



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 17, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS**
- 3. RULES OF DECORUM**
- 4. APPROVAL OF MINUTES**
 - 4.1. Consider approving minutes from the May 20, 2025 Planning and Zoning Meeting.
[P & Z May 20, 2025 MINUTES](#)
- 5. CITIZEN COMMENTS**
- 6. ITEMS FOR CONSIDERATION AND ACTION**
 - 6.1. Discuss and consider approval of a Specific Use Permit for a "Private School" as outlined in the Zoning Ordinance. This property is located at 1271 Hwy 205, McLendon-Chisholm, Texas 75032
[06/17 SUP PZ STAFF Report](#)
[SUP Application Packet](#)
- 7. ADJOURN**

3 - 6

7 - 25

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., June 13, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



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

1. CALL TO ORDER

Chairman Mark Kipphut calls the meeting to order

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

Chairman Kipphut leads the commission in prayer and both US and Texas Pledges

3. RULES OF DECORUM

Chairman Kipphut ask Bev Stibbens, City Manager to introduce the New City Planner.

4. CITIZEN COMMENTS

Carlos Rajas spoke on 7.5 to say he and his wife are not opposed to The development. The builder reached out to them and answered questions and concerns they had.

5. APPROVAL OF MINUTES

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

Motion to approve the minutes

Made by: Commissioner Terry Eoff
Seconded by: Co-Chairman Robert Rohde
Motion passes: Unanimously

6. PUBLIC HEARING

Chairman Kipphut opens the Public Hearing and ask for comments

No one spoke

Chairman Kipphut closed the Public Hearing

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

7. ITEMS FOR CONSIDERATION AND ACTION

7.1 Consider approval of an ordinance amendment to Article 3,

"PERMITTED USES", Section 3-1, "Use of Land and Buildings", the Land Use Table, by changing "Restaurant, without alcohol sales" from "PERMITTED USES", Section 3-1, "Use of Land and Buildings", the Land Use Table, by changing "Restaurant, without alcohol sales" from permitted by Special Use Permit to a use by right/Permitted Use.

Bev Stibbens gives a staff report explaining why the change needed to be made.

Motion to approve the amendment.

Made by Commissioner Tom Hritz

Seconded by: Commissioner Eoff

Motion passes: Unanimously

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

Mr. Coker, city planner gives his staff report. Mr. Kipphut gives the applicant

An opportunity to speak or explain any details.

Motion made to approve the replat

Made by: Terry Eoff
Seconded by: Chris Freeze
Motion passes: Unanimously

- 7.3. Consider approval of a site plan of two existing lots that provides for the creation of one General Business lot on 6.16 acres of land located generally at 311 SH 20 with frontage on SH 205.

The Commissioners had several questions and concerns and asked the developer to come and answer questions. The city planner also helped to define what the Developer is required to bring to the planning commission at this point. Mr. Kipphut States that he is not comfortable with sending this to council without it being Complete. The City planner, Peyton Sherman, as well as Commissioner Freeze, And Commissioner Rohde all had concerns with items that seems to be non-conforming and they want to see what the building is suppose to look like.

Commissioners decide to push this item to the next meeting and ask that the Developers make sure that they are in compliance and have rendering of the Building etc. Also, they ask that the Tex Dot issue with the ingress and egress be Better defined on the plans.

After several minutes of discussion back and forth with the developer, the item Is pushed to the next P & Z Meeting.

Commissioner Rohde states that he and the P & Z Board likes to see packets that Have no conditions. He asks if the staff cannot refuse these packets from developers with all these conditions? Mr. Coker, states that sometimes these issues do not show up until after the meeting has been scheduled. He states that As the planner, they try to make sure that the packets come to the commission Complete.

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

Mr. Coker give the staff report and states that even though the property is an odd Shape that it does comply.

Motion to approve
Made by: Co-Chairman Rohde
Seconded by: Gyle Dale
Motion passes: Unanimously

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

Commissioners see a presentation from the developer on proposed Sagewood Estates. Chairman Kipphut calls for a motion.

Motion to approve a change in zoning district from Ag to PD for 52 single Family One acre lots

Made by: Co-Chairman Rohde

Seconded by: Commissioner Eoff

Motion passes: Unanimously

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

Staff report given by Mr. Coker, city planner.

