



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 16, 2022
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032
7:00 PM

- | | Page |
|--|---------|
| 1. CALL TO ORDER | |
| 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS | |
| 3. CITIZEN COMMENTS | |
| 4. APPROVAL OF MINUTES | |
| 4.1. Action regarding the Minutes of May 23, 2022
Minutes 05.23.22 | 3 - 37 |
| 5. PUBLIC HEARINGS | |
| 5.1. Continue 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 of 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 hear public input, and then consideration and recommendation of the detailed development plan of RCH. | |
| 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 of 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. | 38 - 56 |

[Zoning Application](#)
[Staff Report for PD Zoning](#)

- 6.2. Consider the application of Charlotte & Robert Winsett requesting approval of a final plat containing 10 acres of land for the creation of two residential lots within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. 57 - 67

[Application](#)
[Final Plat](#)
[Staff Recommendation](#)

- 6.3. Consider the application of Brian & Elizabeth Watson for approval of a preliminary plat. 68 - 90

[Application](#)
[Site Improvement Plans](#)
[Staff recommendation](#)

- 6.4. Consideration of the Detailed Development Plan for RCH 91 - 97

[Zoning Change Application](#)
[Development Plan](#)

- 6.5. Consideration of the final plat for the RCH water tower. 98 - 99

[RCH Final Plat](#)

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 6:00 p.m., June 10, 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
Monday, May 23, 2022**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Monday, May 23, 2022, at Fire Station No. 1, 1345 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairperson
	Mark Kipphut	Commissioner
	Robert Rohde	Commissioner
	Daniela Swindoll	Commissioner
Members Absent:	Jody Wright	Alternate
	Brad Martin	Alternate
	Shari London	Vice-Chairperson
Staff Present:	Rick Crowley	Interim City Administrator
	Mike Coker	City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:05 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. April 21, 2022, Planning & Zoning Minutes

MOTION: APPROVE MINUTES AS PRESENTED.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Kipphut
APPROVAL: Unanimous by Members Present

5. PUBLIC HEARINGS

CHAIRPERSON SCHWALJE OPENED THE PUBLIC HEARINGS AT 7:07 P.M.

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 of 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.

Sixteen notices were mailed with three returned in favor of the request and 5 returned in opposition of the request.

James Smith, 810 FM 1139. Addressed the Commission and expressed opposition.

Jeff England, 1200 E. FM 550. Chose not to speak

Justin Ellis, 1201 E. FM 550. Addressed the Commission and expressed opposition.

Buster Summers, 1090 E. FM 550. Addressed the Commission and expressed opposition.

Mr. Watson's attorney, Andrew Thomas, 1401 346 Ridge Point Drive, Forney, Texas. Addressed the Commission on behalf of the applicant and expressed support.

Applicant, Mr. Brian Watson, 1401 Bell Circle. Addressed the Commission and advised the Commission and indicated:

1. That a larger scale plat would be provided if consideration of the case were to be tabled by the Commission
2. That he is optimistic that he can address the issues noted by his future neighbors during the public hearing before the matter is next considered by the Commission
3. That he and members of his family plan to live in the development and that they want a good relationship with the neighbors.

Ms. Kimberly Smith addressed the Commission and expressed opposition.

Jeff England, 1200 E. FFM 550. Addressed the Commission and expressed opposition also indicating that several of his neighbors did not receive notices, but later clarified that the neighbors that he referred to did not own property within 200 feet of the subject property.

Mark Kipphut, 31 Fireside Dr. Expressed his concerns regarding the project.

MOTION: TABLE CONSIDERATION OF 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 AND TO CONTINUE THE PUBLIC HEARING TO THE NEXT COMMISSION MEETING.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Rohde
APPROVAL: Unanimous by Members Present

ZONING CASE AND THE PLAT AND CONTINUE THE PUBLIC HEARING TO THE NEXT MEETING.

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.

Sixteen notices were mailed with no responses received.

Chairperson Schwalje opened the public hearing.

Todd Winters, 201 Windhill Circle, Wylie, Texas. Mr. Winters is the consulting engineer for the applicant and addressed the Commission and expressed support for the request on behalf of the applicant and noted that the request is for straight zoning.

Public Hearing was closed at 7:47 p.m.

5.3. A public hearing to consider the application of Peloton Land Solution requesting a change 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.

Nine notices were mailed with one returned in opposition.

Chairperson Schwalje opened the public hearing.

Warren Walker, 211 E. FM 550. Expressed opposition to the request.

Tony Keoff, E FM 550. Spoke in opposition of the project.

Public Hearing was closed.

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 of 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.

City Planner Coker presented his staff report:

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.

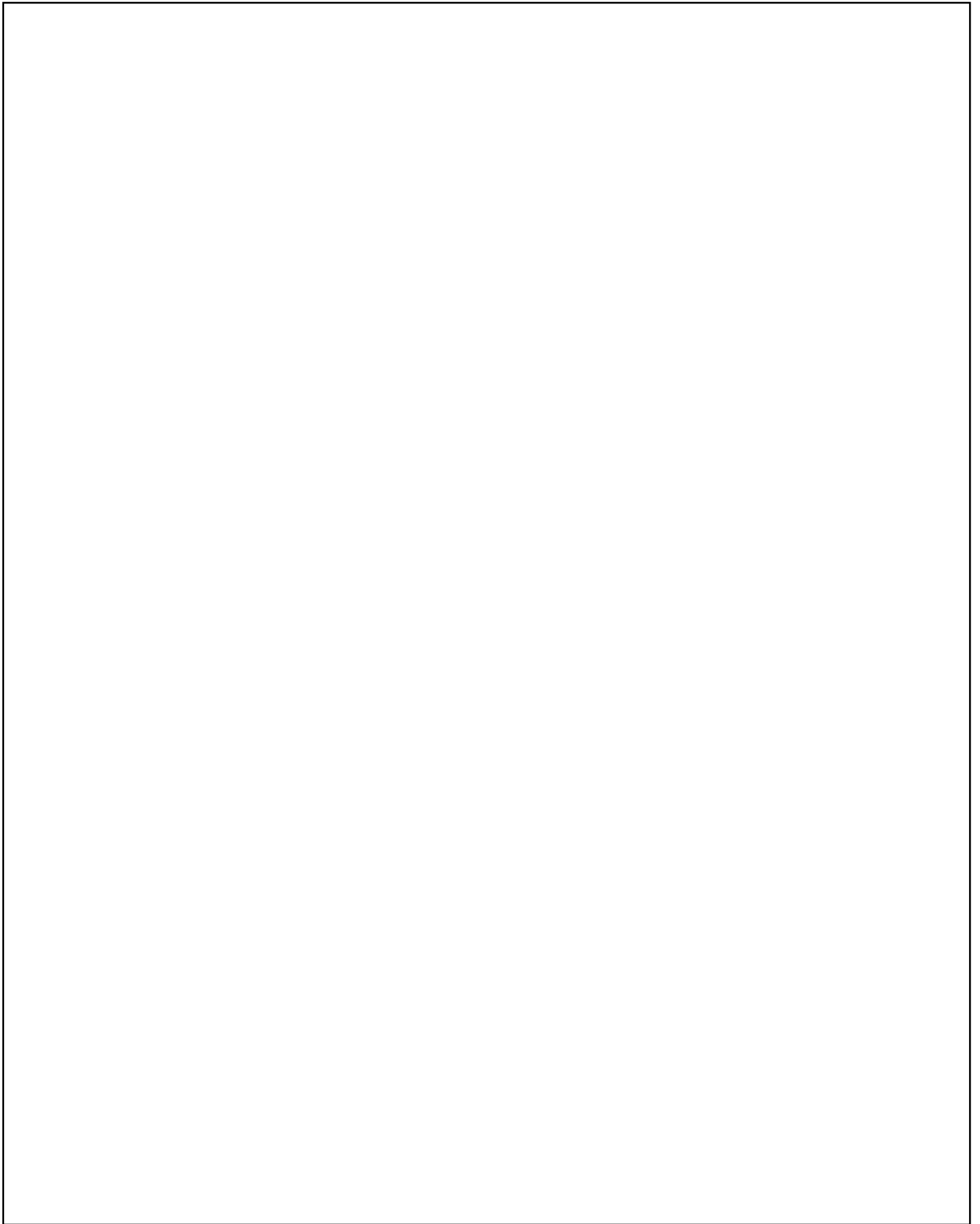
PROPERTY OWNERS: Brian and Elisabeth Watson
1401 Wells Cr.
Rockwall, Texas

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:

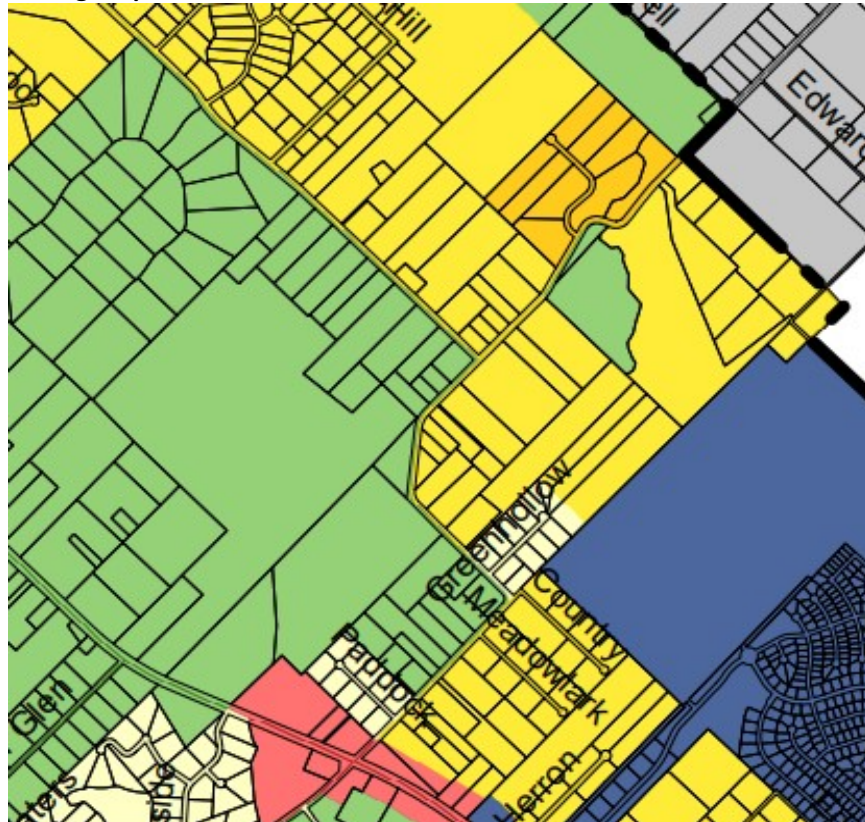
Compliance with the development standards contained in exhibit B and conformance with the preliminary plat attached as the concept plan for this planned development district.



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.

Zoning Map



Proposed Concept Plan/Preliminary Plat

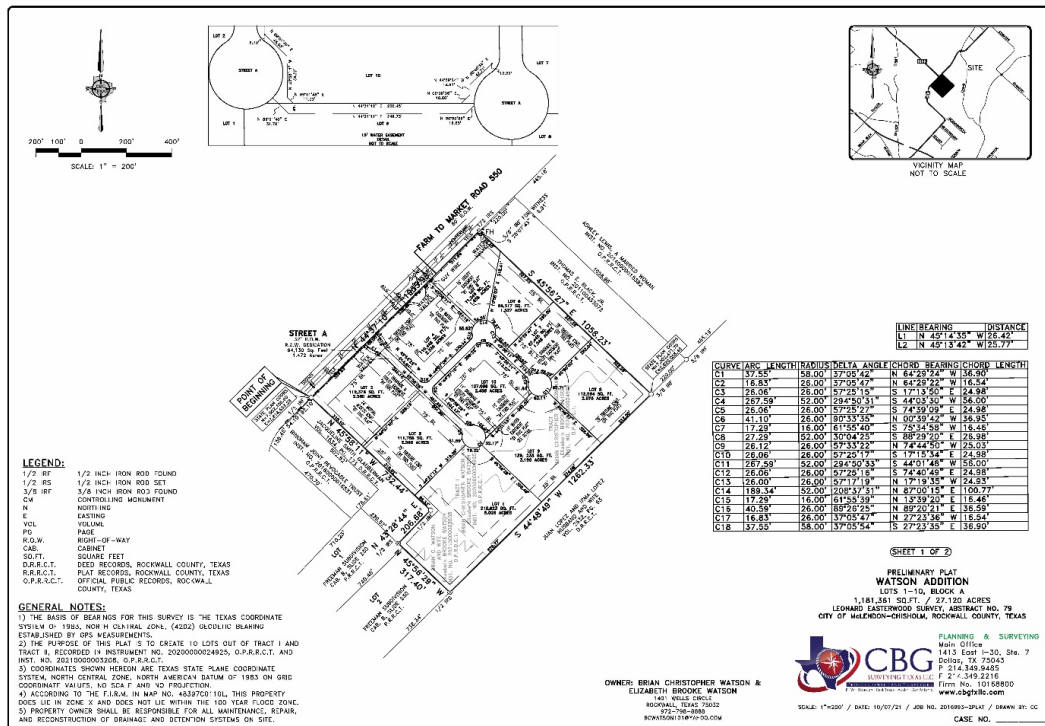


Exhibit B Development Standards

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.

MOTION: TABLE THE ZONING AND THE PRELIMINARY PLAT UNTIL IT CAN BE RESCHEDULED.

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Rohde
APPROVAL: Unanimous by Members Present

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.

City Planner Coker presented his staff report on this item:

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:

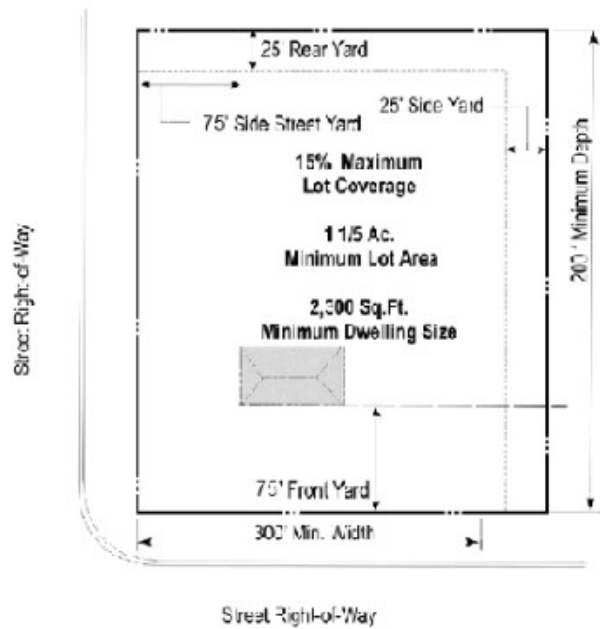
The subject property is a 24.56-acre tract of land located on the southeast end of Savannah Hill Lane. Direct access to this property is from Savannah Hill Lane through a 60-foot access easement.

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.

[illegible]

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.

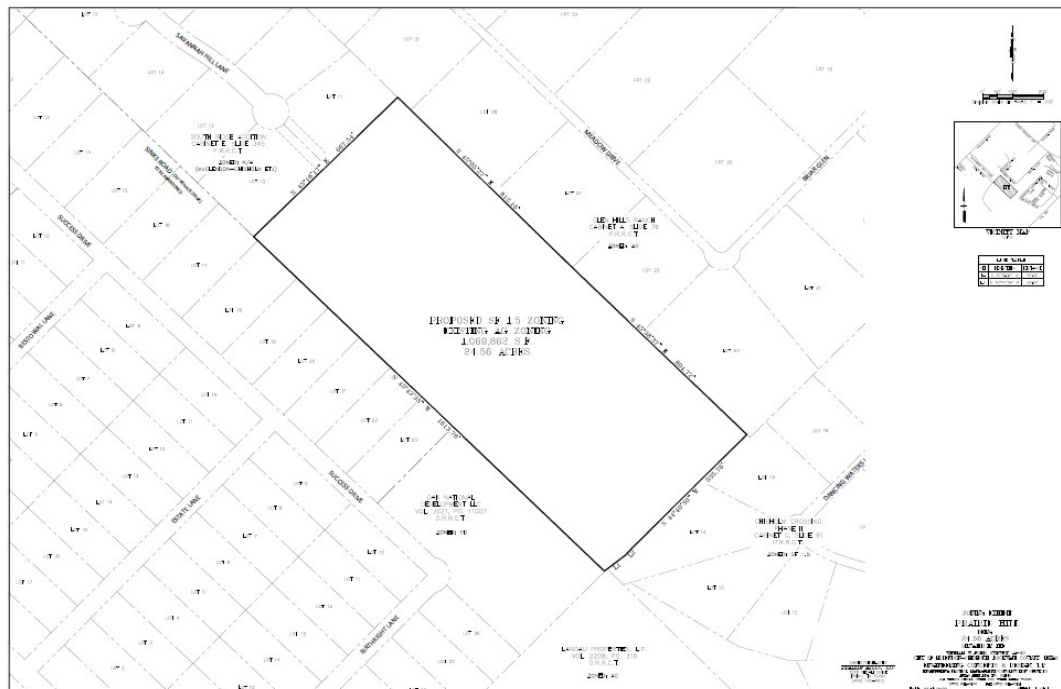
SF 1/5 Zoning size graphic



SF 1.5 Zoning District Requirements

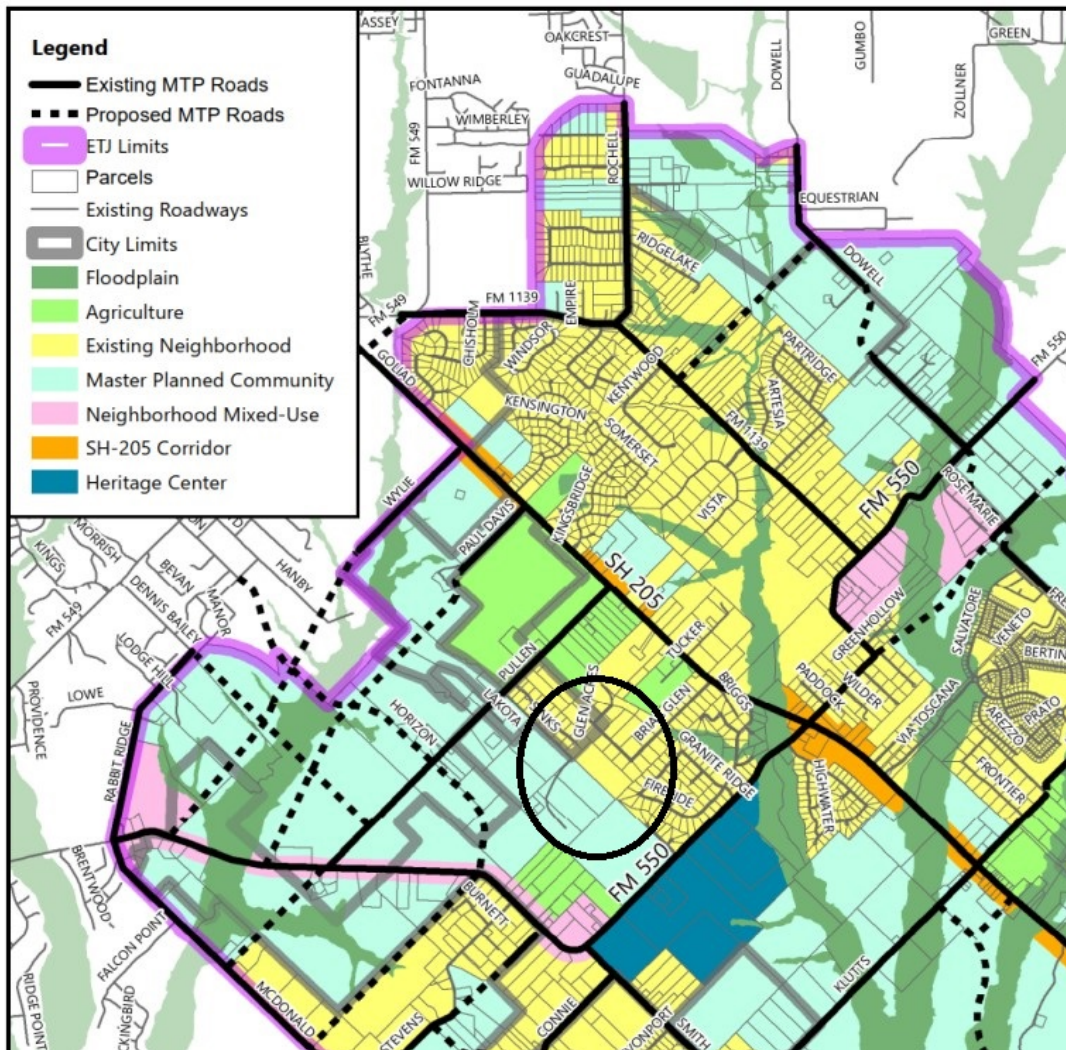
SF1.5-Zoning District Area Requirements	
Minimum Lot Area	1 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	100 ft.
Minimum Side Yard	25 ft. Interior
	100 ft. Street
Minimum Rear Yard	20 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building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

