and Council Member McNeal. He also acknowledged Mr. Easter and thanked him for his service on the commission and wishes him the best in his upcoming challenges.

4. CITIZEN COMMENTS

Invites citizens comments.

Mr. Tony Crawford, 104 Lavender Place, McLendon-Chisholm

As many of you know I have spoken passionately about the one acre, one home in the comp plan. I'm still in favor of remaining in the comp plan and to be even strengthened. The growth of the city needs to reflect our rural people; however, I also know that life is about compromise and the reason I was talking to you tonight is that I know City Council has turned down the ordinance for Mr. Webb's project around City Hall. I was thankful that they did that, that was a very badly written ordinance for what they were wanting to do, 5 ft setbacks, 70 ft fronts, it was going to be a sea of houses. It would present an extremely dense group of structures while one acre is preferred because it will maintain responsible growth, it will help maintain our traffic, so that we don't immediately outgrow our roads, avoid the look of every other small town that has exploded into a sea of roofs. Maintain our home values, hold of the need for law enforcement agency and help dictate commercial growth. However, the Webb project around city hall, is one in which compromise may be in order. When I say compromise, I still have a look in mind. If the neighborhood has the look of STONE LEE in Heath, it can be a good thing, especially here around the Heritage Center, here in line with what downtown area of other small towns that you see. A friend of mine is on P & Z in Heath, and he has told me that he is wanting to maintain developments like Stone Lee because it will meet all the items I stated above. We don't want to "out drive our headlights". Estate lots are lots with at least 120 ft fronts, 25 ft setbacks on the side, I don't remember what it is from the street, but wide streets. I believe this did not have wide streets at all, houses were bunched together, it was a poorly written ordinance, and the City Council turned it down unanimously. I would like to see the street boulevard size; I think that would help our town grow responsibly. 70, 80, 90-foot fronts with 5 ft setbacks does not denote a rural area. Let's make McLendon-Chisholm unique. Ask yourself do you want to have nice wide tree-lined streets with estate lots or a sea of roofs. I appreciate it. Thank You.

Chairman Kipphut announces that this evening will be the first Capital Improvement Advisory Committee meeting (CIAC), which City Council has asked P & Z committee to step into.

For expedience, Chairman Kipphut suggest that they go through the agenda items and then adjourn into the CIAC Meeting. Committee agrees.

5. APPROVAL OF MINUTES

- 5.1. Consider approval of the March 19, 2024, Planning and Zoning Regular Meeting 3 - 43

[P & Z Meeting Minutes 03.19.24](#)

Motion: To approve the minutes from the March 19, 2024 Planning and Zoning Meeting.

Made By: Mr. Rhode

Seconded: Mr. Freeze

Approved: Unanimous

6. ITEMS FOR CONSIDERATION AND ACTION

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

Chairman Kipphut turns discussion for Zoning Ordinance Update over to Asa Woodberry, City Planner

Asa Woodberry: Thank you, Mr Chairman, Commissioners, I sent you al two documents last Thursday, one of them was for Chapter 6, Health and Sanitation, It is section 6.3.6 and has to do with amendments. I have the language there and then I have the proposed language under it as well as for the actual ordinances for Chapter 14, exhibit 14A Article 4, for zoning ordinances in the second document. I know this is something that Mr. Kipphut and I have been talking about creating SF 1.0 zoning district, so I have done that here as well.

I've gone a bit further and created 3 new zoning districts. It would be SF 0.5 for half acre lots, SF 0.75 for $\frac{3}{4}$ acre lots and then SF 1.0. Those would be the 3 that I am proposing to add to the zoning districts. Those are the 2 documents that I have submitted, and, in that document, I did put a timeline. I am happy to take any initial feedback here, I can write it down, but I did request to get commissioner feedback by April 26, which is next Friday to give you two weeks to go through the ordinance, proposed changes and ask me any questions. I will open it up for any initial feedback or reactions. We can talk about those now or you can email, or call me, however you want to do that.

Chairman Kipphut: Before I open this for the Commissioners to ask questions, I just want to remind the commission that we are not taking action on this tonight. This is just to provide feedback to the city planner for these considerations. It will be brought forward to us at a future time. I 'll also say that since it is a zoning change to the zoning ordinance, my understanding is that this is also going to require a sequence public hearing so this is no something that will be done in the dark.

Commissioners are given a handout and Chairman Kipphut ask that Asa go through and be a little more specific in his recommendations. Now we can open to the commissioners to ask questions.

Asa Woodberry: We will start with Article 4 for the zoning districts. Essentially all I did was take the requirements for the Single Family 1.5 and reduce those. So for the SF 0.75, all the numbers in that chart will be exactly half of what is in the SF 1.5, All those in the SF 1.0 will be 25% less than 1.5 and then half acre will be 25% less, that would be lot area, width, depth, front yard, side yard. They are exactly 25% less as we go down. Those are the changes I am proposing. Half acre, $\frac{3}{4}$ acre and one acre zoning.

Mr. Rhode: I was surprised when I received the emails with these changes from you, in view of the candidate forum, each one of the candidates that were sitting here, and I happen to have Mr. McNeal emphatic NO as to a reduction in density of one acre lots, my question is why would you undertake that knowing the feeling of these gentlemen sitting up here, knowing the feeling of the Council, and the feeling of our citizens, to propose half acre, $\frac{3}{4}$ acre, when the people over here are saying NO. Who instructed you, did the council instruct you, who instructed you to spend your time proposing these language changes. I just don't understand why staff would devote time to this.

Asa Woodberry: I think it goes back to public comment about compromise. The city is growing at a rapid pace, and I want to make sure that we have enough room for residential and commercial, Number 1 and number 2, it was the insistence that we follow the comprehensive plan 100%. There are certain stipulations for the $\frac{1}{2}$ acre and $\frac{3}{4}$ acre zoning. The single family residential district SF 0.5 is designated for the residential lots having a minimum size of 1 half of an acre when developed in connection with a subdivision development drawn from one track consisting of 20 dwellings, the single family residential SF .05 shall require an agreement between the city of McLendon Chisholm and the owner or developer to develop and maintain a neighborhood park w/a minimum ratio of one acre dedicated to parkland and open spaces per every 25 homes. The developer further agrees to deed over to the city any neighborhood park or parks within the development within 10 years of the development completion and then finally it shall require an agreement between the city of McLendon-Chisholm and the owner developer to develop and maintain parks and trails systems where applicable with Native landscaping and or rural decorative items reflecting the heritage of the City.

Half acre and $\frac{3}{4}$ acres, Council may decide to approve half acre, $\frac{3}{4}$ acre subdivisions from time to time as is their prerogative and if they do approve smaller acreage lots, these are the things from the comprehensive plan that you will be required to meet. I just want to point out that there was opposition to the Web development behind us but there was no opposition to what was across the street from us. They don't have parks and they don't have trails, all they're going to have is houses. They have the one acre lots, but none of the other requirements. The council can decide that they want to approve 1 or 2 smaller acreage subdivision each year if they want, I just want to make sure that if it is anything developed that's less than an acre but we're getting everything else out of the comprehensive plan.