Mr. Kipphut ask if there are any other questions from the other commissioners And then calls for a motion.

Motion to approve the final plat providing for the creation of one lot on 2.275 acres

Made by: Commissioner Eoff

Seconded by: Commissioner Freeze

Motion passes: Unanimously

8. ADJOURN

Motion to adjourn made by Commissioner Freeze

Seconded by Co-chairman Rohde

Motion passes

Meeting adjourned at 7:28 PM

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., May 16, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

APPROVED: _____
MARK KIPPHUT, CHAIRMA

ATTEST: _____
ANGELA JENNINGS, CITY SECRETARY



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

DATE: June 4, 2025

Applicant: Holly Davis & Brenna LeCroy
In a Perfect World Private School
705 Highland Drive
Rockwall TX, 75087

Representative: Holly Davis & Brenna LeCroy

Property owner: Rachel Rider

Location: The property is a .270-acre tract of land located approximately 400' southeast of League Road on the north side of SH 205 within the City limits of McLendon-Chisholm.

PLANNING AND ZONING COMMISSION MEETING DATE: June 17th, 2025

REQUEST: The applicant is requesting a recommendation for approval of the operation of a private school subject to the conditions listed in this report. The proposed use continues to be consistent with the intent of the zoning ordinance and is compatible with the existing uses and surrounding uses.

STAFF RECOMMENDATION: City staff recommends approval of the applicant's request. The Specific Use Permit is consistent with the Comprehensive Plan, Future Land Use Plan, and Chapter 14A of the Zoning Ordinance per Subsection 6-2(G). The applicant has provided all the required exhibits to support the recommendation of approval.

BACKGROUND INFORMATION:

The Zoning Ordinance provides the following guidance regarding the consideration of any request for a specific use permit.

“6-2 Specific use permits

A. Purpose. Certain land uses, because of their nature and location, are not appropriate for categorizing into installations, such as colleges and universities, private schools, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other unusual land uses not specifically provided for in this chapter. To provide for the proper handling and location of such specific uses, a provision is made for amending this chapter to grant a permit for a

specific use in a specific location. This procedure for approval of a specific use permit includes a public hearing. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a specific use permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a specific use permit unless it is the finding of the planning and zoning commission and city council that such a special use is compatible with adjacent property use and consistent with the character of the neighborhood.”

LETTER OF INTENT:

**Letter of Intent – Special Use Permit Request
1271 S. State Highway 205, Rockwall, TX 75032**

To the McLendon-Chisholm City Planner,

We are public-school educators with a deep passion for children and learning, and we are excited to share our plans to open a small private school at 1271 S. State Highway 205. We respectfully request your support in approving our Special Use Permit application to bring this vision to life in McLendon-Chisholm.

With the city's approval, we plan to enroll a maximum of 24 students for the 2025–2026 school year. We are also open to adjusting that number if needed to ensure this project aligns well with the city's goals and the surrounding community's needs.

Traffic Concerns:

Our school day will run from 8:30 a.m. to 2:30 p.m., and we will implement staggered arrival and dismissal times to minimize traffic flow on Highway 205. Our plan for drop-off and pick-up is organized and efficient. Students will be received and dismissed at the vehicle each day to prevent congestion and ensure a smooth traffic pattern. Additionally, many of our students will be siblings or carpooling from the same neighborhoods, which will further reduce the number of vehicles on site.

Additionally, there will be only two staff members on-site daily, requiring minimal daily parking accommodations.

This site will serve as a temporary location for our school as we actively work toward purchasing land and constructing a permanent campus by the 2027–2028 school year. We are committed to staying in McLendon-Chisholm long-term and becoming a positive educational partner in the community, especially at a time when Providence Academy's transition to Royse City leaves a need for more local options.

We are committed to being responsible, cooperative neighbors and will make any reasonable adjustments necessary to meet the city's expectations. We are eager to begin serving local families in August and look forward to contributing to the educational landscape of McLendon-Chisholm.

Narrative of Procedure and Traffic Management Plan (Exhibit A):



In a Perfect World Private School's Procedures and Traffic Management Plan

1. Grades to be serviced

In a Perfect World Private School will serve students from pre-kindergarten through fourth grade. The students will be grouped into two classrooms: one for pre-kindergarten, kindergarten, and first grade, and another for second, third, and fourth grades.

