



AGENDA

PLANNING & ZONING Commission Regular Meeting

Monday, May 23, 2022

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. CITIZEN COMMENTS
4. APPROVAL OF MINUTES

- 4.1. Action regarding the Minutes of April 21, 2022

4 - 8

[Minutes 04.21.22](#)

5. PUBLIC HEARINGS

- 5.1. A public hearing to consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5 to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoned 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.
 - 5.2. A public hearing to consider the application of Bill Thomas requesting a change in zoning from Agriculture zoning district [requires two and one-half acres of land for each dwelling] to the SF 1.5 zoning district [requires one and one-half acres of land for each dwelling]. The property is all of Rockwall CAD Property ID # 10849 containing 24.61 acres of land located at the east end of Savannah Hill lane. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.
 - 5.3. A public hearing to consider the application of Peloton Land Solution requesting a change in zoning from General Business and SF 2.5 zoning districts to a Planned Development district for General Business uses, restaurants, and Food Trucks and Food Trailers. The property location is at the northeast corner of the intersection of SH 205 and FM 550. The property contains 8.36 acres of land including Rockwall CAD ID #108612, 11384, and 11442. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

6. ITEMS FOR CONSIDERATION

- 6.1. Consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5 to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoned 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm. 9 - 27
[Watson Zoning Application](#)
[Staff Report for PD Zoning](#)
- 6.2. Consider the application of Bill Thomas requesting a change in zoning from Agriculture zoning district [requires two and one-half acres of land for each dwelling] to the SF 1.5 zoning district [requires one and one-half acres of land for each dwelling]. The property is all of Rockwall CAD Property ID # 10849 containing 24.61 acres of land located at the east end of Savannah Hill lane. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm. 28 - 36
[Prairie Hill Zoning Application](#)
[Staff Recommendation](#)
- 6.3. Consider the application of Peloton Land Solution requesting a change in zoning from General Business and SF 2.5 zoning districts to a Planned Development district for General Business uses, restaurants, and Food Trucks and Food Trailers. The property location is at the northeast corner of the intersection of SH 205 and FM 550. The property contains 8.36 acres of land including Rockwall CAD ID #108612, 11384, and 11442. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm. 37 - 55
[Application](#)
[Staff Recommendation](#)
- 6.4. Watson - Preliminary Plat 56 - 60
[Application](#)
[Staff recommendation](#)

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 seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., May 20, 2022 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
Thursday, April 21, 2022**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, April 21, 2022, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairperson
	Shari London	Vice-Chairperson
	Mark Kipphut	Commissioner
	Robert Rohde	Commissioner
	Daniela Swindoll	Commissioner

Members Absent:	Jody Wright	Alternate
	Brad Martin	Alternate

Staff Present:	Shelly Green	City Secretary
	Mike Coker	City Planner

1. CALL TO ORDER

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

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

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

No Citizen Comments

4. APPROVAL OF MINUTES

4.1. March 17, 2022, Planning & Zoning Minutes

MOTION: APPROVE THE MINUTES OF THE MARCH 17, 2022, PLANNING & ZONING MEETING AS PRESENTED.

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

5. ITEMS FOR CONSIDERATION

- 5.1. Request for approval of a preliminary plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower.

City Planner Coker presented his staff report:

REQUEST:

The applicant is requesting approval of a preliminary plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower.

PROPERTY OWNERS: RCH Water Supply Corporation
5763 SH 205
Rockwall, TX 75032

REPRESENTATIVE: Jacob Dupuis

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the preliminary plat of one-acre tract of land for the creation of a building site for the construction of an elevated water supply tank to the City Council subject to conditions contained in this report.

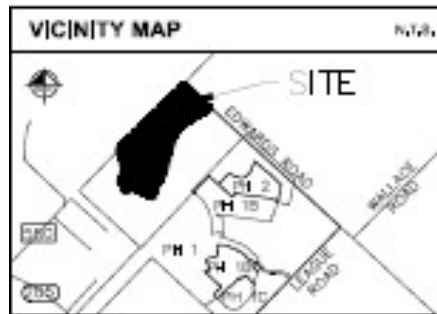
Conditions:

A detailed development and landscape plan is submitted for review and recommendation by the Planning and Zoning Commission and is reviewed and approved by the City Council prior to submittal of the final plat.

BACKGROUND INFORMATION:

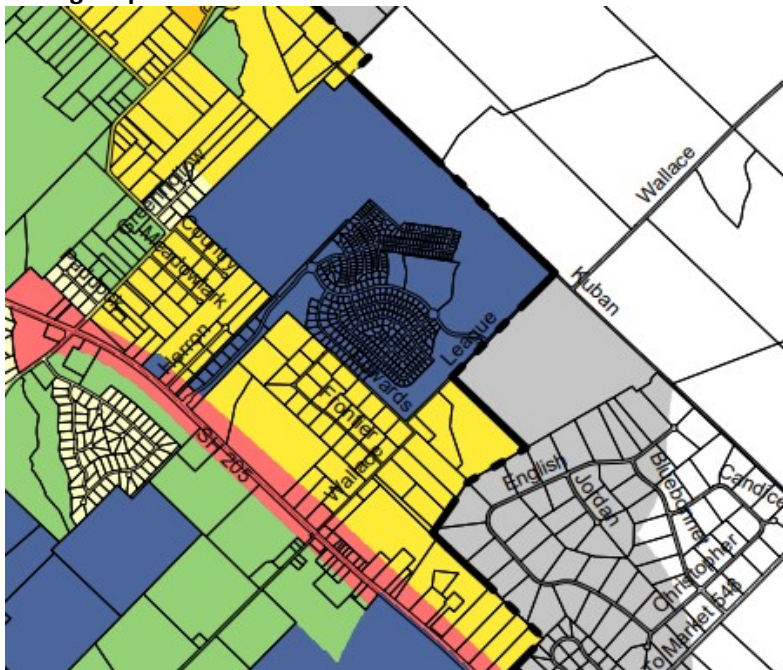
The subject property is a One- Acre tract of land located generally at northwest corner of Sonoma Verde Subdivision, partially adjacent to Edwards Road, in McLendon-Chisholm, Texas. The applicant has provided a special warranty deed showing that the RCH Water Supply Corporation has acquired the property.

The property owner is a 40-foot access easement along the perimeter of the property adjacent to Edwards Road and adjacent to League Road.



The subject property is a portion of a larger planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

Zoning Map



The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015. Utilities are permitted uses in the planned development district.

The preliminary plat application for this tract is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations.

Thoroughfares/streets:

This phase of Sonoma Verde is adjacent to Edwards Road. The McLendon-Chisholm Thoroughfare Plan indicates that Edwards Road is a Minor 4-Lane Undivided Thoroughfare. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant should provide a dedication of right of way along Edwards to provide one-half of the specified right of way width from the assumed centerline of Edwards Road. This requirement is achieved by the inclusion of the 40-foot access easement on both Edwards and League.

Detailed development plan-Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

“2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1 D.](#), Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.”

**MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE
CONDITION THAT A DETAILED DEVELOPMENT AND LANDSCAPE
PLAN BE SUBMITTED FOR REVIEW AND RECOMMENDATION BY
THE PLANNING AND ZONING COMMISSION AND IS REVIEWED AND
APPROVED BY THE CITY COUNCIL PRIOR TO SUBMITTAL OF THE
FINAL PLAT.**

**MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner London
APPROVAL: Unanimous**

6. ADJOURN

MOTION: ADJOURN THE MEETING

**MADE BY: Commissioner London
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous**

The meeting adjourned at 7:11 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



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

ZONING CHANGE APPLICATION

Date of Application: 4-8-22

Receipt # _____

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

1105 E FM 550 McLendon Chisholm. Land is on 550 acres from
FM 1139

Property Legal Description:

A0079 L Easternwood Tract 19, 19-1, 20. Acres 8.34-16.66-2.08

County Parcel ID: 10783, 45857, 10782

Existing Zoning: SF 2.5 Requested Zoning: PD-SF 1.5

Applicant's Name: Steven Smith

Phone No. 903-229-1025 Email: steven@smithcustanLLc.com

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:

2307 Laci Lane Royse city TX

Owner's Address: 1401 Wells Cr. Rockwall, TX

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

Signature of Owner:

Brian Wata Date 4-8-22

Signature of Applicant:

Steven Smith Date 4-8-22

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 6270.00 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this 8th day of April, 2022.

