



**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, JULY 15, 2025**  
**1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**  
**6:30 PM**

Page

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS**
- 3. RULES OF DECORUM**
- 4. CITIZEN COMMENTS**
- 5. PUBLIC HEARING**

This public hearing is being held to receive comments on the consideration of a zoning change from General Business "GB" to Planned Development "PD" with a base district of General Business with Additional Permitted uses located at 311 State Highway 205, McLendon-Chisholom, Texas 75032. RCAD ID #16824

- 6. APPROVAL OF MINUTES**

3 - 4      6.1. Consider approving minutes from the June 17, 2025 Planning and Zoning meeting.  
[Minutes for June 17, 2025 P & Z Meeting](#)

- 7. ITEMS FOR CONSIDERATION AND ACTION**

5 - 41      7.1. Consider the application of 311 State Highway 205 LLC requesting approval of a Planned Development (PD) District with a base zoning of General Business (GB) with additional permitted uses and development

standards. The subject property is located at the northeast corner of FM 550 and SH 205. The property contains 6.170 acres of land including Rockwall CAD ID #16824 and #16825. Zoning of subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

[Staff Report PD Chisholm Square- Planned Development District](#)

[Gardner-311 SH 205 Zoning Application Packet-7.2.2025](#)

[Concept and Site Plan Option A](#)

[Concept and Site Plan Option B](#)

## **8. ADJOURN**

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:30 p.m., July 7, 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 Meeting

6:30 PM - Tuesday, June 17, 2025  
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032

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### 1 CALL TO ORDER

Mr. Kipphut opens the meeting at 6:30 PM

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

Chairman Kipphut leads the Commission in prayer and pledges to the US and Texas Flag.

### 3 RULES OF DECORUM

### 4 APPROVAL OF MINUTES

Motion to approve minutes from the May 20 Planning & Zoning meeting

Made by: Commissioner Terry Eoff

Seconded by: Commissioner Gyle Dale

Motion Approved Unanimously

### 5 CITIZEN COMMENTS

Mr. Kipphut opens Citizens Comments and Public Hearing for the Specific Use Permit for a Private School at 6:32 No Citizens spoke. Chairman Kipphut closes both Citizens Comments and Public Hearing at 6:33.

### 6 ITEMS FOR CONSIDERATION AND ACTION

Page 1 of 2

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

Peyton Sherman, City Planner, gives his staff report and recommends approval.

Chairman Kipphut invites the applicants to address the commission and answering a few questions from the commissioners. Commissioner Hritz about teacher's qualifications, Commissioner Dale had a few concerns about the parking at the proposed site and the difficulty getting on and off Hwy 205. Commissioner Kipphut ask staff if maybe we can talk to county about having someone there for traffic at least at first.

**Motion made to approve.**

**Made by: Commissioner Eoff**

**Seconded by: Commissioner Rohde**

**Motion passed Unanimously**

Mr. Kipphut thanks the council for all of its works, Tells Terry EOFF thank you for being part of the team and reminds commissioners that there will be a couple of members joining them soon.

He also told the commissioners to look through the information Peyton provided to see what they felt needed to be updated.

## **7 ADJOURN**

Chairman Kipphut adjourned the meeting at 6:46 PM

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.

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City Secretary, Angela Jennings

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Chairman, Mark Kipphut

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

DATE: July 15, 2025

APPLICANT: Bart Gardner  
Gardner Construction  
19590 SH 205

PROPERTY

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

REPRESENTATIVE: Bart Gardner and Justin Ruggiano, Gardner Construction

LOCATION: The northeast corner of the intersection of SH 205 and FM 550 [RCAD 16824 and 16825] containing 6.170 acres of land.

PLANNING AND ZONING COMMISSION HEARING DATE: July 15, 2025

**REQUEST:**

The applicant is requesting approval of a Planned Development District for eight (8) general commercial buildings with mixed-uses include retail, commercial, office, and similar uses with open space amenities on the subject property that is currently zoned GB-General Business. The applicant has provided two site configuration options for consideration to the Planning and Zoning Commission.

**BACKGROUND INFORMATION:**

The subject property is a 6.170-acre lot located on the east side of the intersection of FM 550 and SH 205. In May 2024, City Council approved a zoning change for the property. The applicant also secured approval of a replat associated with this development, as well as TxDOT approval for access to SH 205. The concept plan and site plan are fully consistent with the approved replat. The applicant proposes the development of eight (8) general retail, office, and commercial buildings with open space amenities on a single lot. Due to the project's scope and character, staff recommended a Planned Development (PD) District to establish appropriate development standards and land use designations.

**STAFF RECOMMENDATION:** City staff recommends approval of the Chisholm Square Planned Development District. The development conforms to the City of McLendon-Chisholm Zoning Ordinance, the Future Land Use Plan and the Comprehensive Plan for the SH 205 Corridor.

Specifically, city staff recommends approval of:

- Exhibit A, Concept Plan
- Exhibit C, Site Plan

- Exhibit E, Option three (3) of the facade rendering for Building A & H.
- Exhibit G, Option three (3) of the facade rendering for Buildings B-G.
- Applicant to modify façade color composition of Buildings B-G in Option Three (Exhibit G) to incorporate a red brick component that is consistent with Buildings A & H in Option Three (Exhibit E).
- Additional permitted uses to be included as a part of the Chisholm Square Planned Development District excluding: “Landscape Service”, “Exterminating Service” and “Furniture, Fixture and appliance store”.

**Conditions:**

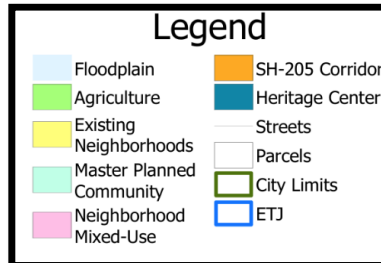
- Compliance with the development and usage standards for the McLendon Square Planned Development included in this report.
- Specific development standards to be provided for inclusion in the adopting ordinance for the planned development district for the two commercial buildings fronting SH 205 to exceed the maximum permitted square footage for commercial development of 6,000 SF to 10,957 SF.
- Final Engineering approval of Concept Plan/Site Plan.

**Zoning Map**



**Note: The entire subject property obtained a zoning change approval in May of 2024 for General Business. The zoning map is not up to date.**

**Comprehensive Plan/Future Land Use Map**



### SH 205 Corridor Comprehensive Plan Language:

#### *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.

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

**Existing Condition Street View:**



**Renderings of larger frontage footprint:**







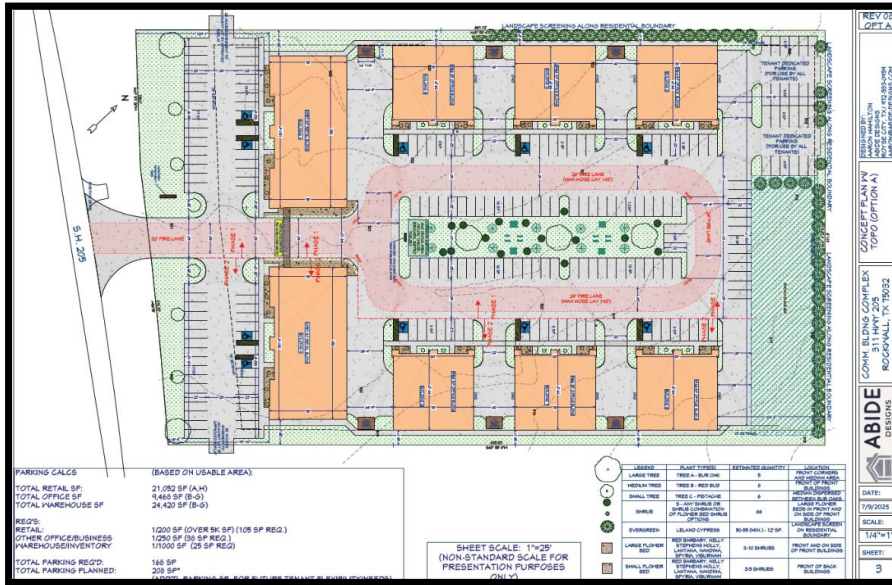
Renderings of smaller frontage footprint:



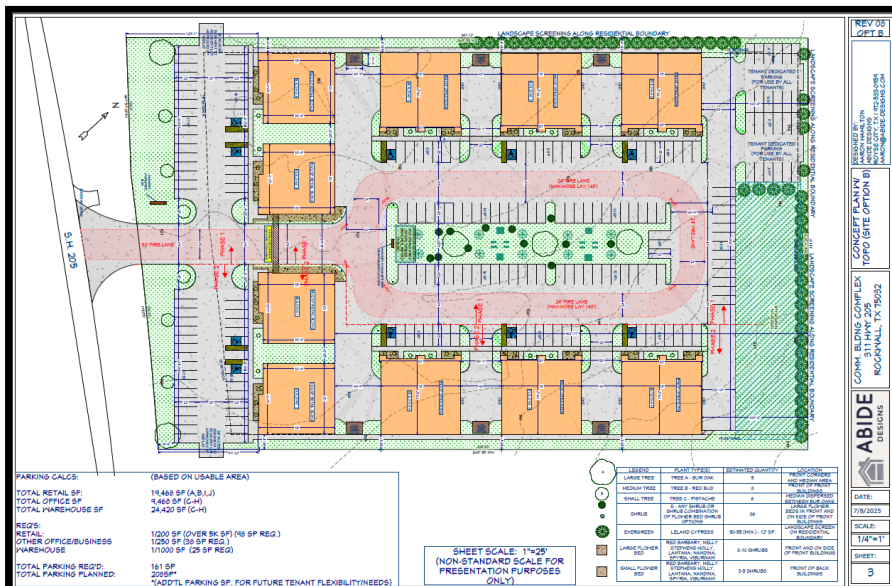


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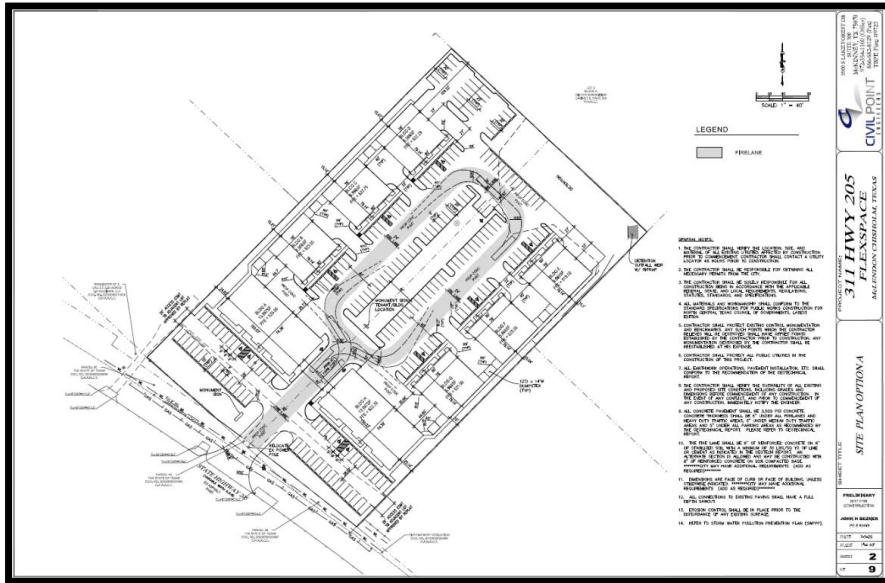
**Conceptual Plan Exhibit A:**



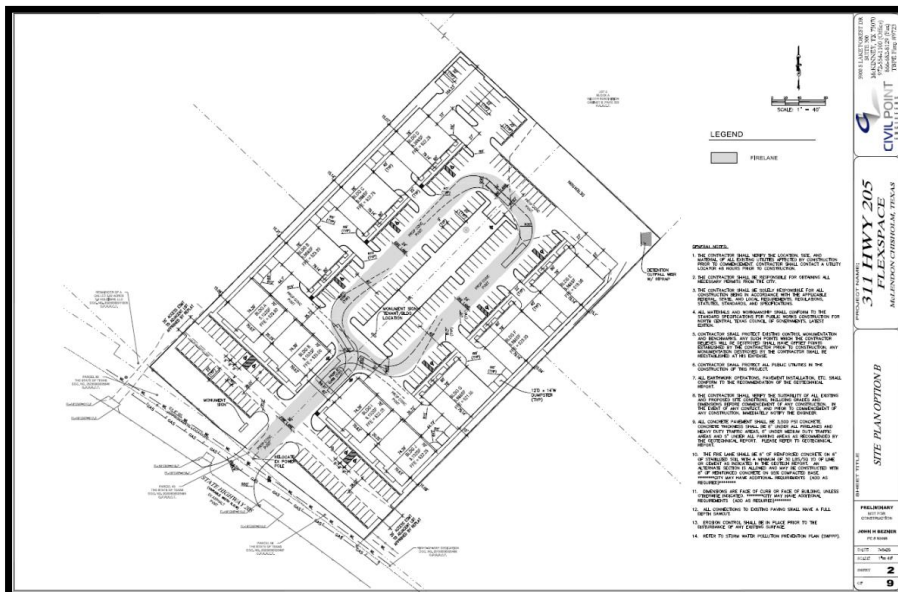
**Conceptual Plan Exhibit B:**



Site Plan Exhibit C:



Site Plan Exhibit D:



**Applicants Facade Plan, Buildings A & H for larger footprint (Exhibit E):**

**OPTION 1 - STONE, RED BRICK, WHITE/FRESCO BRICK (PER FACADE PLAN)**

**OPTION 2 - HORIZONTAL CORRUGATED BLACK METAL, RED BRICK, WHITE/FRESCO BRICK**

**OPTION 3 - DARK GRAY WIRE CUT BRICK, RED BRICK, WHITE/FRESCO BRICK**

PROJECT LOCATION ABIDE DESIGNS 311 HWY 205 ROCKWALL, TX 75087 INFO@ABIDEDESIGNS.COM	REV 05 OPT A
ALTERNATE FACADE MATERIAL RENDERING (BLDG A&H)	
COMM. BLDG COMPLEX 311 HWY 205 ROCKWALL, TX 75087	
<b>ABIDE</b> DESIGNS	
DATE: 7/9/2025	
SCALE: 1/4" = 1'	
SHEET: 7	

**Applicants Façade Plan, Frontage buildings A, B, I & J for smaller footprint (Exhibit F):**



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**Applicants Facade Plan, Buildings B-G (Exhibit G):**

**OPTION 1 - STONE, RED BRICK, WHITE/FRESCO BRICK (PER FACADE PLAN)**

**OPTION 2 - HORIZONTAL CORRUGATED BLACK METAL, RED BRICK, WHITE/FRESCO BRICK**

**OPTION 3 - DARK GRAY WIRE CUT BRICK, RED BRICK, WHITE/FRESCO BRICK**

REV 03	OPT A
DESIGNED BY:	JACSON HAMILTON
DRAWN BY:	ANDREW HAMILTON
CHECKED BY:	ANDREW HAMILTON
DATE:	7/9/2025
SCALE:	1/4"=1'
SHEET:	11

PROJECT: ALTERNATE FACADE MATERIALS RENDERINGS (BLIND BUILDING)

COMPLEX: COMM. BUILDING COMPLEX

LOCATION: 8006 WALL, TX 75082

DESIGNER: ABIDE DESIGNS

CONTACT: (512) 557-5671

EMAIL: info@abide-designs.com

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**CHISHOLM SQUARE AT MCLENDON CHISHOLM**

**PLANNED DEVELOPMENT DISTRICT**

**GENERAL DESCRIPTION:**

The proposed Planned Development District, to be known as Chisholm Square, is intended to accommodate retail, commercial, office and similar land uses to create a mixed-use development that serves the surrounding area with goods and services. It is also the intent of the applicant to provide quality development for the State Highway 205 Corridor Overlay District that serves as a benchmark for high-quality future development.

**DEVELOPMENT STANDARDS**

(1) Permitted Uses:

- a. The uses allowed or prohibited in this Planned Development District are as follows:
  - i. Those uses allowed in the City of McLendon-Chisholm "GB" General Business District as provided in the City's Zoning Ordinance.
  - ii. Additional uses allowed (by right):
    - School, commercial instruction
    - School, commercial trade
    - School, institution, rehabilitation and training center
    - Gymnasium
    - Contractor, no outside storage permitted
    - Day care center, adult
    - Day care center, child
    - Restaurant, with alcohol sales
    - Exterminating Services
    - Furniture, Fixture and appliance Store
    - Landscape Service
    - Private Club
    - Clinic
  - iii. Prohibited/Specific Use Permit Usages
- b. Any use not explicitly proposed as permitted or currently permitted by right per this Planned Development proposal will be subject to the submittal requirements of the permitted use table established and as modified, in the McLendon-Chisholm Zoning Ordinance Chapter 14A, Article 3, Subsection 3-1 "Permitted Uses".