Applicant Zoning Exhibit



This area intentionally left blank

Comprehensive Plan/Future Land Use Map

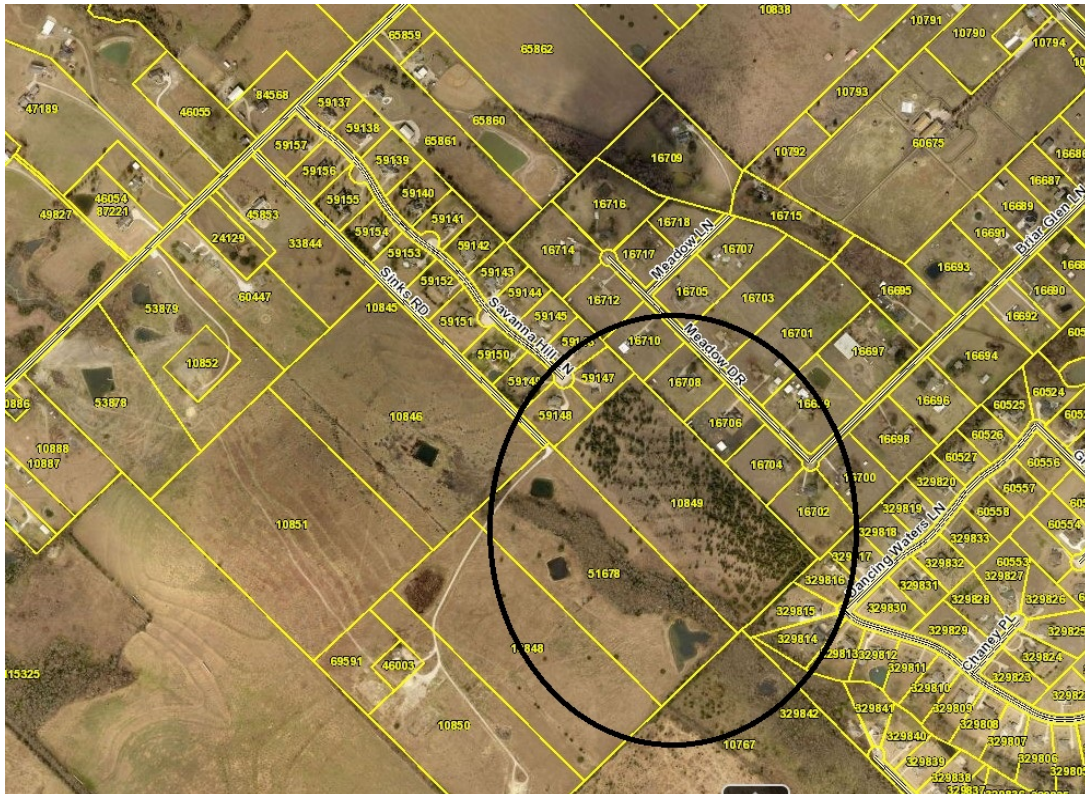


The Future Land Use Map identifies the Future Land Use as Existing Neighborhood. Developed residential lots surrounding the subject property range from 1.5 acres to 3 acres of land. The Heritage subdivision immediately adjacent on the southwest side of the subject property has lot sizes ranging from 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.

Commissioner Rohde expressed concern about drainage issues associated with the subject property and the impact on adjacent properties and existing homes.

Mr. Winter explained that the engineering design for the development of the subject property would include detention facilities such that the volume of discharge or velocity of drainage water

would be increased over the existing conditions. He indicated that the design would likely include a reduction in volume and velocity of drainage water.

MOTION: RECOMMEND APPROVAL OF THE PROPOSED ZONING CHANGE TO THE CITY COUNCIL.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous by Members Present

6.3. Consider the application of Peloton Land Solution requesting a change 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.

City Planner Coker presented his staff report on this item:

APPLICANT: CPM 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
CPM 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.

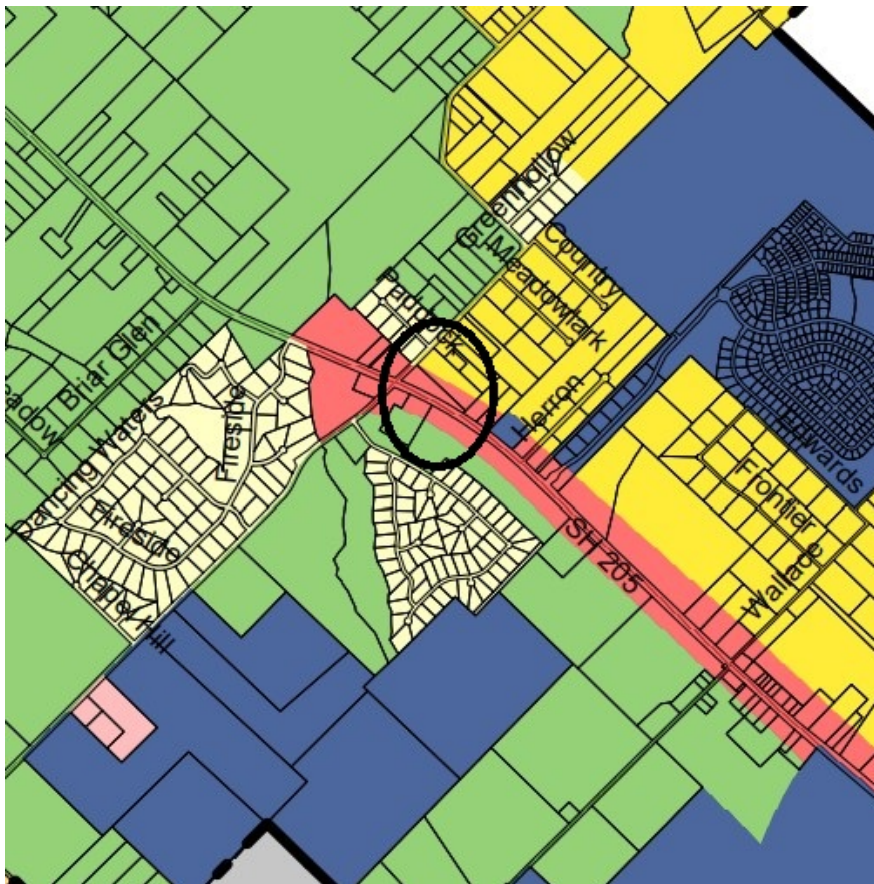
Conformance with the conceptual plan for this planned development district.

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”.

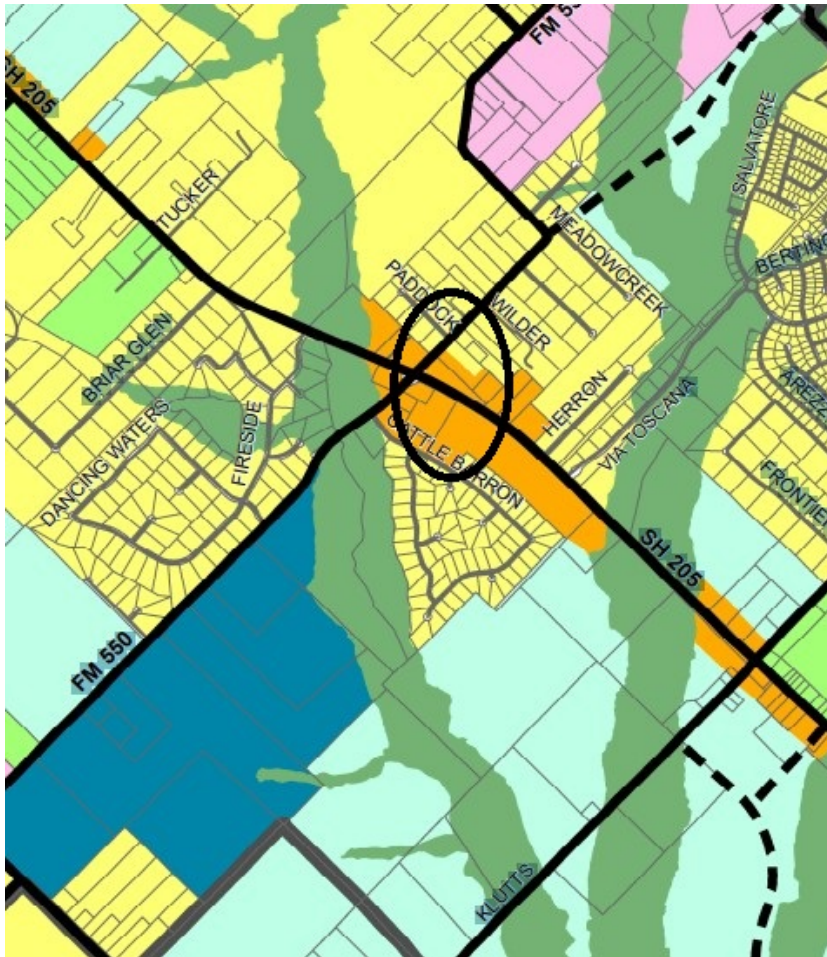
BACKGROUND INFORMATION:

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



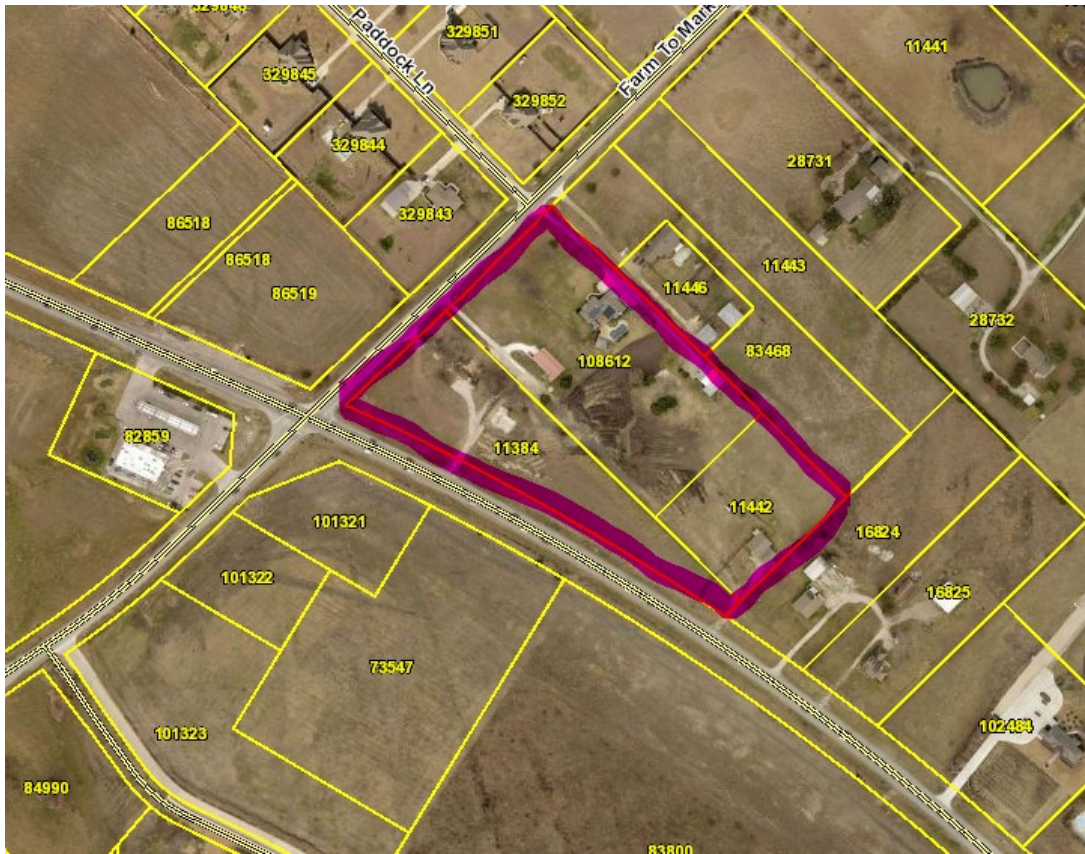
- Neighborhood-oriented, low-intensity commercial in specific instances when compatible with adjacent residential uses.

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.

This area intentionally left blank

Rockwall CAD Aerial



Thoroughfares/streets:

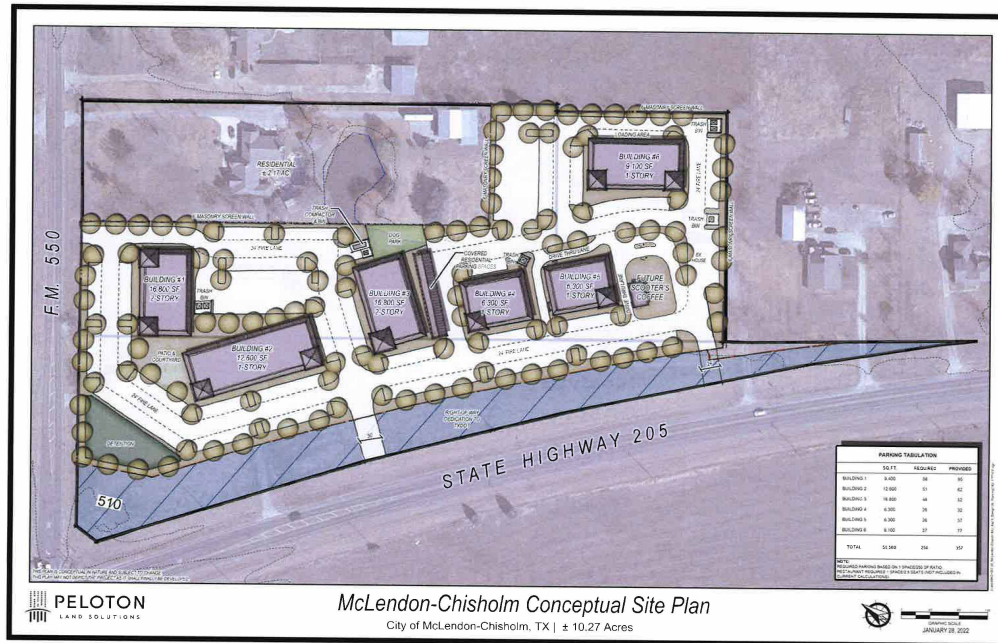
FM 550 is a proposed Principal Arterial [currently two lanes] ultimately being a four-lane divided thoroughfare requiring 100 to 150 feet of right of way.

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.

This area intentionally left blank

Applicant's Conceptual Plan



This area intentionally Left Blank

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

(I) 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 ensure 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.

David Kalhoefer, representing Peloton, addressed the concerns and questions presented by the Commission and the citizens.

MOTION: RECOMMEND APPROVAL OF THE REQUEST OF A PLANNED DEVELOPMENT DISTRICT FOR A MIXED-USE DEVELOPMENT TO INCLUDE RETAIL, COMMERCIAL, RESTAURANT AND RESIDENTIAL USES ON PROPRTY 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 CONTINGENT UPON THE FOLLOWING CONDITIONS:

- (1) COMPLIANCE WITH PD DEVELOPMENT STANDARDS;**
- (2) CONFORMANCE WITH THE CONCEPTUAL PLAN FOR THIS PLANNED DEVELOPMENT DISTRICT**

(3) 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”.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous by Members Present

6.4. Watson Preliminary Plat

City Planner Coker presented his staff report on this item:

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:

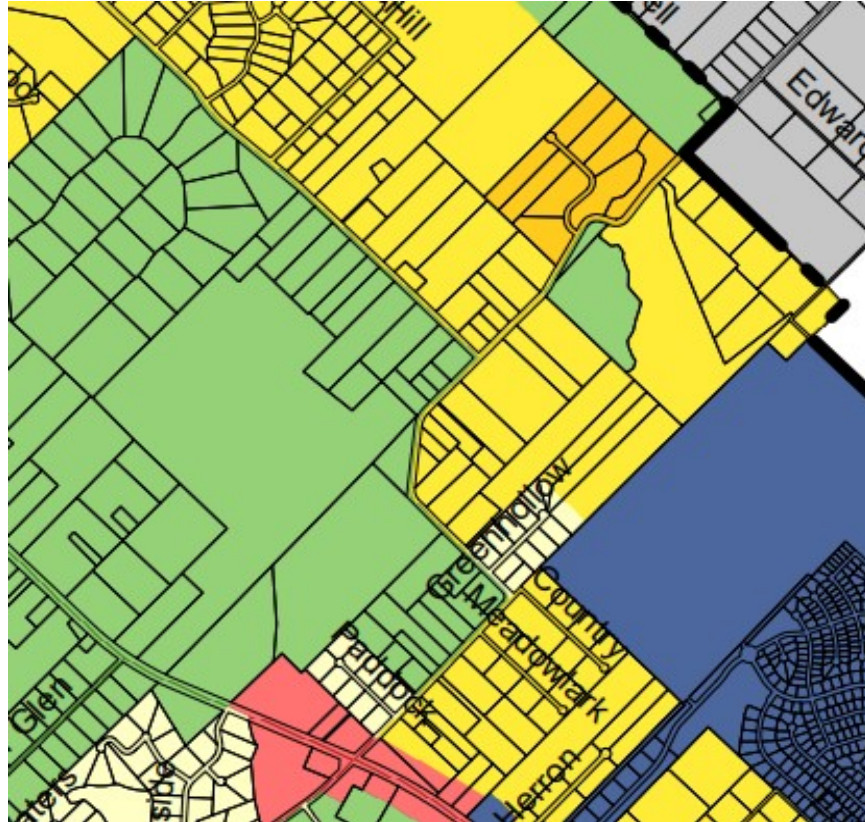
- Compliance with the preliminary plat.
- Application for final plat not be submitted until the City Engineer has approved the civil engineering plans and related requirements for the subdivision.

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

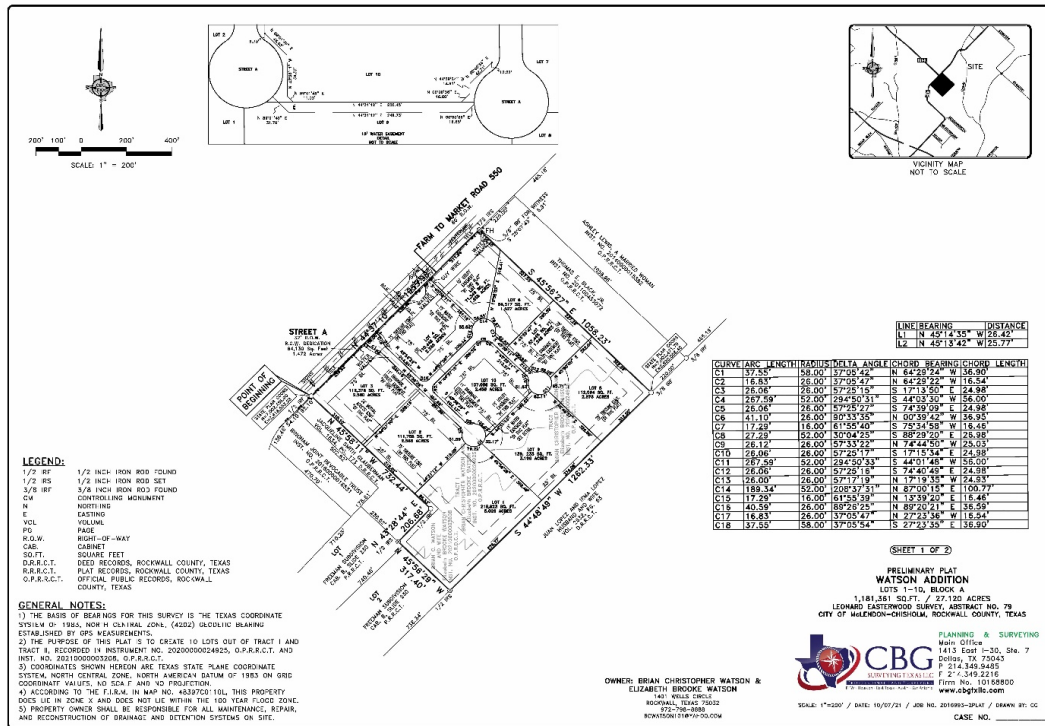
district that provides street frontages as shown on the Concept Plan [preliminary plat]. All proposed lots are a minimum of one and one-half acres of land.

Zoning Map



This area intentionally left blank

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.