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

Signature of Applicant (Owner/Authorized Agent):



City Secretary:

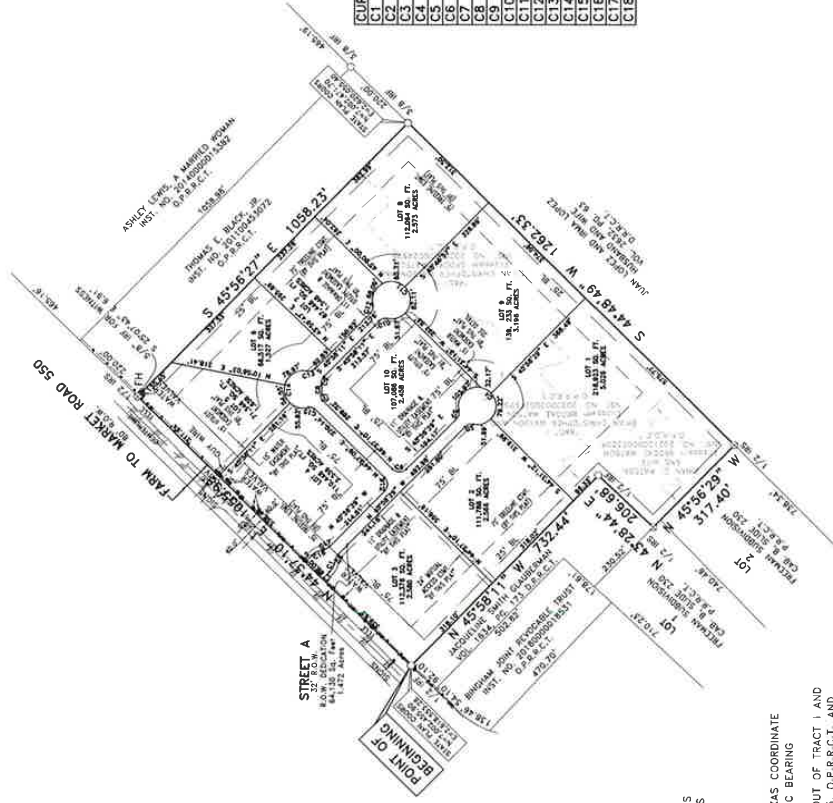
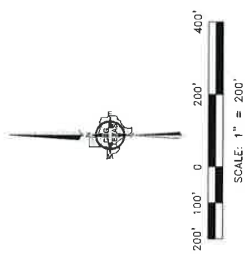
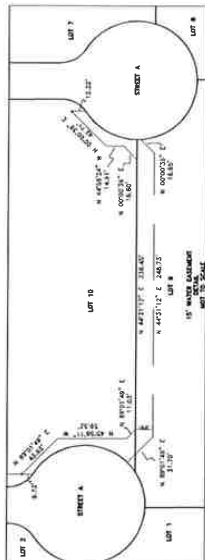


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02/25/2020 Zoning Change Application and Checklist



LINE	BEARING	DISTANCE
L1	N 45°14'35" W	26.42'
L2	N 45°13'42" W	25.77'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	37.55'	58.00'	37°05'42"	N 64°29'24" W	36.90'	
C2	16.83'	26.00'	37°05'47"	N 64°29'22" W	16.54'	
C3	26.06'	26.00'	57°25'15"	S 17°13'50" E	24.98'	
C4	267.59'	52.00'	294°50'31"	S 44°03'30" W	56.00'	
C5	26.06'	26.00'	57°25'27"	S 74°39'09" E	24.98'	
C6	41'11.0"	26.00'	90°33'35"	N 00°39'42" W	36.95'	
C7	17.29'	26.00'	61°35'40"	S 75°34'58" W	16.46'	
C8	27.29'	52.00'	300°24'25"	S 86°29'20" E	26.98'	
C9	26.06'	26.00'	57°33'22"	N 24°43'50" W	25.03'	
C10	26.06'	26.00'	57°25'17"	S 17°13'34" E	24.98'	
C11	267.59'	52.00'	294°50'31"	S 44°01'48" W	56.00'	
C12	26.06'	26.00'	57°17'19"	N 17°19'35" W	24.93'	
C13	26.06'	26.00'	57°17'19"	N 17°19'35" W	24.93'	
C14	189.34'	52.00'	208°37'31"	N 87°00'15" E	100.77'	
C15	17.29'	16.00'	61°55'39"	N 13°39'20" E	16.46'	
C16	40.59'	26.00'	89°25'25"	N 89°20'21" E	36.59'	
C17	16.83'	26.00'	37°05'47"	N 27°23'36" W	16.54'	
C18	37.55'	58.00'	37°05'54"	S 27°23'35" E	36.90'	

SHEET 1 OF 2

PRELIMINARY PLAT
WATSON ADDITION
LOT 10, 350X150
1.181,361 SQ. FT., 27.130 ACRES
LEONARD EASTWOOD SURVEY, ABSTRACT NO. 79
CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Rockwall, Texas 75087
P 214.949.9483
F 214.949.2216
www.cbgsurveys.com

OWNER: BRIAN CHRISTOPHER WATSON &
ELIZABETH BROOKE WATSON
ROCKWALL, TEXAS 75087
972-798-8886
BWATSON10@FANDOO.COM

SCALE: 1"=200' / DATE: 10/07/21 / JOB NO. 2016093-2PLAT / DRAWN BY: CC

CASE NO. _____

LEGEND:

1/2 RF 1/2 INCH IRON ROD FOUND
1/2 RS 1/2 INCH IRON ROD SET
3/8 RF 3/8 INCH IRON ROD FOUND
C.M. CONTROLLING MONUMENT
E. EASTING
V. VOLUME
PG. PAGE
R.O.W. RIGHT-OF-WAY
CAB. CABINET
CAB. CABINET FEET
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING MEASUREMENTS.
2) THE PURPOSE OF THIS SURVEY IS TO CREATE 10 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 2020000024925, O.P.R.R.C.T. AND INST. NO. 2021000003208, O.P.R.R.C.T.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) ACCORDING TO THE T.I.R.M. IN MAP NO. 483970101, THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE.
5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

Ordinance No. 2021 - _____

AN ORDINANCE OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM SF2.5 SINGLE-FAMILY TO A PD PLANNED DEVELOPMENT ZONING DISTRICT PROVIDING FOR TEN (10) SINGLE-FAMILY LOTS ON A 27.12-ACRE TRACT OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF E. FM 550 AND FM 1139, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of McLendon-Chisholm and the governing body of the City of McLendon-Chisholm, in compliance with state laws and with reference to amending the Comprehensive Zoning Ordinance and Zoning Map, have given the requisite notice by publication and otherwise, an after holding due hearing and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of McLendon-Chisholm is of the opinion that said Comprehensive Zoning Ordinance and Map should be amended as provided herein. Now therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Zoning District designation on the 27.12-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from SF2.5 Single-Family to a PD Planned Development District as described in Exhibit "B" Planned Development District Development Standards and amending the Official Zoning Map to reflect the approved change in zoning district.

SECTION 2. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so

decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

SECTION 4. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

Passed and approved this _____ day of May 2022.

EXHIBIT A
(LEGAL DESCRIPTION)

Tract I:

BEING a tract of land situated in the Leonard Easterwood Survey, Abstract 79, Rockwall County Texas and being a part of that certain tract of land described as "Fourth Tract" in Deed from Jesse L. Briggs et al, to Ronald H. Linam, et al, dated October 19, 1962 and recorded in Volume 66 Page 439, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southeast line of FM-550, said point bears South 45 degrees 30' East a distance of 1371.63 feet from the North corner of the above reference "Fourth Tract";

THENCE: South 45 degrees 06' East a distance of 1056.03 feet parallel with the Northeast line of said "Fourth Tract to a point for a corner;

THENCE: South 45 degrees 41' West a distance of 344.20 feet to a point for corner;

THENCE: North 45 degrees 06' West a distance of 1054.93 feet to a point for a corner on the Southeast line of said FM-550:

THENCE: North 45 Degrees 30' East a distance of 344.19 feet with said Southeast line to the point of beginning and containing 8.34 acres of land, more or less.

Tract II:

All that certain lot, tract or parcel of land, situated in Rockwall County, Texas and Being a tract of land out of the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas; a part of that certain tract of land described as "Fourth Tract" in deed from Jesse L. Briggs, et at to Ronald H. Linam, et al, dated October 19, 1962 and recorded at Volume 66, Page 439, of the Rockwall County Deed Records; and more particular described as follows:

BEGINNING at an iron stake on the Southeast right of way line of F.M. Road 550, from which the North corner of said referenced tract bears North 45 Degrees 30' East 685.09 feet;

THENCE with a line parallel to the Northeast line of said tract, South 45 Degrees 06' East 1058.23 feet to an iron stake in the Southeast line of said tract;

THENCE with the Southeast line of said tract, South 45 Degrees 41' West 686.56 feet to an iron stake;

THENCE with a line parallel to the Northeast line of said tract, North 45 Degrees 06' West 1056.03 feet to an iron stake on the Southeast right of way line of F.M. Road 550;

THENCE with said. right of way line, North 45 Degrees 30' East 686.54 feet to the place of beginning, containing 16.66 acres of land, more or less.

Tract III:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE LEONARD EASTERWOOD SURVEY ABSTRACT NO. 79, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 8.34 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM HENRY SMITH AND DELLA SMITH TO CLEARHAVEN INVESTMENT CORPORATION, DATED FEBRUARY 15, 1994 AND BEING RECORDED IN VOLUME 882, PAGE 200 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST MOST SOUTH CORNER OF SAID 8.34 ACRES TRACT, SAID POINT BEING AT THE EAST CORNER OF FREEMAN SUBDIVISION, AN ADDITION TO ROCKWALL COUNTY, TEXAS.