2. Number of children per grade

There will be a total of twelve students combined in pre-kindergarten, kindergarten, and first grade. Similarly, there will be twelve students combined in second, third, and fourth grades.

3. Maximum number of children onsite during operating hours

- A maximum of 24 children will be present on-site during operating hours. Once we have filled 24 spots, we will close enrollment.
- We have begun the enrollment process in hopes of the Special Use Permit passing. As of 5/29/2025, 10 children are currently enrolled – 6 of those children will attend part-time, 4 of those children will attend full-time.

Part-Time Students (These students will attend two days per week.)

Monday/Wednesday Students: 4 of the enrolled students will only attend on Mondays and Wednesdays. 2 of the children attending on Mondays and Wednesdays are siblings so they will always ride together. All 4 of these children are neighbors. While they are not required to carpool, their parents have mentioned the possibility of carpooling.

Tuesday/Thursday Students: 2 of the enrolled students will only attend on Tuesdays and Thursdays.

Full-Time Students (These students will attend on Mondays, Tuesdays, Wednesdays, and Thursday.)

4 of the enrolled students will attend full-time, Monday through Thursday. 1 of the children attending Monday through Thursday is the child of a staff member and will ride to and from school with the staff member.

4. Number of staff, teachers, and administrators onsite during operating hours

A maximum of two staff members will be on-site during operating hours.

5. Hours of operation

Our hours of operation are Monday through Thursday, from 7:15 AM to 4:00 PM. Fridays are optional for students who need additional academic support. The maximum number of students who will attend on Fridays is 12. (Only 1 of the 10 students who are currently enrolled plan to attend on Fridays.)

The 2 staff members will arrive at 7:15 and depart at 4:00. The student who rides to and from school with the staff member will also arrive at 7:15 and depart at 4:00.

In efforts to prioritize the safety of our students, staff and vehicular traffic on SH 205, we will stagger the arrival of students to decrease congestion. The first group of students (maximum of 11 2nd/3rd/4th graders) will arrive at 8:00 AM and the second group of students (maximum of 12 pre-kindergarten/kindergarten/1st graders) will arrive at 8:30. This will allow the first group of parents to leave the premises before the second group arrives. There will be no overlap between the first and second groups using the driveway in the morning.

The first group of students (maximum of 11 2nd/3rd/4th graders) will be dismissed at 2:00 and the second group of students (maximum of 12 pre-kindergarten/kindergarten/1st graders) will dismiss at 2:30. This will allow for the first group of parents to leave the premises before the second group arrives. There will be no overlap between the first and second groups using the driveway in the afternoon.

To further reduce the number of vehicles on-site at any one time, we have offered early arrival (7:15 AM) and late dismissal (4:00 PM) options for all students. Several families have already expressed interest in utilizing this schedule.

6. Total number of existing parking spaces onsite

The site includes sixteen parking spaces. We are submitting two potential traffic management plans for consideration by the board. Once a plan is selected, we will stripe the parking lot to enhance safety during arrival and dismissal times. If one of these two plans does not satisfy the committee, we are prepared to submit an additional plan.

7. A detailed traffic management plan

We have developed two traffic management plans and welcome the committee's feedback. When developing these plans, we accounted for 24 students. These plans have been carefully designed to prevent any impact on traffic flow along SH 205 and to maintain adequate driveway access. We value your input and are open to suggestions and guidance. We are willing to make adjustments as needed.

Traffic Management Plan 1 (Exhibit B):

Arrival

- 8:00 AM Arrival – First Group:
 - A maximum of 11 students will arrive at 8:00 AM. During this time, a minimum of 3 parking spaces remain open, with additional room in the straight portion of the driveway for vehicles to wait, if necessary.
 - Parents will use the designated turn lane on SH 205 to enter the driveway and proceed directly into a numbered parking space. Once parked, they will use a designated pedestrian path around the perimeter of the parking lot to walk students to the rear entrance of the building. After drop-off, parents will return to their vehicles via the same path. At no time will pedestrians walk across the parking lot. Parents will wait for an all-clear signal from staff before exiting the parking lot.
- **Departure – First Group:** As soon as every child has entered the building, we will begin departure. A staff member will verify that the straight portion of the driveway is clear of oncoming traffic. If any vehicles are waiting in the driveway, they will be directed to park in an available parking space. Once the driveway is clear, parents will exit the parking lot in the order they arrived. A minimum of 15 minutes will be allotted for a safe and orderly departure. We are open to installing a right-turn-only sign at the exit to further enhance efficiency and speed of this traffic management plan.
- **8:30 AM Arrival – Second Group:** A maximum of 12 students will arrive at 8:30 AM. During this time, a minimum of 3 parking spaces remain open, with additional room in the straight portion of the driveway for vehicles to wait, if necessary. The second group will follow the same procedures as the first group.
- **Departure – Second Group:** As soon as every child has entered the building, we will begin departure. A staff member will verify that the straight portion of the driveway is clear of oncoming traffic. Once the driveway is clear, parents will exit the parking lot in the order they arrived.