MOTION: TABLE THIS ITEM UNTIL THE NEXT SCHEDULED MEETING

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Rohde
APPROVAL: Unanimous by Members Present

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:

Rick Crowley, Interim City Administrator

APPROVED:

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 Water 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:



(Seal)

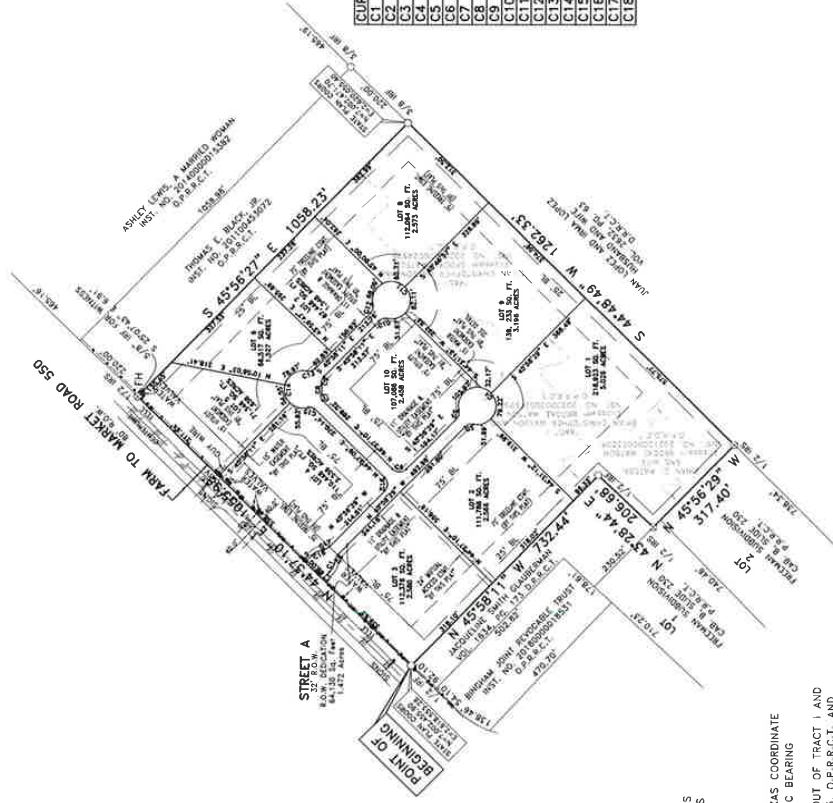
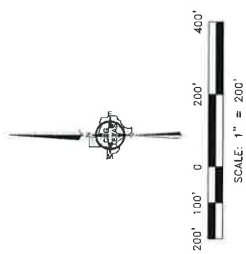
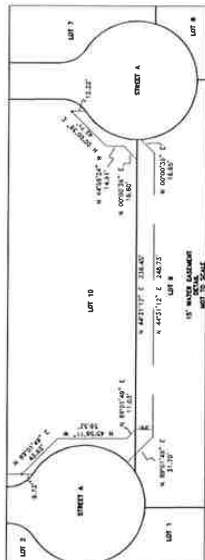


Page 2 of 2

02/25/2020 Zoning Change Application and Checklist



VICINITY MAP
NOT TO SCALE



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

CURVE	ARC	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	52.00°	29.4	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	27.29°	59.00'	61.34	29°	S 17°13'34" E	24.98'		
C8	21.12°	26.00'	57.33	22°	N 24°44'50" W	25.03'		
C9	26.06°	26.00'	57.25	17°	S 17°13'34" E	24.98'		
C10	26.06°	26.00'	57.25	16°	S 44°01'48" W	56.00'		
C11	26.06°	26.00'	57.25	16°	S 74°40'48" E	24.98'		
C12	26.06°	26.00'	57.17	19°	N 17°19'35" W	24.93'		
C13	18.93°	52.00'	208	37	31°	N 87°00'15" E	100.77'	
C14	17.29°	16.00'	61	55	39°	N 13°39'20" E	16.46'	
C15	40.59°	26.00'	89	25	25°	N 89°20'21" E	36.59'	
C16	16.83°	26.00'	37.05	47°	N 27°23'36" W	16.54'		
C17	37.55°	58.00'	37.05	54°	S 27°23'35" E	36.90'		

SHEET 1 OF 2

PRELIMINARY PLAT
WATSON ADDITION

1.181,361 SQ. FT. 27.130 ACRES
LEONARD EASTERWOOD 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.cbgillic.com

OWNER: BRIAN CHRISTOPHER WATSON &
ELIZABETH BROOKE WATSON
ROCKWALL, TEXAS 75087
972-798-8886
BWATSON10@FANDU.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
- CM CONTROLLING MONUMENT
- E EASTING
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- CAB. CABINET
- DEED DEED RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED 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. 4839701010L, 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.

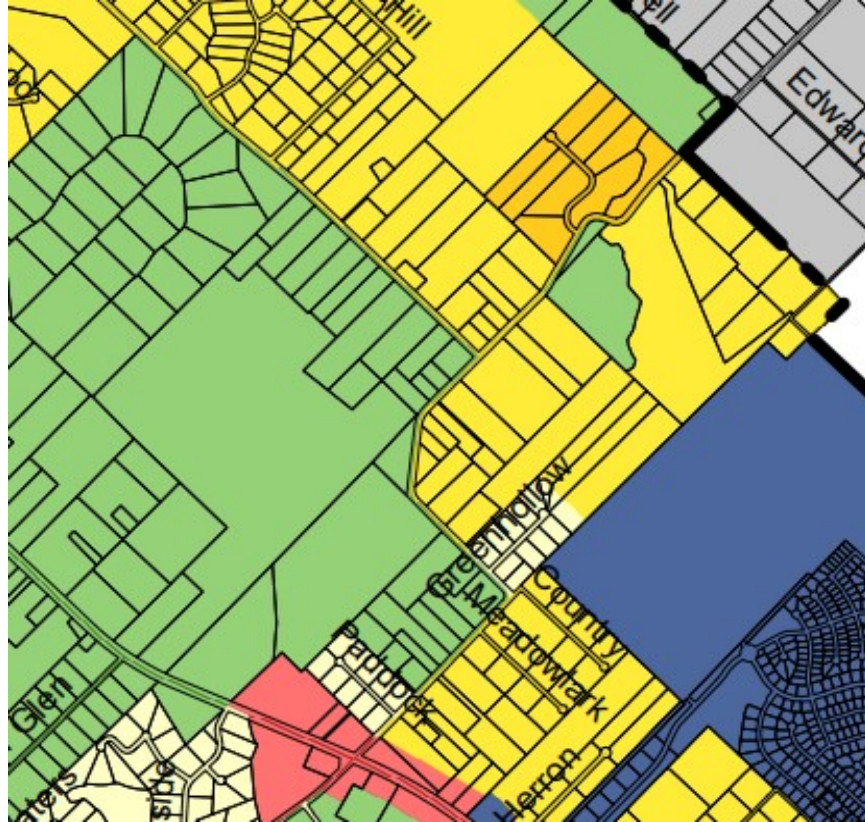
Conditions:

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:

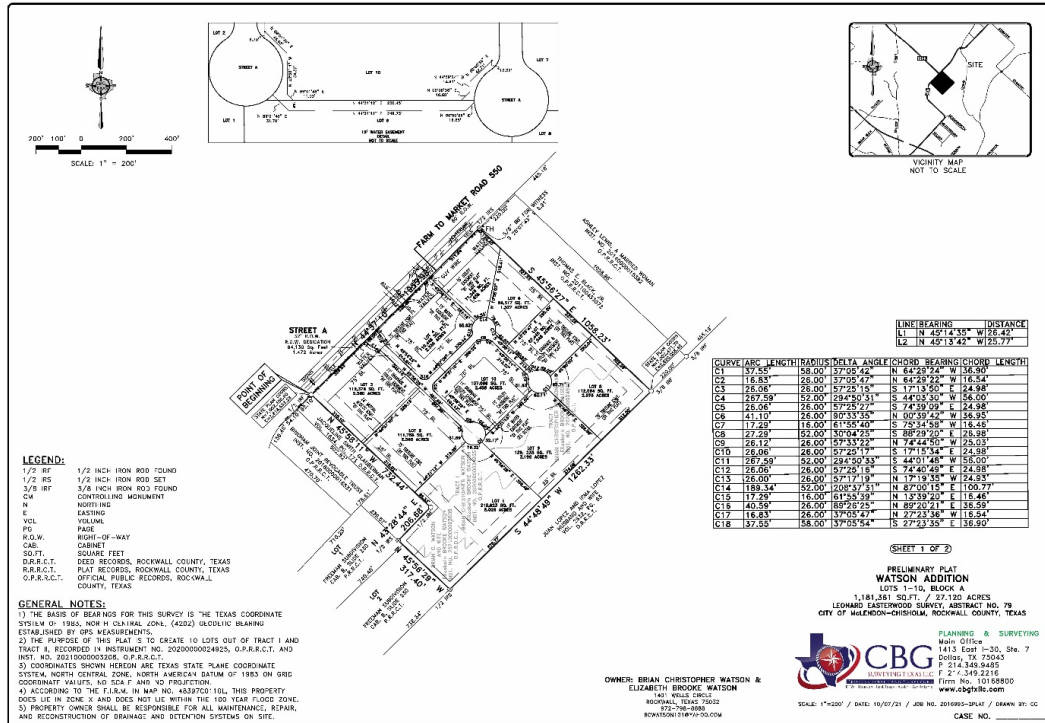
The subject property is a 27-acre tract of land located on the southeast side of the intersection of FM 550 and FM 1139. The applicant previously requested a variance to the required street frontage for several lots that failed to comply with the 300 linear street frontage requirement. The Board of Adjustment 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.

Zoning Map



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
PLAT APPLICATION**

Application Date: 5-20-22

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: AG

No. of Acres: 10 No. of Lots: 2 Proposed Zoning: _____

General Location of Property: 2725 Rock Dell Ln, Rockwall

Proposed Use for Property: build home

Applicant Name: Charlotte & Robert Winsett

Company: _____

Address: 2725 Rock Dell Ln City, State, Zip: Rockwall 75082

Phone(s): 214 499-7939 Email: charlotte.winsett@gmail.com

Owner Name: Same

Address: _____ City, State, Zip: _____

Legal Description of the Property: Lot 1 & 2 HG Newall Survey

County Parcel ID: _____

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 \$ 250 - to cover the cost of this application, and an initial deposit of \$ 1,000 - for consulting fees has been paid to the City of McLendon-Chisholm on this 20th day of May, 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: _____

(Seal)

City Secretary: _____



Austin Corners St

Rochell Rd

St. Michaels Way

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION

Rocki-Dell Ln

LEGEND

CM Controlling Monument

O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

R.P.R.R.C.T. REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

B.L. BUILDING LINE (BY THIS PLAT)

U.E. UTILITY EASEMENT (BY THIS PLAT)

○ 1/2" IRON ROD FOUND

○ POINT FOR CORNER

⊗ 1/2" IRON ROD SET (BY-LINE)

ASPHALT

I, Tina Ballard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Rockwall County, Texas.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746

STATE OF TEXAS
COUNTY OF ROCKWALL

I, _____, County Judge of Rockwall County, Texas, do hereby certify that this plat was approved and accepted by the Commissioners Court of said County on the _____ day of _____, 2022, as shown on Record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2022.

Rockwall County Judge

ATTEST:

NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48397C0045L, DATED 9/26/2008. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 2) Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid.
- 3) All lot corners have a set 1/2 Inch iron rod with a yellow cap stamped (By-Line Surveying).
- 4) No easement record search was made by this office or this firm concerning this property.
- 5) Blocking the flow of water, constructing improvements in drainage easements, areas of natural stream flow or areas with specific drainage design and filling or obstruction of the floodway is prohibited.
- 6) The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- 7) Rockwall County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion located on private property.
- 8) Rockwall County will not be responsible for any property damage, property loss, personal injury or loss of like or property occasioned by flooding or flooding conditions.
- 9) All culverts within any right-of-way shall meet minimum County standards and require County permit approval.
- 10) No road, street, or public improvements dedicated by this plat shall be maintained by Rockwall County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Rockwall County, specifically accepting such for County maintenance.
- 11) All cul-de-sacs, local streets, and collector streets shall be privately maintained by either the property owner, a Homeowner's or Property Owner's Association, or a utility district.
- 12) Easements: Any public utility, including the County, shall have the right to remove and keep clear oil or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said property) and any public utility, including the County, shall have the right at all times on ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of it its respective systems without the necessity at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- 13) A private on-site sewage facility permit shall be obtained by the Rockwall County Development Coordinator or Health Coordinator for each lot within the subdivision prior to the installation of an OSSF system.
- 14) Construction not completed within two years of this recording date shall be subject to current County standards and regulations. The County may require the subdivision to be re-platted.

LEGAL DESCRIPTION

Being a 10.09 acre tract or parcel of land situated in the H.K. Newell Survey, Abstract No. 167, Rockwall County, Texas, and being all of that certain called 10.02 acre tract of land conveyed from Mary Lou Kasten to Robert G. Winsett and Charlotte S. Winsett, by General Warranty Deed, as recorded in Volume 1667, Page 136, Real Property Records, Rockwall County, Texas. (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the North line of Rocki-Dell Lane, in a called 3.095 acre tract of land, described as a 60' Ingress-Egress Easement, in a deed conveyed to Tamara Gayle Cooper, et al, as recorded in Volume 4479, Page 282, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 2.00 acre tract of land conveyed to Danny Humphrey, et ux, by deed, as recorded in Volume 177, Page 485, Deed Records, Rockwall County, Texas, and at the Southeast corner of said 10.02 acre tract, from which a 1/2" iron rod found bears North 00 degrees 57 minutes 25 seconds West, a distance of 0.55 feet and a 1/2" iron rod found at the Southeast corner of said 2.00 acre tract bears North 88 degrees 58 minutes 58 seconds East, a distance of 209.68 feet;

THENCE South 88 degrees 58 minutes 58 seconds West, with the North line of Rocki-Dell Lane, over and across said 3.095 acre tract, and with the South line of said 10.2 acre tract, a distance of 622.06 feet to a point for corner at the Southeast corner of a called 3.00 acre tract of land conveyed to Justin H. Gordon, et ux, by deed, as recorded in Volume 161, Page 1002, Deed Records, Rockwall County, Texas and at the Southwest corner of said 10.02 acre tract, from which a 1/2" iron rod found at the Southwest corner of said 3.00 acre tract (161/1002) bears South 88 degrees 58 minutes 58 seconds West, a distance of 622.66 feet;

THENCE North 01 degrees 05 minutes 14 seconds West, with the East line of said 3.00 acre tract (161/1002), with the East line of a called 3.000 acre tract of land conveyed to David E. Hamilton, et al, by deed, as recorded in File No. 20130000501764, Official Public Records, Rockwall County, Texas, with the East line of a called 4.00 acre tract of land conveyed to Randal A. Milner, et ux, by deed, as recorded in Volume 1201, Page 101, Real Property Records, Rockwall County, Texas, and with the West line of said 10.02 acre tract, passing at 20.25 feet a 3/8" iron rod found for reference, continuing for a total distance of 699.82 feet to a 1/2" iron rod found at the Northeast corner of said 4.00 acre tract, in a South line of the remainder of a tract of land conveyed to Donald Andrew Williams, et ux, by deed, as recorded in Volume 123, Page 342, Deed Records, Rockwall County, Texas, and at the Northwest corner of said 10.02 acre tract;

THENCE North 87 degrees 53 minutes 39 seconds East, with a South line of said Williams tract and with the North line of said 10.02 acre tract, a distance of 623.78 feet to a point for corner at an ell corner of said Williams tract and at the Northeast corner of said 10.02 acre tract, from which a 1/2" iron rod found bears North 87 degrees 53 minutes 39 seconds East, a distance of 0.41 feet;

THENCE South 00 degrees 57 minutes 25 seconds East, with a West line of said Williams tract, with the West line of called 2.009 acre tract of land conveyed to Jimmy D. Hardi, by deed, as recorded in Volume 416, Page 90, Real Property Records, Rockwall County, Texas, with the West line of said 2.00 acre tract, and with the East line of said 10.02 acre tract, passing at 204.35 feet a 1/2" iron rod found at a Southwest corner of said Williams tract and at the Northwest corner of said 2.009 acre tract, continuing for a total distance of 711.67 feet to the POINT OF BEGINNING and CONTAINING 10.09 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Robert G. Winsett and Charlotte S. Winsett, do hereby adopt this plat designation the herein above described property as WINSETT ACRES, an addition to Rockwall County, Texas, and dedicates to the public use forever the streets, roads, and easements shown hereon, for the use and accommodation of any public utility desiring use, or using same for the purpose of constructing, maintaining, adding or removing any or all of their respective systems located therein.

Witness, my hand, this the _____ day of _____, 2022.

By: _____
Robert G. Winsett

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2022.

Notary Public

Witness, my hand, this the _____ day of _____, 2022.

By: _____
Charlotte S. Winsett

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2022.

Notary Public

Final Plat Subdivision
WINSETT ACRES
10.09 ACRES - 9.79 ACRES NET - 2 LOTS
H.K. NEWELL SURVEY,
ABSTRACT NO. 167
ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT

ROB WINSETT
2725 ROCKI-DELL LANE
ROCKWALL, TX 75032
phone: (214) 914-8609
contact: ROB WINSETT

2725 ROCKI-DELL LANE
ROCKWALL, TEXAS

DATE:	05/10/2022
SCALE:	1" = 100'
JOB NO.:	2022-332
CLIENT:	ROBERT WINSETT
TECHNICIAN:	AMN



BY-LINE
SURVEYING LLC

P.O. BOX 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.by-linesurveying.com

©Copyright, By-Line Surveying LLC. All rights reserved.



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

DATE: May 23, 2022

APPLICANT: Charlotte and Robert Winsett
2725 Rocki-Dell Lane
Rockwall, Texas 75032

LOCATION: 2725 Rocki-Dell Lane, Rockwall County, McLendon-Chisholm ETJ
[Rockwall CAD PID# 12061 & 12077]

PLANNING AND ZONING COMMISSION HEARING DATE: June 16, 2022

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

REQUEST:

The applicant is requesting approval of a final plat containing 10 acres of land for the creation of two residential lots within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas.

PROPERTY OWNER: Charlotte and Robert Winsett
2725 Rocki-Dell Lane
Rockwall, Texas 75032

REPRESENTATIVE: Robert Winsett

STAFF RECOMMENDATION: Approval with conditions:

Conditions:

- Amend the signature blocks to comply with the requirements of the City of McLendon-Chisholm Subdivision requirements. [shown below] The Rockwall County Judge is not required to sign the approved final plat. [Platting Inter Local Agreement with Rockwall County.]
- Remove the language "Preliminary this document shall not be recorded for any purpose and shall not be use or viewed or relied upon as a final survey document" from the final plat prior to recording.

(I) Dedications and certificates. Such dedications and certificates as are applicable.

(iii) Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

(iv) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

“1. Approved:

Mayor

Date

2. Acknowledged:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

Witness my hand this _____ day of _____, 20_____.

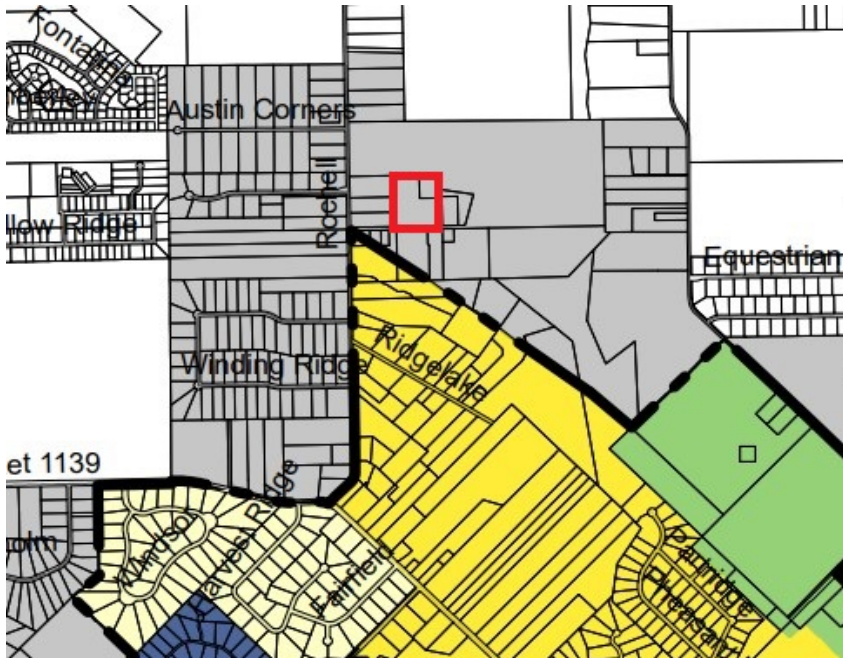
City Secretary, City of McLendon-Chisholm, Texas”

BACKGROUND INFORMATION:

The City has a one-half mile extra territorial jurisdiction from the existing City Limits. The gray area on the attached city limits map is the ETJ. The red square is the subject 10 acres of land. The 10 acres is currently comprised of two tracts of land. RCAD PID#’s 12061 and 12077. Proposed Lot 1 is a little over five acres of land and contains the Winsett’s existing home. The subject property is approximately 622 feet east of Rochelle on the north side of Rocki-Dell Lane, Rockwall, County.