THENCE NORTH 43 DEG. 16 MIN. 00 SEC. WEST ALONG THE SOUTHWEST LINE OF SAID 8.34 ACRES TRACT, A DISTANCE OF 317.30 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

THENCE NORTH 44 DEG. 18 MIN. 55 SEC. EAST A DISTANCE OF 198.41 FEET TO A 1/2" IRON ROD SET FOR CORNER,

THENCE NORTH 46 DEG. 06 MIN. 00 SEC. WEST A DISTANCE OF 731.90 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FM HIGHWAY 530,

THENCE NORTH 45 DEG. 30 MIN 00 SEC. EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTH CORNER OF SAID 8.34 ACRES TRACT,

THENCE SOUTH 46 DEG. 06 MIN. 00 SEC. EAST (CONTROLLING BEARING LINE) ALONG THE NORTHEAST LINE OF SAID TRACT A DISTANCE OF 1053.95 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE EAST CORNER OF SAME,

THENCE SOUTH 45 DEG. 41 MIN. 00 SEC. WEST, ALONG THE SOUTHEAST LINE OF SAID TRACT, A DISTANCE OF 231.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.08 ACRES OF LAND.

EXHIBIT B

WATSON WAY ESTATES

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 27.12-Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 10 single-family residential lots with a minimum lot size of 1.5-acres of land. This development is approximately 27.12 acres of land generally located southeast of the intersection of E. FM 550 and FM 1139.

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 adopting 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 lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments amendment to the PDD including approved Concept or Development plans 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 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.

This development may be constructed in phases. However, if constructed in phases, each phase shall have a development plan reviewed and recommended by the Planning and Zoning Commission and reviewed and approved by the City Council prior to any construction in that phase.

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 zoning 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 as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size 1-.5 acres.
- d. Setbacks.

Front yard	75 feet
Side yard	50 feet
Rear 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 is 115 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 10-foot side yard adjacent to the side street.

- f. Lot depth. 200 feet.
- g. Minimum Dwelling size. 2,300 square feet.
- h. Lot coverage. 15 percent.
- i. Maximum Height. 45 feet.
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.



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

DATE: April 20, 2022

APPLICANT: Steven Smith
Smith Custom Homes, LLC
2307 Laci Lane
Royce City, Texas

LOCATION: Adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. Rockwall CAD ID#: 10783, 45857, 10782.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a planned development district for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land currently zoned SF 2.5 which requires a minimum lot size of two and one-half acres of land.

PROPERTY OWNERS: Brian and Elisabeth Watson
1401 Wells Cr.
Rockwall, Texas

REPRESENTATIVE: Steven Smith

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval a change in zoning from SF 2.5 to a planned development district for the creation of a ten-lot residential subdivision with minimum one and one-half acre lots. This request conforms to the recommendations of the Future land Use Plan.

Conditions:

Compliance with the development standards contained in exhibit B and conformance with the preliminary plat attached as the concept plan for this planned development district.

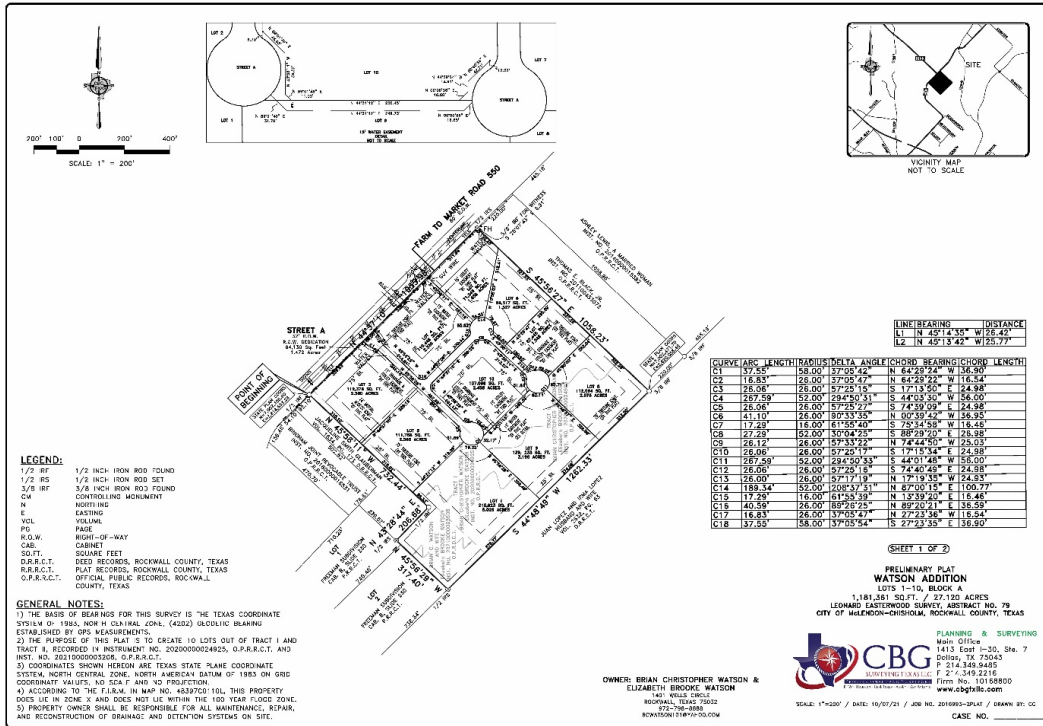
BACKGROUND INFORMATION:

The subject property is a 27-acre tract of land located on the southeast side of the intersection of FM 550 and FM 1139. The applicant previously requested a variance to the required street frontage for several lots that failed to comply with the 300 linear street frontage requirement. The Board of Adjustment denied that request and the property owner decided to request a planned development district that provides street frontages as shown on the Concept Plan [preliminary plat]. All proposed lots are a minimum of one and one-half acres of land.

[illegible]

This area intentionally left blank

Proposed Concept Plan/Preliminary Plat



This area intentionally left blank

Exhibit B Development Standards

EXHIBIT B

WATSON WAY ESTATES

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 27.12-Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 10 single-family residential lots with a minimum lot size of 1.5-acres of land. This development is approximately 27.12 acres of land generally located southeast of the intersection of E. FM 550 and FM 1139.

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 adopting 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 lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments amendment to the PDD including approved Concept or Development plans 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 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.

Comprehensive Plan/Future Land Use Map



The **Future Land Use Plan** identifies the subject properties as a future Master Planned Community with minimum residential lot sizes of one-acre.

“Master Planned Community This Future Land Use Designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes, types, and uses.

Anticipated Land Uses: • Conservation development with primarily single-family residential uses with one or more neighborhood centers for gathering space, parks, and/or low-intensity commercial uses; • Some limited areas of mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and/or arts/culture) with a rural/country feel; and/or • Farming or agrihood-type uses.

Desired Development Characteristics: • Minimum lot size of one acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable. • Minimum 150-foot lot width for residential uses; • Preserved open space integrated into the neighborhood, including use of floodplains and existing greenbelts to create attractive common areas that showcase a rural feel; • Where commercial uses are included, at least 90 percent of gross land area per development should be residential and/or green space/floodplain/park; • Peaceful and quiet design that portrays a retreat from urban life through various elements, such as water features, calm colors, sophisticated architecture, and luxurious “off spots” for informal sitting and dining; • Development that Diversifies the Tax Base and provides areas for people to enjoy Grassroots Community Events or entertainment where the noise or activity can be appropriately distanced from residential uses; • Shaded, lighted, and landscaped trail system to connect destinations and neighborhoods. • One story typical with two stories maximum.”

This application complies with the standards required by the Comprehensive Plan. Zoning must conform to the Comprehensive Plan.

Thoroughfares/streets:

The subject properties front on FM 550 and are located directly across FM 550 from the southeast end of FM 1139. The Thoroughfare Plan calls for FM 550 to be an existing Major Collector to have a minimum 60-80 foot right of way width, the existing right of way width is 80 feet.

Planned Development Districts: Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

Sec. 5-1 PD Planned Development District

A. General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

B. Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. Development standards.

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.

2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.

3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

(a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1](#) D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [section 1-14](#), Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:

(b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

(c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

(d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.

(g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.



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

ZONING CHANGE APPLICATION

Date of Application: 03/29/22

Receipt # _____

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City. $\$600 \times 14 \text{ lots} + \$10 \times 25 \text{ Ac.} = \8650.00

Address and/or Location of Request:

Southeast of Savannah Hill Lane, adjacent to the Heritage subdivision.

Property Legal Description:

William W. Ford Survey, A-80

County Parcel ID: 10849

Existing Zoning: AG

Requested Zoning: SF 1.5

Applicant's Name: Bill Thomas

Phone No. 972-941-8403

Email: bill@ecdip.com

Status of Applicant: Owner ____ or Authorized Agent X

Applicant's Address:

201 Windco Cir, Suite 200, Wylie, Texas 75098

Owner's Address: 3228 Denali Drive, Irving, Texas 75063

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

Signature of Owner:

Date 4/4/2022

Signature of Applicant:

Date 4.4.2022

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 8656.00 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant (Owner/Authorized Agent): *E. Thomas*

City Secretary: *Rochelle Green*

(Seal)



Page 2 of 2

02/25/2020 Zoning Change Application and Checklist

PROPERTY DESCRIPTION

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, ABSTRACT NO. 85, City of McClendon-Chisholm, Rockwall County, Texas and being all of the same tract of land as described in deed to Issac Levy and Sandy K. Levy, recorded in Volume 3439, Page 85, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the most Easterly corner of Lot 11, South Ridge Addition, an addition to the City of McClendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 345, Plat Records, Rockwall County, Texas (P.R.R.C.T.), said iron rod also being situated in the Southwest line of Lot 31, Glen Hills Ranch;

THENCE South 45 deg 05 min 27 sec East, departing the Southeasterly line of said Lot 11, and along the Southwest line of said Glen Hills Ranch, a distance of 812.16 feet to a 1-inch iron pipe found for corner;