Dismissal

- **2:00 PM Dismissal – First group:**
 - **At 2:00 PM, a maximum of 11 students will be dismissed. Parents will use the designated turn lane on Highway 205 to enter the driveway and proceed directly to a numbered parking space. Once parked, they will use the designated pedestrian path to walk to the rear entrance of the building to retrieve their child.**
 - After retrieving their child, parents and students will return to their vehicles and wait for an all-clear signal from staff before exiting the parking lot.
- **Departure – First Group:**
 - A staff member will verify that the driveway is clear of oncoming traffic. If any vehicles are waiting in the driveway, they will be directed to park in an available parking space. Once the driveway is clear, parents will exit the parking lot in the order they arrived. A minimum of 15 minutes will be allotted for a safe and orderly departure. We are open to installing a right-turn-only sign at the exit to further enhance efficiency and speed of this traffic management plan.
- **2:30 PM Dismissal – Second Group:**
 - At 2:30 PM, a maximum of 12 students will be dismissed. The second group will follow the same procedures as the first group.
- **Departure – Second Group:**
 - A staff member will confirm there is no oncoming traffic in the driveway. Once the driveway is clear, parents will exit the parking lot in the order they arrived.

Traffic Plan #1



Traffic Management Plan 2 (Exhibit C):

Arrival

- 8:00 AM Arrival – First Group:
 - A maximum of 11 students will arrive at 8:00 AM.
 - Parents will use the designated turn lane on SH 205 to enter the driveway and proceed to the rear parking lot where they will enter the carpool line. The first vehicle in the carpool line will stop at the designated stopping point. Once all vehicles are in place, a staff member will help students exit their vehicle and enter the building. Once all students have entered the building, parents will be directed to exit in the order in which they arrived.
 - Cones will be used to signal any parents who arrive after the designated time to idle in the straight portion of the driveway while students enter the building. This occurrence is expected to be rare, as we will emphasize the importance of arriving on time. At no time will pedestrians be permitted to walk across the parking lot while vehicles are in motion. Once all students have been escorted into the building, any vehicles idling in the straight portion of the driveway will be directed to the rear parking lot.
 - **Departure – First Group:** A staff member will confirm that the driveway is clear of oncoming traffic and will then remove the cones. Any vehicles idling in the driveway will be directed to the rear parking lot to ensure other vehicles can exit in the order they arrived. A minimum of 15 minutes will be allotted for a safe and orderly departure. We are open to installing a right-turn-only sign at the exit to further enhance efficiency and speed of this traffic management plan.
- 8:30 AM Arrival – Second Group:
 - A maximum of 12 students will arrive at 8:30 AM.
 - The second group will follow the same procedures as the first group.
 - **Departure – Second Group**
 - A staff member will confirm that the driveway is clear of oncoming traffic and will then remove the cones. Any vehicles idling in the driveway will be directed to the rear parking lot to ensure other vehicles can exit in the order they arrived.