Mr. Rhode: I have not heard one citizen say, in the number of years that I've been on this committee, that they wanted $\frac{1}{2}$ acre lots, now from my standpoint the developers are saying they want it. And on this second part about the agreement, pay money in lieu of land dedication, 20 years and all that, the county in which I lived before made this agreement, but it was with their Flood Control District so the developers instead of doing Retention Ponds or detention ponds, paid a certain sum of money to the flood control district and the flood control district would then do the improvements, lo and behold, this went on for years and years, there was a lot of money in the flood control Treasury and all of the sudden, all these other city departments, started borrowing money from this fund. Tropical storm Allison came through and flooded the whole West Side, well because the ponds had not been done, developers blamed this one and that one, but people had water in their home. We had 36" of water in our house.

So, this really distresses me that staff would even do this. Unless the City Council request this, I haven't heard one citizen want Half acre lots, I've heard developers say they wish we had half acres, but what prompted you or staff to do this.

Asa Woodberry: There are roughly 6,500 people that live here and I truly believe that this city should have cradle to grave housing. I think that means buying your first house, buying your next house, and I think that diversifying the housing stock within the city, so that we can diversify that tax base and I think that this is the way to do that. If you want to live in McLendon-Chisholm because you like the rural feel, but you can't afford a \$600,000 house, but you still like this community, I think that we should have Cradle to Grave housing and get the things we want from developers while also diversifying housing stock, tax base.

Mr Rhode: I don't see we, I see you, I don't see one person here that agrees with a half-acre lot or $\frac{3}{4}$ Lot, if you're here, somebody raise your hand. I don't see anybody, and I don't understand why staff would do this, If council didn't suggest it, if citizens didn't suggest it , why do the initiative of these proposed language changes. I'm sorry Mr. Woodberry, I just don't.

Mr. Oliff: I apologize, I missed the email. I'm going to have to read it and look into it. The way you explained that was this is how you feel, it should be, you work for the city correct, you live in the city? (Asa replies that he can no afford to live in the city.) But what I'm saying is you should do you job, the will of the city, the way the city wants it to be done, the way the citizens would be like it done, that would be the advice I would give you. I'm gonna have to read over this.

(Tom) Mike was not on so no recorded response)

Mr. Freeze: I will be sending an email, I 'm not going to go back and forth, with you on this. There are two statements that you made that perplexed me a little more of what your process was. One was saying that development is coming and that it is here, but I don't know if we necessarily agree with the scope or the scale. It seems there is a real disconnect with your thought process as the city planner versus what ours is as a commission. The second thing is, I tried writing down the statement you said as fast as I could, but you said something to the essence of the city council could if they wanted to , let go a high density development of a half-acre lots without this ordinance change, how could they do that?

Asa Woodberry: Are you asking how the city council could go about approving a half-acre development?

Mr. Freeze; Even though they have no way of classifying it.

Asa Woodberry: It would be a PD, a planned development. And that's how we have been getting around the 1/5 Acres, it's everything that's not 1.5. It's always a PD.

Mr. Freeze: Thank you for your explanations, Mr. Woodberry, this is not in any way a means of attack, just as a question, I've been looking at the land use plans and things

and as I was reading through this, but is there a specific request to put this together. I know the question has been somewhat asked tonight. Just trying to get the context, not put you on the spot.

Asa Woodberry: The request was to review the ordinance in terms of zoning and update the zoning districts to see if we needed to add any zoning districts, to see if we needed to update the language, any of the rear setbacks. To see if we needed to update any of those numbers to jive more with the city feel. I was just to look at the zoning district ordinance and update or add anything. Definitely the one-acre zoning. This was brought about by discussions between the City Council and City Staff. We have been discussing this internally about updating zoning districts.

Mr. Freeze: One thing that comes to mind is the Joint session with P & Z back in late January and we did discuss about going back through and updating the ordinances, I think we have hammered this hard enough, my only question I have for you, Mr. Coker, when he was here, also brought up other ordinances beside the ones that you have discussed today and when are those going to be addressed and brought back to us.

Asa Woodberry ;

These were the ones that I was assigned, the other ordinances are the ones that Mr. Coker is working on. What I can do is get you a firm date.

Chairman Kipphut: Alright Asa, you have feedback, I thank the commission obviously. Commissioners can individually respond back to you on your email.

Asa Woodberry: Did you have any comments Mr. Chairman.

Chairman Kipphut: I appreciate the initiative, Staff I appreciate the staff initiative to ask questions, and clearly in my mind, since the comprehensive plan was created, we need a 1.0 zoning ordinance. That would be helpful. I think that was conditional for the development we had across the street, right, that was a, it had to become a PD, even though it was uniformly 1.0, That one in my mind needs to get pushed through, the other variations we'll let the public go through the process if the staff wants to bring that forward. One thing though, we have to be careful relative to the comprehensive Plan and the future land use map, because if we change the ordinance to create new zoning conditions that don't exist within the future land use map, we are going to get ahead of our headlights on that. I think it was, I think back to the Joint session that Mr. Freeze brought up, one of the discussions was around making sure we're, I think we talked about it two ways, one was to have a strategic plan for the city which would crystallize the view of the residents, the citizens for what they want the city to develop. I think the other part of that is if there are areas within the comprehensive plan that can be improved, it's a plan, so that it's always available and we could consider those as well. But just remember, any changes to the comprehensive plan have to go through the same process with same notice to public hearings. In general, I do agree with my fellow commissioners, that I don't see any public outcry for anything smaller than 1.0. So the discussion we just had, I'll just say for a half-acre, the guidelines within a PD might be useful in terms of any discussion the city might have with a developer if they were considering that within a PD. I think the sentiment is that citizens are willing to have a discussion about development if it is presented as a win-win for everybody

involved. I think in my mind, what we fall back to is Country Estate look and feel. We can haggle about frontage but at the end of the day, it has to be a country look and feel. We are not interested in some of the developments in our sister cities. I think we can survive uniquely without going to high density. That said, we appreciate the initiative, and we will get you that other feedback.

Mr Freeze: Points out the in his notes, he has found that we want those ordinances to be consistent with the comprehensive plan. He states he would like to see that things we are trying to change within the plan that exist, not changes beyond that plan.

Motion to Adjourn the P & Z Meeting and go into CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIAC)

Made By: Mr. Hritz

Seconded By: Mr. Eoff

Unanimous

7. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., April 12, 2024, 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: May 15, 2024

Applicant: Jared Riggerbach
Baseline Corporation
1750 Seamist Drive, STE. 160
Houston, Texas 77008

Representative: Jared Riggerbach

Property owner: McLendon-Chisholm Commercial Holdings, Inc.
P.O. Box 369
Rockwall, Texas 75087

Location: The property is a 1.0051-acre tract of land immediately adjacent to the south side of the Brookshire's Grocery property, south of the intersection of SH205 and FM 550. Lot 1, Block 1, King Latham Survey, Tract 41-03 constitutes 1.0051 of 31.504 total acres. The Rockwall CAD property identification number is #83800.