THENCE South 45 deg 38 min 37 sec East, continuing along the Southwest line of said Glen Hills Ranch, a distance of 804.72 feet to a 1/2-inch iron rod with red plastic stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Northwest line of Lot 15, Chisholm Crossing Phase II, an addition to the City of McClendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 91, P.R.R.C.T.;

THENCE South 44 deg 40 min 30 sec West, along said Northwest line, a distance of 535.76 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Northwest line of Lot 14 of said Chisholm Crossing Phase II;

THENCE South 42 deg 47 min 08 sec West, continuing along said Northwest line, a distance of 35.32 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 52 deg 21 min 10 sec West, continuing along the Northwest line of said Chisholm Crossing Phase II, a distance of 87.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the most easterly corner of a tract of land as described in deed to Oak National Development LLC, recorded in Volume 2021, Page 11007, D.R.R.C.T. and being situated in the Northwest line of a tract of land as described in deed to Landau Properties LP, recorded in Volume 2208, Page 319, D.R.R.C.T.;

THENCE North 45 deg 43 min 33 sec West, departing the Northwest line of said Landau Properties LP tract and along the Northeast line of said Oak National Development LLC tract, a distance of 1,613.76 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the most Southerly corner of Lot 12 of said South Ridge Addition;

THENCE North 45 deg 18 min 17 sec East, departing the Northeast line of said Oak National Development LLC tract and along the Southeast line of said South Ridge Addition, a distance of 667.54 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 24.617 acres or 1,069,868 square feet of land, more or less.



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

DATE: May 17, 2022

APPLICANT: Bill Thomas
201 Windco Circle
Suite 200
Wylie, Texas 75098

LOCATION: At the southeast end of Savannah Hill Lane, Rockwall CAD PIN#10849; 24.56 acres of land.

Owner: Prairie Hills, LLC
3228 Denali Drive
Irving, Texas 75063

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a change in zoning district from Ag-Agricultural to SF 1.5-Single family. The Agricultural zoning district requires a minimum residential lot size of two and one-half acres of land, whereas the SF 1.5 zoning district requires a minimum residential lot size of one and one-half acres of land.

REPRESENTATIVE: Bill Thomas

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval of a change in zoning district from Agriculture zoning district to an SF 1.5 Single-family zoning district. The request is consistent with direction from the Comprehensive Plan.

BACKGROUND INFORMATION:

The subject property is a 24.56-acre tract of land located on the southeast end of Savannah Hill Lane. Direct access to this property is from Savannah Hill Lane through a 60-foot access easement.

Savannah Hill Lane is the only existing vehicular access through the South Ridge Subdivision. South Ridge subdivision is in the extra territorial jurisdiction of the City of McLendon-Chisholm. The subject property [24.56 acres] is located within the city limits of McLendon-Chisholm, subsequently the requested zoning must comply with the Comprehensive Plan.

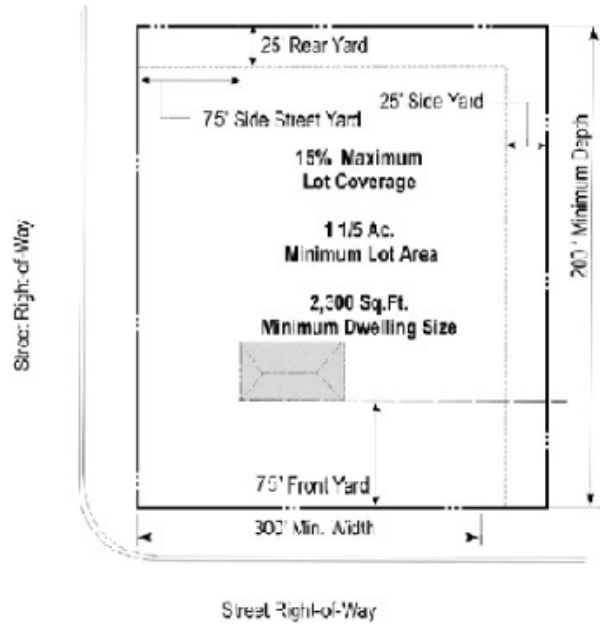
Zoning Map



The current zoning district designation for the subject property is Agricultural requiring a minimum residential lot size of two and one-half acres of land.

The developer has entered into an agreement with the developer of the Heritage subdivision to provide for a second emergency access to the subject as required by the Fire Code. That access will be shown on the preliminary plat when submitted.

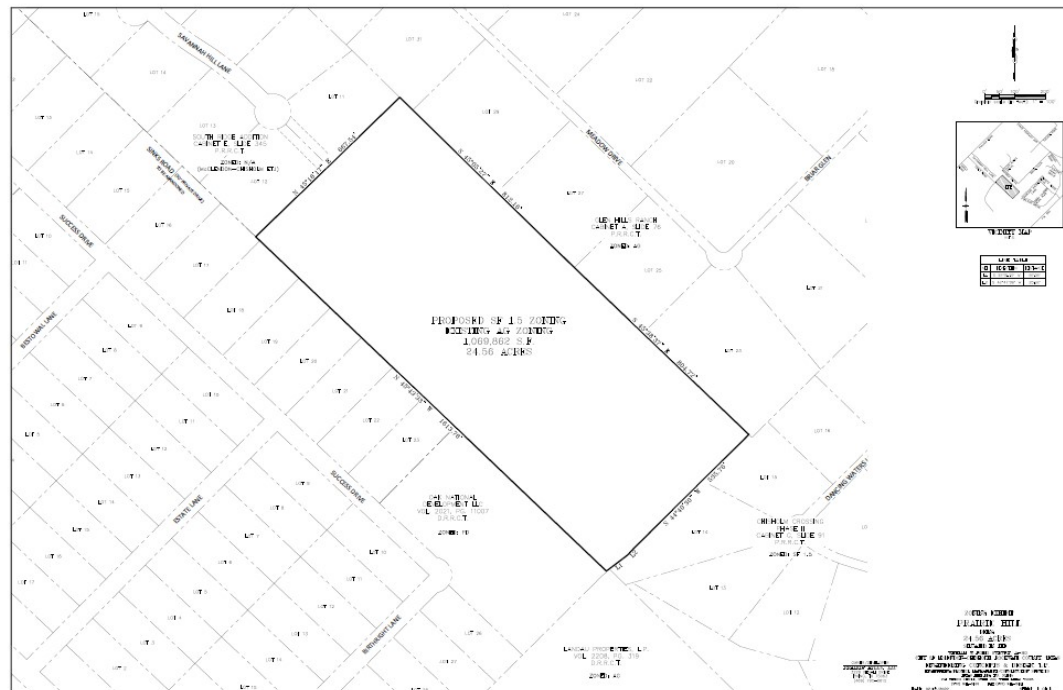
SF 1/5 Zoning size graphic



SF 1.5 Zoning District Requirements

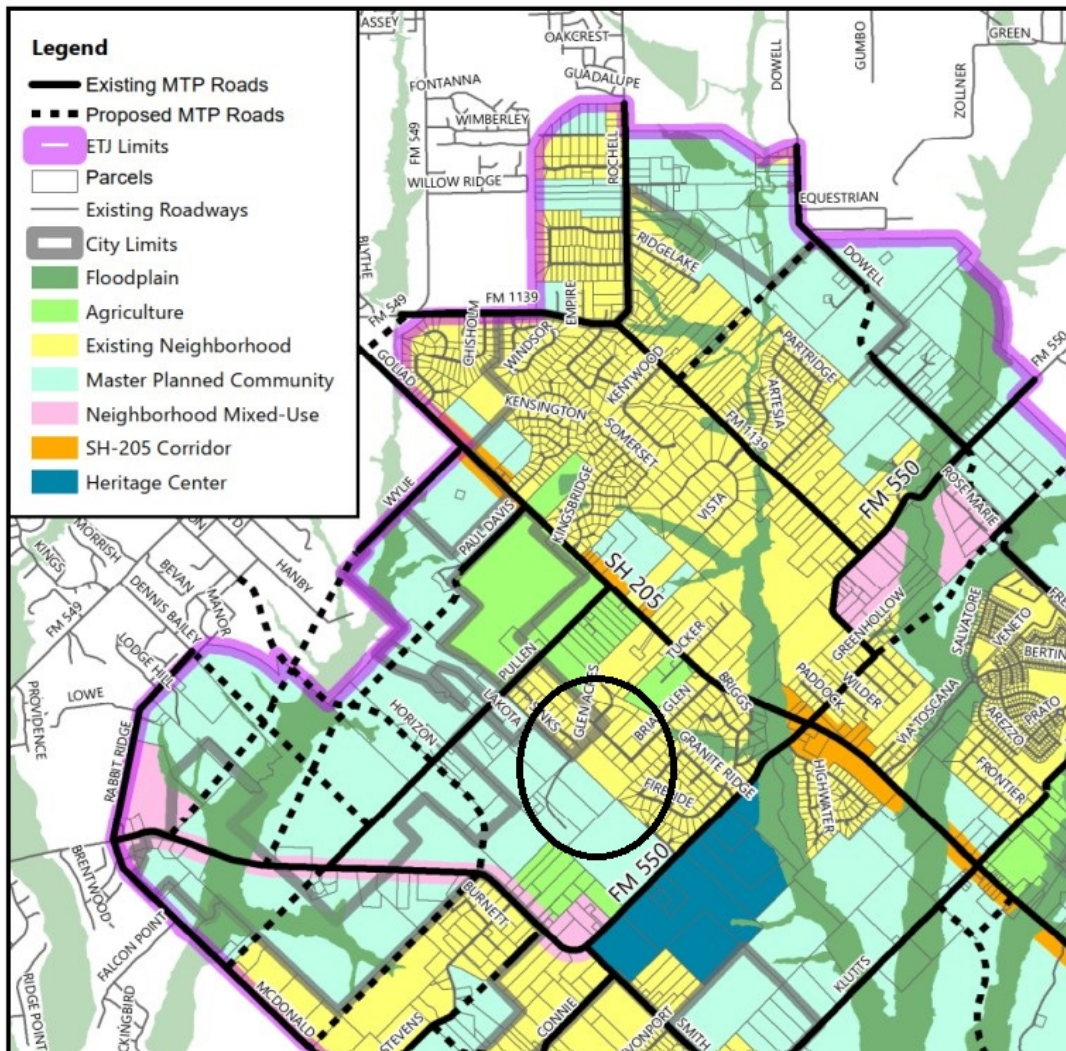
SF1.5-Zoning District Area Requirements	
Minimum Lot Area	1 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	100 ft.
Minimum Side Yard	25 ft. Interior 100 ft. Street
Minimum Rear Yard	20 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