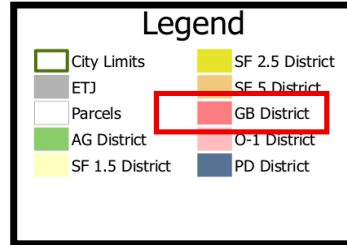
Dismissal

- **2:00 PM Dismissal – First group:**
 - Parents will use the designated turn lane on SH 205 to enter the driveway and proceed to the rear parking lot where they will enter the carpool line. The first vehicle in the carpool line will stop at the designated stopping point. Once all vehicles are in place, a staff member will walk students to their vehicles. After all students have been placed in their vehicles, parents will be directed to exit in the order in which they arrived.
 - Cones will be used to signal any parents who arrive after the designated time to idle in the straight portion of the driveway while students are placed in their vehicles. This occurrence is expected to be rare, as we will emphasize the importance of arriving on time. At no time will pedestrians be permitted to walk across the parking lot while vehicles are in motion. Once all students have been escorted to their vehicles, any vehicles idling in the straight portion of the driveway will be directed to the rear parking lot.
 - **Departure – First Group:**
 - A staff member will confirm that the driveway is clear of oncoming traffic and will then remove the cones. Any vehicles idling in the driveway will be directed to the rear parking lot to ensure other vehicles can exit in the order they arrived. A minimum of 15 minutes will be allotted for a safe and orderly departure.
 - **2:30 PM Dismissal – Second Group:**
 - At 2:30 PM, a maximum of 12 students will be dismissed. The second group will follow the same procedures as the first group.
 - **Departure – Second Group:**
 - A staff member will confirm there is no oncoming traffic in the driveway and direct parents to begin departing in the order they arrived.

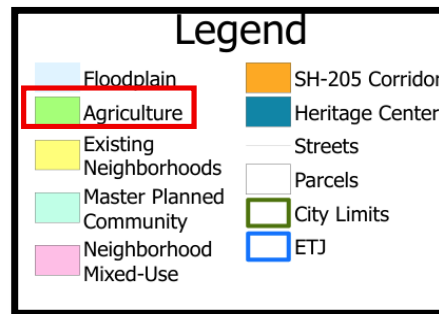
Traffic Plan #2



ZONING MAP



Future Land Use Plan



AERIAL VIEW



OWNER AUTHORIZATION

OWNER AUTHORIZATION LETTER

Date: May 27, 2025

Re: Authorization for Actions Related to 1271 S State Highway 205, McLendon-Chisholm, Texas 75032

To Whom It May Concern,

I, the undersigned, Rachel Rider, am a duly authorized Member of **Sarmad Investments, LLC**, a Texas limited liability company ("the Company"), which is the sole owner of the real property located at:

**1271 S State Highway 205
McLendon-Chisholm, Texas 75032**

This letter serves as formal authorization for Holly Davis and/or Breanna Lecroy, their related entities and agents to act in all matters related to set up their school facility at the above-referenced property from the time period May 1, 2025 through May 30, 2027. This authorization includes, but is not limited to, signing documents, submitting applications, requesting permits, engaging with municipal and governmental entities, and coordinating any legal, development, or construction matters pertaining to the property.

This authorization shall remain in full force and effect for the time period set out above unless revoked in writing by the undersigned.

If you have any questions or require further verification, please feel free to contact me directly at the contact below

Sincerely,



Rachel Rider
Member, Sarmad Investments, LLC
469-386-3075

rachel@rriderlaw.com

LEGAL DESCRIPTION

A0133 K LATHAM, TRACT 50, ACRES 0.27



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

SPECIFIC USE PERMIT APPLICATION

Date of Application: 5/6/2025

Receipt # _____

Fee: \$1,000

Applicant Name: In a Perfect World Private School, Inc. (Directors & Shareholders: Brenna LeCroy & Holly Davis)

Phone No. 214-769-4837

Email: inaperfectworldprivateschool@gmail.com

Status of Applicant: Owner or Authorized Agent

Applicant's Address:

Brenna LeCroy's Home Address is 982 Foxhall Drive Rockwall, Texas 75087

Holly Davis' Home Address is 705 Highland Drive Rockwall, Texas 75087

In a Perfect World Private School, Inc. is a newly formed private school, therefore, there is no current address.

Owner's Address: 1271 S. State Highway 205 Rockwall, Texas 75032

I certify that I am the owner of the property described in this petition/application and In a Perfect World Private School, Inc. (Brenna LeCroy & Holly Davis) is the authorized agent to file this application on my behalf.

Signature of Owner:

Handwritten signature of Kider
27E8A8A58E49491...

Date 5/19/2025

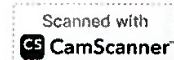
Signature of Applicant:

Handwritten signatures of Brenna LeCroy and Holly Davis

Date 5/6/2025

Address and/or Location of Request:

1271 S. State Highway 205 Rockwall, Texas 75032



Property Legal Description:
A0133 K LATHAM, TRACT 50, ACRES 0.27

County Parcel ID:
11424

Existing Zoning: General Business
Requested Zoning: Education

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.