(2) **Commercial Development Standards:** Any development on the property must comply with Section 4-13 "Commercial Development Standards" of the Zoning Ordinance with the following exceptions:

- a. The maximum area allowed for a single floor shall be 6,000 SF.
- b. The maximum length for any building wall shall be eighty (80) feet.
- c. Commercial Development Sign Requirements for the entrance sign as shown on the exhibits included within this Planned Development District proposal.

(3) **Comprehensive Plan:** The development is in alignment with the SH 205 Corridor district's purpose and intent.

(4) **Landscaping:** The proposal is in compliance with the Screening and Buffer requirements set forth in Article 6, Subsection 6-7 of the Zoning Ordinance.

- (5) **Parking:** The proposal is in compliance with the parking requirements for non-residential developments set forth in the Zoning Ordinance.
- (6) **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.

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

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

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

C. Development standards.

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

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

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

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

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

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

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city

council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ZONING CHANGE APPLICATION**

Date of Application: 6/30/2025 Receipt # \_\_\_\_\_

**Fee:** \$500 per lot + \$20 per acre (acreage rounded to the next whole acre)

Applicant's Name: Bart Garder - Gardner Construction

Phone No. 214.675.4435 Email: bart@gardner-construction.com

Status of Applicant: Owner  or Authorized Agent

Applicant's Address:  
15950 SH 205, Terrell, Texas 75160

Owner's Address: 15950 SH 205, Terrell, Texas 75160

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

Signature of Owner:

Date 6/30/25

Signature of Applicant:

Date 6/30/25

Address and/or Location of Request:

311 State Highway 205, McLendon Chisholm, Texas 75032

Property Legal Description:

WHEREAS; 311 STATE HIGHWAY 205, LLC, is the owner of a 6.170 acre tract of land out of the King Latham Survey, Abstract Number 133, situated in the City of McLendon-Chisholm, Rockwall County, Texas, and being a portion of Lot 1 and 2, Block A, Hamilton Subdivision, a subdivision of record in Cabinet B, Slide 93 of the Plat Records of Rockwall County, Texas, and being all of tracts 1 and 2 conveyed to 311 State Highway 205, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 20230000011450 of the Official Public Records of Rockwall County, Texas,

### **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 \$500.00 for the requested change of property + \$20 per acre.
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)

County Parcel ID: 16824, 16825 (recently replatted as one lot, approved at city council via consent agenda 6/10/2025)

Existing Zoning: General Business Requested Zoning: Planned Development


**Development Fees & Consulting Costs**

The city recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the city will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary 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 \$ 640.00 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 30th day of June, 2025.

Further, I hereby certify that I understand and agree to the development 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.

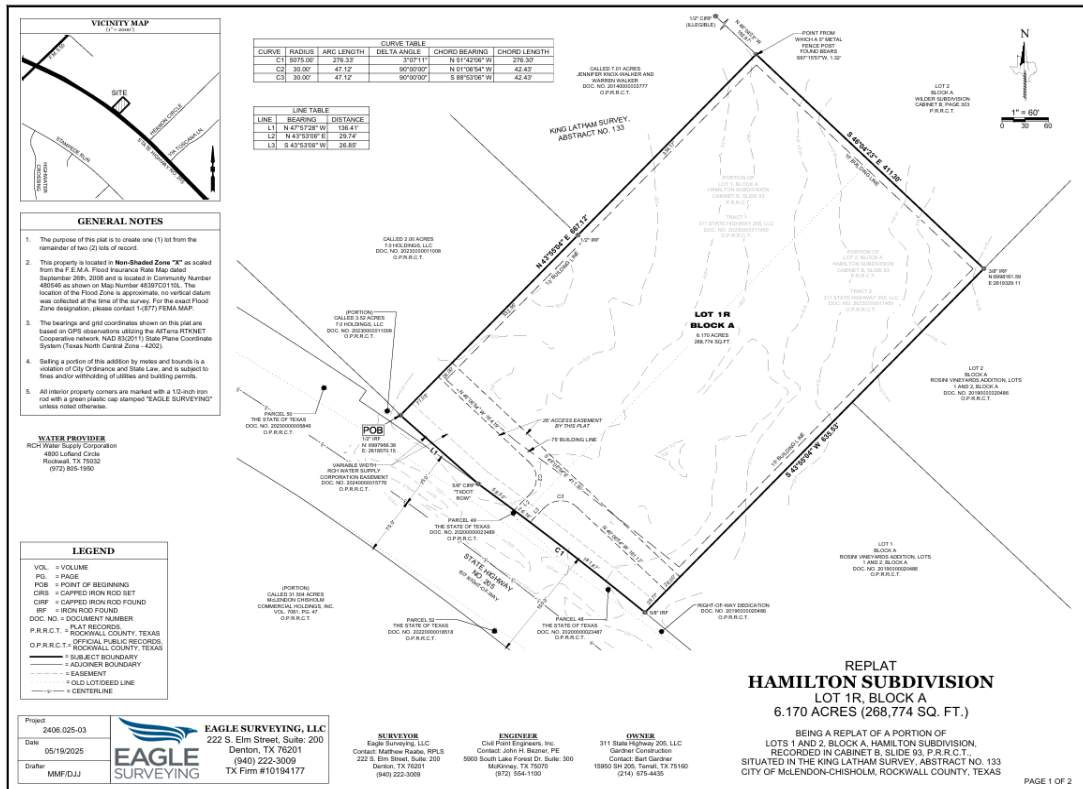
Signature of Applicant (Owner/Authorized Agent):  X

City Secretary: \_\_\_\_\_

(Seal)

**RE: 311 State Highway 205, McLendon Chisholm, Texas**  
**Checklist for Zoning Change Applicant**

1. Completed Application
  - a. See attached
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.
  - a. See attached
3. A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.



4. Filing Fee of \$500.00 for the requested change of property + \$20 per acre.
  - a. Please apply our outstanding credit of \$1,035 as confirmed by email. Thank you.
  
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) Abide Designs – in progress.
  - a. LOT 1 BLOCK A ROSINI VINEYARDS ADDITION, LOTS 1 AND 2, BLOCK A DOC. NO. 20190000020486 O.P.R.R.C.T.
    - i. 411 State Highway 205, Rockwall, TX 75032
  - b. LOT 2 BLOCK A ROSINI VINEYARDS ADDITION, LOTS 1 AND 2, BLOCK A DOC. NO. 20190000020486 O.P.R.R.C.T.
    - i. 431 E FM 550 ROCKWALL TX 75032-6919
  - c. LOT 2 BLOCK A WILDER SUBDIVISION CABINET B, PAGE 303 P.R.R.C.T.
    - i. 431 N FM550, South Rockwall, Texas
  - d. CALLED 7.01 ACRES JENNIFER KNOX-WALKER AND WARREN WALKER DOC. NO. 20140000003777 O.P.R.R.C.T.
    - i. 211 E FM 550 ROCKWALL TX 75032
  - e. CALLED 2.00 ACRES 7.0 HOLDINGS, LLC DOC. NO. 20230000011008 O.P.R.R.C.T.
    - i. 271 State Hwy 205, Rockwall, TX 75032
    - ii. 2 Essex Court Heath TX 75032-6643
  - f. CALLED 3.52 ACRES 7.0 HOLDINGS, LLC DOC. NO. 20230000011009 O.P.R.R.C.T.
    - i. 141 SH 205, Rockwall, Texas 75032
  - g. CALLED 31.504 ACRES McLENDON CHISHOLM COMMERCIAL HOLDINGS, INC. VOL. 7061, PG. 47 O.P.R.R.C.T.
    - i. PO BOX 369 ROCKWALL TX 75087
  
6. If not the owner of the property, have a letter from the owner stating that the applicant is authorized to file the application.
  - a. Owner is filing the application
  
7. Post signs of Proposed Zoning Change at the property site. (City)
  - a. Noted

General Field Notes:

1. The purpose of this plat is to create one (1) lot from the remainder of two (2) lots of record.
2. This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480546 as shown on Map Number 48397C0110L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

HAMILTON SUBDIVISION LOT 1R, BLOCK A 6.170 ACRES (268,774 SQ. FT.)