Applicant Zoning Exhibit



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Comprehensive Plan/Future Land Use Map



The Future Land Use Map identifies the Future Land Use as Existing Neighborhood. Developed residential lots surrounding the subject property range from 1.5 acres to 3 acres of land. The Heritage subdivision immediately adjacent on the southwest side of the subject property has lot sizes ranging from one acre to one and one-half acre. The proposed residential density will be one and one-half acres of land [net] for each residential lot in the subdivision.

(4) Consistent lot size and development pattern within an existing neighborhood (Existing Neighborhood) with overall development not to exceed a maximum density of one dwelling unit per acre, exclusive of floodplains and rights-of-way, except in the case of replacement of a home for a different home or reconstruction on a previously existing homesite in a development with higher existing density.

New homes or lots must be generally consistent in lot size, height, and setbacks to maintain the neighborhood's character.

Rockwall CAD Aerial



Thoroughfares/streets:

Savannah Hill Lane is an existing local street within a 60 foot right of way dead ending at the southeast end of the South Ridge Subdivision in a cul-de-sac with a 60-foot-wide access and utility easement providing access to the subject property.



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



ZONING CHANGE APPLICATION

Date of Application: 4-8-2022

Receipt # _____

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

Eastern corner of SH205 and FM550

Property Legal Description:

King Kathman L&L Survey, Abstract No. 133

County Parcel ID: #108612, #11384, #11442

Existing Zoning: General Business (GB) Requested Zoning: Planned Development - General Business

Applicant's Name: McLendon Chisholm LLC c/o Clayton Multer

Phone No. 864-907-0621 Email: clay.multer@cmknightsgroup.com

Status of Applicant: Owner ☒ or Authorized Agent _____

Applicant's Address:

1400 Preston Road, Suite 497 Plano, TX 75093

Owner's Address: 1400 Preston Road, Suite 497 Plano, TX 75093

I certify that I am the owner of the property described in this petition/application and David A. Kalhofer (Peterson Land) is the authorized agent to file this application on my behalf.

Signature of Owner:

Clayton J. Multer

Date 4/8/2022

Signature of Applicant:

David A. Kalhofer

Date 4-8-2022

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 670.00 to cover the cost of this application, and an initial deposit of \$ 3,000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 11th day of April, 2022

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

Signature of Applicant (Owner/Authorized Agent): _____

City Secretary: Rockelle Green

(Seal)



Page 2 of 2

02/25/2020 Zoning Change Application and Checklist

THE CROSSROADS at MCLENDON – CHISHOLM

Planned Development District

GENERAL DESCRIPTION

The proposed Planned Development District, to be known as **The Crossroads at McLendon-Chisholm**, is intended to accommodate retail, commercial, restaurant and residential uses to create a mixed-use development that service the surrounding area with convenience goods and services. It is also the intent to provide a quality development for the Highway 205 Corridor Overlay District that, in some way, may establish a benchmark for future development.

DEVELOPMENT STANDARDS

(1) **Permitted Uses:**

(a) The uses allowed or prohibited in this Planned Development District are as follows:

- i) Those uses allowed in the City of McLendon-Chisholm “GB” General Business District as provided in the City’s Zoning Ordinance.
- ii) Additional uses allowed (by right):

- Dwelling Single-Family Attached (permitted only as mixed use)
 - Food Trucks/ Food Trailers
 - Restaurant with/without alcohol sales
 - Restaurant, drive-in/drive thru
 - Restaurant, refreshment stand (temporary or seasonal)

iii) Prohibited uses: the following prohibited/modified uses:

- Amusement center, indoor (S)
 - Veterinarian office, large animal practice (S)
 - Auto repair garage
 - Auto sales, new and used
 - Auto service station
 - Farm machinery and implement sales and service
 - Motorcycle sales
 - Ambulance service
 - Auction house, indoor
 - Building material sales/lumber yard
 - Contractor, no outside storage permitted
 - Contractor, outside storage, permitted
 - Contractor storage or equipment yard
 - Cosmetic tattoo establishment

Extended-stay hotel/motel
Exterminating service
Factory outlet, retail or wholesale store
Hotel or motel
Kennel
Landscape Service
Laundry, self-service
Pawn shop
Mini-warehouse
Cargo container

(2) **Parking Required.**

- (a) Parking spaces shall conform to the size and shape requirements of the Zoning Ordinance.
- (b) Required parking spaces may be shared between and by all uses on the Property, except for the reserved residential parking spaces and designated residential visitor parking.
- (c) For all “GB” General Business District allowed zoning uses, parking shall be provided in accordance with the requirements of the City of McLendon-Chisholm Zoning Ordinance.
- (d) In addition, covered outside seating in association with an allowed restaurant use does not require parking for the first 200 square feet of area; any additional covered seating must be parked per the requirements for a restaurant use; non-covered outside seating does not require parking.

(3) **Density, area, yard, height and lot coverage requirements:** Per GB General Business District regulations, as amended.

(4) **Screening:** Visual screening shall be provided between commercial buildings and parking areas when adjacent to residential uses. Visual screening shall be a minimum of six feet in height and may be living and irrigated hedge materials or constructed in accordance with Section 6-8 of the McLendon-Chisholm Zoning Ordinance. All dumpsters shall be screened from State Highway 205 and from adjacent residential property by solid screening that complies with the Section 6-8 of the McLendon-Chisholm Zoning Ordinance.

(5) **Development plan and elevations:** A development plan that complies with Section 5.1D.2. must be submitted to and recommended by the Planning and Zoning Commission and approved by the City Council prior to the issuance of a building permit. Elevations

illustrating compliance with Section 4-13, as modified in this Ordinance, must also be submitted to and the issuance of a building permit. Development plans must show emergency apparatus/vehicle access drives and turnarounds that conform to the adopted Fire Code.

- (6) **Commercial Development Standards:** Any development on the Property must comply with Section 4-13 Commercial development standards of the Zoning ordinance with the follow exceptions:
 - E. Building form:** 1. The minimum area of a single floor shall be 2,500 sf. The maximum area allowed for a single floor shall be 12,000 sf. The maximum length for any building wall shall be 200 ft.
 - G. External façade materials:** Does not apply except as noted below:
Windows and glazing shall be a maximum of 30% of each building elevation.
 - K. Off-street parking and loading requirements:** 2. No more than three (3) rows of angled or parallel parking shall be allowed between the primary building and the street right-of-way.
- (7) **Signs:** Signage shall be in accordance with the City's ordinances and sign regulations.
- (8) **Landscaping:** Per GB General Business District requirements.
- (9) **Other Law:** The development, construction and use of the Property and all structures thereon shall comply with all applicable City, State, and Federal Regulations for inspections, permitting, licensing and building, construction and fire codes, except as modified by this ordinance.

EXHIBIT A
ZONING DESCRIPTION OF 8.364 ACRES

BEING that certain tract of land situated in the King Latham One League & Labor Survey, Abstract Number 133, Rockwall County, Texas, being all of that tract of land conveyed to Mary Allison Jamison and Robert M. Hatcher, Jr. by deed recorded in Document Number 20200000031951, Official Public Records of Rockwall County, Texas, and being a tract of land conveyed to a tract conveyed to CM Knight, LLC by deed recorded in Document No. 20210000008399, Official Property Records, Rockwall County, Texas; also being all of that tract of land conveyed to CPMc McLendon Chisholm, LLC., by deed recorded in Document No. 20210000027303, Official Public Records of Rockwall County, Texas;

BEGINNING at the south corner of said CM Knight tract in the northern right-of-way line of South State Highway 205;

THENCE with said northern right-of-way line the following bearings and distances:

North 52 degrees 43 minutes 21 seconds West, a distance of 52.70 feet;

North 55 degrees 18 minutes 21 seconds West, a distance of 239.90 feet;

North 58 degrees 03 minutes 21 seconds West, a distance of 289.50 feet;

North 60 degrees 43 minutes 21 seconds West, a distance of 283.50 feet;

North 63 degrees 48 minutes 21 seconds West, a distance of 379.84 feet to the westernmost southwest corner of said CM Knight tract;

THENCE North 07 degrees 56 minutes 43 seconds West, departing said northern right-of-way line, a distance of 34.99 feet to the Southeast right-of-way line of FM Road 550, same being a point in the northeast line of said CM Knight tract;

THENCE with said southeast right-of-way line the following bearings and distances:

North 44 degrees 22 minutes 34 seconds East, a distance of 266.54 feet, same being the northernmost northwest corner of said CM Knight tract, also being the southwest corner of said CPMc McLendon Chisholm, tract;

North 44 degrees 53 minutes 13 seconds East, a distance of 165.60 feet to an angle point in the northwestern line of said Chisholm tract;

THENCE South 46 degrees 05 minutes 28 seconds East, departing said southeast right-of-way line, a distance of 556.83;

THENCE North 44 degrees 03 minutes 59 seconds East, a distance of 166.60 feet;

THENCE South 46 degrees 00 minutes 20 seconds East, a distance of 355.76 feet;

THENCE South 43 degrees 57 minutes 35 seconds West, a distance of 333.04 feet;

THENCE South 46 degrees 59 minutes 05 seconds East, a distance of 318.30 feet to the POINT OF BEGINNING and containing an area of 364,340 square feet or 8.364 acres of land more or less.