THIS AREA INTENTIONALLY LEFT BLANK

City limits map for subject property



Rockwall CAD aerial



[illegible]

The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority is the ETJ, but does have platting authority.

Rocki-Dell Lane, is an existing local street located in an ingress-egress easement. The existing easement is under 40 feet wide. The applicant is dedicating a little over 21 feet for right of way for Rocki-Dell Lane by this plat.

Sec. 10.02.005 Preliminary plans and final plats

(b) Final plat. After approval of a preliminary plan by the city council, a final plat, prepared by a registered engineer and bearing his seal, shall be submitted to the city council by filing in the office of the city secretary. Such plat shall have all changes and alterations made on it that were required on the previously submitted preliminary plan.

(1) Sheet size and scale. All final plats shall be drawn in India ink or comparable on tracing cloth or plastic tracing sheets 24 inches by 30 inches and to a scale of one inch equals 100 feet or in accordance with the county final plat requirements. Where more than one sheet is required, an index sheet of maximum size 18 inches by 27 inches shall be filed showing the entire subdivision.

(2) The final plat shall contain the following information.

(A) Existing features inside subdivision.

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

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

(iii) True bearings and distances to the nearest established street lines, official monuments, or subdivision corners.

(iv) The location and width of existing streets, alleys, easements, rights-of-way, buildings, and structures to be retained.

(v) Topographical information with contour lines at one-foot intervals.

(vi) An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

(B) Existing features outside subdivision.

(i) The name and property lines of adjoining subdivisions and of the adjoining property owners, together with the respective plat or deed references.

(ii) The name and location of adjacent streets, alleys, driveways, easements, watercourses, etc.

All lines outside of subdivision boundaries shall be dashed.

(C) Streets, alleys, easements. Engineering construction standards for inspections are set forth in [appendix 1](#).

The lines and names of all proposed streets or other ways or easements to be dedicated to public use shall be shown on the final plat with the following engineering data:

(i) For streets. Complete curve data (delta, length, radius, tangent, point of curve, point of reverse curve, point of tangent) shown on the centerline on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

(ii) For watercourses and easements. Drainage easements will be provided covering all land within the subdivision that is subject to inundation by a 100-year storm. Lots that are adjacent to a major watercourse will show minimum finish flood elevations two feet above the calculated 100-year flood elevation.

(D) Lots and blocks. The lines and numbers of all proposed lots and blocks with complete bearings and dimensions for front, rear and side lot lines, and area of each lot.

(E) Reservations. The use and property dimensions of all special reservations, including sites for schools, churches, and parks.

(F) Monuments and control points.

(i) The description and location of all permanent survey monuments and control points.

(ii) Suitable primary control points to which all dimension bearings and similar data shall be referred. Dimensions shall be shown in feet and decimals of a foot.

(iii) Reference to source of bearing for legal description.

(iv) Reference to existence of any floodplain indication on FEMA map.

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

(H) Title, etc. The date, scale, north point and subdivision title, name and address, and seal of engineer.

(I) Dedications and certificates. Such dedications and certificates as are applicable.

(i) A certificate of dedication of all streets, public highways, alleys, parks, utility easements, and other land intended for public use forever, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the final plat shall be shown or filed separately.

(ii) A waiver of claim for damages against the city occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

(iii) Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

(iv) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

“1. Approved:

Mayor

Date

2. Acknowledged:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

Witness my hand this _____ day of _____, 20_____.

City Secretary, City of McLendon-Chisholm, Texas”

(J) Special restrictions. Where restrictions of use of land, other than those given in these regulations, are to be imposed by the owner/subdivider, such restrictions shall be placed on the final plat or on a separate instrument filed with the plat.

(K) Tax certificates showing that all ad valorem taxes have been paid are to be submitted concurrent with the final plat.

(3) Submission. The city shall be furnished with ten legible prints and the original tracing of the final plat at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such final plat is to be considered. One additional copy of the final plat together with engineering plans shall be submitted to city staff for review at least ten days prior to the submission of the final plat to the city council. A final plat filed prior to the 21st day preceding the next succeeding regular meeting of the commission may be considered as having been filed on the 21st day preceding the meeting. A final plat filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plat which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4) Approval. Final approval will expire one year after the city council action granting approval of any final plat unless that plat has been filed for record, except that if the owner/subdivider shall apply in writing prior to the end of such one-year period, stating reasons for needing the extension, this period may at the discretion of the city council be extended for another year but not beyond that period. The owner/subdivider may obtain approval of a portion or a section of a subdivision for which tentative or conditional approval was obtained on a preliminary plan provided he meets all the requirements of this article with reference to such portion or section in the same manner as is required for a complete addition. The final plat shall not be filed of record until the subdivision has been constructed and accepted by the city.

(5) The owner/subdivider may, at his option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

(A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

(B) The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C) Is a minimum of two and one-half acres in total area.



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.

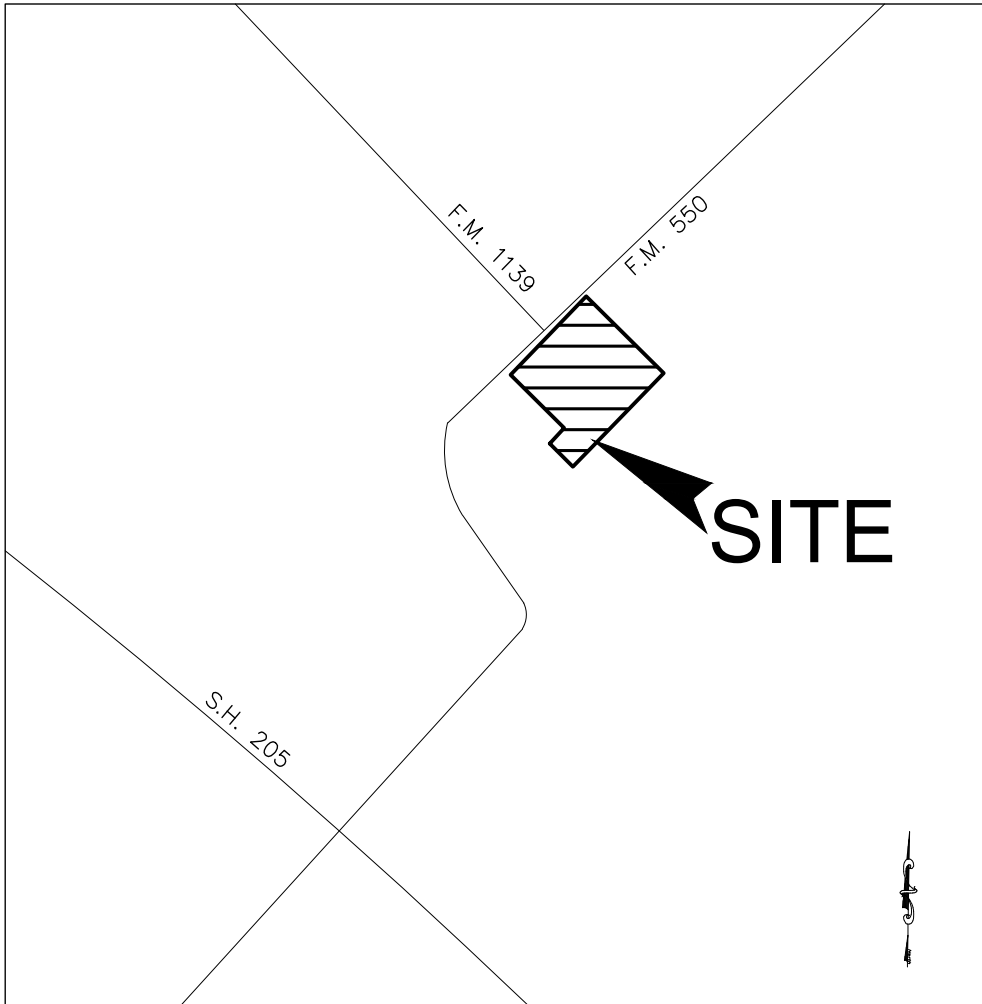
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 1,845⁰⁰ to cover the cost of this application, and an initial deposit of \$ 3600.00 for consulting fees 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: Rochele Green



SITE IMPROVEMENT PLANS
for
WATSON WAY ADDITION
SUBDIVISION
Lots 1-9, Block A 27.12 ACRES
City of Rockwall
Rockwall County, Texas



Location Map

INDEX

SHEET NO.	DESCRIPTION
C100	Cover Sheet
C101	Plat
C101A	Site & Lot Layout Plan
C102	Street Plan & Profile
C103	Site Utility Plan
C104	Drainage Area Plan
C105	Grading & Drainage Plan
D101	Erosion Control Plan
	Site Details
	General Notes

DEVELOPER:

SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214) 293-2826

ENGINEER:

MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.
1200 W. State Street ~ Garland Texas 75040 972) 272-1763 Fax 972) 272-8761
jerry@monkconsulting.com
REG. NO.: F-2567

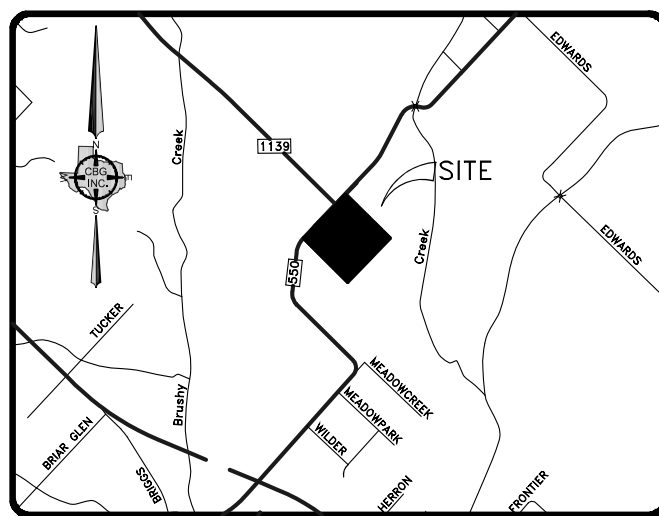
SUBMITTAL DATE:

1 st	



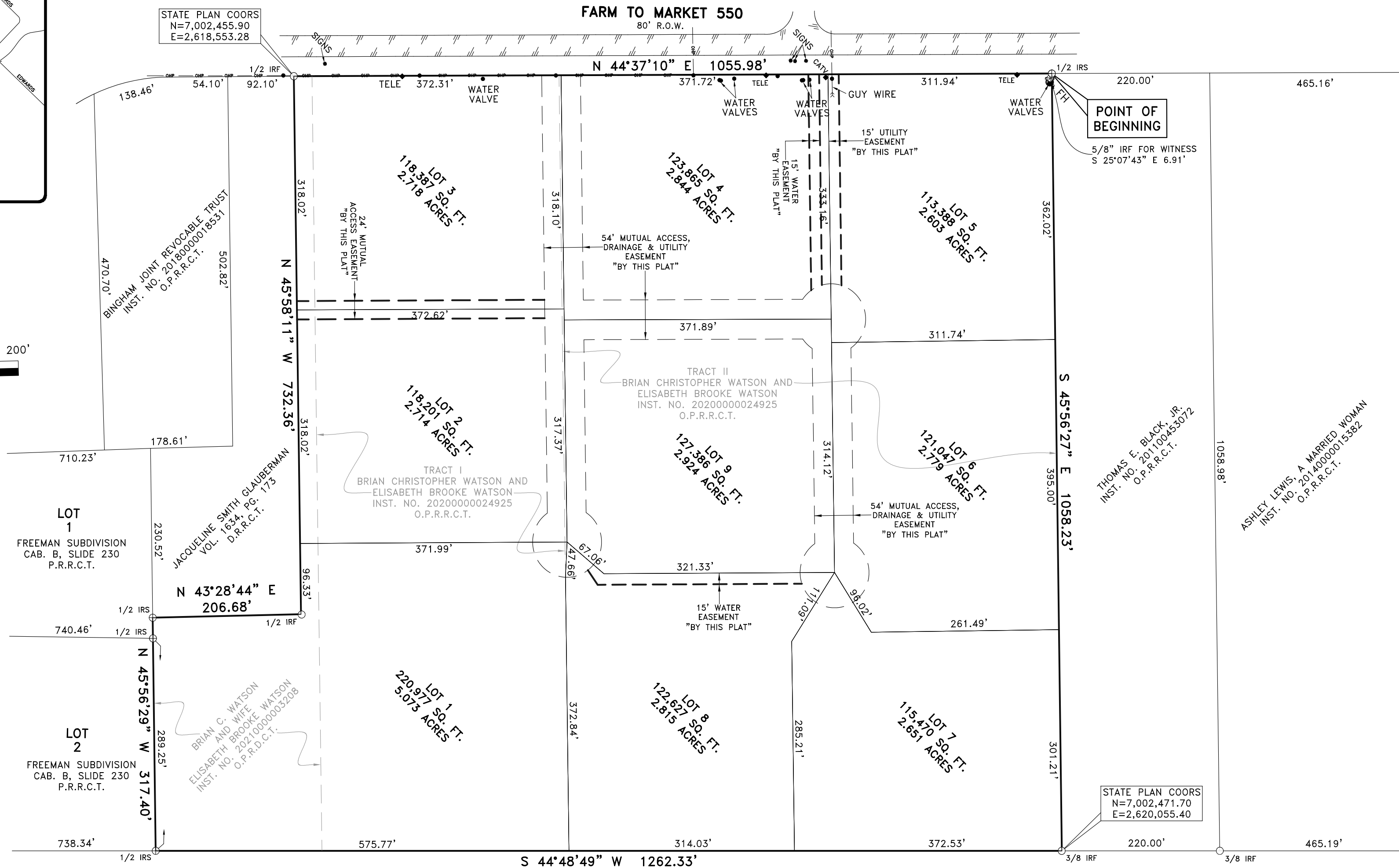
NO.	REVISIONS/CORRECTIONS DESCRIPTION	REVISE(R) ADD(A) SHT. #'S	DATED
1			

WATSON WAY ADDITION, Rockwall County, Texas, 2022



VICINITY MAP
NOT TO SCALE

100' 50' 0 100' 200'
SCALE: 1" = 100'



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20200000024925, O.P.R.R.C.T. AND INST. NO. 20210000003208, 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 F.I.R.M. IN MAP NO. 48397C0110L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

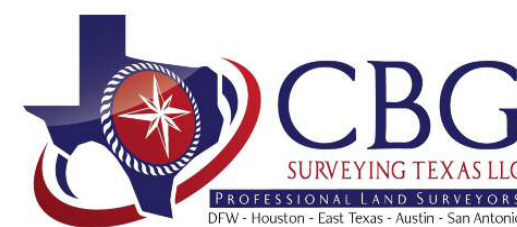
LEGEND:

1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

JUAN LOPEZ AND IRMA LOPEZ
HUSBAND AND WIFE
VOL. 2632, PG. 63
D.R.R.C.T.

OWNER: BRIAN CHRISTOPHER WATSON &
ELISABETH BROOKE WATSON
1401 WELLS CIRCLE
ROCKWALL, TEXAS 75032
972-798-8888
BCWATSON101@YAHOO.COM

PRELIMINARY PLAT
WATSON ADDITION
LOTS 1-9, BLOCK A
1,181,321 SQ.FT. / 27.119 ACRES
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=100' / DATE: 10/07/21 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

CASE NO. _____

(SHEET 1 OF 2)

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elisabeth Brooke Watson, are the owners of a tract of land situated in the Leonard Eastwood Survey, Abstract Number 79, and being a tract of land conveyed to Brian Christopher Watson and Elisabeth Brooke Watson, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20200000024925, Official Public Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Thomas E. Black Jr., by deed recorded in Instrument Number 201100453072, Official Public Records, Rockwall County, Texas, and lying in the Southeast right-of-way line of Farm to Market 550 (public right-of-way);

THENCE South 45 degrees 56 minutes 27 seconds East, along the Southwest line of said Black tract, a distance of 1,058.23 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Black tract, and lying in the Northwest line of a tract of land conveyed to Juan Lopez and Irma Lopez, husband and wife, recorded in Volume 2632, Page 63, Deed Records, Rockwall County, Texas;

THENCE South 44 degrees 48 minutes 49 seconds West, along the Northwest line of said Lopez tract, a distance of 1,030.76 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Susan Smith Levi, recorded in Volume 1634, Page 177, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found for witness, bears North 41 degrees 12 minutes 59 seconds East, a distance of 1.90 feet;

THENCE North 45 degrees 56 minutes 29 seconds West, along the Northeast line of said Smith Levi tract, a distance of 1054.74 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Smith Levi tract, and lying in the Southeast right-of-way line of said Farm to Market 550;

THENCE North 44 degrees 37 minutes 10 seconds East, along the Southeast right-of-way line of said Farm to Market 550, a distance of 1,030.73 feet to the POINT OF BEGINNING and containing 725,714 square feet or 16.660 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Brian C. Watson (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian C. Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2021.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Elizabeth Brooke Watson (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Elizabeth Brooke Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2021.

By: _____
printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2021.
RELEASED FOR REVIEW 10/09/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

OWNER: BRIAN CHRISTOPHER WATSON &
ELISABETH BROOKE WATSON
1401 WELLS CIRCLE
ROCKWALL, TEXAS 75032
972-798-8888
BCWATSON101@YAHOO.COM

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

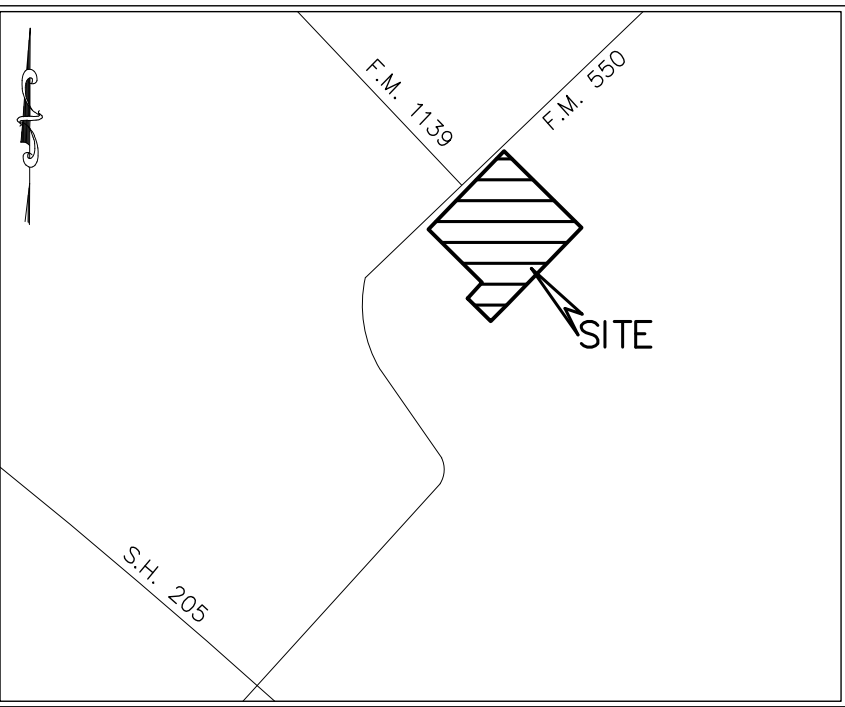
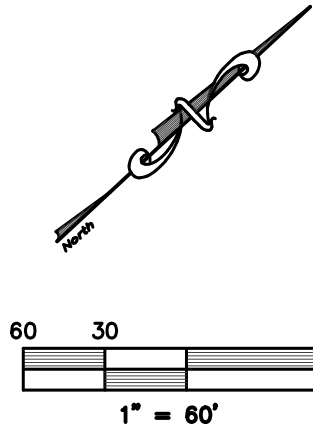
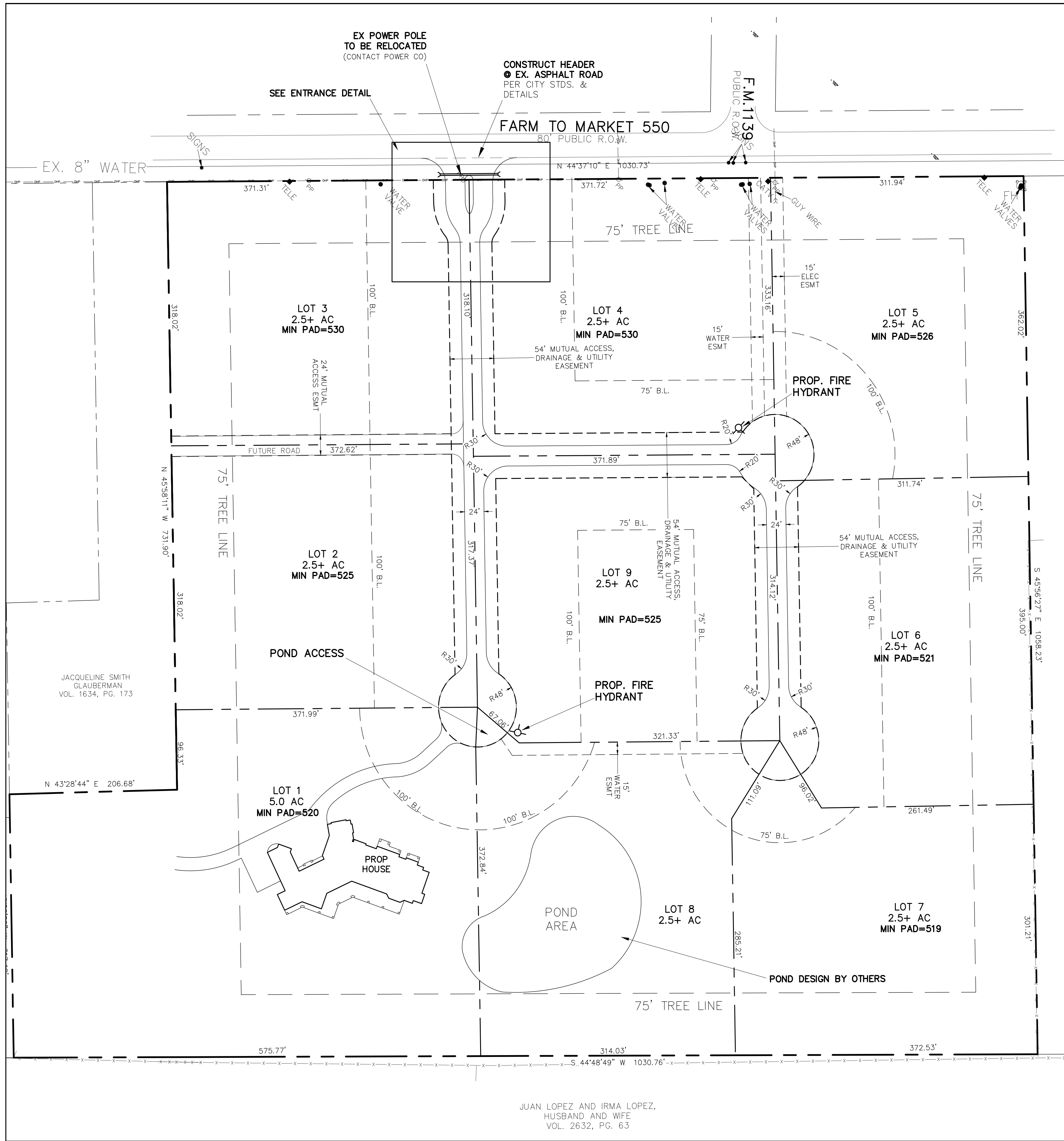
PRELIMINARY PLAT
WATSON ADDITION
LOTS 1-9, BLOCK A
1,181,321 SQ.FT. / 27.119 ACRES
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