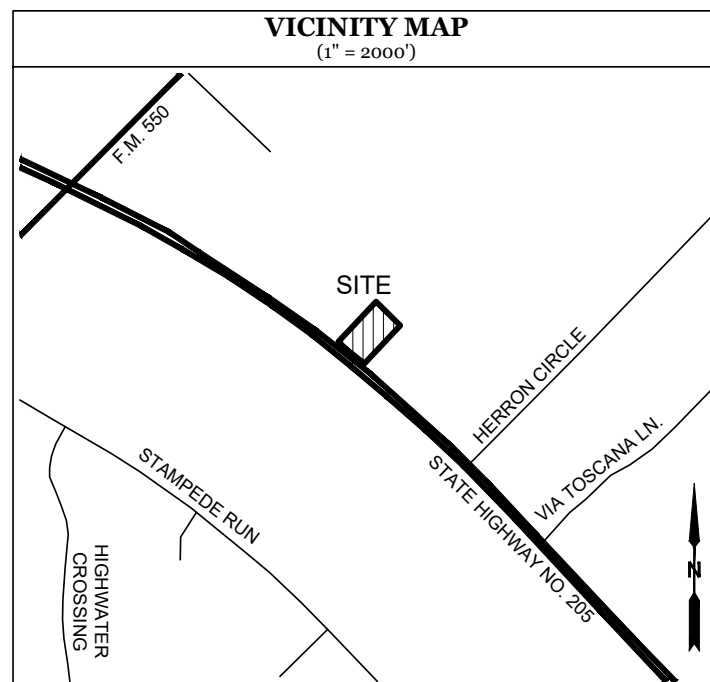
BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK A, HAMILTON SUBDIVISION, RECORDED IN CABINET B, SLIDE 93, P.R.R.C.T., SITUATED IN THE KING LATHAM SURVEY, ABSTRACT NO. 133 CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

General Field Notes:

1. The purpose of this plat is to create one (1) lot from the remainder of two (2) lots of record.
2. This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480546 as shown on Map Number 48397C0110L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
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HAMILTON SUBDIVISION LOT 1R, BLOCK A 6.170 ACRES (268,774 SQ. FT.)

BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK A, HAMILTON SUBDIVISION, RECORDED IN CABINET B, SLIDE 93, P.R.R.C.T., SITUATED IN THE KING LATHAM SURVEY, ABSTRACT NO. 133 CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5075.00'	276.33'	3°07'11"	N 51°42'06" W	276.30'
C2	30.00'	47.12'	90°00'00"	N 01°06'54" W	42.43'
C3	30.00'	47.12'	90°00'00"	S 88°53'06" W	42.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°57'28" W	136.41'
L2	N 43°53'06" E	29.74'
L3	S 43°53'06" W	26.85'

- GENERAL NOTES**
- The purpose of this plat is to create one (1) lot from the remainder of two (2) lots of record.
  - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480546 as shown on Map Number 48397C0110L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
  - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

**WATER PROVIDER**  
 RCH Water Supply Corporation  
 4800 Lofland Circle  
 Rockwall, TX 75032  
 (972) 805-1950

**LEGEND**

- VOL. = VOLUME
- PG. = PAGE
- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT
- · · · · = OLD LOT/DEED LINE
- +— = CENTERLINE

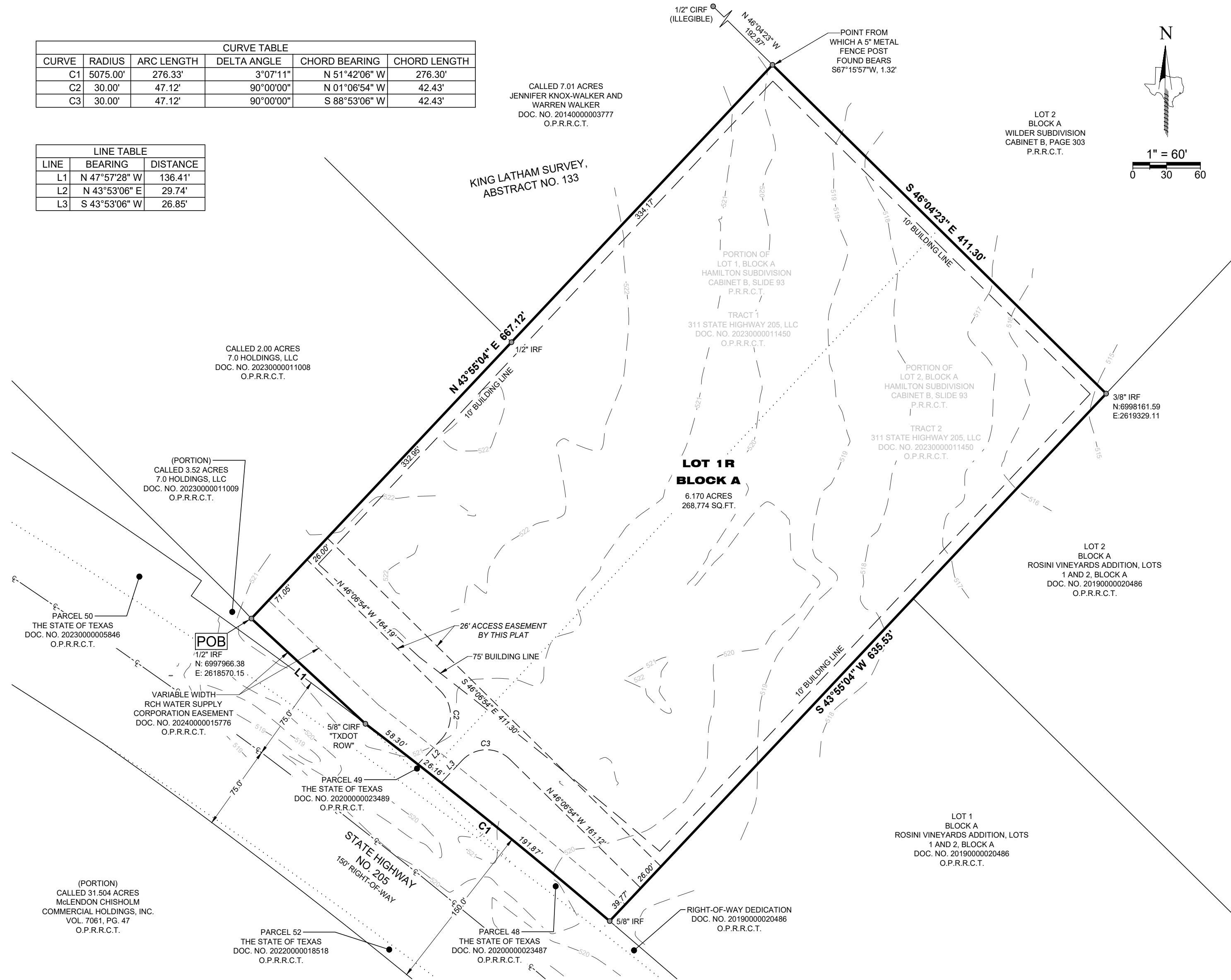
Project	2406.025-03
Date	05/19/2025
Drafter	MMF/DJJ

**EAGLE SURVEYING, LLC**  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Matthew Raabe, RPLS  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

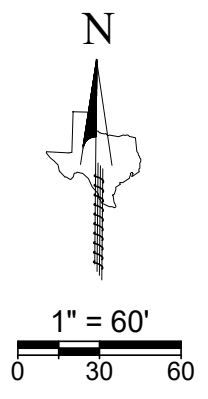
**ENGINEER**  
 Civil Point Engineers, Inc.  
 Contact: John H. Bezner, PE  
 5900 South Lake Forest Dr. Suite: 300  
 McKinney, TX 75070  
 (972) 554-1100

**OWNER**  
 311 State Highway 205, LLC  
 Gardner Construction  
 Contact: Bart Gardner  
 15950 SH 205, Terrell, TX 75160  
 (214) 675-4435



**REPLAT  
 HAMILTON SUBDIVISION  
 LOT 1R, BLOCK A  
 6.170 ACRES (268,774 SQ. FT.)**

BEING A REPLAT OF A PORTION OF  
 LOTS 1 AND 2, BLOCK A, HAMILTON SUBDIVISION,  
 RECORDED IN CABINET B, SLIDE 93, P.R.R.C.T.,  
 SITUATED IN THE KING LATHAM SURVEY, ABSTRACT NO. 133  
 CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS**, 311 STATE HIGHWAY 205, LLC, is the owner of a 6.170 acre tract of land out of the King Latham Survey, Abstract Number 133, situated in the City of McLendon-Chisholm, Rockwall County, Texas, and being a portion of Lot 1 and 2, Block A, Hamilton Subdivision, a subdivision of record in Cabinet B, Slide 93 of the Plat Records of Rockwall County, Texas, and being all of tracts 1 and 2 conveyed to 311 State Highway 205, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 20230000011450 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the Northeast line of a called 3.52 acre tract of land conveyed to 7.0 Holdings, LLC by Special Warranty Deed of record in Document Number 20230000011009 of said Official Public Records, at the South corner of a called 2.00 acre tract of land conveyed to 7.0 Holdings, LLC by Special Warranty Deed of record in Document Number 20230000011008 of said Official Public Records, being the West corner of said Tract 1;