PLANNING AND ZONING COMMISSION MEETING DATE: May 21, 2024

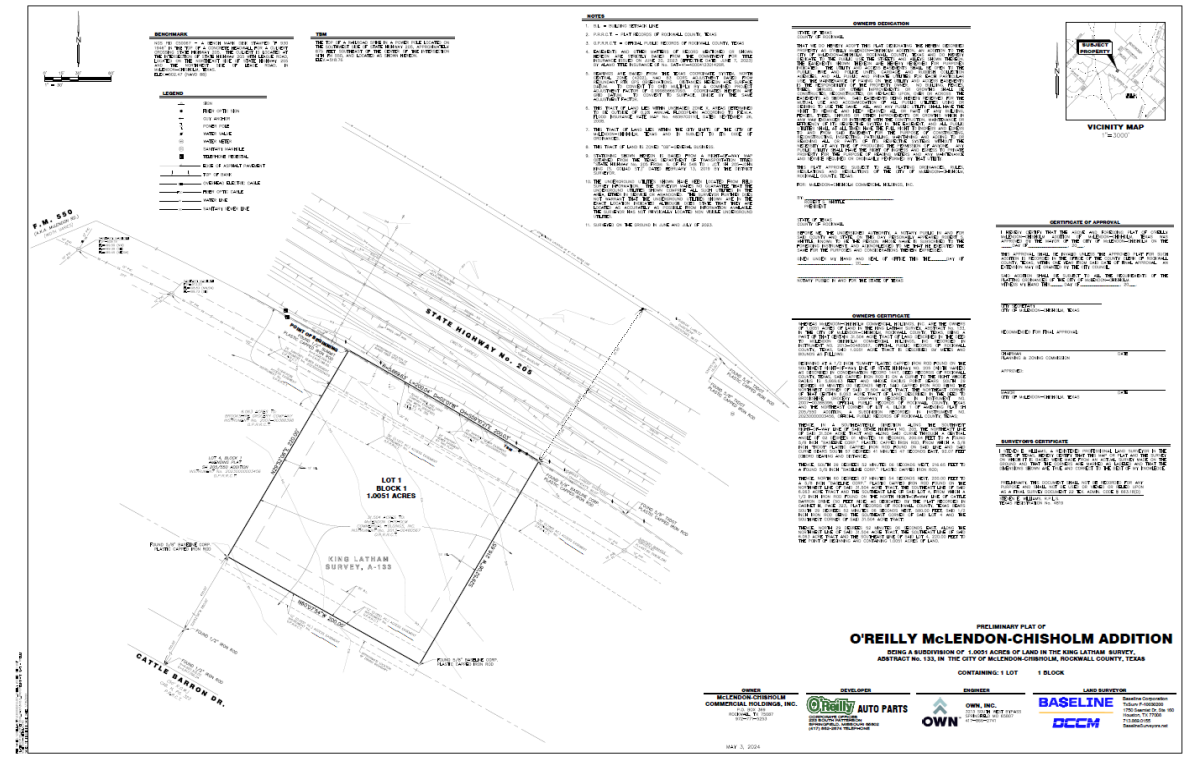
REQUEST:

The applicant is requesting approval of a preliminary plat that provides for the development of one commercial lot which, at build out, will be an O'Reilly's auto parts store totaling approximately 7,480 square feet in size. This development is located south of the intersection of SH205 and FM550, immediately adjacent to Brookshire's Grocery property.

STAFF RECOMMENDATION: Approval subject to the following conditions:

- A revised drawing scale showing 1" = 200'
- Furnishment of a water service plan from applicable retail service provider (High Point SUD).

Requested Preliminary Plat for proposed Development



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

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

1.

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

2.

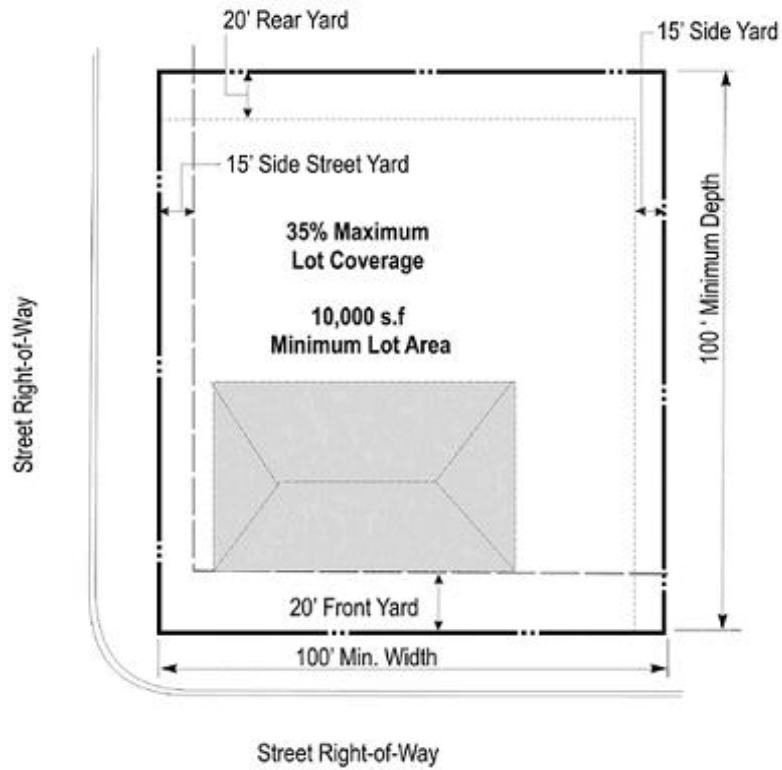
The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.

3.

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

BACKGROUND INFORMATION:

GB Zoning District requirements:



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

Additional background information:

The current zoning district standards for the subject property are GB General Business. The applicant has provided a preliminary plat, site plan, and proposed store elevations for the commercial development.

On December 13, 2023, at 7:00pm, the City of McLendon-Chisholm, Texas; Board of Adjustment held a public hearing in the McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032 to receive public input regarding the request of O'Reilly Auto Enterprises LLC. For special exception requests to the requirements of McLendon-Chisholm Zoning Ordinance, **Section 4-13** Commercial Development Standards, **Subsection E.1.** Building form and **Subsection E.3.** Articulation.

Subsection E.1. Building Form: this subsection of the Ordinance provides that the maximum area allowed for a single floor shall be 6,000 square feet and the maximum wall length shall not exceed 80 feet. **The request for the special exception was to increase the square footage from 6,000 square feet to 7,480 square feet and to increase the maximum wall length from 80 feet to 87 feet 8 inches for the entire building and;**

Subsection E.3. Horizontal Articulation: this subsection requires that: No building wall shall extend for a distance equal to 3 times the wall's height without having an off-set of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane. **The request was to eliminate the required wall off set and to retain the wall in a straight line.**

Both requests were approved by the City of McLendon-Chisholm, Texas, Board of Adjustment.

Thoroughfares/streets:

SH205 is an existing highway and major thoroughfare within the city. FM 550 is an existing principal arterial and Cattle Barron Drive is a residential street.