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

DATE: May 18, 2022

APPLICANT: CMPM McLendon-Chisholm, LLC
%Clayton Multer
1400 Preston Road
Suite 497
Plano, Texas 75093

LOCATION: The east corner of the intersection of SH 205 and FM 550 [RCAD 108612, 11384, 11442]
containing 8.364 acres of land.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a planned development district for a mixed use development to include retail, commercial, restaurant and residential uses on property that is currently zoned a combination of GB-General Business and SF 2.5-a residential zoning district requiring a minimum residential lot size of 2.5 acres of land.

PROPERTY OWNERS: Clayton J. Multer
CMPM McLendon-Chisholm, LLC
7 Raven Court
Heath, Texas 75032

REPRESENTATIVE: David A. Kalhoefer
Peloton Land

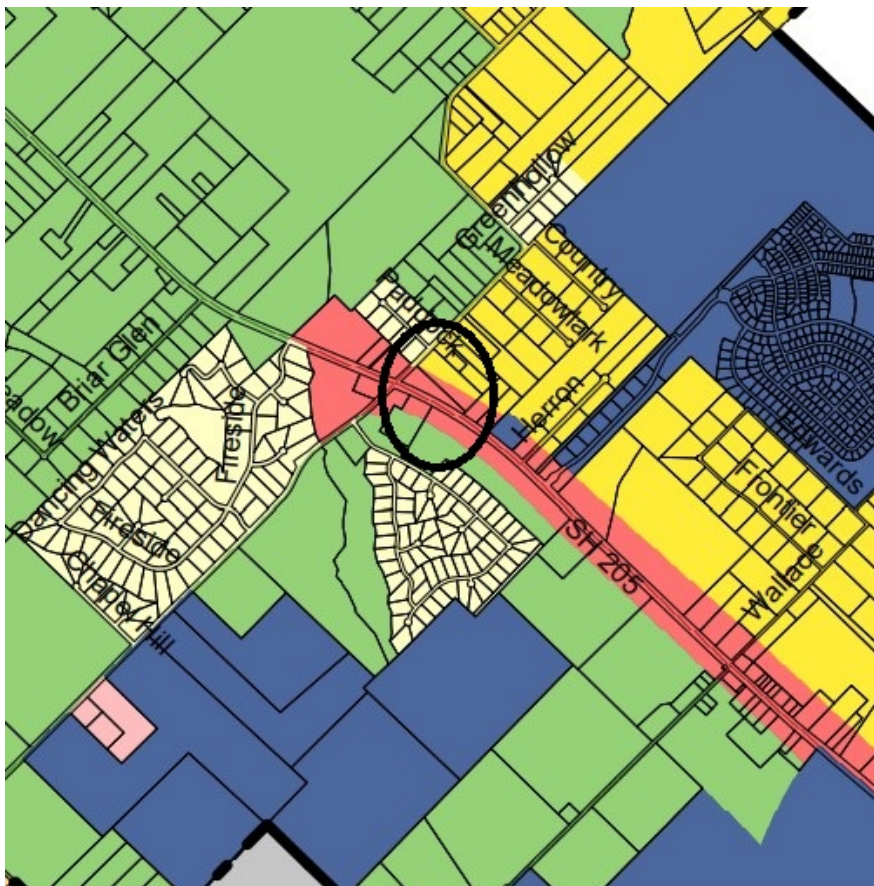
STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval a change in zoning from a GB-General Business zoning district and SF 2.5-single family residential zoning district to a planned development district for a mixed-use development that includes retail, commercial, restaurant and residential land uses. This request generally conforms to the recommendations of the Future land Use Plan.

Conditions:

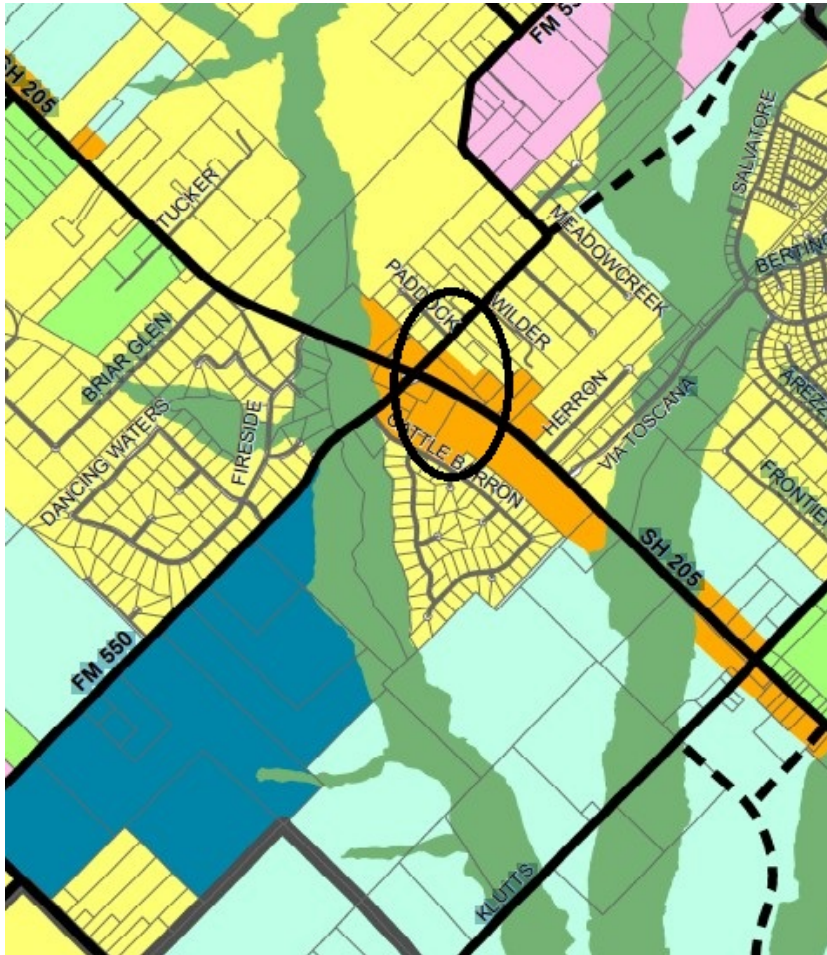
Compliance with the development standards contained described in the application.
Conformance with the conceptual plan for this planned development district.
Specific development standards to be provided for inclusion in the adopting ordinance for the planned development district for "Dwelling single family attached" and "Food Trucks/Food Trailers".

BACKGROUND INFORMATION:

The subject property is an 8.364 acre tract of land located on the east side of the intersection of FM 550 and SH 205. The legal description contains the 8.364 acres of land, but the Conceptual plan shows 10.27 acres of land. The difference between the Conceptual plan of 10.27 acres of land and the metes and bounds legal description for the zoning ordinance of 8.364 acre tract of land is the amount of land being dedicated to Texas Department of Transportation for right of way requirements for the improvement of FM 550 and SH 205.

Zoning Map

Comprehensive Plan/Future Land Use Map



The Future Land Use Map shows the future land uses to be "SH 205 Corridor" and a small area southeast of Paddock Lane to be "Existing Residential Neighborhood." The portion of the Future Land Use Plan that is shown as "Existing Neighborhood" indicates that one of the "anticipated land uses is: "Neighborhood-oriented, low-intensity commercial in specific instances when compatible with adjacent residential uses."

The proposed planned development district satisfies the standards established in the Comprehensive Plan.

Future Land Use Plan text

SH 205 Corridor

This Future Land Use Designation is the heart of McLendon-Chisholm's commercial development opportunities, intended to preserve the rural/country feel, provide residents with local retail, employment, recreation, and entertainment, and capture valuable sales tax dollars along the regional corridor of State Highway 205, which connects Highway 30, Highway 80, future Rockwall County Outer Loop, and other corridors through McLendon-Chisholm.

Anticipated Land Uses:

- Mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and arts/culture) with a rural/country feel;
- Sales tax-generating uses (ex. restaurant, retail, etc.);
- Boutique tourism/destination uses (ex. bed and breakfasts, travel-related, farm experiences, etc.);
- Entertainment uses that provide fun and relaxing experiences; and/or
- Parks, trails, open/green space, and ponds or creeks.