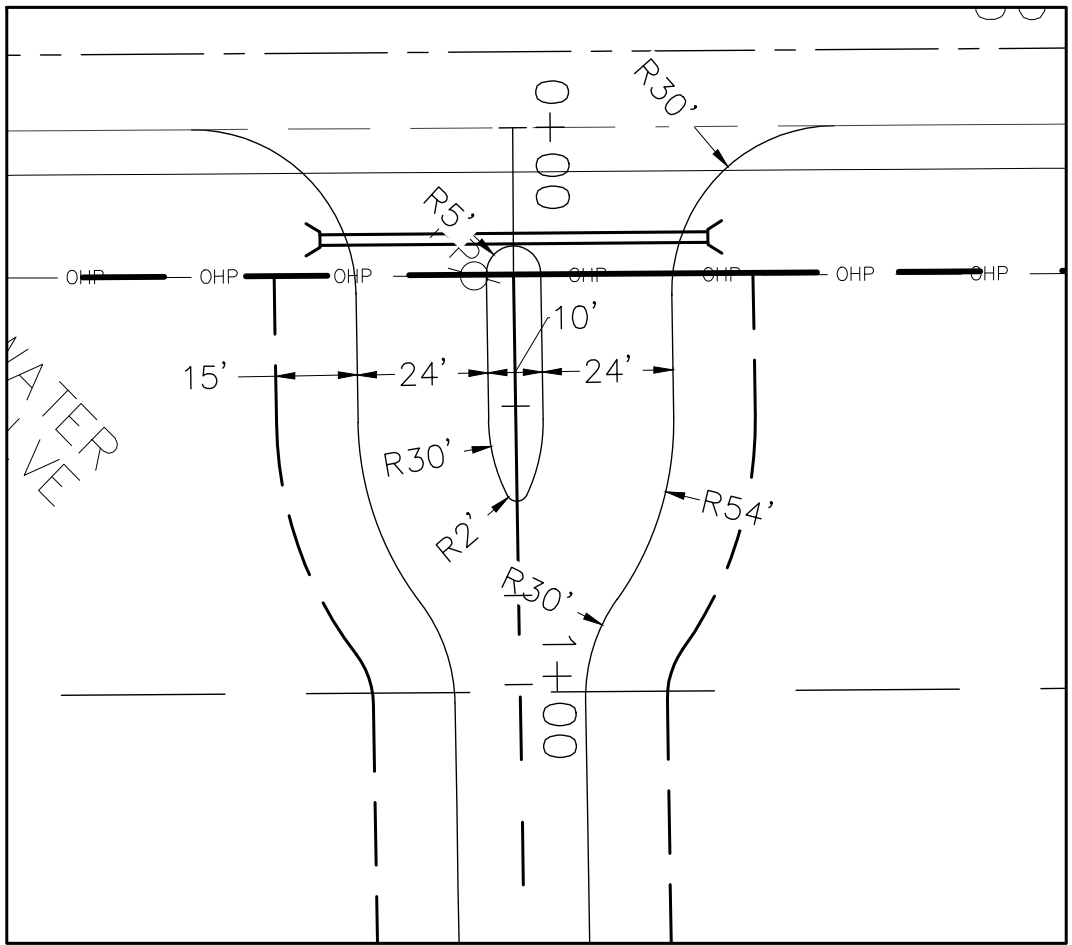
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=100' / DATE: 10/07/21 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

CASE NO. _____



**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBS SURVEYING TEXAS, LLC OF DALLAS, TEXAS.** THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



ENTRANCE DETAIL
SCALE: 1"=30'

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS.
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL ROADS ARE PRIVATE, TO BE MAINTAINED THROUGH AN H.O.A. WITH PROPERTY OWNERS.
 - 7) THE OWNER OF LOT 1 WILL BE RESPONSIBLE TO MAINTAIN, REPAIR, AND REPLACE DETENTION SYSTEM ONSITE.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



LOT LAYOUT
WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

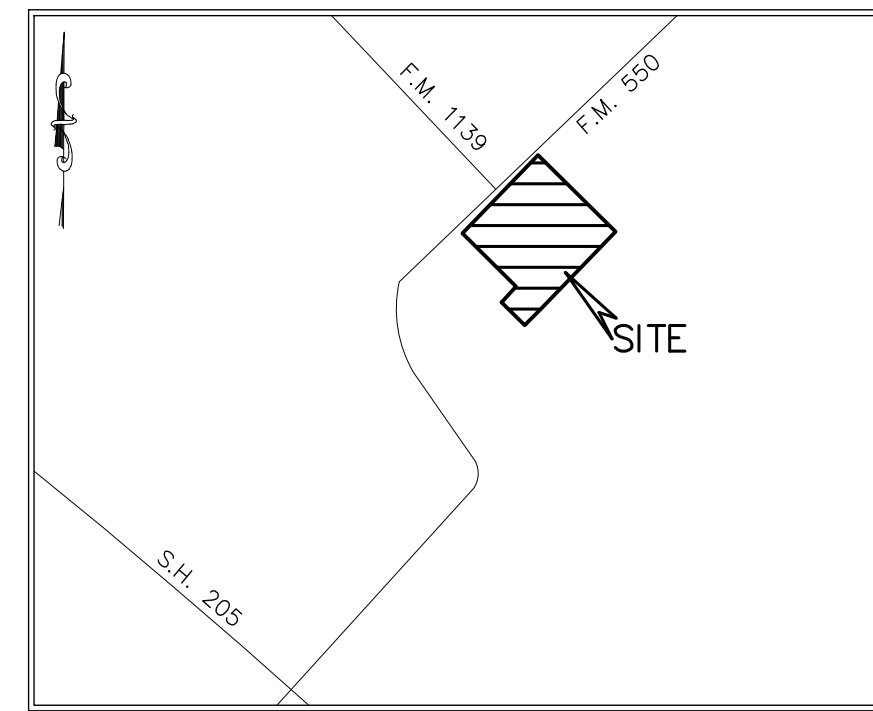
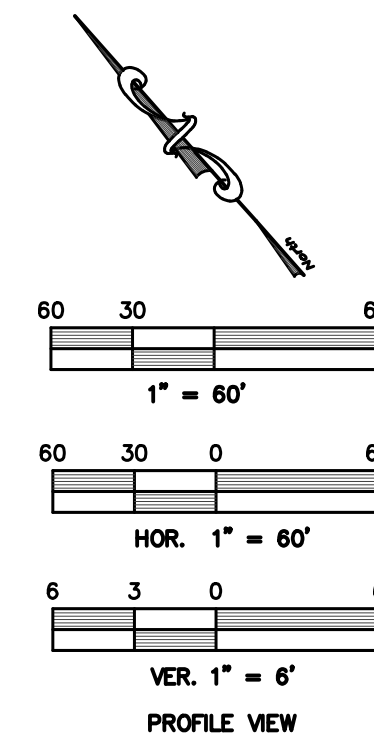
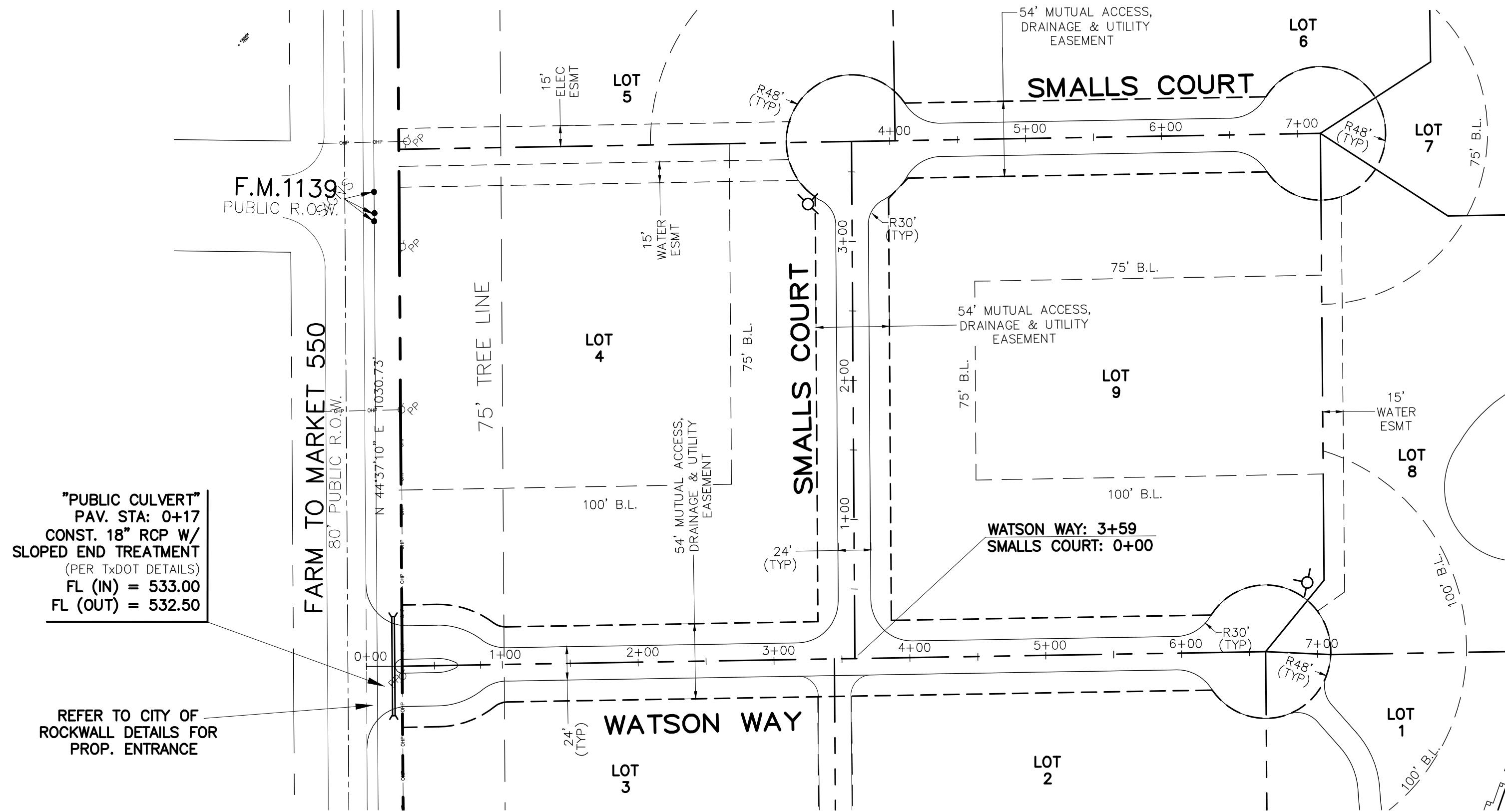
contractor
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

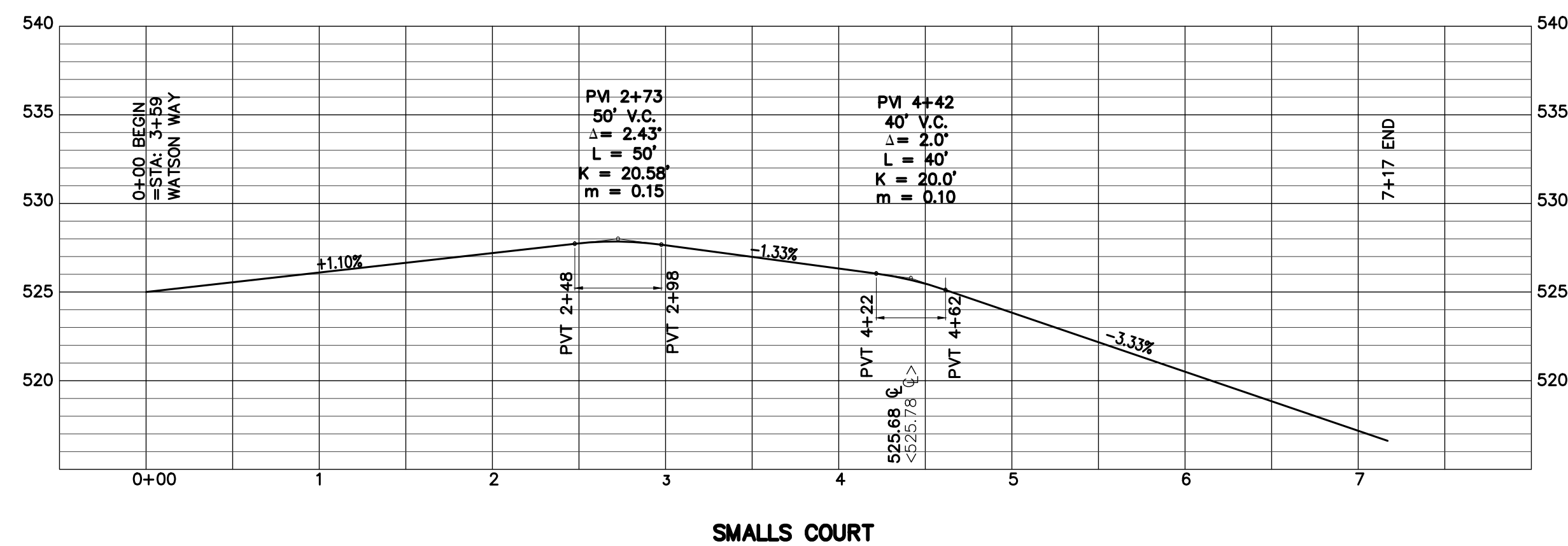
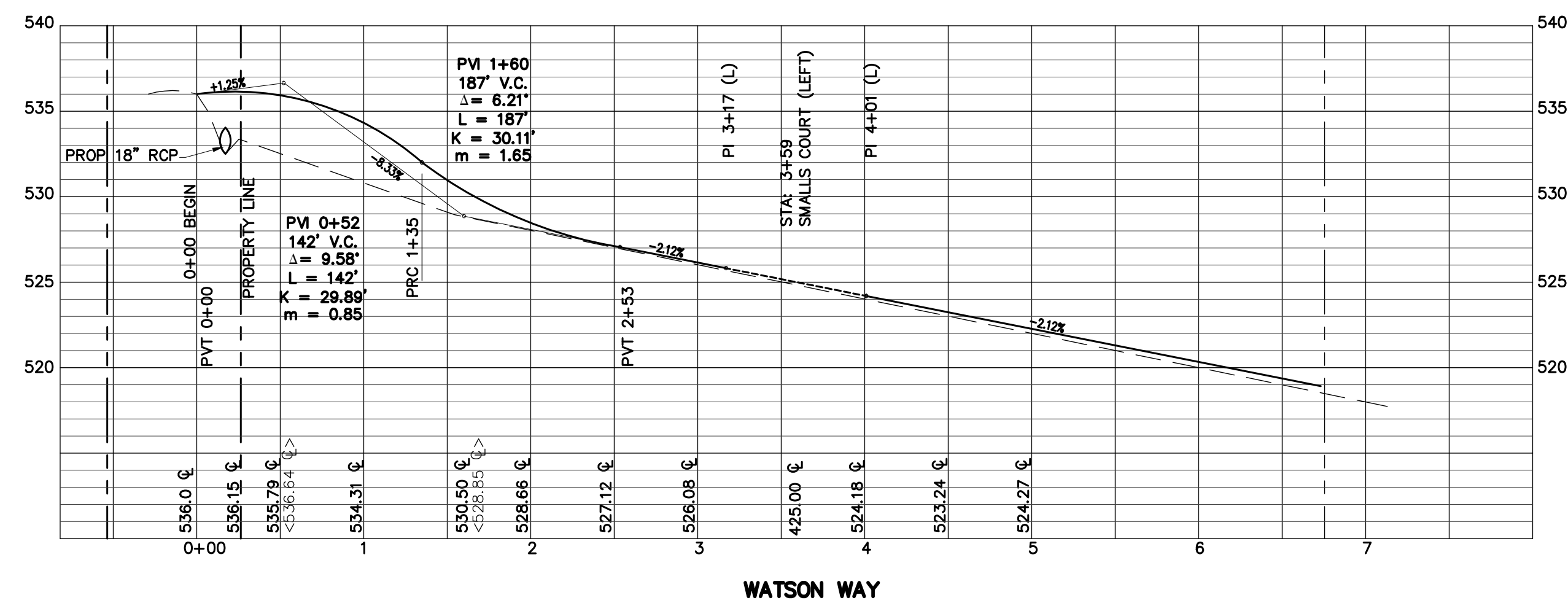
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2021-08 REG. NO.: F-2567