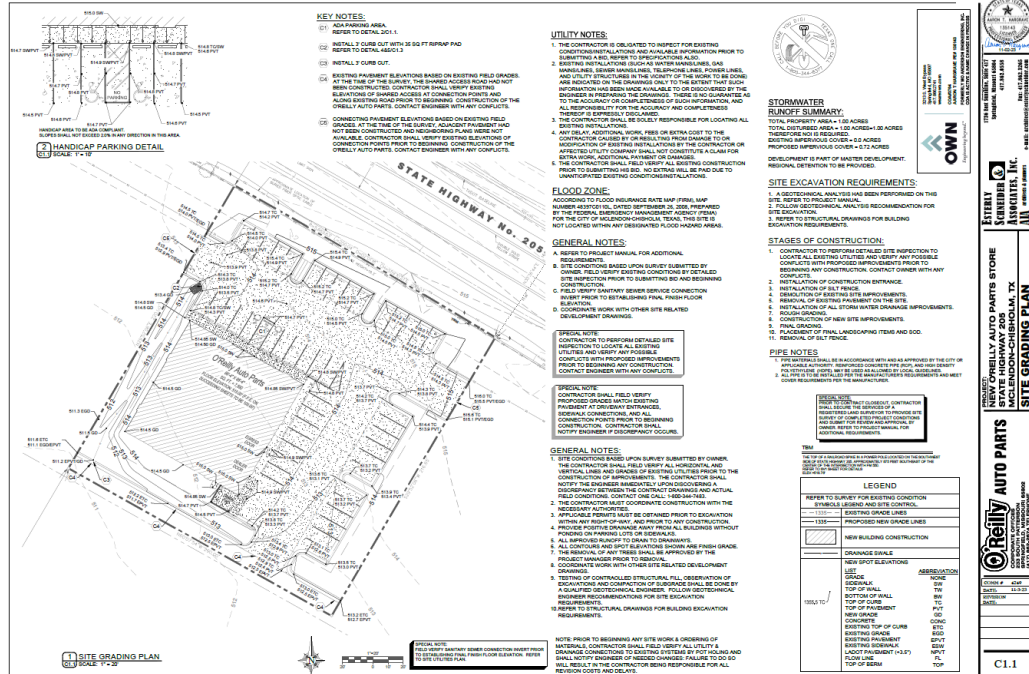
Property legal description:

Lot 1: Rockwall CAD property identification number: 83800

Lot 1, Block 1, King Latham Survey, Tract 41-03. 1.0051 acres out of 31.504 acres.

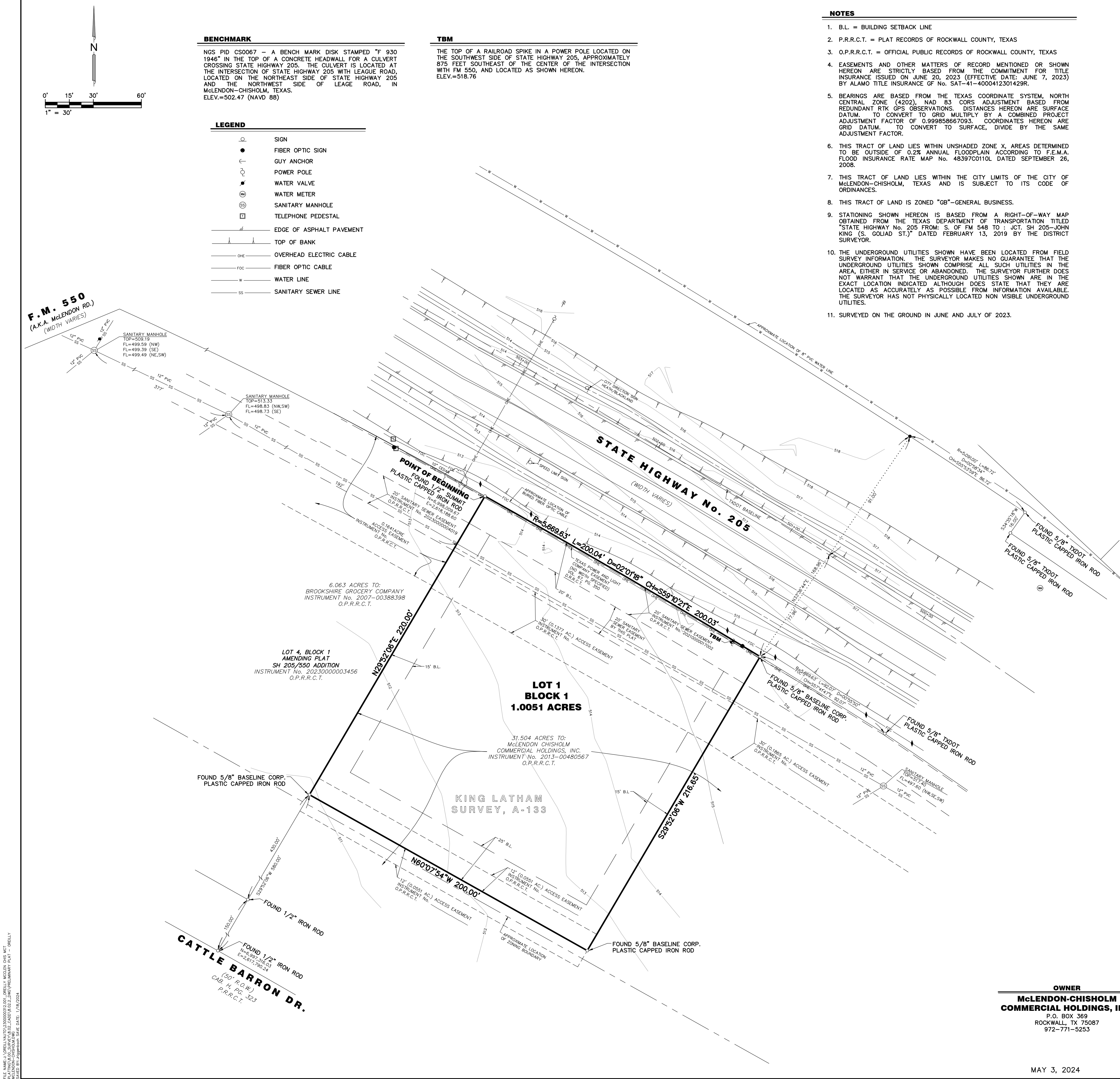
Supplemental Applicant information:

Site Plan



Proposed Store Elevations





NOTES

- B.L. = BUILDING SETBACK LINE
- P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE STRICTLY BASED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED ON JUNE 20, 2023 (EFFECTIVE DATE: JUNE 7, 2023) BY ALAMO TITLE INSURANCE OF No. SAT-41-4000412301429R.
- BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999858667093. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE, DIVIDE BY THE SAME ADJUSTMENT FACTOR.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48397C0101 DATED SEPTEMBER 26, 2006.
- THIS TRACT OF LAND LIES WITHIN THE CITY LIMITS OF THE CITY OF McLENDON-CHISHOLM, TEXAS AND IS SUBJECT TO ITS CODE OF ORDINANCES.
- THIS TRACT OF LAND IS ZONED "GB"-GENERAL BUSINESS.
- STATIONING SHOWN HEREON IS BASED FROM A RIGHT-OF-WAY MAP OBTAINED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION TITLED "STATE HIGHWAY No. 205 FROM S. OF FM 548 TO I. JCT. SH 205-JOHN KING (S. GOLIAD ST.)" DATED FEBRUARY 13, 2019 BY THE DISTRICT SURVEYOR.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED NON VISIBLE UNDERGROUND UTILITIES.
- SURVEYED ON THE GROUND IN JUNE AND JULY OF 2023.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS O'REILLY McLENDON-CHISHOLM ADDITION, AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM IN THE EASEMENT, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

FOR: McLENDON-CHISHOLM COMMERCIAL HOLDINGS, INC.