Desired Development Characteristics:

- Maximum density of one dwelling unit per acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable.
- One story typical with two stories maximum.
- Large building footprint buildings should be prohibited to protect the quaint and rural feel of the city.
- Main Street-type development that provides pleasant walkability with a *Brand & Identity* consistent with McLendon-Chisholm.
- Peaceful and quiet design that *portrays a retreat from urban life* through various elements, such as water features, calm colors, sophisticated architecture, and luxurious "off spots" for informal sitting and/or dining.
- Development that *Diversifies the Tax Base* and provides areas for people to enjoy *Grassroots Community Events* or entertainment.
- Extensive, shaded, lighted, and landscaped trail system to connect destinations and neighborhoods.
- Design should portray a country feel design and, when appropriate, transitions are made to surrounding properties.
- Residential protections that create a buffer between incompatible uses and any associated nuisances through the utilization of walls, landscaping, setbacks, etc.



- Existing residential structures can remain indefinitely as long as they are not vacated for longer than six months or building code-type issues necessitate demolition or like action. Existing residential properties can rebuild their homes and other continuation of their residential use when present with associated communication to the City.

Existing Neighborhoods

This Future Land Use Designation is predominantly comprised of low-density, single family, detached, residential dwellings in established residential neighborhoods, serviced by one or more shared roads for each neighborhood.

Anticipated Land Uses:

- Detached single family residential dwellings;
- Parks, trails, open/green space, and shared ponds or creeks; and/or

APPROVED PLAN 9/29/21 || MCLENDON-CHISHOLM COMPREHENSIVE PLAN | PAGE 40



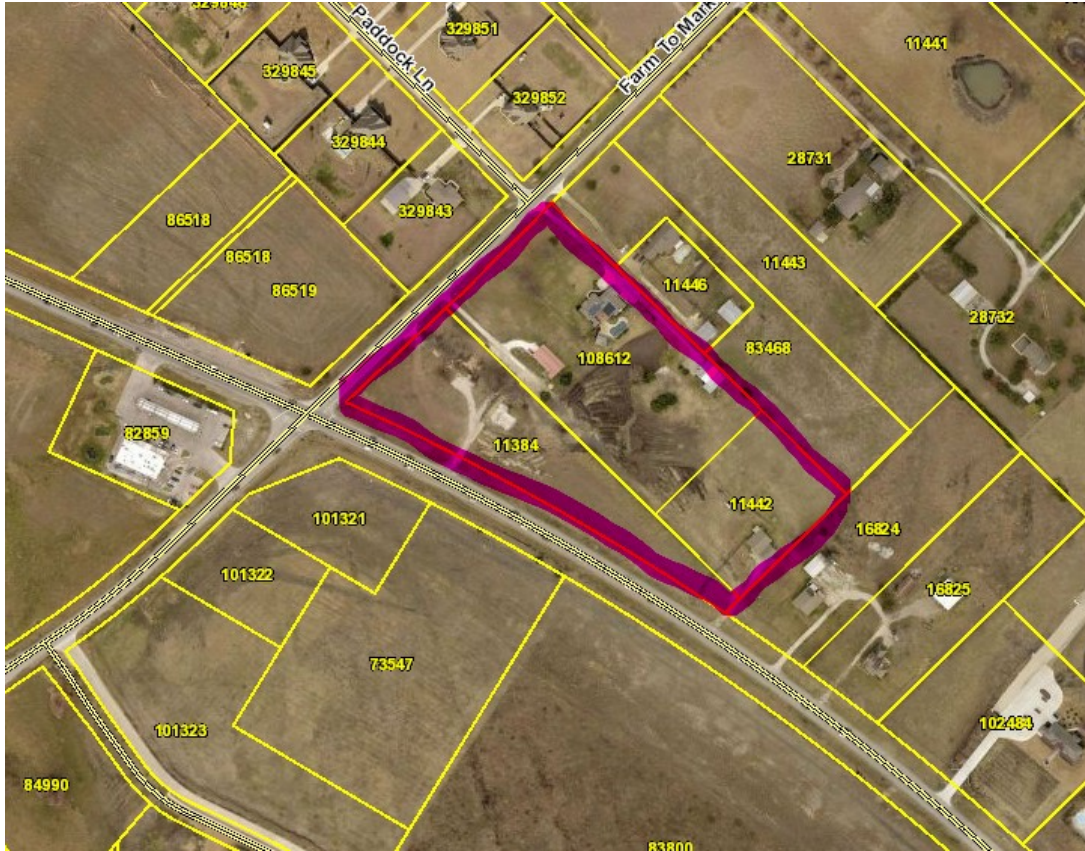
- Neighborhood-oriented, low-intensity commercial in specific instances when compatible with adjacent residential uses.

Desired Development Characteristics:

- Reflects residential density and lot size for existing land use within each neighborhood with overall development not to exceed a maximum density of one dwelling unit per acre, exclusive of floodplains and rights-of-way, except in the case of replacement of a home for a different home or reconstruction on a previously existing homesite in a development with higher existing density. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable. Future construction or activity should be consistent with what is existing in the neighborhood as it relates to lot size, height, setbacks, and character.
- Accessory structures are anticipated but should respect the existing look and feel of the neighborhood and be in the rear of existing structures if installed.
- New low intensity home occupation uses, in residential structures, may be acceptable if allowed in the governing zoning district, when compatible with adjacent residential uses in noise, activity, smell, and traffic and when not associated with storage of business-related vehicles or outside storage of business-related items.
- Where Existing Neighborhoods are located near future commercial or mixed-use areas, sensitive transitions between the uses should be provided to preserve and protect the character of the Existing Neighborhood, but sidewalk and trail connections should be constructed where possible/relevant to contribute to walkability and bikeability.
- Texas native landscaping, rural appeal, and green spaces with trees and attractive amenities.
- Maximum two stories for non-residential uses, regardless of existing structures or uses.

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Rockwall CAD Aerial



Thoroughfares/streets:

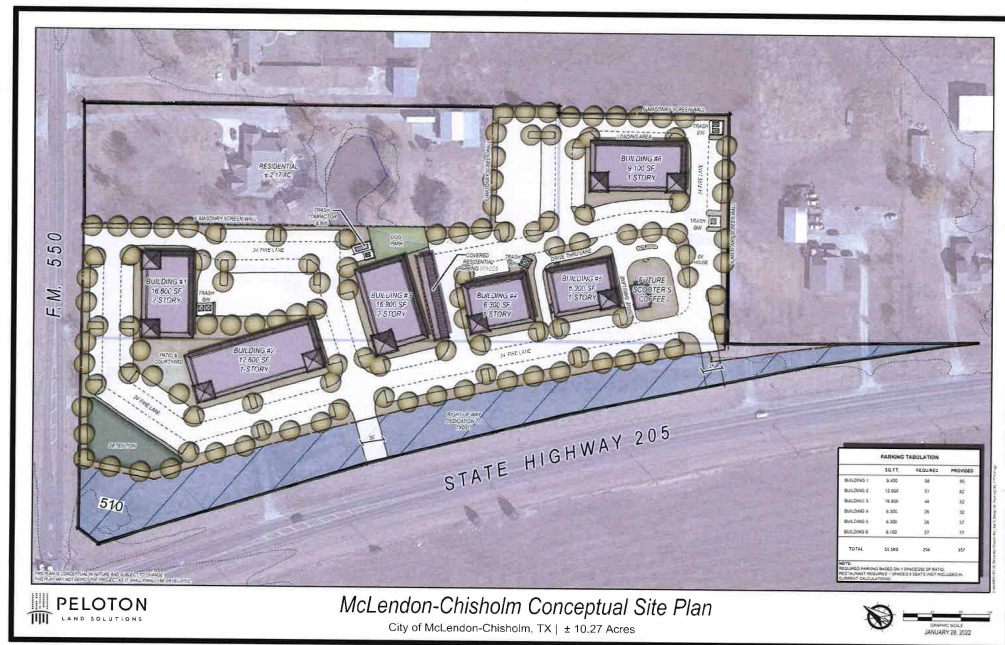
FM 550 is a proposed Principal Arterial [currently two lanes] ultimately being a four-lane divided thoroughfare requiring 100 to 150 feet of right of way.

SH 205 is an existing highway [currently two undivided lanes] currently under design by TXDOT with an ultimate design of six-lanes divided requiring 150 to 200 feet of right of way.

At the time of platting the future FM 550 or SH 205 right of way will be acquired.

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Applicant's Conceptual Plan



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Applicant's proposed development standards

THE CROSSROADS at MCLENDON – CHISHOLM

Planned Development District

GENERAL DESCRIPTION

The proposed Planned Development District, to be known as **The Crossroads at McLendon-Chisholm**, is intended to accommodate retail, commercial, restaurant and residential uses to create a mixed-use development that service the surrounding area with convenience goods and services. It is also the intent to provide a quality development for the Highway 205 Corridor Overlay District that, in some way, may establish a benchmark for future development.