**THENCE**, N43°55'04"E, departing the Northeast line of said 3.52 acre tract, along the Southeast line of said 2.00 acre tract, in part the Southeast line of a called 7.01 acre tract of land conveyed to Jennifer Knox-Walker and Warren Walker by General Warranty Deed with Vendor's Lein in Favor of Third Party of record in Document Number 20140000003777 of said Official Public Records, being the common Northwest line of said Tract 1 and said Lot 1 of Hamilton Subdivision, passing a 1/2 inch iron rod found at a distance of 332.95 feet, and continuing along said course for a total distance of 667.12 feet to a point in the Southwest line of Lot 2, Block A of Wilder Subdivision, a subdivision of record in Cabinet B, Page 303 of said Plat Records, at the East corner of said 7.01 acre tract, being the North corner of said Tract 1 and said Lot 1 of Hamilton Subdivision, from which a 5 inch metal fence post found bears S67°15'57"W, a distance of 1.32 feet, and a 1/2 inch iron rod with an illegible cap found bears N46°04'23"W, a distance of 192.97 feet;

**THENCE**, S46°04'23"E, along the Southwest line of said Lot 2 of Wilder Subdivision, being the common Northeast line of said Tract 1 and said Lot 1 of Hamilton Subdivision, in part the common Northeast line of said Tract 2 and said Lot 2 of Hamilton Subdivision, a distance of 411.30 feet to a 3/8 inch iron rod found in the Northwest line of Lot 2, Block A, Rosini Vineyards Addition, Lots 1 and 2, Block A, a subdivision of record in Document number 20190000020486 of said Plat Records, at the South corner of Lot 2 of said Wilder Subdivision, being the East corner of said Tract 2 and said Lot 2 of Hamilton Subdivision;

**THENCE**, S43°55'04"W, along the Northwest line of said Lot 2 of Rosini Vineyards Addition, Lots 1 and 2, Block A, in part the Northwest line of Lot 1, Block A of said Rosini Vineyards Addition, Lots 1 and 2, Block A, being the common Southeast line of said Tract 2 and said Lot 2 of Hamilton Addition, a distance of 635.53 feet to a 5/8 inch iron rod found in the Northeast line of Texas State Highway 205 (150' right-of-way), at the Southeast corner of said Lot 1 of Rosini Vineyards Addition, Lots 1 and 2, Block A, and the East corner of Parcel 48 conveyed to the State of Texas by deed of record in Document Number 20200000023487 of said Official Public Records, being the South corner of said Tract 2;

**THENCE**, along the Northeast right-of-way line of Texas State Highway 205, in part the common Northeast line of said Parcel 48, the Northeast line of Parcel 49 conveyed to the State of Texas by deed of record in Document Number 20200000023489 of said Official Public Records, being the common Southwest line of said Tracts 1 and 2, along a non-tangent curve to the left, having a radius of 5,075.00 feet, a chord bearing of N51°42'06"W, a chord distance of 276.30 feet, a delta angle of 03°07'11", and an arc length of 276.33 feet to a 5/8 inch iron rod with a plastic cap stamped "TXDOT ROW" found for the North corner of said Parcel 49;

**THENCE**, N47°57'28"W, along the Northeast line of said 3.52 acres, being the common Southwest line of said Tract 1, a distance of 136.41 feet to the **POINT OF BEGINNING**, containing an area of 6.170 acres (268,774 square feet) of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

**THAT**, 311 STATE HIGHWAY 205, LLC, is the owner of said tract, and do hereby adopt this plat designating the hereinabove described property as, **HAMILTON SUBDIVISION, LOT 1R, BLOCK A**, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate to the public use forever any right-of-way and/or easements shown. No buildings shall be placed upon, over or across said right-of-way and/or easements as described herein. Said right-of-way and/or easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of its respective system on right-of-way and/or easements. All public utilities shall at all times have the full right to ingress and egress to and from and upon said right-of-way and/or easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or port of its respective systems without the necessity of at any time, procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. The City of McLendon-Chisholm will not be responsible for any claims of any nature resulting from said maintenance. No house, dwelling unit, or other structures shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of McLendon-Chisholm, regarding such improvements with respect to the entire block on the right-of-way on which the property abuts, all according to the specifications of the City of McLendon-Chisholm.

OWNER: 311 STATE HIGHWAY 205, LLC

BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Signature

BY: \_\_\_\_\_  
 Printed Name & Title

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of 311 STATE HIGHWAY 205, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

Project	2406.025-03
Date	05/19/2025
Drafter	MMF/DJJ



**EAGLE SURVEYING, LLC**  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Matthew Raabe, RPLS  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Civil Point Engineers, Inc.  
 Contact: John H. Bezner, PE  
 5900 South Lake Forest Dr. Suite: 300  
 McKinney, TX 75070  
 (972) 554-1100

**OWNER**  
 311 State Highway 205, LLC  
 Gardner Construction  
 Contact: Bart Gardner  
 15950 SH 205, Terrell, TX 75160  
 (214) 675-4435

**CERTIFICATE OF SURVEYOR**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas administrative code and the ordinances of the City of McLendon-Chisholm, 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

Matthew Raabe \_\_\_\_\_ Date \_\_\_\_\_  
 Registered Professional Land Surveyor #6402

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

**APPROVED:**

\_\_\_\_\_  
 Mayor  
 City of McLendon-Chisholm, Texas

**ACKNOWLEDGED:**

This approval shall be invalid unless the approval Replat 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

\_\_\_\_\_  
 City Secretary  
 City of McLendon-Chisholm, Texas

**REPLAT  
 HAMILTON SUBDIVISION  
 LOT 1R, BLOCK A  
 6.170 ACRES (268,774 SQ. FT.)**

BEING A REPLAT OF A PORTION OF  
 LOTS 1 AND 2, BLOCK A, HAMILTON SUBDIVISION,  
 RECORDED IN CABINET B, SLIDE 93, P.R.R.C.T.,  
 SITUATED IN THE KING LATHAM SURVEY, ABSTRACT NO. 133  
 CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

**COMMERCIAL BUILDING DEVELOPMENT  
8 BUILDINGS (TOTAL) (SITE PLAN OPTION A)  
HAMILTON SUBD, BLOCK A, LOT 1, ACRES 3.1232  
HAMILTON SUBD, BLOCK A, LOT 2, ACRES 3.0411  
311 HWY 205  
ROCKWALL, TEXAS 75032  
ROCKWALL COUNTY**

# OF BLDNGS - 8  
TOTAL SF OF BLDNGS - 57,710 (SLAB)

ZONING - GB GENERAL BUSINESS  
BUILDING OCCUPANT - TBD, GENERAL BUSINESS/RETAIL  
OCCUPANCY CLASSIFICATION/USE - B - BUSINESS  
REQUIRED PARKING - 168 SP.  
PLANNED PARKING - 208 SP. (10 HANDICAP, 201 REGULAR)  
CONSTRUCTION TYPE - YB - (METAL PRIMARY STRUCTURE, EXT. WALL/ROOF CLADDING. WOOD FRAME INTERIOR/PARTITION WALLS, ARCHITECTURAL FEATURES)