date: 1/27/22 scale: 1"=60' sheet: C101

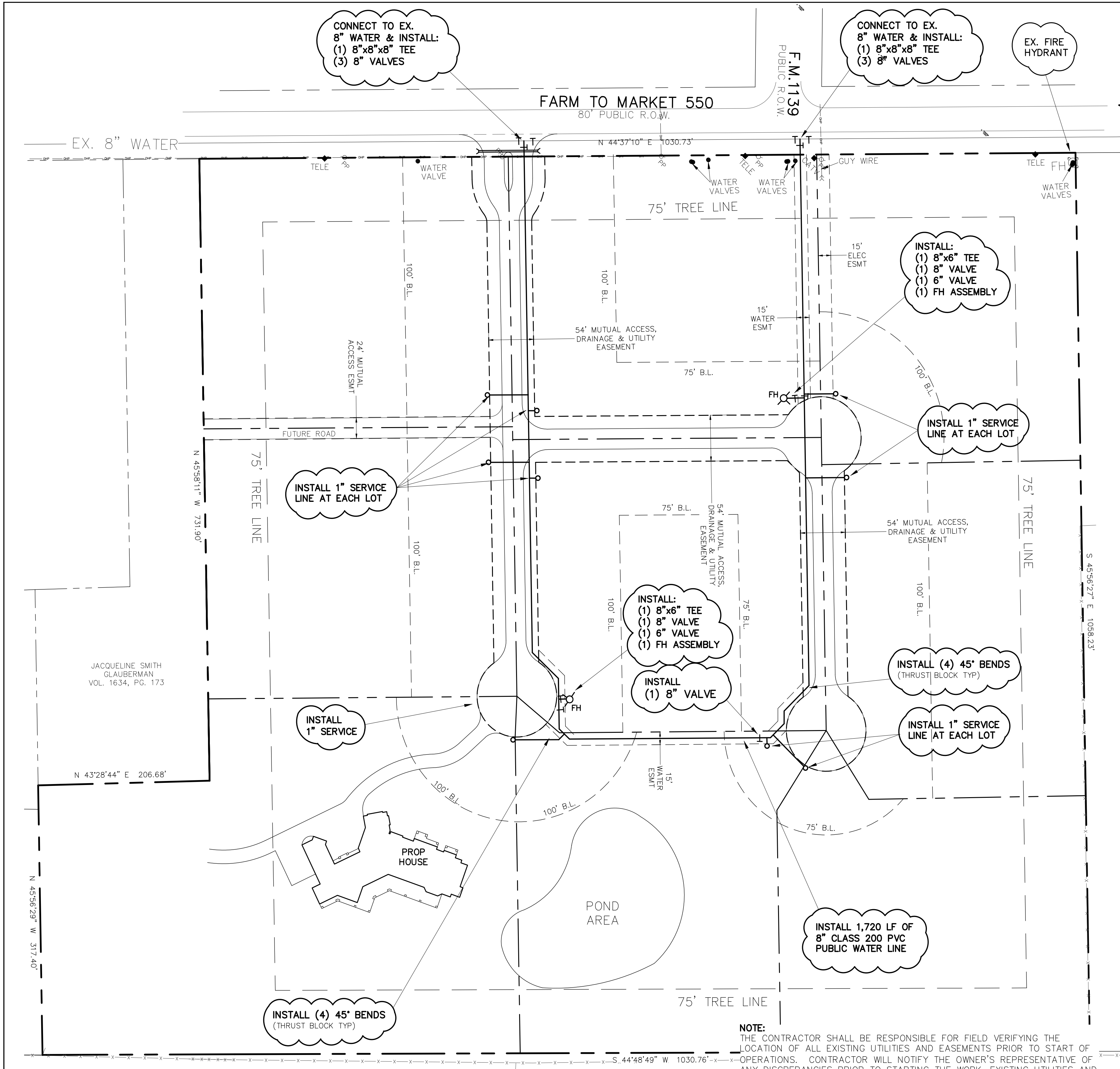
JUAN LOPEZ AND IRMA LOPEZ,
HUSBAND AND WIFE
VOL. 2632, PG. 63



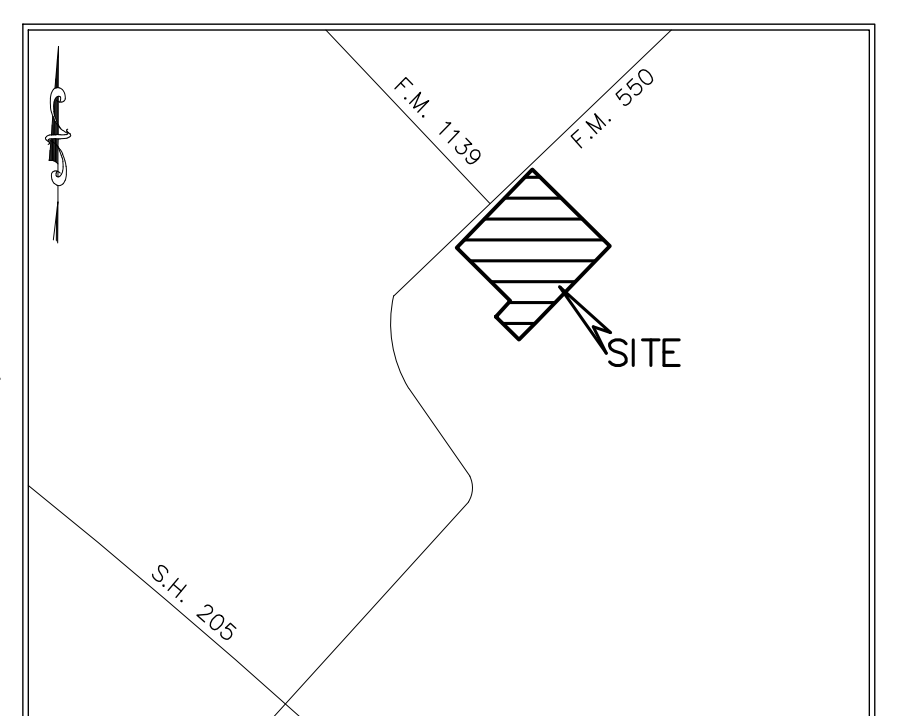
- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STD. CITY DETAILS
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL ROADS ARE PRIVATE, TO BE MAINTAINED THROUGH AN H.O.A. WITH PROPERTY OWNERS.
 - 7) THE OWNER OF LOT 1 WILL BE RESPONSIBLE TO MAINTAIN, REPAIR, AND REPLACE DETENTION SYSTEM ONSITE



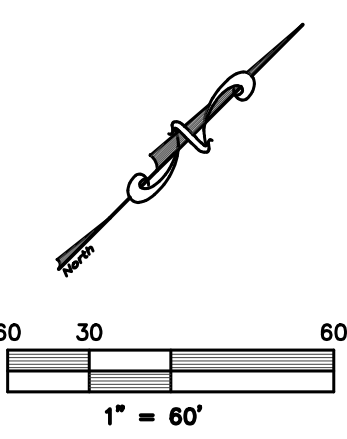
STREET PLAN & PROFILE		
WATSON WAY ADDITION		
WATSON WAY ADDITION Lots 1-9, 27.12 ACRES Located in the LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79 Rockwall County, Texas		
contractor SMITH CUSTOM BUILDING AND DESIGN Contact: Steve Smith 214 293-2826		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved		
PROJECT NO.: 2021-08	REG. NO.: F-2567	
date: 1/27/22	scale: 1"=60'	sheet: C101A



!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION



VICINITY MAP
NOT TO SCALE



RCH WATER SUPPLY 972-722-3203

WATER LINE SPECIFICATIONS AND REQUIREMENTS

ANGLE VALVE	FORD BA43342W	1" pack joint x 1/4" meter nut with screw set
CORPORATION STOP	FORD F1100	1" iron pipe x 1" pack joint with screw set
EMBEDMENT	SAND ONLY	6" on bottom and 4" on top (minimum 36")
FIRE HYDRANT	MUELLER	Area standard with valve and 13" anchor swivel
METER BOX	18x14	Sigma multi-rib plastic box with slot
PIPE	PVC	SDR 21 Class 200 rubber ring
		DR 14 Class 200 rubber ring
SERVICE LINE	POLY	SDR 9 with stainless steel inserts
	LONG/SHORT	1" service line per lot
MJ JOINT	DUCTILE IRON	Mega lugs on all
TAPPING SADDLE	POWER SEAL STYLE 3401	All brass with iron pipe threads
VALVE	MUELLER	Resilient Seat
VALVE STACK	PVC	6" with cast iron cap

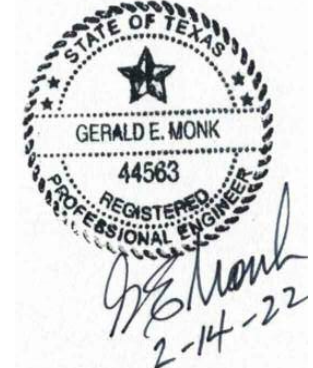
NO SUBSTITUTIONS

Any questions, please contact Dwight Lindop at (972) 722-3203

WATER COMPANY INSTALLATION INSTRUCTIONS

SAND EMBEDMENT	6" on bottom and 4" on top
TEE JOINTS	Flange X mechanical joint valve Mechanical joint X mechanical joint valve will require anchor coupling
DEAD END MAIN	If fire hydrant is installed at end of main, the valve will be installed prior to cul-de-sac or a minimum of 20' from hydrant. If no fire hydrant at location, a mechanical joint plug will be installed into a 12" ductile iron sleeve. This sleeve will be installed on main as far as possible with mega lugs.
WATER MAIN	If all possible services and mains will be installed above all sewer mains and connections. If water main or service line has to be installed under sewer main or connection, the water main or service line will be in casing. The open ends of casing will be a minimum of 9' from sewer main or connection. All piping being installed under concrete will need to be in casing. No bell and spigot joint will be installed within 10' of any mechanical joint.
LONG SERVICE	No bell and spigot joint will be installed within 10' of any mechanical joint.
SHORT SERVICE	Will be tapped at 0 to 25" centerline of pipe.
ANGLE VALVE	Will be installed with meter nut positioned toward center of lot unless required different by water company inspector
SERVICE LOCATION	Will be installed in center of lot or as directed by inspector.
METER BOXES	In cul-de-sacs and pie-shaped lots, the service locations will be determined by water company personnel or inspector prior to installation. Will be installed a minimum of 2" above grade level with angle valve positioned where meter nut is at top of notch in meter box
LONG/SHORT SERVICES	No splicing of services are allowed. If service needs replacing, the angle valve and corporation can be reused, but will require new nut with set screw, rubber and new ring.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



WATER LAYOUT

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

contacted by
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

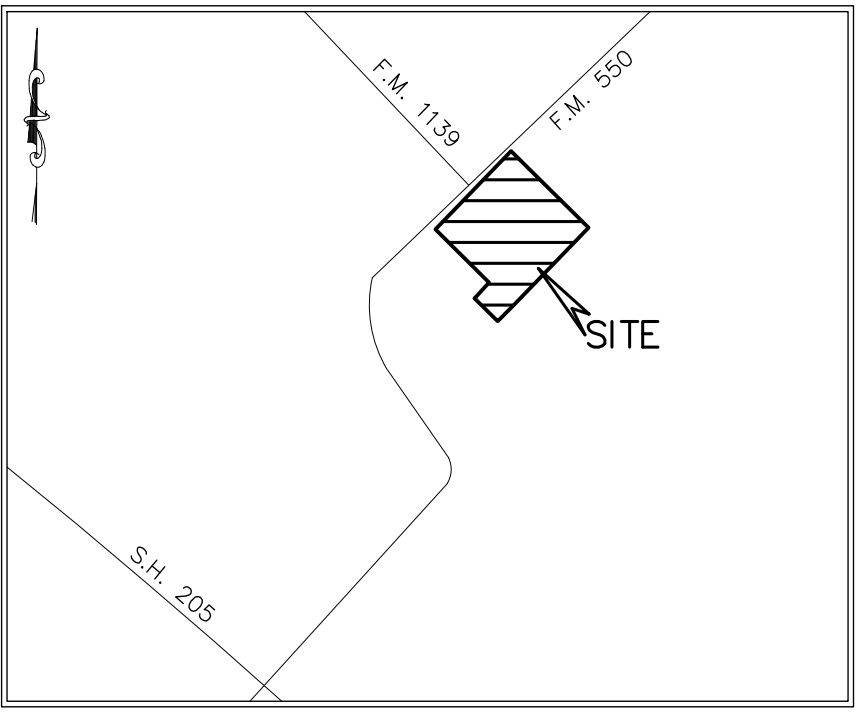
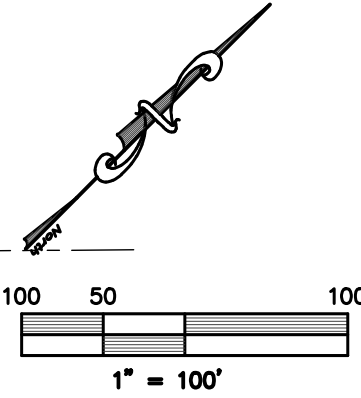
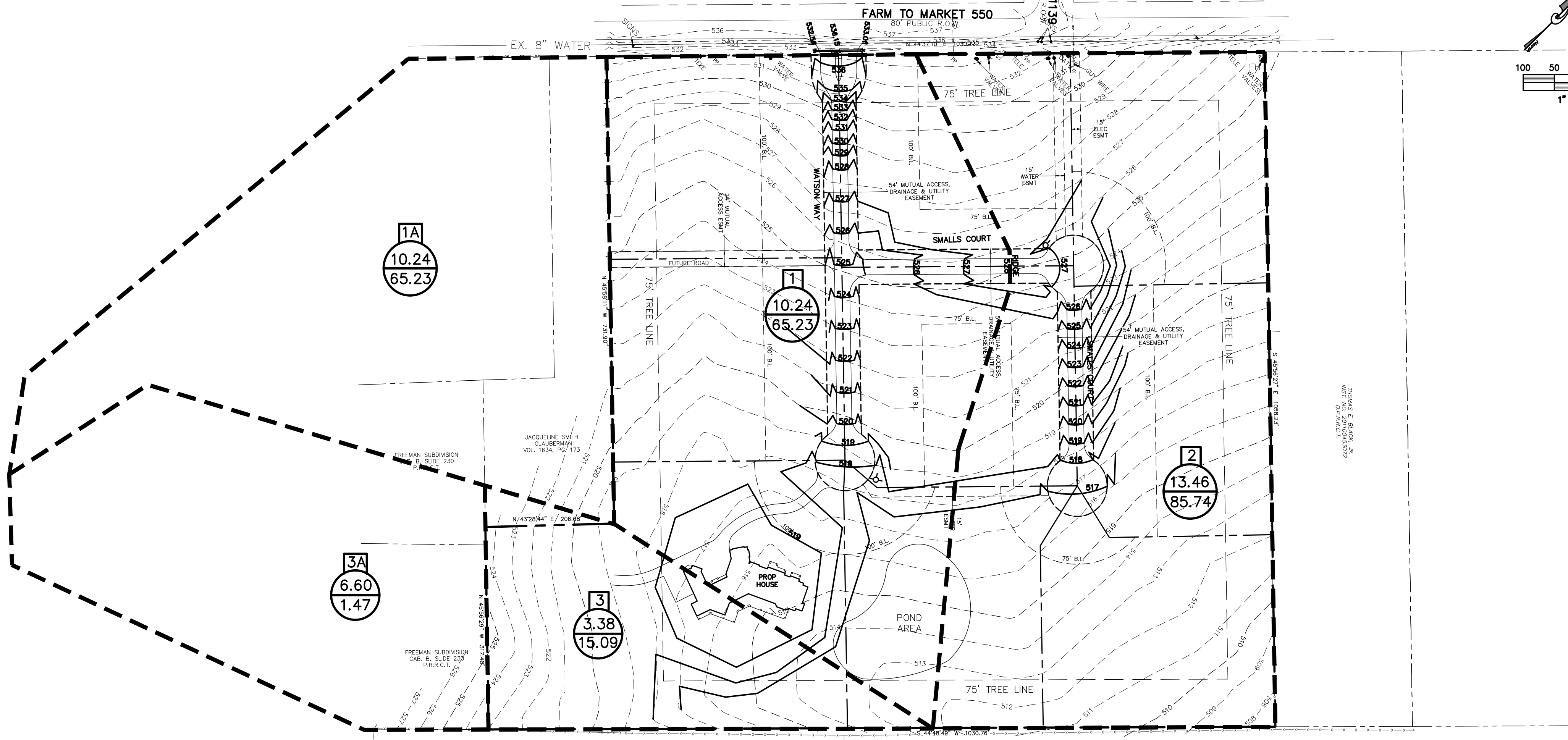
PROJECT NO.: 2021-08 REG. NO.: F-2567

date: 2/14/22 scale: 1"=60' sheet: C102

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

JUAN LOPEZ AND IRMA LOPEZ,
HUSBAND AND WIFE
VOL. 2632, PG. 63

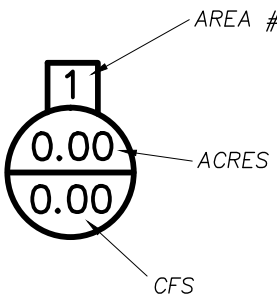
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- 550 = EXISTING CONTOURS
- 550 = PROPOSED CONTOURS



**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBC SURVEYING TEXAS, LLC OF DALLAS, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



Present Conditions										
DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 1 10yr in/hr	Discharge Q 10yr cfs	Intensity 1 100yr in/hr	Discharge Q 100yr cfs	Comments
1	2		3.000	4	5	8	9	10	11	12
1	0.35	1	10.240	3.58	10.00	7.10	25.45	9.80	35.12	Undeveloped
1A	0.35	1	9.700	3.40	10.00	7.10	24.10	9.80	33.27	Offsite Undev
2	0.35	1	13.460	4.71	10.00	7.10	33.45	9.80	46.17	Undeveloped
3	0.35	1	3.380	1.18	10.00	7.10	8.40	9.80	11.59	Undeveloped
3A	0.35	1	6.600	2.31	10.00	7.10	16.40	9.80	22.64	Offsite Undev
			43.380							
Developed										
Zoning LI										
DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 1 10yr in/hr	Discharge Q 10yr cfs	Intensity 1 100yr in/hr	Discharge Q 100yr cfs	Comments
1	0.65	1	10.240	6.66	10.00	7.10	47.26	9.80	65.23	To Pond
1A	0.65	1	9.700	6.31	10.00	7.10	44.77	9.80	61.79	Offsite
2	0.65	1	13.460	8.75	10.00	7.10	62.12	9.80	85.74	Partial to Pond
3	0.65	1	3.380	1.54	10.00	7.10	10.93	9.80	15.09	By Pass
3A	0.65	1	6.600	0.15	10.00	7.10	1.07	9.80	1.47	Offsite undev
			43.3800							

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

DRAINAGE AREA PLAN

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

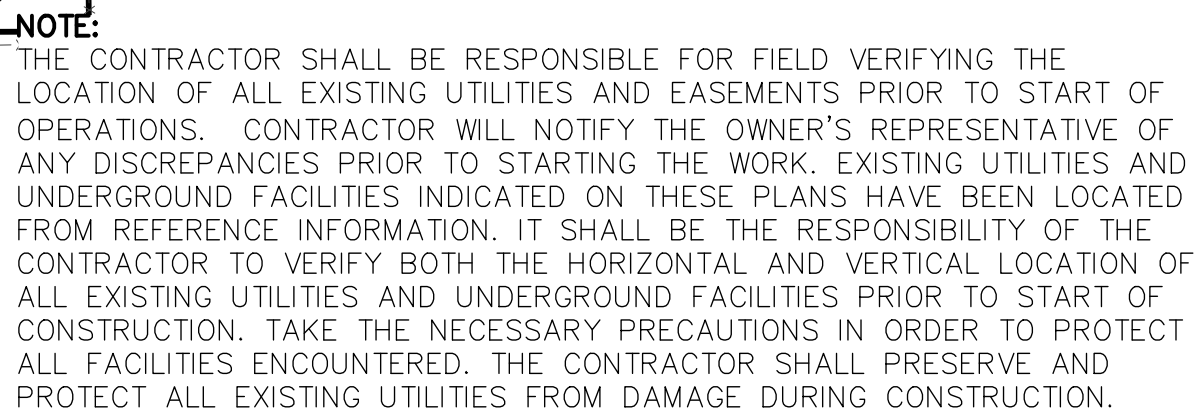
contractor
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