BY:
ROBERT S. WHITTLE
PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT S. WHITTLE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF , 20 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

WHEREAS McLENDON-CHISHOLM COMMERCIAL HOLDINGS, INC. ARE THE OWNERS OF 1.0051 ACRES OF LAND IN THE KING LATHAM SURVEY, ABSTRACT No. 133, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 31.504 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO McLENDON-CHISHOLM COMMERCIAL HOLDINGS, INC. RECORDED IN INSTRUMENT No. 2013-00480567, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID 1.0051 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

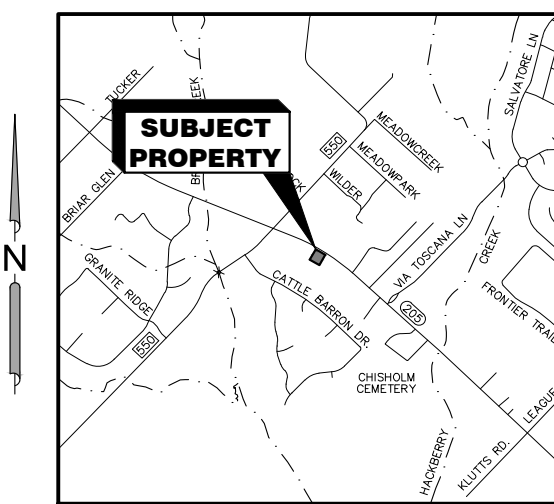
BEGINNING AT A 1/2 INCH "SUMMIT" PLASTIC CAPPED IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 205 (WIDTH VARIES) AS DESCRIBED IN CONDEMNATION RECORD 1447, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID CAPPED IRON ROD IS ON A CURVE TO THE RIGHT WHOSE RADIUS IS 5,669.63 FEET AND WHOSE RADIUS POINT BEARS SOUTH 29 DEGREES 49 MINUTES 01 SECONDS WEST, SAID CAPPED IRON ROD BEING THE NORTHWEST CORNER OF SAID 31.504 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN 6.063 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BROOKSHIRE GROCERY COMPANY RECORDED IN INSTRUMENT No. 2007-00388398, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND THE NORTHEAST CORNER OF LOT 4, BLOCK 1 OF AMENDING PLAT SH 205/250 ADDITION, A SUBDIVISION RECORDED IN INSTRUMENT No. 2023000003456, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 205, THE NORTHEAST LINE OF SAID 31.504 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 18 SECONDS, 200.04 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FROM WHICH A 5/8 INCH "TxDOT" PLASTIC CAPPED IRON ROD FOUND ON SAID LINE AND SAID CURVE BEARS SOUTH 67 DEGREES 41 MINUTES 47 SECONDS EAST, 92.07 FEET (CHORD BEARING AND DISTANCE);

THENCE, SOUTH 29 DEGREES 52 MINUTES 06 SECONDS WEST, 216.65 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 60 DEGREES 07 MINUTES 54 SECONDS WEST, 200.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 31.504 ACRE TRACT, THE SOUTHEAST LINE OF SAID 6.063 ACRE TRACT AND THE SOUTHEAST LINE OF SAID LOT 4, FROM WHICH A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CATTLE BARRON DRIVE (50 FEET WIDE) WAS DEDICATED BY THE PLAT RECORDED IN CABINET H, PAGE 323, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS BEARS SOUTH 29 DEGREES 52 MINUTES 06 SECONDS WEST, 580.00 FEET, SAID 1/2 INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID 31.504 ACRE TRACT;

THENCE, NORTH 29 DEGREES 52 MINUTES 06 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 31.504 ACRE TRACT, THE SOUTHEAST LINE OF SAID 6.063 ACRE TRACT AND THE SOUTHEAST LINE OF SAID LOT 4, 220.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0051 ACRES OF LAND.



VICINITY MAP

1"=3000'

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF O'REILLY McLENDON-CHISHOLM ADDITION OF McLENDON-CHISHOLM, TEXAS WAS APPROVED BY THE MAYOR OF THE CITY OF McLENDON-CHISHOLM ON THE DAY OF , 20 .

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE YEAR FROM SAID DATE OF FINAL APPROVAL. AN EXTENSION MAY BE GRANTED BY THE CITY COUNCIL.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE PLATTING ORDINANCES OF THE CITY OF McLENDON-CHISHOLM. WITNESS MY HAND THIS DAY OF , 20 .

CITY SECRETARY
CITY OF McLENDON-CHISHOLM, TEXAS

RECOMMENDED FOR FINAL APPROVAL:

CHAIRMAN
PLANNING & ZONING COMMISSION

APPROVED:

MAYOR
CITY OF McLENDON-CHISHOLM, TEXAS

SURVEYOR'S CERTIFICATE

I STEVEN E. WILLIAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE CORNERS ARE MARKED AS LABELED AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 22 TEX. ADMIN. CODE § 663.18(D)

STEVEN E. WILLIAMS, R.P.L.S.
TEXAS REGISTRATION No. 4819

PRELIMINARY PLAT OF

O'REILLY McLENDON-CHISHOLM ADDITION

BEING A SUBDIVISION OF 1.0051 ACRES OF LAND IN THE KING LATHAM SURVEY, ABSTRACT No. 133, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

CONTAINING: 1 LOT 1 BLOCK

OWNER
McLENDON-CHISHOLM
COMMERCIAL HOLDINGS, INC.
P.O. BOX 369
ROCKWALL, TX 75087
972-771-5253

DEVELOPER
O'Reilly AUTO PARTS
CORPORATE OFFICE
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

ENGINEER
OWN, INC.
3213 SOUTH WEST BYPASS
SPRINGFIELD MO 65807
417-866-2741

LAND SURVEYOR
BASELINE
DCCM
Baseline Corporation
TxSurv F-10030200
1750 Seamist Dr, Ste 160
Houston, TX 77008
713.869.0155
BaselineSurveyors.net

MAY 3, 2024

McLendon-Chisholm Code of Ordinances Updates

Chapter 14 – Zoning

EXHIBIT 14A – Zoning Ordinance

Article 4 – Zoning Districts

Proposed Language

§SF1.0 Single-Family Residential District.

A. General purpose and description.

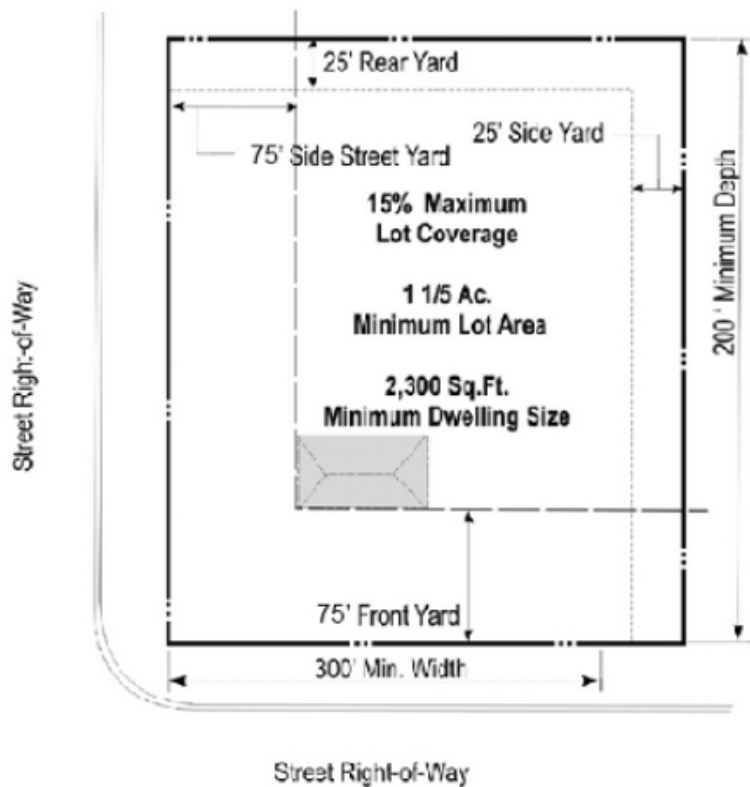
The Single-Family Residential District SF1.0 District is designed for residential lots having a minimum size of one acre when developed in connection with a subdivision development drawn from one tract consisting of at least fifteen dwellings.