DEVELOPMENT STANDARDS

(1) Permitted Uses:

(a) The uses allowed or prohibited in this Planned Development District are as follows:

- i) Those uses allowed in the City of McLendon-Chisholm "GB" General Business District as provided in the City's Zoning Ordinance.
- ii) Additional uses allowed (by right):

- Dwelling Single-Family Attached (permitted only as mixed use)
 - Food Trucks/ Food Trailers
 - Restaurant with/without alcohol sales
 - Restaurant, drive-in/drive thru
 - Restaurant, refreshment stand (temporary or seasonal)

- iii) Prohibited uses: the following prohibited/modified uses:

- Amusement center, indoor (S)
 - Veterinarian office, large animal practice (S)
 - Auto repair garage
 - Auto sales, new and used
 - Auto service station
 - Farm machinery and implement sales and service
 - Motorcycle sales
 - Ambulance service
 - Auction house, indoor
 - Building material sales/lumber yard
 - Contractor, no outside storage permitted
 - Contractor, outside storage, permitted
 - Contractor storage or equipment yard
 - Cosmetic tattoo establishment

illustrating compliance with Section 4-13, as modified in this Ordinance, must also be submitted to and the issuance of a building permit. Development plans must show emergency apparatus/vehicle access drives and turnarounds that conform to the adopted Fire Code.

- (6) **Commercial Development Standards:** Any development on the Property must comply with Section 4-13 Commercial development standards of the Zoning ordinance with the follow exceptions:

E. Building form: 1. The minimum area of a single floor shall be 2,500 sf. The maximum area allowed for a single floor shall be 12,000 sf. The maximum length for any building wall shall be 200 ft.

G. External façade materials: Does not apply except as noted below:

Windows and glazing shall be a maximum of 30% of each building elevation.

K. Off-street parking and loading requirements: 2. No more than three (3) rows of angled or parallel parking shall be allowed between the primary building and the street right-of-way.

- (7) **Signs:** Signage shall be in accordance with the City's ordinances and sign regulations.
- (8) **Landscaping:** Per GB General Business District requirements.
- (9) **Other Law:** The development, construction and use of the Property and all structures thereon shall comply with all applicable City, State, and Federal Regulations for inspections, permitting, licensing and building, construction and fire codes, except as modified by this ordinance.

Planned Development Districts: Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

A. **General purpose and description.** The Planned Development District "PD" prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

B. **Permitted uses.** Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. Development standards.

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.
 - (a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.
 - (b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.
 - (c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1](#) D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [section 1-14](#), Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:

(b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

- (c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
- (d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
- (e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
- (f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.
- (g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

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CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11-10-21

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): Watson Addition Current Zoning: SF 2.5 District

No. of Acres: 27.11 No. of Lots: 9 Proposed Zoning: SF 2.5

General Location of Property: FM 550 + FM 1139

Proposed Use for Property: Single Family Residential

Applicant Name: Bryan Connally

Company: CBG Surveying Texas LLC

Address: 12025 Shiloh Rd #240 City, State, Zip: Dallas TX 75228

Phone(s): 214-349-9485 Email: bryanc@cbgtxllc.com

Owner Name: Brian & Elizabeth Watson

Address: 1401 Wells Circle City, State, Zip: Rockwall TX 75032

Legal Description of the Property: 27.11 acres in the Leonard Eastwood Survey, Abst 79

County Parcel ID: 10783, 10782, & 445857

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 1,845.00 to cover the cost of this application, and an initial deposit of \$ 3600.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 15th day of November, 2021.

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

Signature of ^{OWNER} Applicant: Bria With
City Secretary: Rochelle Green





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

DATE: May 19, 2022

APPLICANT: Steven Smith
Smith Custom Homes, LLC
2307 Laci Lane
Royce City, Texas

LOCATION: Adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. Rockwall CAD ID#: 10783, 45857, 10782.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a preliminary plat for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land.

PROPERTY OWNERS: Brian and Elisabeth Watson
1401 Wells Cr.
Rockwall, Texas

REPRESENTATIVE: Steven Smith

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval of the preliminary plat for a 10 single-family lot subdivision subject to the following conditions:

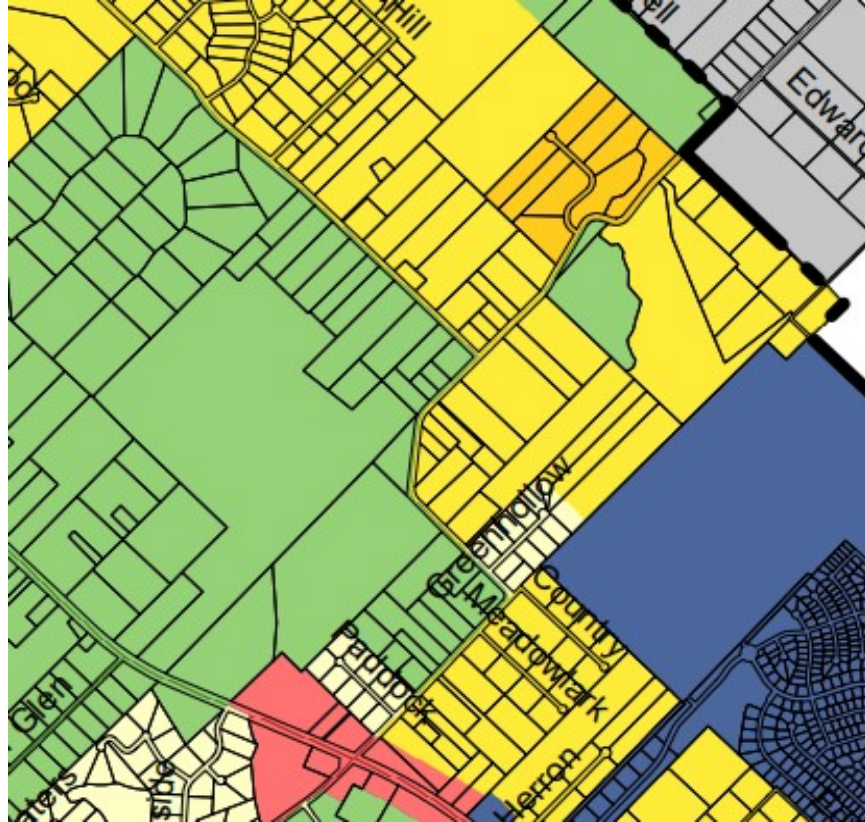
Conditions:

- Compliance with the preliminary plat.
- Application for final plat not be submitted until the City Engineer has approved the civil engineering plans and related requirements for the subdivision.

BACKGROUND INFORMATION:

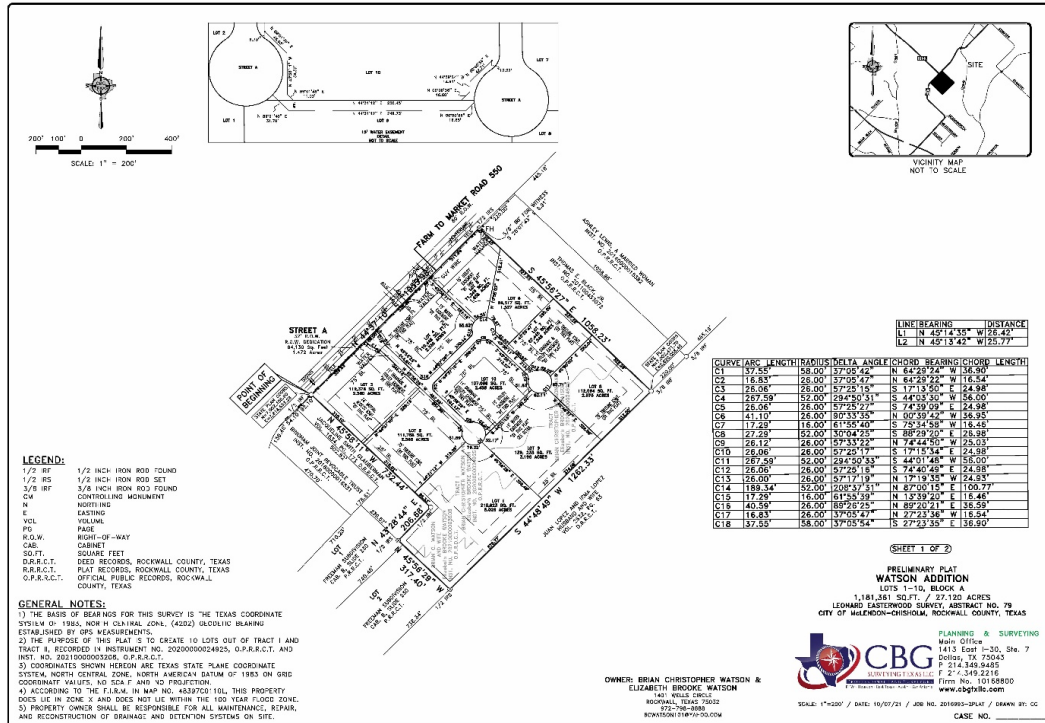
The subject property is a 27-acre tract of land located on the southeast side of the intersection of FM 550 and FM 1139. The applicant previously requested a variance to the required street frontage for several lots that failed to comply with the 300 linear street frontage requirement. The Board of Adjustment denied that request and the property owner decided to request a planned development district that provides street frontages as shown on the Concept Plan [preliminary plat]. All proposed lots are a minimum of one and one-half acres of land.

Zoning Map



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Preliminary Plat



Thoroughfares/streets:

The subject properties front on FM 550 and are located directly across FM 550 from the southeast end of FM 1139. The Thoroughfare Plan calls for FM 550 to be an existing Major Collector to have a minimum 60-80 foot right of way width, the existing right of way width is 80 feet.