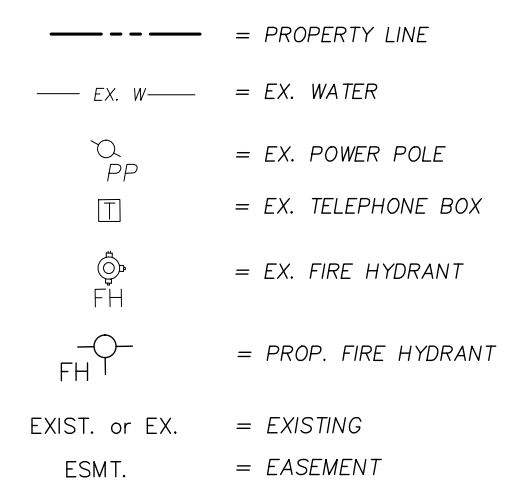
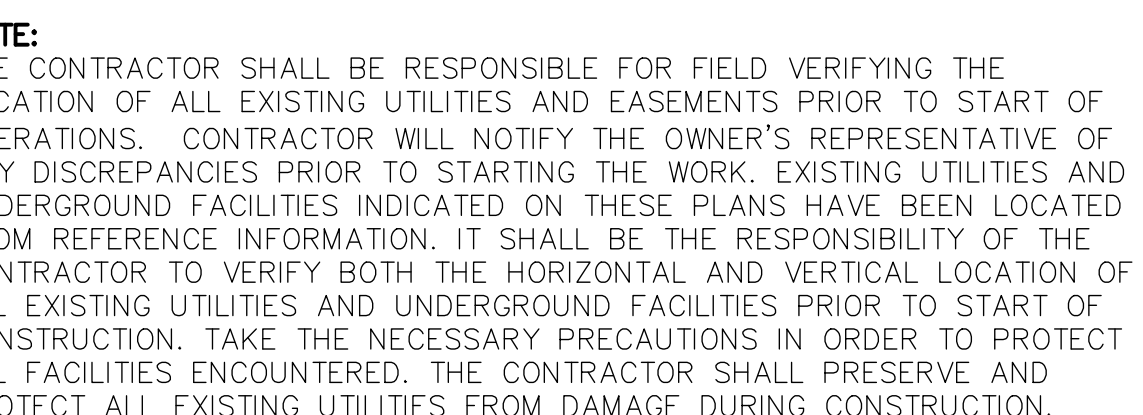
PROJECT NO.: 2021-08 REG. NO.: F-2567

date: 1/27/22 scale: 1"=100' sheet: C103

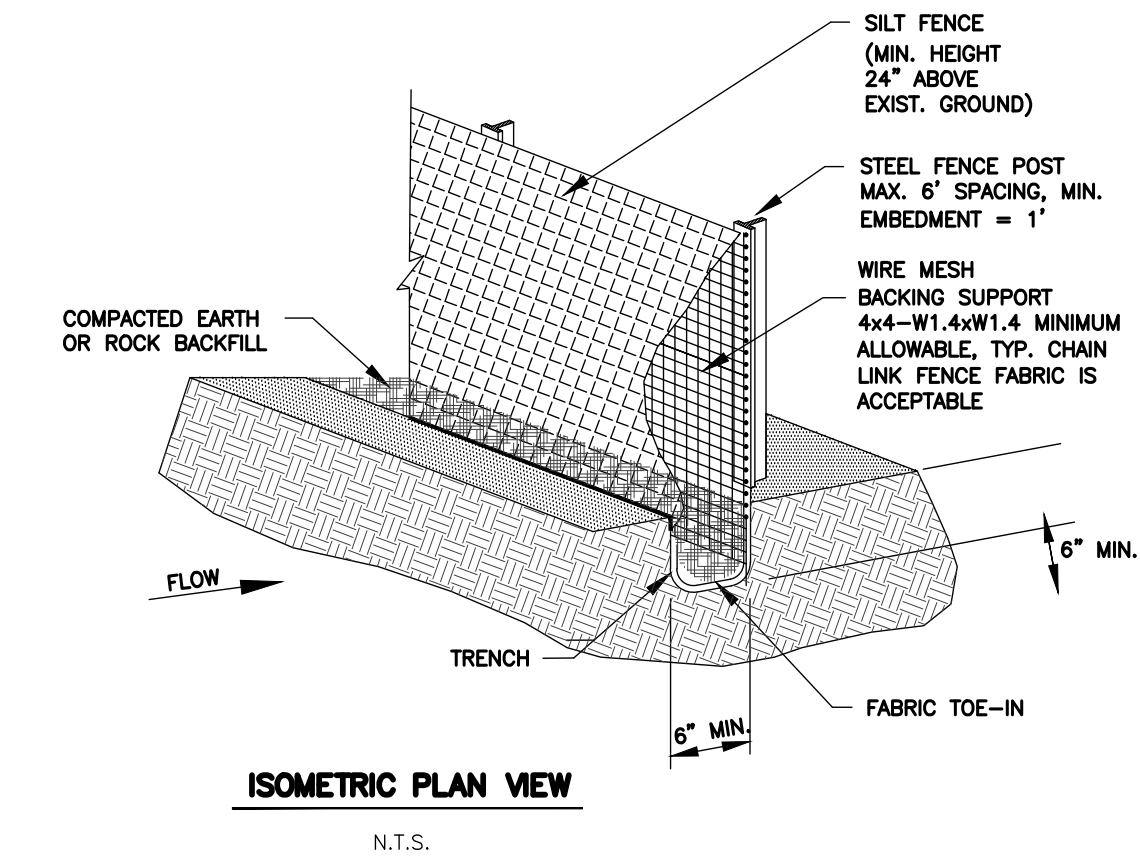
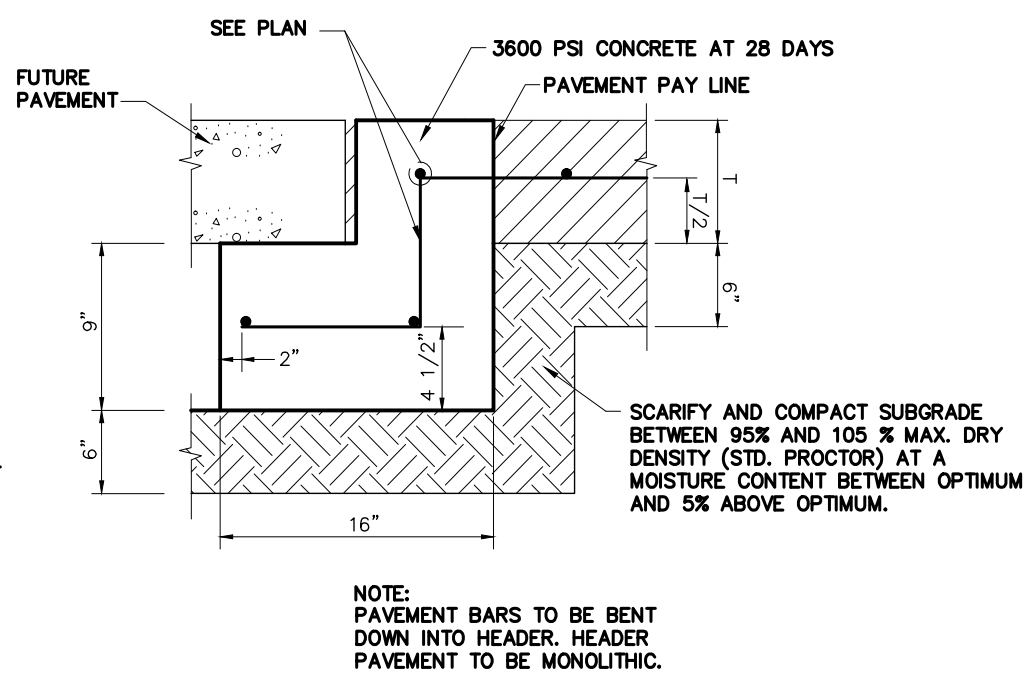
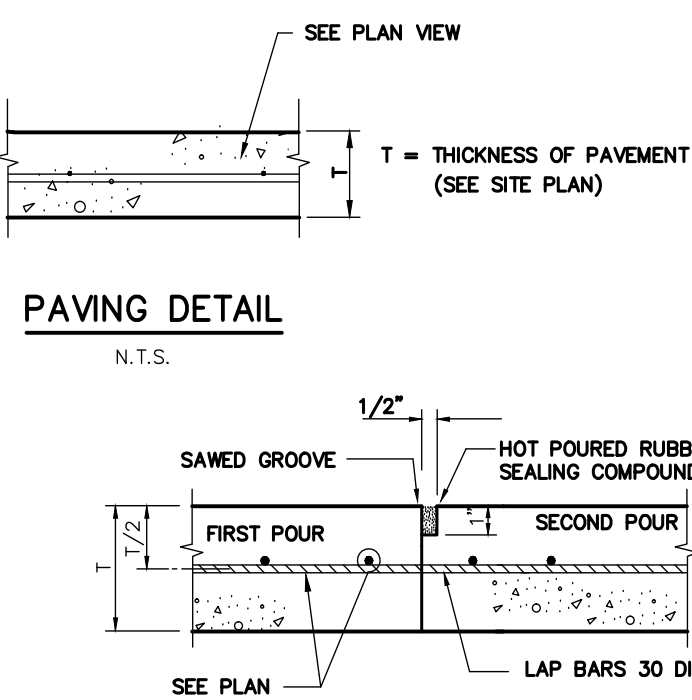
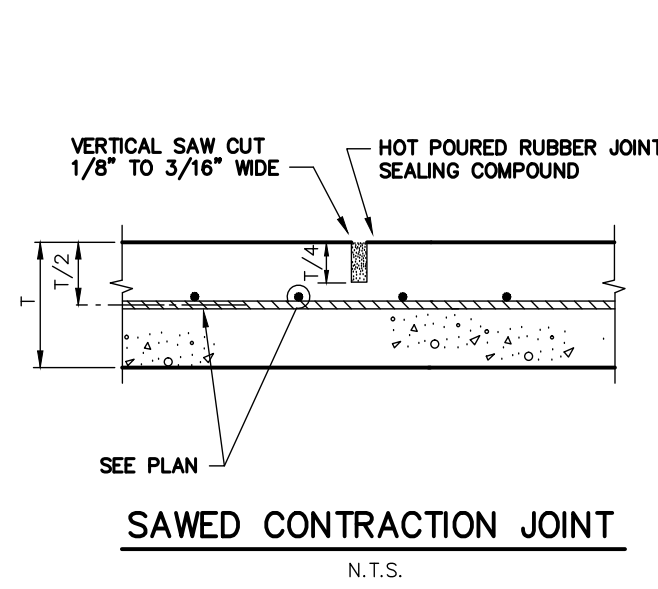


© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

sheet:
C104

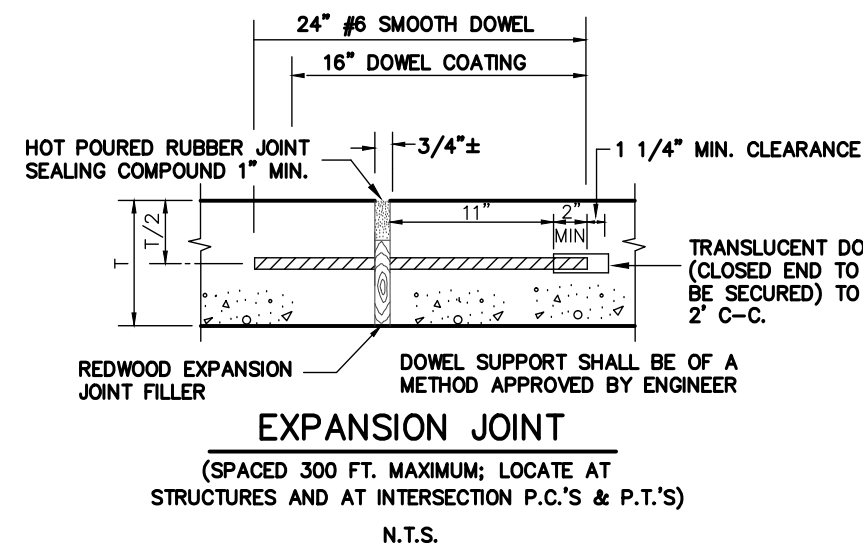


EROSION CONTROL PLAN			
WATSON WAY ADDITION			
WATSON WAY ADDITION Lots 1-9, 27.12 ACRES Located in the LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79 Rockwall County, Texas			
<u>contractor</u>			
SMITH CUSTOM BUILDING AND DESIGN Contact: Steve Smith 214 293-2826			
<u>prepared by</u>			
MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761			
© 2002 Monk Consulting Engineers, Inc., All Rights Reserved			
PROJECT NO. : 2021-08		REG. NO. : F-2567	
date:	scale:	sheet:	
1/27/22	1"=60'	C105	



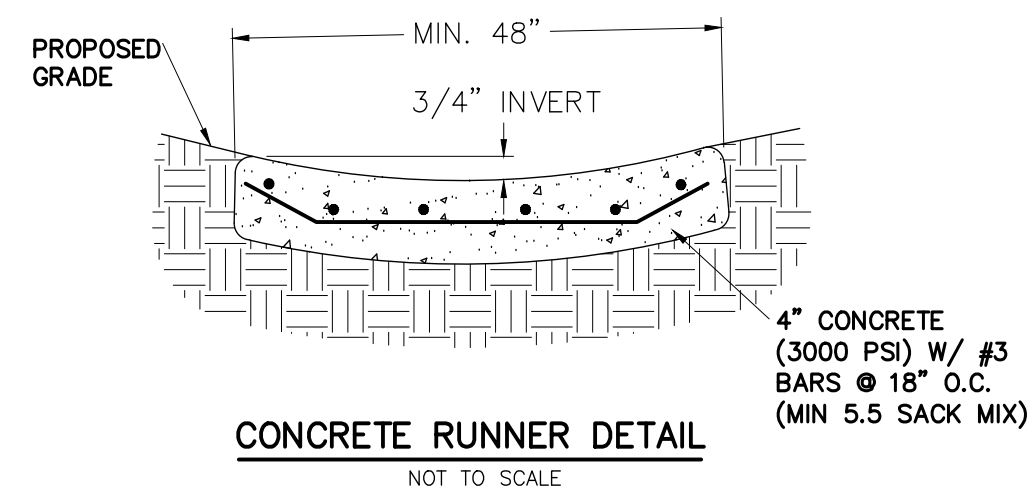
SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



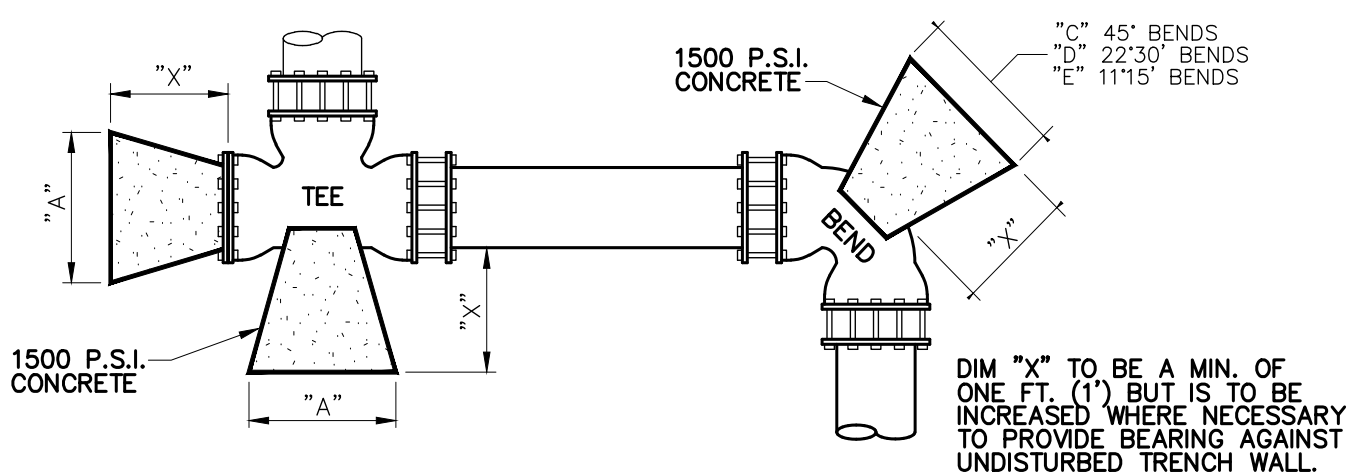
CONSTRUCTION JOINTS

CONSTRUCTION JOINTS
@ 40' O.C. TYP.



PAVING NOTES:

- 1) APPROACHES & R.O.W. TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 3) NO SAND UNDER PAVING.
- 4) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

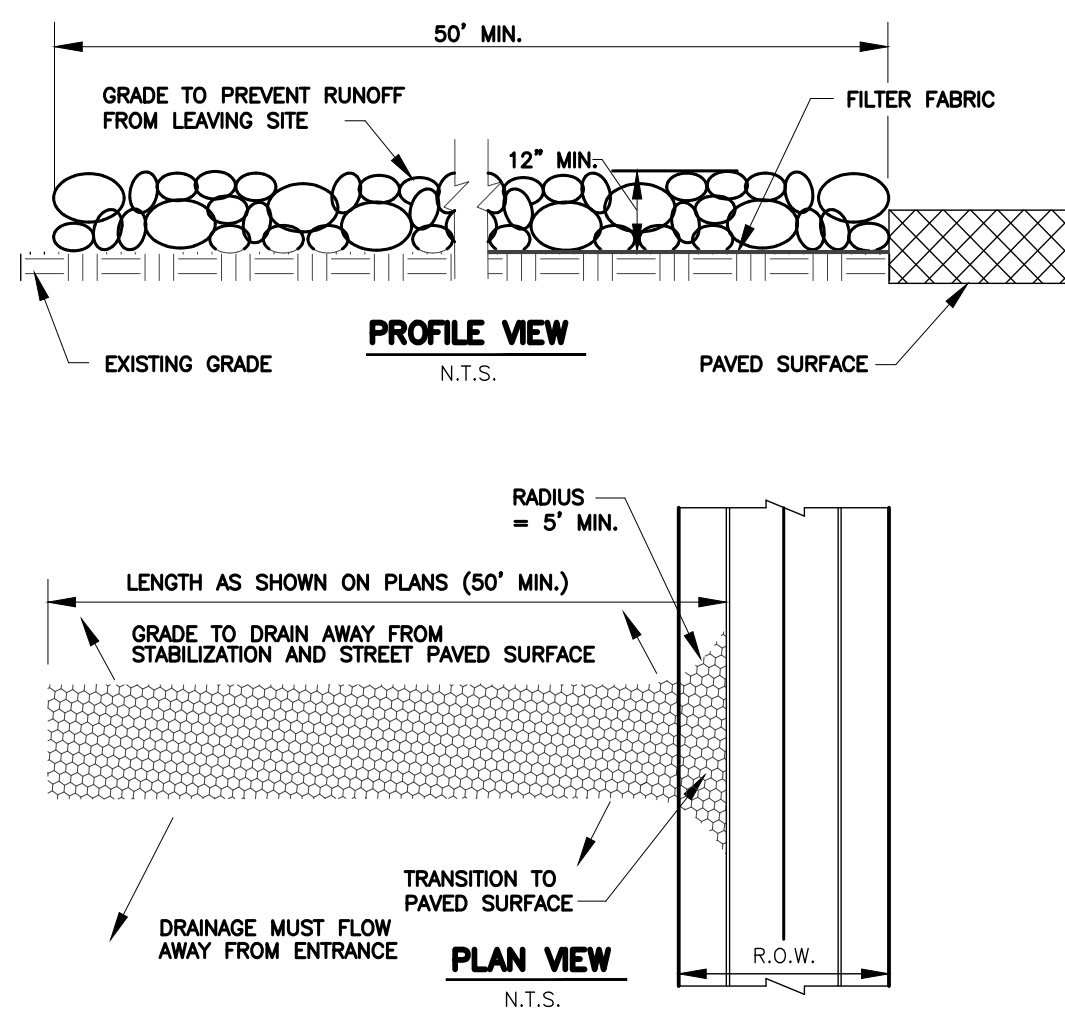


		HORIZONTAL BLOCKING TABLE															
		PLUGS & TEES			90° BENDS			45° BENDS			22°30' BENDS			11°15' BENDS			
PIPE SIZE	"X" DIM.	"A"	MIN. AREA	MAX. VOL.	"B"	MIN. AREA	MAX. VOL.	"C"	MIN. AREA	MAX. VOL.	"D"	MIN. AREA	MAX. VOL.	"E"	MIN. AREA	MAX. VOL.	
4"	1'-0"	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	
6"	1'-6"	1'-0"	1.06	0.06	1'-2"	1.05	0.09	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	
8"	1'-6"	1'-3"	1.89	0.11	1'-6"	2.66	0.15	1'-3"	1.44	0.08	1'-0"	0.83	0.05	1'-0"	0.83	0.05	
10"	1'-6"	1'-9"	2.95	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13	1'-3"	1.15	0.07	1'-0"	0.83	0.05	
12"	1'-6"	2'-0"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18	1'-3"	1.65	0.10	1'-0"	0.83	0.05	
16"	2'-0"	2'-7"	7.54	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43	1'-8"	2.94	0.22	1'-2"	1.48	0.11	
18"	2'-0"	2'-11"	7.70	0.57	3'-5"	10.89	0.82	2'-6"	5.89	0.44	1'-10"	3.01	0.22	1'-5"	1.51	0.11	
20"	2'-0"	3'-3"	7.86	0.59	3'-9"	11.12	0.84	2'-9"	6.01	0.45	2'-0"	3.07	0.23	1'-7"	1.54	0.12	
24"	2'-0"	3'-8"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	2'-6"	4.42	0.33	1'-10"	2.22	0.17	

NOTE: CALCULATIONS IN MIN. AREA COLUMN ARE IN SQUARE FEET.
CALCULATIONS IN THE MAX. VOLUME COLUMN ARE IN CUBIC YARDS.