B. Permitted uses.

In the “SF1.0” Single-Family Residential 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.

C. Area requirements.

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF1.0 Zoning District (below).



SF1.0-Zoning District Area Requirements

Minimum Lot Area	1 acre
Minimum Lot Width	150 ft.
Minimum Lot Depth	250 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	20 ft. Interior 75 ft. Street
Minimum Rear Yard	15 ft.
Minimum Dwelling Size	1,900 sq. ft.
Maximum Lot Coverage	20%

Maximum Building Height

36 ft.

D. Off-street parking and loading requirements.

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

E. Accessory building and structure regulations.

All regulations for accessory building or accessory structures shall be in compliance with section **6-3**, Accessory building regulations.

Action Prioritization Evaluation

Fiscal & Economic Vitality				
Category	Action	Timeframe	Status	Evaluation/Recommendations
Planned and Controlled Development	Develop a set of standards that are typical for developments proposed partially or completely within the ETJ, including parkland dedication and development requirements, internet fiber, walkability and connectivity, water supply/service, sewer treatment/service, and illustration of compliance with the Vision Framework.	Short-term	In-progress	- Enter a contract with a consulting firm to produce development standards and commercial guidelines for the city. - Add this to the scope of work currently being performed by Burditt Architects.
	Create a Heritage Park using the City land around City Hall for a communal gathering space.	Long-term	In-progress	The city is currently working with Burditt Architects to design a Heritage Center.
	An evaluation of the desired set of City services and improvements for the next five years as part of a long-range budget outlook. The five-year evaluation should include a Capital Improvements Program (CIP) for any large/expense City construction or equipment.	Short-term	In-progress	- The CIAC committee is currently reviewing the CIP Plan and council will review and adopt afterwards. - City staff is currently evaluating and preparing our annual budget in preparation for review in June.
	Create an economic development policy and strategies to bring in at least 10 new businesses consistent with the Vision	Short-term	Not Started	City Staff to draft economic development policy and strategies to attract new businesses.

	Framework by 2031 (“10 in 10”).			Creation of an Economic Development Corporation to promote economic development in the city.
	Establish a set of tools, in consultation with the City Attorney, that the City can utilize in negotiations with developments partially or completely within the ETJ.	Short-term	Not started	City staff to coordinate with the City Attorney to establish this set of tools.
Peaceful and Quiet Retreat from Urban Life	Develop a City slogan compatible with “quiet rural living” in McLendon-Chisholm (or something similar to reflect the essence of McLendon-Chisholm) for use in City-wide brand and identity efforts.	Short-term	Not started	Planning & Zoning to develop city slogans and discuss/act upon these and move top 2 options to council for review.
	Revise the zoning and subdivision ordinances to promote the sustained preservation of peaceful quality of life and rural elements, such as: 1.) Ecological diversity through green infrastructure and restoration of environmentally sensitive areas regulations. 2.) Tree preservation and native plant list for residents to use and developers to follow. 3.) Dark sky lighting standards consistent with pursuing the associated Dark Sky Community Designation. 4.) Flexibility in administrative approval for emerging low intensity agricultural industry	Mid-term	In-progress	- City staff is currently reviewing and revising subdivision ordinances. - Enter a contract with a consulting firm to review/revise subdivision ordinances with emphasis on sustaining the peaceful quality of life and respect for the rural elements of the city.

	uses, such as limited scale aquaponics, clean/light industrial, and agricultural research uses. 5.) Regulations consistent with pursuing Scenic City Certification.			
	Apply for Dark Sky Community Designation upon completion of associated ordinance updates.	Long-term	Not started	• Communicate the desire to apply for this to consultant firm revising our ordinances. • Apply for this designation upon completion of ordinance revisions from consultant.
	Apply for Scenic City Certification upon completion of associated ordinance updates.	Long-term	Not started	• Communicate the desire to apply for this to consultant firm revising our ordinances. • Apply for this designation upon completion of ordinance revisions from consultant.
Grassroots Community Events	Establish a Community Events Committee to lead planning and implementation efforts for four community-led events per year.	Mid-term	In-progress	• City leadership is actively working to establish this committee
	Re-establish at least one signature community event celebrating the city's rural heritage or relating to an agritourism experience (ex. pumpkin patch or Christmas on the Farm, etc.).	Mid-term	In-progress	• City leadership and staff are working to re-establish signature events. • Suggested 4 signature events: Easter Egg Hunt, Memorial Day Celebration, Veterans

				Day Parade, Christmas Tree Lighting Ceremony
Transparency and Community Engagement	Formalize a tradition to hold two Town Hall meetings per year to discuss community happenings and answer questions, to include streaming online.	Short-term	Not started	- Planning & Zoning Commission to facilitate town halls. - Town halls should take place at dates/times that are most convenient for residents (Summer/Winter)
	Upgrade the audio/visual equipment and associated software in City Hall to improve sound and video quality for streaming public meetings live and on-demand online.	Mid-term	In-progress	City staff is working to address audio/visual equipment issues experienced during meetings.
	Create a list of homeowner's association and neighborhood group leaders to be registered with the City and contacted directly, concurrent with public notice, when significant public hearing items are on the agenda for any board or commission.	Short-term	Not started	City staff to create this list and engage directly with group leaders when significant public hearings regarding land use matters occur within the city.
	Establish an online suggestion form on the City website and respond to and discuss comments regularly with City Leadership.	Short-term	Not started	City staff to create an online form for citizens to respond to and discuss comments with City Leadership regularly.
Land Use & Design				
Land Use & Design Actions	Rezone areas of the city with standards to be developed and detailed to be consistent with the Future Land Use Plan and Vision Framework.	Short-term	In-progress	- Rezoning of areas are taking place both in the general business and residential sectors. - Enter a contract with a consulting firm to provide the city with

				development standards consistent with the Future Land Use Plan.
	Approach property owners within the ETJ to request them to annex or to sign non-annexation agreements to protect additional areas from higher density development.	Mid-term	Not started	- Per state law (SB 2038), adopted September 2023, landowners can petition to de-annex and after 45 days requests are granted regardless of city approval. - City staff is exploring creative ways to avert higher density developments within the ETJ.
	<i>Cross reference:</i> Establish a set of tools, in consultation with the City Attorney, that the City can utilize in negotiations with developments partially or completely within the ETJ.			City staff to coordinate with the City Attorney to establish this set of tools.
Mobility & Connectivity				
SH 205 Related	Represent to the Rockwall County Road Consortium McLendon-Chisholm design considerations for ensuring State Highway 205 expansion supports the City's vision, goals, and objectives.	Short-term	Not started	Planning & Zoning Commission to seek outside vendors to complete this task and designate a representative to present designs.
	Coordinate, schedule, and hold a Town Hall Meeting to discuss specific State Highway 205 design features under consideration with the schematic design process.	Short-term	Not started	- Planning & Zoning Commission to add this item to agenda(s) for discussion/action and move forward with recommendations to council - Lane Selman (TxDOT) or other rep. should be included in this