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 \$1,000 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

Further, I hereby certify that I understand and agree to the development 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): Brenna LeCroy / Dolly Davis

City Secretary: _____

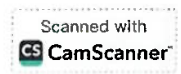


EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133, City of McLendon-Chisholm, Rockwall County, Texas, and being all of Tract II as described in a Warranty Deed from Daria J. Crowley to George C. Crowley, dated July 31, 1991 and being a recorded in Volume 1260, Page 179, Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the center of a rock driveway and being in the northeast right-of-way line of State Highway 205, at the south corner of the above cited tract of land, said point being at the west corner of Tract I in said Crowley deed;

THENCE N 46 deg. 40 min. 54 sec. W, along said right-of-way line, a distance of 57.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RSCI REFS 5034" set for corner and being at the west corner of Tract II in said Crowley deed;

THENCE N 43 deg. 29 min. 49 sec. E, a distance of 205.15 feet to a 1/2 inch iron rod found for corner;

THENCE S 45 deg. 54 min. 42 sec. E, a distance of 57.20 feet to a 1/2 inch iron rod found for corner at the north corner of Tract I;

THENCE S 43 deg. 24 min. 42 sec. W, along the common line between said Tract I and II, a distance of 204.38 feet to the POINT OF BEGINNING and containing 0.27 acres of land.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/11/2016 10:28:24 AM
\$34.00
20160000011587



Shelli Miller

Legal Description of 1271 S. Hwy 205

A0133 K LATHAM, TRACT 50, ACRES 0.27

Thank you for your time and consideration. We are happy to provide additional information or meet with you to discuss how we can make this a successful fit for McLendon-Chisholm.

Sincerely,

Brenna LeCroy
Holly Davis

Brenna LeCroy

Email: lecroybrenna@gmail.com

Phone: 214-769-4837

Holly Davis

Email: hollylollydavis@gmail.com

Phone: 918-859-4327

In A Perfect World Private School

www.inaperfectworldprivateschool.com

Brenna LeCroy and Holly Davis, the directors and shareholders of In a Perfect World Private School, Inc., are authorized to file a special use permit application for 1271 S. State Highway 205 Rockwall, Texas 75032. If granted permission by the city, they intend to use the property as a private school.

Signature of Owner:

Digitally signed by
Rachel Kider

Date 5/19/2025

Landowners within 200 ft of 1271 S. State Hwy 205

**Rockwall County
Appraisal District
Property ID**

Owners

Address

11435	The State of Texas, By and Through the Texas Transportation Comission	125 E 11th St. Austin, TX 78701
11385	Reclaim Wellness LLC	134 Chisholm Ridge Dr Rockwall, TX 75032-2686
11370	City of Mclendon-Chisholm	1371 West FM 550 Mclendon-Chisholm, TX 75032
11386	Ortiz, Roberto	5031 Grisham Drive Rowlett, TX 75088
11420	Childers N Childers LLC	4202 Watersedge Court Rowlett, TX 75088
336635	Greenbriar Homes LLC	137 Sawgrass Dr Heath, TX 75032-11209
336636	Greenbriar Homes LLC	137 Sawgrass Dr Heath, TX 75032-11209
11406	George and Patrica Leach	1301 S State highway 205 Rockwall, TX 75032-6961
11405	Lewis and Ashley Daniel	1313 S State highway 205 Rockwall, TX 75032-6961
11391	Fabrizio Zichittella	1321 S State highway 205 Rockwall, TX 75032-6961
11413	2024 JM Adcox Revocable Trust	654 English Road Rockwall, TX 75032-8243
114354	The State of Texas, By and Through the Texas Transportation Comission	125 E 11th St. Austin, TX 78701
11437	Jane Wistrand	1163 County Road 1150 MT Pleasant TX 75455
11409	Jane Wistrand	1163 County Road 1150 MT Pleasant TX 75455
110378	The State of Texas, By and Through the Texas Transportation Comission	125 E 11th St. Austin, TX 78701
11369	Wayco Development INC	8441 S FM 549 Rockwall TX 75032-6087
58234	Mclendon Chisholm Ranch LP and KWA Ventures LP and	1730 S State Highway 205 Rockwall TX 75032-6966