HORIZONTAL BLOCKING DETAIL

NTS



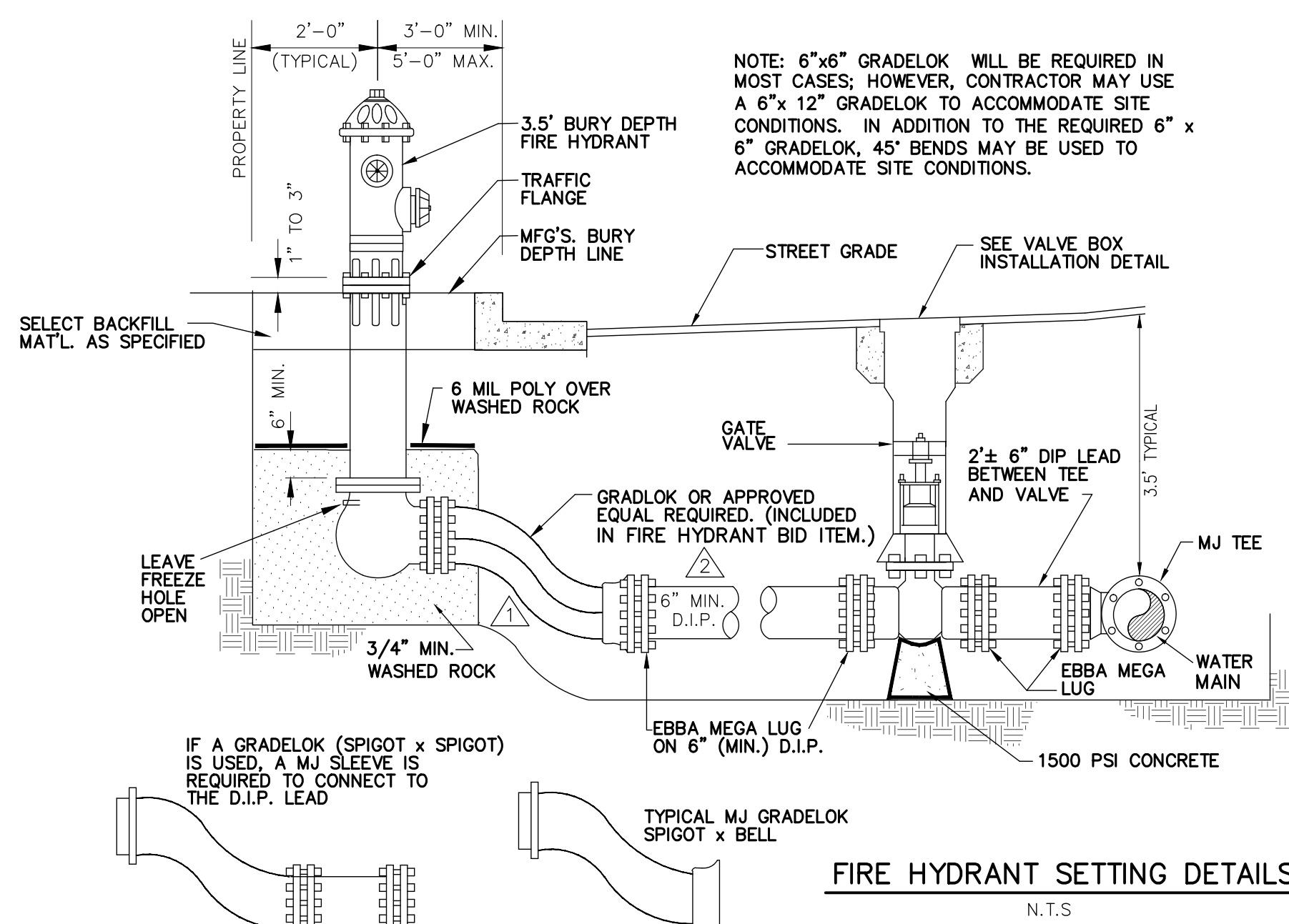
STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK. (NOT CRUSHED CONCRETE)
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

GENERAL NOTES:

- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
- 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODDED OR SEEDED MATTING ANCHORED BEFORE PAVING CAN BEGIN.
- 3) 75-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.

STABILIZED CONSTRUCTION ENTRANCE



NOTE: FIRE HYDRANT TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO REMOVE CHAINS FROM F.H. CAPS.

VALVE IS REQUIRED TO BE POSITIONED AS CLOSE TO TEE AS POSSIBLE

MAINS VARY IN SIZE - REFER TO BLOCKING DETAIL

ALL FITTINGS ON FIRE HYDRANT LEAD TO BE EBBA MEGA LUG RETAINER GLANDS OR APPROVED EQUAL.

LEAD SHALL BE D.I.P. IN ALL CASES AND SHALL BE 6" MIN.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



SITE DETAILS

WATSON WAY ADDITION

WATSON WAY ADDITION
Lots 1-9, 27.12 ACRES
Located in the
LEONARD EASTERWOOD SURVEY,
ABSTRACT NO. 79
Rockwall County, Texas

contacted by
SMITH CUSTOM BUILDING AND DESIGN
Contact: Steve Smith 214 293-2826

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2021-08 REG. NO.: F-2567

date: 1/27/22 scale: NTS sheet: D101

GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall’s Engineering Department’s “Standards of Design and Construction” and the “Standard Specifications for Public Works Construction” by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments “Standards of Design and Construction” manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall’s “Standards of Design and Construction” manual on the project site at all times
2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
3. The City of Rockwall Engineering Departments “Standards of Design and Construction” can be found online at: <http://www.rockwall.com/engr.asp>
4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original “approved plans to be on-site”.
7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state “from date of City acceptance” as the starting time.
10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection’s reports to the engineering inspection after each inspection.
6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a “Permanent Stand of Grass” is obtained at which time the project will be accepted by the City. A “Stand of Grass” (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1”) in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don’t grow.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10- inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
9. No traffic signs shall be taken down without permission from the City.
10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR’s responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
2. The CONTRACTOR shall be responsible for damages to utilities
3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
4. All utilities shall be placed underground.
5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren’t made in a timely manner by the CONTRACTOR.
6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - a. No more than 500 linear feet of trench may be opened at one time.
 - b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - c. Applicable safety regulations shall be complied with.
11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
12. All underground lines shall be installed, inspected, and approved prior to backfilling.
13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.
2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
12. All joints are to be megalug joints with thrust blocking.
13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
2. Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and larger wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR’s expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City’s Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.

	GENERAL CONSTRUCTION NOTES Sheet 1 of 2 October 2020	
	CITY OF ROCKWALL ENGINEERING DEPARTMENT 385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
11. All public sidewalks shall be doveled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
2. After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 18, 2022

APPLICANT: Bryan Connally
CBG Surveying Texas, LLC
12025 Shiloh Road, Suite 240
Dallas, Texas 75228

LOCATION: FM 550 and FM 1139, Rockwall Property ID #10783, 10782, & 45857

CCITY COUNCIL HEARING DATE: March 23, 2022

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

REQUEST:

The applicant is requesting approval of a preliminary plat for a nine lot subdivision on a 27.11 acre tract of land in the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas.

PROPERTY OWNER: Brian and Elisabeth Watson
1401 Wells Circle
Rockwall, Texas 75032

REPRESENTATIVE: Bryan Connally

PLANNING AND ZONING COMMISSION RECOMMENDATION: Disapproval.

This application fails to comply with:

1. Zoning District minimum 300 foot frontage on a street right of way.
2. Subdivision Ordinance, Section 10.02.006(a)(12) both proposed dead end/cul-de-sac streets are in excess of 600 feet

STAFF RECOMMENDATION: Disapproval

This application fails to comply with:

3. Zoning District minimum 300 foot frontage on a street right of way.
4. Subdivision Ordinance, Section 10.02.006(a)(12) both proposed dead end/cul-de-sac streets are in excess of 600 feet

BACKGROUND INFORMATION:

The subject property is a 27.11 acre tract of land located southwest of the intersection of FM 1139 and FM 550 with 1,055.98 linear feet of frontage adjacent to FM 550. The application is for a nine [9] lot subdivision. Lot sizes range from 2.6 acres to five acres. The zoning district is SF 2.5. The SF 2.5 zoning district requires a minimum lot size of two and one-half acres of land.

The applicant is proposing that all access to the interior of the subdivision be provided by a 54 foot wide mutual access easement.

The Subdivision Ordinance defines a street as: “Street. A way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.” A mutual access easement satisfies this definition.

Section 10.02.006(a)(12) Dead-end streets/culs-de-sac sets the maximum length of a dead end street with a cul-de-sac as 600 feet. The distance from the proposed entrance on FM 550 to the cul-de-sac that is the farthest from FM 550 is over 1000 feet in length.

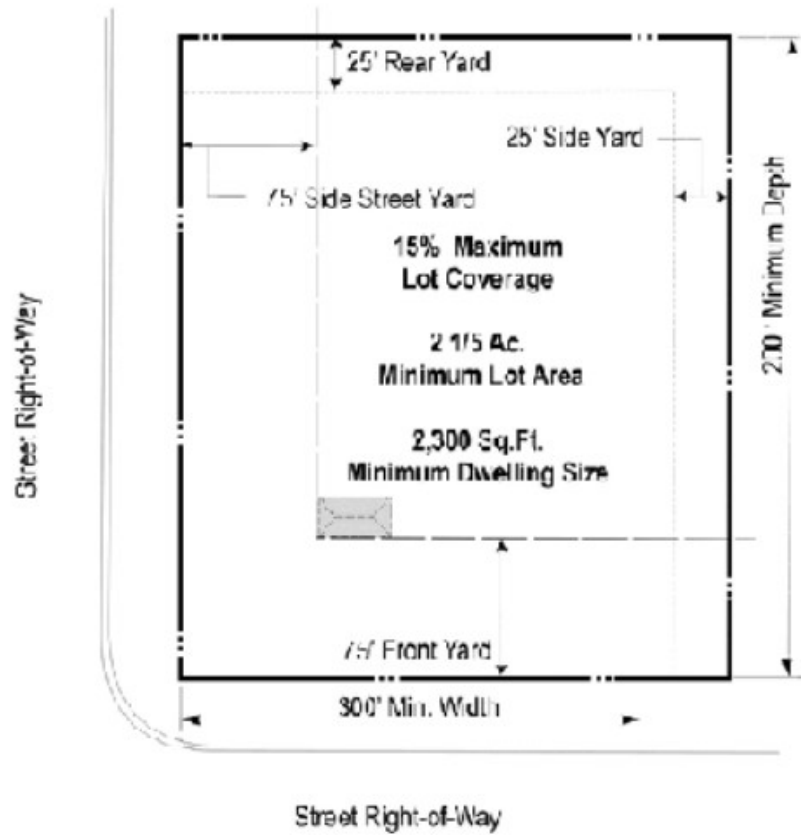
“(12) Dead-end streets/culs-de-sac.

(A) Turnarounds. Turnarounds are to have a minimum right-of-way radius of 60 feet and a pavement radius of 45 feet.

(B) Maximum length. The maximum length of a dead-end street with a permanent turnaround or a cul-de-sac with a permanent turnaround shall be 600 feet.”

This area intentionally left blank

Zoning SF 2.5



Lots 1, 5, 7 & 8 do not have the required frontage on a street right of way.

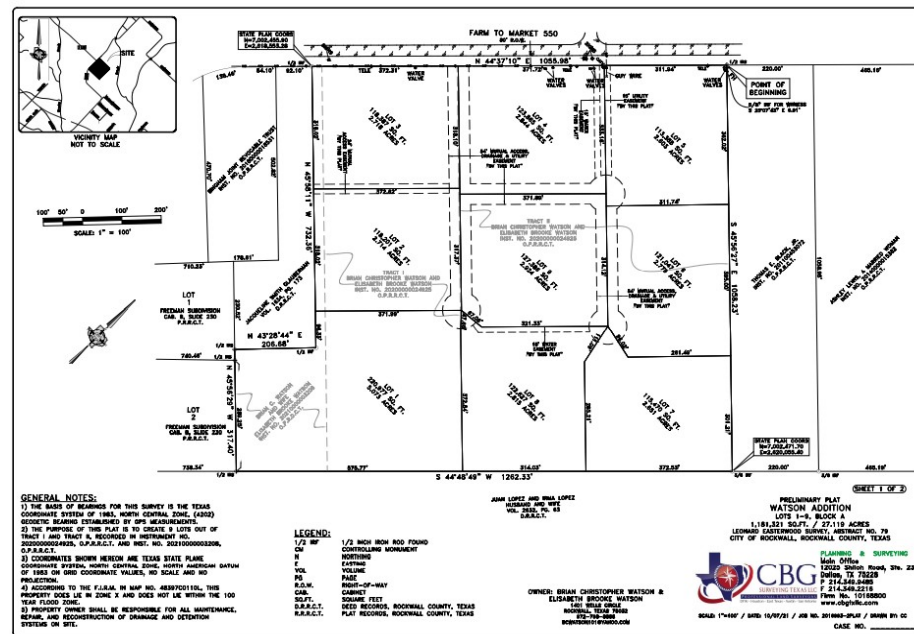
This area intentionally left blank

The map displays a portion of the Greenhollow area in Glenview, Illinois. It features several distinct colored regions: a large yellow area in the upper left, a green area in the upper right, a blue area in the lower right, a red area in the lower left, and a grey area in the center. The map is overlaid with a grid of streets, with major roads like Edwards, Greenhollow, and League clearly labeled. The map also shows various smaller streets and landmarks, including a large building complex in the blue area and a red area in the lower left.

Rockwall CAD aerial



This area intentionally left blank

[illegible]

Thoroughfares/streets:



McLendon-Chisholm Master Thoroughfare Plan

McLendon-Chisholm City Limits	Existing Highway	Proposed Minor Arterial
McLendon-Chisholm ETJ	Existing Principal Arterial	Existing Major Collector
Floodplain	Proposed Principal Arterial	Proposed Major Collector
Parcels	Existing Minor Arterial	Roads

FM 550 is identified as an existing major collector. The preliminary plat shows that FM 550 adjacent to the subject property has an 80 foot right of way. The Thoroughfare Plan [page 51 of the McLendon-Chisholm Comprehensive Plan] indicates that the right of way requirement for a major collector is 60 feet to 80 feet.

Sec. 10.02.005 Preliminary plans and final plats

(a) Procedure.

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

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

(A) Existing features inside subdivision.

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

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

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

(iv) An accurate legal description of the land to be subdivided.

(B) Existing features outside subdivisions.

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

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

(C) New features inside subdivision.

(i) The proposed name of the subdivision.

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

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

(iv) The location of building lines, alleys and easements.

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

(vi) The approximate acreage of the property to be subdivided.

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

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

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

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

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

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

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



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: 6/9/22

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:
North of League Road and West of Edwards Road

Property Legal Description:
ABS A0133, K LATHAM, TRACT 9-1, 184.7271 ACRES

County Parcel ID: 79963

Existing Zoning: PD Requested Zoning: Detailed Development Plan

Applicant's Name: Jacob Dupuis

Phone No. 972-782-4003 Email: JDupuis@dunaway.com

Status of Applicant: Owner or Authorized Agent X

Applicant's Address:
118 McKinney St., Farmersville, TX, 75442

Owner's Address: 5763 SH 205, Rockwall, TX, 75032

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

Signature of Owner:

Date 6/9/22

Signature of Applicant:

Date 6/9/22

Page 1 of 2

02/25/2020 Zoning Change Application and Checklist



6-10-22

2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 610.00 to cover the cost of this application, and an initial deposit of \$ 0.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 9th day of June, 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:

(Seal)

CHECKLIST FOR ZONING CHANGE APPLICANT

The following items must be submitted along with the completed application before processing and scheduling.

1. Completed Application
2. Legal Description and plat of the subject site. Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper) and the subdivision name with lot and block number.
3. A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
4. Filing Fee of \$600.00 for the requested change of property + 10 per acre + ALL consultant costs.
5. Names and Addresses of Legal Property Owners within 200 feet of property. (The City will need to send these out 11 Days or more giving notice of the Public Hearing)
6. If not the owner of the property, have a letter from the owner stating that the applicant is authorized to file the application.
7. Post signs of Proposed Zoning Change at the property site. (City)



June 8, 2022

Mr. Michael Coker
City Planner
1371 West FM 550
McLendon-Chisholm, Texas 75032

Re: RCH Water Supply Corporation Water Storage Tank Development/Site and Landscape Details
City of McLendon-Chisholm, Rockwall County, Texas

Mr. Coker,

The purpose of this submittal is to provide details on the development and site plan for the proposed RCH WSC Elevated Water Storage Tank 1-acre site. The current site is an empty lot on the corner of League and Edwards Roads. There are no existing natural watercourses or bodies of water on the site. A 500,000 gallon elevated water storage tank with an access driveway will be the only significant building additions to the property. The site will be graded to drain following the existing water flow as close as possible.

Attached, please find the following documents:

- Development and Site Plan
- Landscaping Plan
- Field Note Description (2 Copies)
- Names and Addresses of Legal Property Owners within 200 feet of subject property

I certify that the information provided in this letter and accompanying attachments reflect the general nature and character of the proposed plans for the RCH WSC Elevated Water Storage Tank site.

If you need any further information or wish to discuss the project, please contact me at 972-784-7777

Sincerely,

A handwritten signature in blue ink that reads 'Jacob Dupuis'.

Jacob Dupuis, P.E.
Dunaway/DBI

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114



Field Note Description:

WHEREAS, RCH Water Supply Corporation, is the owner of a tract of land situated in Rockwall County, Texas, out of the King Latham Survey, A-133, and being all of that called 1.000 acres of land described in deed to RCH Water Supply Corporation as recorded under CC# 20210000001102 of the Official Public Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the East corner of said 1.000 acres, same being at the intersection of the Northwest line of League Road with the Southwest line of Edwards Road, same being an ell corner of a 40' Access Easements described in said RCH Water Supply deed;

THENCE South 44 degrees 19 minutes 56 seconds West (Directional Control Line), 290.40 feet along the common line of said 1.000 acres and said 40' Access Easement to a 5/8 inch steel rod set at the South corner of said 1.000 acres, and at the Westerly most West corner of said 40' Access Easement;

THENCE North 45 degrees 38 minutes 31 seconds West, 150.00 feet to a 5/8 inch steel rod set at the West corner of said 1.000 acres;

THENCE North 44 degrees 19 minutes 56 seconds East, 290.40 feet to a 5/8 inch steel rod set at the North corner of said 1.000 acres, and the the Northerly most West corner of said 40' Access Easement, same being on the Southwest side of Edwards Road;

THENCE South 45 degrees 38 minutes 31 seconds East, 150.00 feet along the common line of said 1.000 acres and said 40' Access Easement to the POINT OF BEGINNING, containing 1.000 acres of land.

Subdivision Name and Block Number:

RCH WATER SUPPLY ADDITION, LOTS 1, BLOCK A



Field Note Description:

WHEREAS, RCH Water Supply Corporation, is the owner of a tract of land situated in Rockwall County, Texas, out of the King Latham Survey, A-133, and being all of that called 1.000 acres of land described in deed to RCH Water Supply Corporation as recorded under CC# 20210000001102 of the Official Public Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the East corner of said 1.000 acres, same being at the intersection of the Northwest line of League Road with the Southwest line of Edwards Road, same being an ell corner of a 40' Access Easements described in said RCH Water Supply deed;

THENCE South 44 degrees 19 minutes 56 seconds West (Directional Control Line), 290.40 feet along the common line of said 1.000 acres and said 40' Access Easement to a 5/8 inch steel rod set at the South corner of said 1.000 acres, and at the Westerly most West corner of said 40' Access Easement;

THENCE North 45 degrees 38 minutes 31 seconds West, 150.00 feet to a 5/8 inch steel rod set at the West corner of said 1.000 acres;

THENCE North 44 degrees 19 minutes 56 seconds East, 290.40 feet to a 5/8 inch steel rod set at the North corner of said 1.000 acres, and the the Northerly most West corner of said 40' Access Easement, same being on the Southwest side of Edwards Road;

THENCE South 45 degrees 38 minutes 31 seconds East, 150.00 feet along the common line of said 1.000 acres and said 40' Access Easement to the POINT OF BEGINNING, containing 1.000 acres of land.

Subdivision Name and Block Number:

RCH WATER SUPPLY ADDITION, LOTS 1, BLOCK A



Names and Addresses of Legal Property Owners within 200 feet of subject property:

- Land Solutions SV LLC
15441 Knoll Trail Dr.
Dallas, TX, 75248
- Tate Brothers LTD Partnership
13508 S. FM 548
Rockwall, TX, 75032-6996
- DMDS Land Company LLC
1501 Alta Dr.
Fort Worth, TX, 76107

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION



Application Date: 05/06/2022

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: PD

No. of Acres: 1.0 No. of Lots: 1 Proposed Zoning: PD

General Location of Property: North of League Road and West of Edwards Road

Proposed Use for Property: Utility Service

Applicant Name: Jacob Dupuis

Company: Dunaway Associates

Address: 118 McKinney St. City, State, Zip: Farmersville, TX, 75442

Phone(s): 972-782-4003 Email: JDupuis@dunaway.com

Owner Name: RCH Water Supply Corporation

Address: 5763 SH 205 City, State, Zip: Rockwall, TX, 75032

Legal Description of the Property: ABS A0133, K LATHAM, TRACT 9-1, 184.7271 ACRES

County Parcel ID: 79963

Other Information: _____

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 160.00 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 6th day of May, 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: Jace Lynn (Seal)
City Secretary: Rochelle Green