				meeting for a possible presentation
	With the assistance of a consultant, prepare a list of design and technical modification requests for TxDOT's expansion of State Highway 205 to reflect the look, feel, and brand consistent with the community's Vision of McLendon Chisholm.	Short-term	Not started	• Enter a contract with a consulting firm to accomplish this task. • Request an RFI from Burditt Architects, Kimley-Horn, LRK, Boka Powell, HKS, and Perkins & Will.
Reduce Commuter Delay	Revise the Subdivision Ordinance to reduce maximum block length from 1,600 feet to 1,000 feet to promote additional connections and more walkability.	Mid-term	Not started	• City staff to review this section and update with proposed language for the Planning & Zoning Commission consideration/action.
	Review previously prepared cross sections for relevance and technical applicability in an associated Subdivision Ordinance update. Until that is completed, the cross sections in the 2016 Comprehensive Plan apply.	Short-term	In-progress	• City staff is reviewing/updating previously prepared cross sections for relevance and technical applicability.
	Revise the Subdivision Ordinance to require associated cross section design for the Functional Classifications included in the Master Thoroughfare Plan.	Mid-term	Not started	• City staff to revise Subdivision Ordinance to require associated cross section design for the Functional Classifications.
	With the assistance of a planning and engineering consultant, create a five-year Capital Improvements Plan (CIP) and prioritization matrix that includes any infrastructure, facilities, and large equipment.	Short-term	In-progress	• The city is currently working with Kimley-Horn to adopt a CIP and prioritization matrix, through the CIAC committee.

	Establish a Roadway Maintenance Strategy with funding allocated for the entire lifespan of anticipated construction, maintenance, expansion, and replacement of all new City roads as they are constructed, and update the project list every five years, to coincide with the update of the future CIP, to account for inflation, labor, or supply chain cost increases.	Mid-term	In-progress	- The city is currently working with Kimley-Horn to develop roadway impact fees to help establish funding for anticipated construction. - City staff to work with Planning & Zoning commission to establish a strategy and present to council for approval.
	Prepare a Roadway Impact Fee Study to adopt an associated Roadway Impact Fee.	Short-term	In-progress	The city is currently working with Kimley-Horn to accomplish this.
	Create a Roadway Ownership and Maintenance layer in GIS to assist with contact information and the Road Planning and Maintenance Working Group and City Capital Improvements Planning.	Short-term	Not started	City staff has requested GIS software and training to complete this task.
Health and Safety	Coordinate with developers, homeowner associations, and neighborhood associations to eliminate any overgrown landscaping or neighborhood treatment elements from the sight triangle along all major roadways.	Short-term	Not started	- City staff to create a contact list of developers and community leaders. - City staff to engage with stakeholder groups to eliminate any overgrown landscaping issues.
	Revise the Subdivision Ordinance to require a licensed structural and geotechnical engineer review and seal/approve all proposed bridges and culverts for adherence to the most recent Manual for Assessing Safety Hardware	Short-term	Not started	City staff to review and update Subdivision ordinance to reflect these changes.

	(MASH) Standards prior to and after construction.			
	Create a citywide policy to actively reduce the number of 90 degree turns or sharp bends on existing roads that are classified as minor arterials or higher. The policy should also prohibit the construction of sharp turns on new MTP streets.	Short-term	Not started	City staff to work with Planning & Zoning Commission to draft policy for consideration/approval by council.
	Create a volunteer "Road Planning and Maintenance Working Group" as part of the Roadway Maintenance Strategy to collaborate and assist individual HOA's with guidance for road design and maintenance standards to promote safe community standards across the city.	Mid-term	Not started	Planning & Zoning Commission, in consultation with BOA, should create this working group after standards are adopted.
Recreation	Revise the Zoning Ordinance and Subdivision Ordinance to require sidewalks on both sides of the street with new development and redevelopment, and a minimum 10-foot wide side path with adequate shading and tree foliage on the sides any system roadway on the Master Thoroughfare Plan.	Short-term	Not started	City staff to revise zoning and subdivision ordinances as well as cross reference sections to complete this task.
Branding	Design locations and features to brand the two City gateways on State Highway 205 at its north and south ends, in conjunction with applicable Manual for Assessing Safety Hardware (MASH) Standards.	Mid-term	Not started	- Enter a contract with a consulting firm to provide renderings/sketches. - Recommend the top 2 choices to council for consideration/action
	Construct two City gateways on State Highway 205 at its north and south ends.	Long-term	Not started	Work with TxDOT to construct these gateways.

Public Utilities & Service				
Water	Establish bi-annual standing meetings with Highpoint SUD, Blackland WSC, and RCH WSC (separate meetings), in addition to any other utility providers serving McLendon Chisholm, to discuss anticipated construction, extensions, upgrades, maintenance issues, and economic development priorities.	Short-term	Not started	City Leadership is facilitating outreach to utility providers to encourage better working relations.
	With the assistance of legal counsel, determine the legal authority the City has to get location data for water lines and other water assets owned and maintained by the utility districts and service corporations within the City's limits and ETJ.	Short-term	Not started	City staff to work with City Attorney to determine the legal authority of the city and what data we may be able to access.
	Research the American Rescue Plan Act and apply for funding for the City. Use funds and partner with Rockwall/Kaufman counties for water/wastewater/broadband improvements.	Short-term	In-progress	City staff to review current funds available for usage from the American Rescue Plan.
Sanitary Sewer	Evaluate the authority the City has over the sanitary sewer collection and treatment within the city limits and within the ETJ with an attorney.	Mid-term	Not started	- City staff to coordinate with City Attorney and outside legal counsel to evaluate this authority. - City staff to provide Planning & Zoning Commission an update once authority has been established.

Storm Sewer and Drainage	Establish an impervious surface ordinance amendment to reduce excessive stormwater runoff and system constraints.	Short-term	Not started	- City staff to draft an impervious surface ordinance for Planning & Zoning commission consideration/action. - City staff to present recommended ordinance to council for approval.
	Map existing stormwater infrastructure in McLendon Chisholm	Long-term	Not started	Enter a contract with a consulting firm to provide this service
Internet	Evaluate options for Fiber to the Premises/Home (FTTP/FTTH) and Fiber to the Cabinet (FTTC), micro trenching, and pushable fiber and determine the best option for budgetary constraints.	Mid-term	Not started	Enter a contract with a consulting firm to provide this service
	Explore options for public-private partnerships with developers, corporations, and providers to expand broadband access across the city.	Mid-term	Not started	City staff to get guidance/direction from City Leadership regarding partnership parameters and expectations.
Public Safety	Utilize the Rockwall County Emergency Services Corporation Board to discuss needed improvements for potential partnership and unified resources to support the City's growing public safety needs.	Short-term	Not started	Planning & Zoning commission to appoint a commissioner to represent the city and discuss issues at board meetings.
	Evaluate County responsibilities for provision of public safety and associated options to provide adequate response times and patrols. Determine appropriate public safety option (ex. contract with the	Short-term	In-progress	City Leadership and staff are currently working to evaluate responsibilities and are working with the county to determine the best options moving forward.