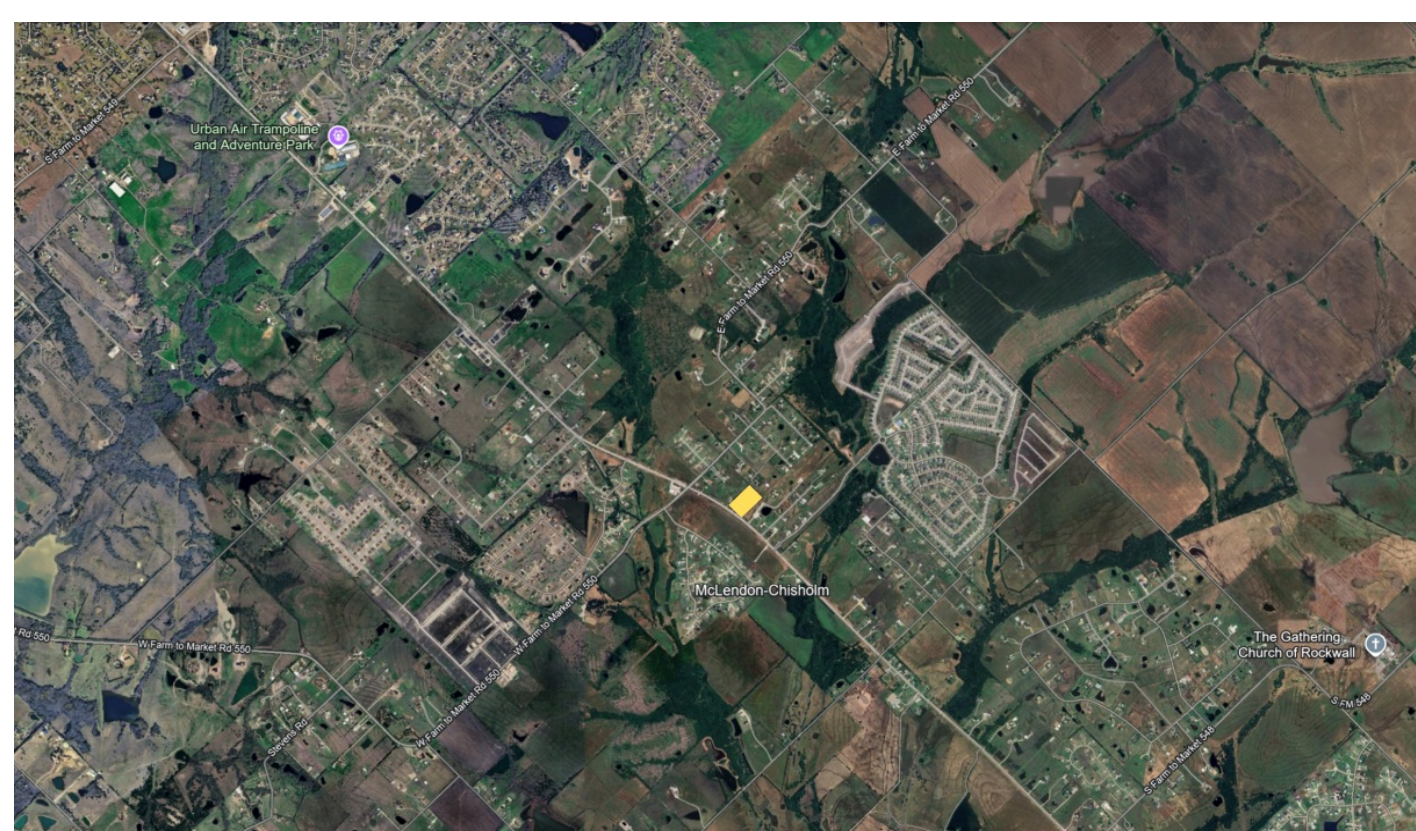
DEVELOPER:  
GARDNER CONSTRUCTION, LLC  
TERRELL, TX

OWNER:  
311 STATE HIGHWAY 205, LLC  
TERRELL, TX

ARCHITECTURAL DRAWINGS PREPARED BY:  
ABIDE DESIGNS, LLC  
ROYSE CITY, TX

MEP PLAN PREPARED BY:  
TBD

CIVIL PLAN PREPARED BY:  
CIVIL POINT ENGINEERS, INC  
MCKINNEY, TX



SATELLITE VIEW

ADDITIONAL DOCUMENTS TO BE SUBMITTED FOR REVIEW/APPROVAL (SEPARATELY):

MEP PLAN  
CIVIL/SITE PLAN  
TDLR REVIEW  
ENERGY COMPLIANCE REVIEW  
IRRIGATION PLAN

REFER TO "SITE PLAN" SHEET FOR OVERALL BUILDING/ADDRESS LAYOUT

**CODE COMPLIANCE:**

2018 INTL. FIRE CODE (IFC)  
2018 INTL. BUILDING CODE (IBC)  
2018 INTL. PLUMBING CODE (IPC)  
2018 INTL. MECHANICAL CODE (IMC)  
2020 NATL. ELECTRICAL CODE (NEC)  
2018 INTL. ENERGY CONSERVATION CODE (IEC)

ALONG WITH ALL LOCAL/CITY AMENDMENTS

Layout Page Table		
Number	Title	
1	PROJECT OVERVIEW (SITE PLAN OPTION A)	
2	CONCEPT PLAN (OPTION A)	
3	CONCEPT PLAN W/ TOPO (OPTION A)	
4	FACADE PLAN (BLDNG A & H)	10,957 SF
5	CONCEPT FLOORPLAN/LAYOUT (BLDNG A & H)	10,957 SF
6	3D RENDERINGS (BLDNG A&H)	10,957 SF
7	ALTERNATE FACADE MATERIAL RENDERINGS (BLDNG A&H)	
8	FACADE PLAN (BLDNG B-G)	5967SF
9	CONCEPT FLOORPLAN/LAYOUT (BLDNG B-G)	5967 SF
10	3D RENDERINGS (BLDNG B-G)	5967 SF
11	ALTERNATE FACADE MATERIAL RENDERINGS (BLND B-G) 5967 SF	

REV 08  
OPT A

DESIGNED BY:  
AARON HAMILTON  
ABIDE DESIGNS  
ROYSE CITY, TX / 972-533-0459  
AARON@ABIDE-DESIGNS.COM

PROJECT OVERVIEW  
(SITE PLAN OPTION A)

COMM. BLDNG COMPLEX  
311 HWY 205  
ROCKWALL, TX 75032

**ABIDE**  
DESIGNS

DATE:  
7/9/2025

SCALE:  
1/4"=1'

SHEET:  
1

REV 08  
OPT A

DESIGNED BY:  
AARON HAMILTON  
ABIDE DESIGNS  
ROYSE CITY, TX / 972-533-0454  
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN  
(OPTION A)

COMM. BLDNG COMPLEX  
311 HWY 205  
ROCKWALL, TX 75032



DATE:

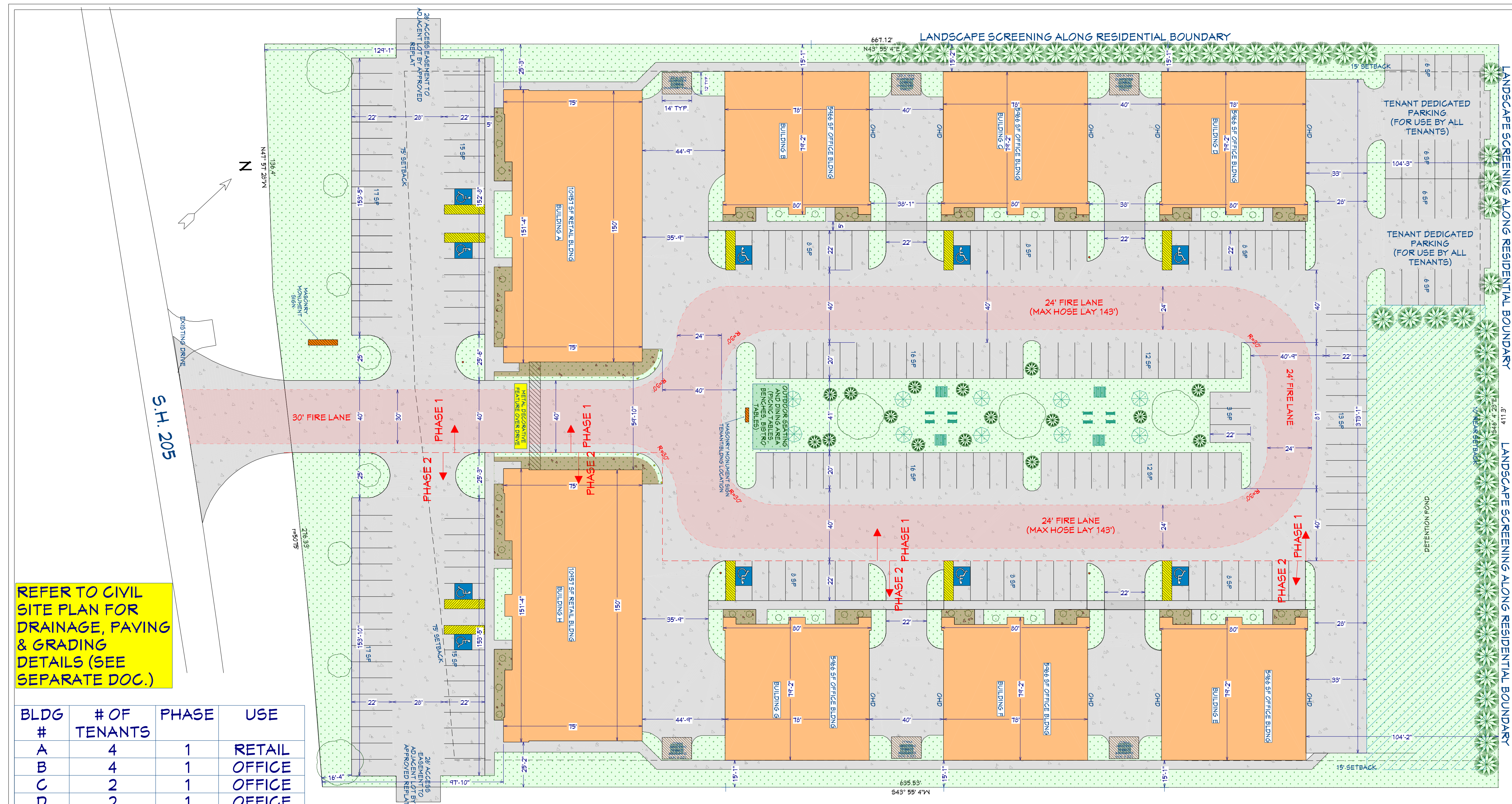
7/9/2025

SCALE:

1/4"=1'

SHEET:

2



REFER TO CIVIL  
SITE PLAN FOR  
DRAINAGE, PAVING  
& GRADING  
DETAILS (SEE  
SEPARATE DOC.)

BLDG #	# OF TENANTS	PHASE	USE
A	4	1	RETAIL
B	4	1	OFFICE
C	2	1	OFFICE
D	2	1	OFFICE
E	2	2	OFFICE
F	2	2	OFFICE
G	4	2	OFFICE
H	4	2	RETAIL

TOTAL BUILDING SF: 57,710 (SLAB)

BLDNG SIZES:  
6 OFFICE/BUSINESS BLDNGS @ 5,966SF  
2 RETAIL BLDNGS @ 10,957 SF

TOTAL PARKING SPACES: 208 SP.  
(10 HANDICAP, 198 REGULAR)

TOTAL FLATWORK/PAVING COVERAGE: 143K  
TOTAL LOT SF: 268,774 SF  
TOTAL BUILDING COVERAGE: 57,302 SF  
TOTAL BUILDING % COVERAGE: 21%  
TOTAL IMPERVIOUS LOT COVERAGE: 200.8K  
TOTAL IMPERVIOUS LOT % COVERAGE: 75%  
  
TOTAL LANDSCAPE/LAWN AREA: 72.5K  
TOTAL LANDSCAPE % COVERAGE: 27%  
TOTAL FRONT YARD LANDSCAPE/LAWN: 20.7K  
TOTAL FRONT YARD % OF 20% MIN. LANDSCAPE: 40%

SHEET SCALE: 1"=25'  
(NON-STANDARD  
SCALE FOR  
PRESENTATION  
PURPOSES ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION	
A	LARGE TREE	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
B	MEDIUM TREE	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
C	SMALL TREE	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
D	SHRUB	5 - ANY SHRUB OR SHRUB COMBINATION OF FLOWER BED SHRUB OPTIONS	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
E	EVERGREEN	LELAND CYPRESS	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
F	LARGE FLOWER BED	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
G	SMALL FLOWER BED	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	3-5 SHRUBS	FRONT OF BACK BUILDINGS

REV 08  
OPT A

DESIGNED BY:  
AARON HAMILTON  
ABIDE DESIGNS  
ROYSSE CITY, TX / 472-533-0459  
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN W/  
TOPO (OPTION A)

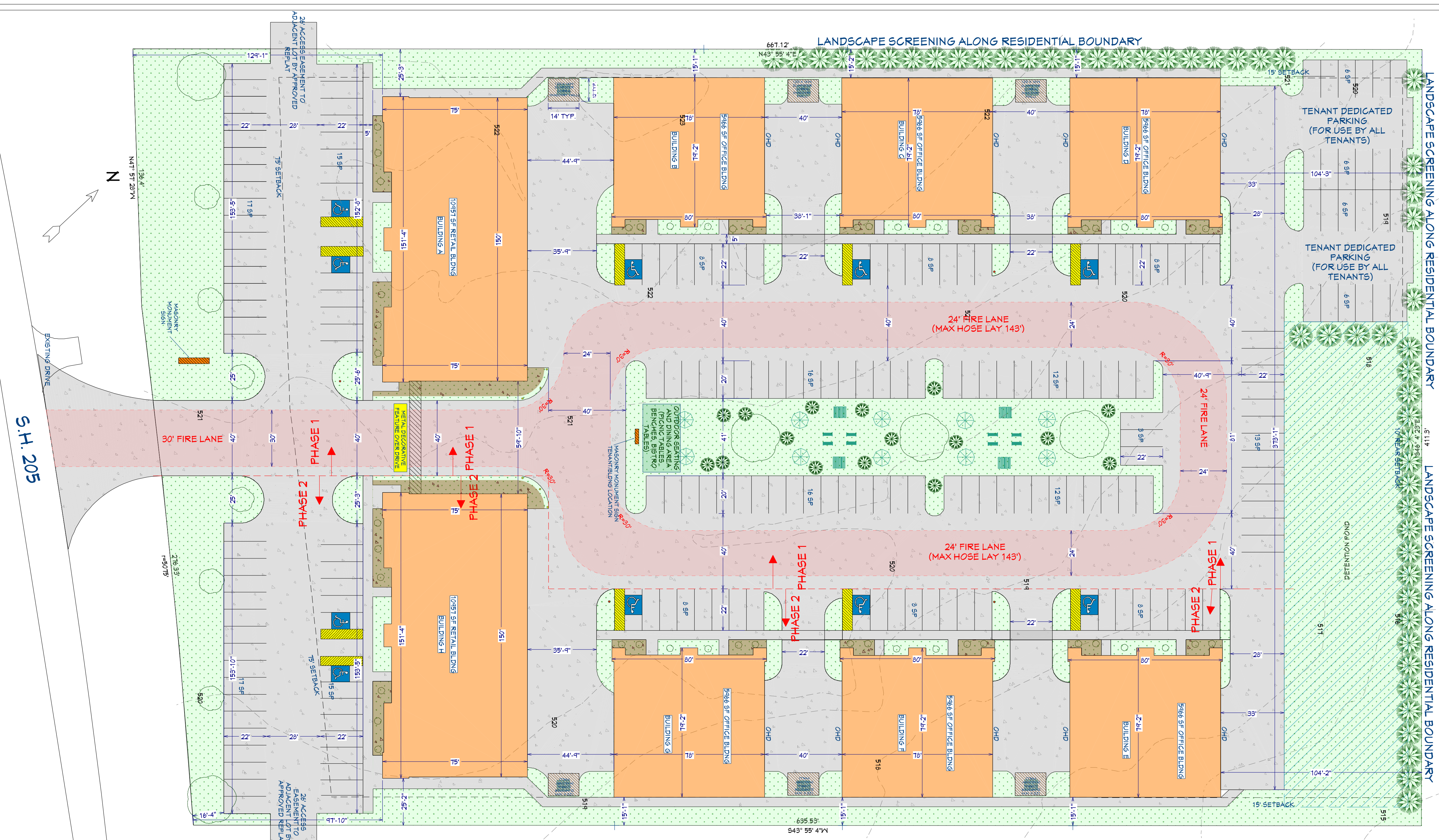
COMM. BLDNG COMPLEX  
311 HWY 205  
ROCKWALL, TX 75032



DATE:  
7/9/2025

SCALE:  
1/4"=1'