	County, City personnel, etc.) accordingly.			
	Evaluate provision of Fire and EMS services outside of the City Limits to analyze financial and service viability. Determine appropriate Fire and EMS level of service, staffing, and funding options and implications accordingly.	Short-term	In-progress	City Leadership and staff are having discussions internally about levels of service, viability, and financial impacts to the city.
	Review Fire Safety ISO Ranking criteria and determine any improvements that can be made with available resources to improve the City's ISO Ranking. Repeat this action annually with the budget and future CIP process.	Short-term	In-progress	City Leadership and staff are working with the Fire Department to discuss.
Parks and Recreation	Complete a Parks and Recreation Study to identify existing and desired future levels of service for parks and recreation consistent with Texas Parks and Wildlife Department (TPWD) standards for grant eligibility.	Short-term	Not started	- Planning & Zoning Commission may incorporate this item into a town hall meeting. - City staff can draft a survey for this specific item with results and a report to be distributed.
	Adopt Parkland Dedication and Parkland Development Fees, in association with a future completed Parks and Recreation Study, through a prepared fee methodology and relevant Code of Ordinances updates.	Short-term	Not started	- City staff to research and present the commission with a proposed fee schedule for consideration/action. - City staff to present recommendation(s) to council for approval.
	Revise the Subdivision Ordinance to require developers to include dedication language in the associated plat for school	Short-term	In-progress	City staff is working to revise subdivision ordinances to include dedication language.

	sites that would require public access to open spaces and athletic fields within the city limits or ETJ.			
	Revise the Subdivision Ordinance to require developers of Master Planned Communities to provide recreational facilities that include parks, open space, and other amenities to serve the communities that they develop.	Short-term	In-progress	City staff is working to revise subdivision ordinances to include recreational facilities language.
HOA Maintenance and Accountability	Develop a list of roadways, drainage facilities, and other infrastructure in need of HOA maintenance and rehabilitation and send letters to the HOA and associated residents of the deficiencies and responsibilities of the HOA. Residents should lead this effort through the aforementioned volunteer Road Planning and Maintenance Working Group.	Short-term	Not started	- City staff to engage list of community leaders to develop this list and update as necessary. - City staff to provide periodic updates to the commission.



City of McLendon-Chisholm

Staff Report

Date: May 17, 2024

Agenda Item: Consideration and action of potential revisions to the McLendon-Chisholm Comprehensive Plan to better address action items in the current comprehensive plan.

Fiscal Impact: NONE

Background: The Planning and Zoning Commission requested staff bring forward specific recommendations, including actions to be taken to amend or rewrite portions of the comprehensive plan, to better align with current and project growth patterns. The Planning and Zoning Commission also requested an evaluation of actions items in the current Comprehensive Plan.

City staff is recommending the following revisions to the current Comprehensive Plan:

- A concise definition of what a "one-of-a-kind" city is and what the "look and feel" of the city truly is.
- Expansion of commercial uses purposes with emphasis on what types of businesses the community would like to see developed.
- Revision of the population and demographics growth trend, property values, and consumer profiles.
- Revise Engagement section to expand upon SWOT analysis with more in-depth analysis of why/how the community would like development fostered and by whom.

- Revise vision framework section to expand upon “best at” and “commercial opportunities” with specific examples of the “look and feel”.
- Clearly define fiscal conservatism/limited government.
- Establish possible business/retail incentives.
- Clearly define mobility in relation to future land use.
- Revise the Mobility & Connectivity vision to incorporate potential roadway impact fees.
- Replace all maps (FLUP, Zoning, City Limits, Thoroughfare, Stormwater Infrastructure CCN)
- Add electricity information for public utilities and services.
- Addition of vision paragraph where services do not exist or have limited capacity (i.e. parks/libraries/police).
- Revise Key Partners section to include all city partners (state, local, federal, non-profit, etc.)
- Revise financing section under Chapter 6 “Implementation & Monitoring” to include all possible financial tools.

An additional list of recommendations specifically addressing the priority action items (pgs. 63-69 in the comprehensive plan) will accompany this report.

Staff Assigned: Asa Woodberry, City Planner



City of McLendon-Chisholm

Comprehensive Plan Recommendations – Action Prioritization

Planning and Zoning Commission

Timeframe

Short-Term: An action that can be completed within 3 years.

Mid-Term: An action that can be completed over the next 4 to 6 years.

Long-Term: An action that can be completed between 7 and 19 years.

Fiscal & Economic Vitality (Short-Term) (1)

- 1.) Enter a contract with a consultant firm to produce development standards, commercial guidelines, and an evaluation of desired City services with a minimum five-year forecasting period. All standards and guidelines should be consistent with the Comprehensive Plan and Future Land Use Plan.
- 2.) City staff and Planning and Zoning Commission work in unison to draft a fiscally sound economic development policy to attract 10 new businesses in 10 years.
- 3.) Creation/Revitalization of a city Economic Development Corporation (EDC).
- 4.) Planning and Zoning Commission to create and submit the top 2 city slogans to council.
- 5.) Planning and Zoning Commission to establish a town hall meeting schedule to solicit maximum resident participation.

- 6.) City staff and Planning and Zoning Commission work in unison to create/update HOA and neighborhood group leaders contact list.

Land Use & Design (Short-Term) (1)

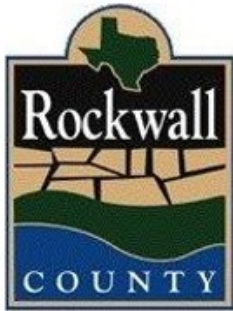
- 1.) Enter a contract with a consultant firm to provide the city with development standards consistent with the Future Land Use Plan.

Public Utilities & Services (Short-Term) (2)

- 1.) City staff to draft an impervious surface ordinance for Planning and Zoning Commission for consideration/action.
- 2.) Enter a contract with a consultant firm to map existing stormwater infrastructure within the city.
- 3.) Planning and Zoning Commission to appoint a representative to the Rockwall County Emergency Services Corporation Board.
- 4.) City staff to develop a list of infrastructure repairs in need of HOA maintenance and send letters to the HOA and associated residents explaining deficiencies and responsibilities of the HOA.

Mobility & Connectivity (Short-Term) (3)

- 1.) Enter a contract with a consultant to prepare technical/design modifications for SH205 expansion.
- 2.) Planning and Zoning Commission appoint a member to represent city interests/ideas at the Rockwall County Road Consortium.
- 3.) Select a date and advertise for a upcoming town hall(s). Lane Selman should be included and can provide TxDOT resources and information.
- 4.) Enter a contract with a consultant firm to review/revise Subdivision Ordinances.
- 5.) City staff and Planning and Zoning Commission work in unison to create a contact list of developers and community leaders to address overgrown landscaping.
- 6.) Planning and Zoning Commission, working with the Board of Adjustment, to create a "Road Planning and Maintenance Working Group".



Rockwall County 2050

Big Enough to Matter...Small Enough to Care

Rockwall County Strategic Plan

Rockwall County is in the process of creating its strategic plan. Our county is experiencing rapid growth, and the growth brings long term opportunities and challenges that require us to develop smart solutions that shape the future of Rockwall County. This county wide planning effort serves to shape and influence our quality of life, economic vitality, purposeful design and civic richness of all residents, businesses and visitors to Rockwall County for the next 25 years.

You can provide **feedback** about Rockwall County by **filling out this survey** using the QR code to the right or the link below. Or join the planning team at one or more of the upcoming come and go public workshops to provide your input and feedback on this important process.



<https://fni.mysocialpinpoint.com/rockwallcountystrategicplanhome>

Economic Development	May 14th
Regional & Community Design Transportation & Mobility Housing & Infrastructure	May 23rd
Environmental Factors & Sustainability Land Use & Open Spaces Historical Preservation	June 4th
Education & Non-Profits	June 11th
Public Safety & Healthcare	June 20th
Community Facilities, Services and Leisure Activities	June 27th

All sessions will be held at Liberty Hall in the Court House from 5:00-7:00 pm
Each workshop will be an open forum lasting approximately an hour.
1111 E. Yellowjacket Lane Rockwall, TX 75087