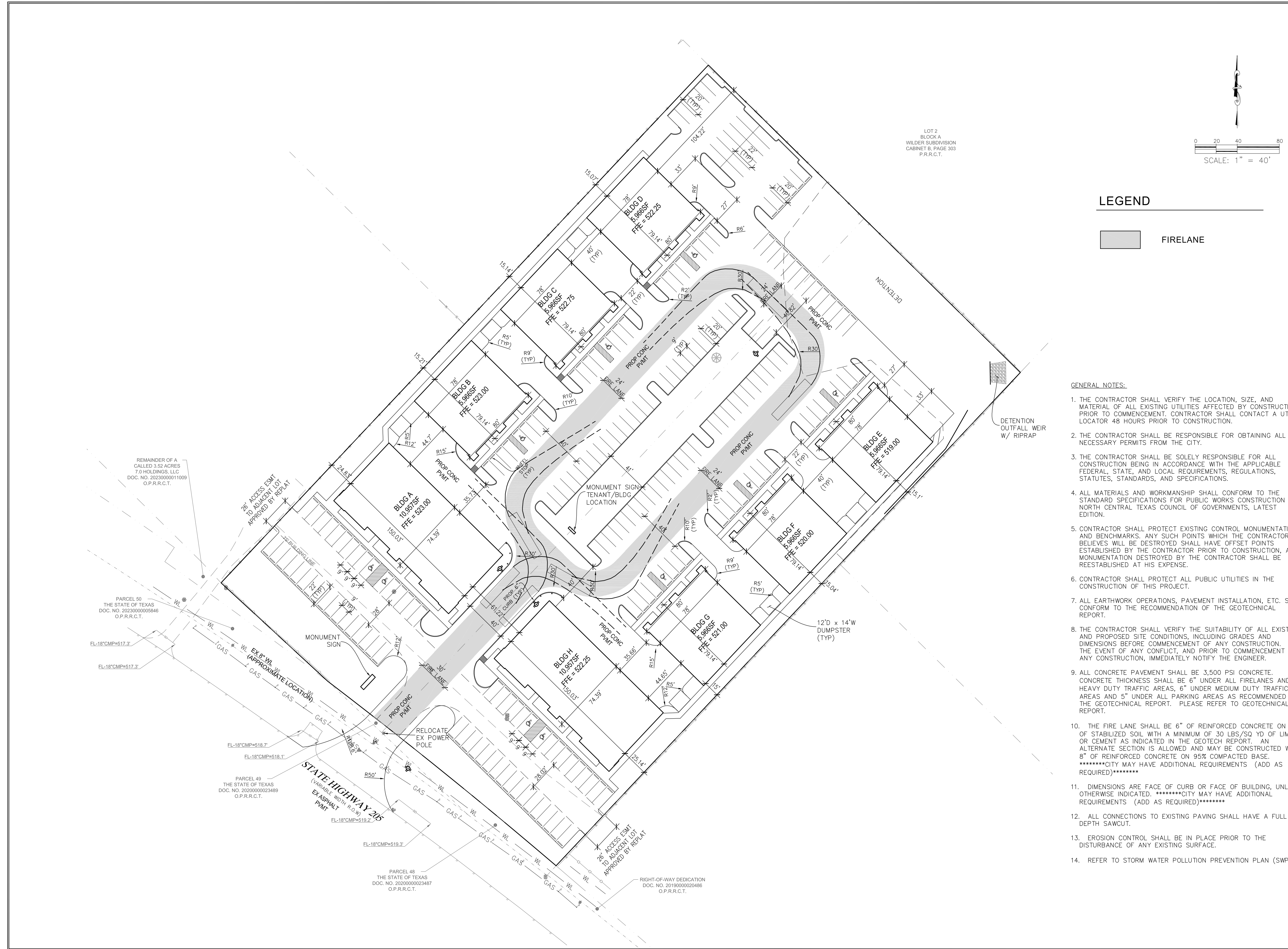
SHEET:  
3



PARKING CALCS		(BASED ON USABLE AREA):
TOTAL RETAIL SF:	21,052 SF (A,H)	
TOTAL OFFICE SF	9,468 SF (B-G)	
TOTAL WAREHOUSE SF	24,420 SF (B-G)	
REQ'S:		
RETAIL:	1/200 SF (OVER 5K SF) (105 SP REQ.)	
OTHER OFFICE/BUSINESS	1/250 SF (38 SP REQ.)	
WAREHOUSE/INVENTORY	1/1000 SF (25 SP REQ.)	
TOTAL PARKING REQ'D:	168 SP	
TOTAL PARKING PLANNED:	208 SP*	(ADD'TL PARKING SP. FOR FUTURE TENANT FLEXIBILITY/NEEDS)

SHEET SCALE: 1"=25'  
(NON-STANDARD SCALE FOR PRESENTATION PURPOSES ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
	5 - ANY SHRUB OR SHRUB COMBINATION OF FLOWER BED SHRUB OPTIONS	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
	LELAND CYPRESS	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	3-5 SHRUBS	FRONT OF BACK BUILDINGS



5900 S LAKE FOREST DR  
SUITE 300  
MCKINNEY, TX 75070  
972-554-1100 (Office)  
866-682-8129 (Fax)  
TBPE Firm #9723

**CIVIL POINT**  
ENGINEERS

PROJECT NAME:  
**311 HWY 205**  
**FLEXSPACE**  
McLENDON CHISHOLM, TEXAS

SHEET TITLE  
**SITE PLAN OPTION A**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**JOHN H BEZNER**  
PE # 98469

DATE 7-9-25  
SCALE 1" = 40'  
SHEET **2**  
OF **9**

**COMMERCIAL BUILDING DEVELOPMENT  
10 BUILDINGS (TOTAL) (SITE OPTION B)  
HAMILTON SUBD, BLOCK A, LOT 1, ACRES 3.1232  
HAMILTON SUBD, BLOCK A, LOT 2, ACRES 3.0411  
311 HWY 205  
ROCKWALL, TEXAS 75032  
ROCKWALL COUNTY**

# OF BLDNGS - 10  
TOTAL SF OF BLDNGS - 56,204 (SLAB)

ZONING - GB GENERAL BUSINESS  
BUILDING OCCUPANT - TBD, RETAIL & GENERAL BUSINESS  
OCCUPANCY CLASSIFICATION/USE - B - BUSINESS  
REQUIRED PARKING - 161 SP.  
PLANNED PARKING - 208 SP. (10 HANDICAP, 201 REGULAR)  
CONSTRUCTION TYPE - YB - (METAL PRIMARY STRUCTURE, EXT. WALL/ROOF CLADDING: WOOD FRAME  
INTERIOR/PARTITION WALLS, ARCHITECTURAL FEATURES)

DEVELOPER:  
GARDNER CONSTRUCTION, LLC  
TERRELL, TX

OWNER:  
311 STATE HIGHWAY 205, LLC  
TERRELL, TX

ARCHITECTURAL DRAWINGS PREPARED BY:  
ABIDE DESIGNS, LLC  
ROYSE CITY, TX

MEP PLAN PREPARED BY:  
TBD

CIVIL PLAN PREPARED BY:  
CIVIL POINT ENGINEERS, INC  
MCKINNEY, TX



SATELLITE VIEW

Layout Page Table	
Number	Title
1	PROJECT OVERVIEW (SITE OPTION B)
2	CONCEPT PLAN (SITE OPTION B)
3	CONCEPT PLAN W/ TOPO (SITE OPTION B)
4	FACADE PLAN (BLDNG A, B, I & J) - 5102 SF
5	CONCEPT FLOORPLAN/LAYOUT (BLDNG A, B, I & J) 5102 SF
6	3D RENDERINGS (BLDNG A, B, I & J) 5102 SF
7	ALTERNATE FACADE MATERIAL RENDERINGS (BLDNG A, B, I & J) 5102 SF
8	FACADE PLAN (BLDNG C-H) 5967 SF
9	FOOTPRINT/LAYOUT (BLDNG C-H) 5967 SF
10	3D RENDERINGS (BLDNG C-H) 5967 SF
11	ALTERNATE MATERIAL FACADE RENDERINGS (BLDNG C-H) 5967 SF

**CODE COMPLIANCE:**

2018 INTL. FIRE CODE (IFC)  
2018 INTL. BUILDING CODE (IBC)  
2018 INTL. PLUMBING CODE (IPC)  
2018 INTL. MECHANICAL CODE (IMC)  
2020 NATL. ELECTRICAL CODE (NEC)  
2018 INTL. ENERGY CONSERVATION CODE (IEC)

ALONG WITH ALL LOCAL/CITY AMENDMENTS

**ADDITIONAL DOCUMENTS TO BE SUBMITTED FOR REVIEW/APPROVAL (SEPARATELY):**

MEP PLAN  
CIVIL/SITE PLAN  
TDLR REVIEW  
ENERGY COMPLIANCE REVIEW  
IRRIGATION PLAN

REFER TO "SITE PLAN" SHEET FOR OVERALL BUILDING/ADDRESS LAYOUT

REV 08  
OPT B

DESIGNED BY:  
AARON HAMILTON  
ABIDE DESIGNS  
ROYSE CITY, TX / 472-533-0459  
AARON@ABIDE-DESIGNS.COM

PROJECT OVERVIEW  
(SITE OPTION B)

COMM. BLDNG COMPLEX  
311 HWY 205  
ROCKWALL, TX 75032

**ABIDE**  
DESIGNS

DATE:  
7/9/2025

SCALE:  
1/4"=1'

SHEET:  
1

REV 08  
OPT B

DESIGNED BY:  
AARON HAMILTON  
ABIDE DESIGNS  
ROCKWALL, TX / 972-533-0454  
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN (SITE  
OPTION B)

COMM. BLDNG COMPLEX  
311 HWY 205  
ROCKWALL, TX 75082



DATE:

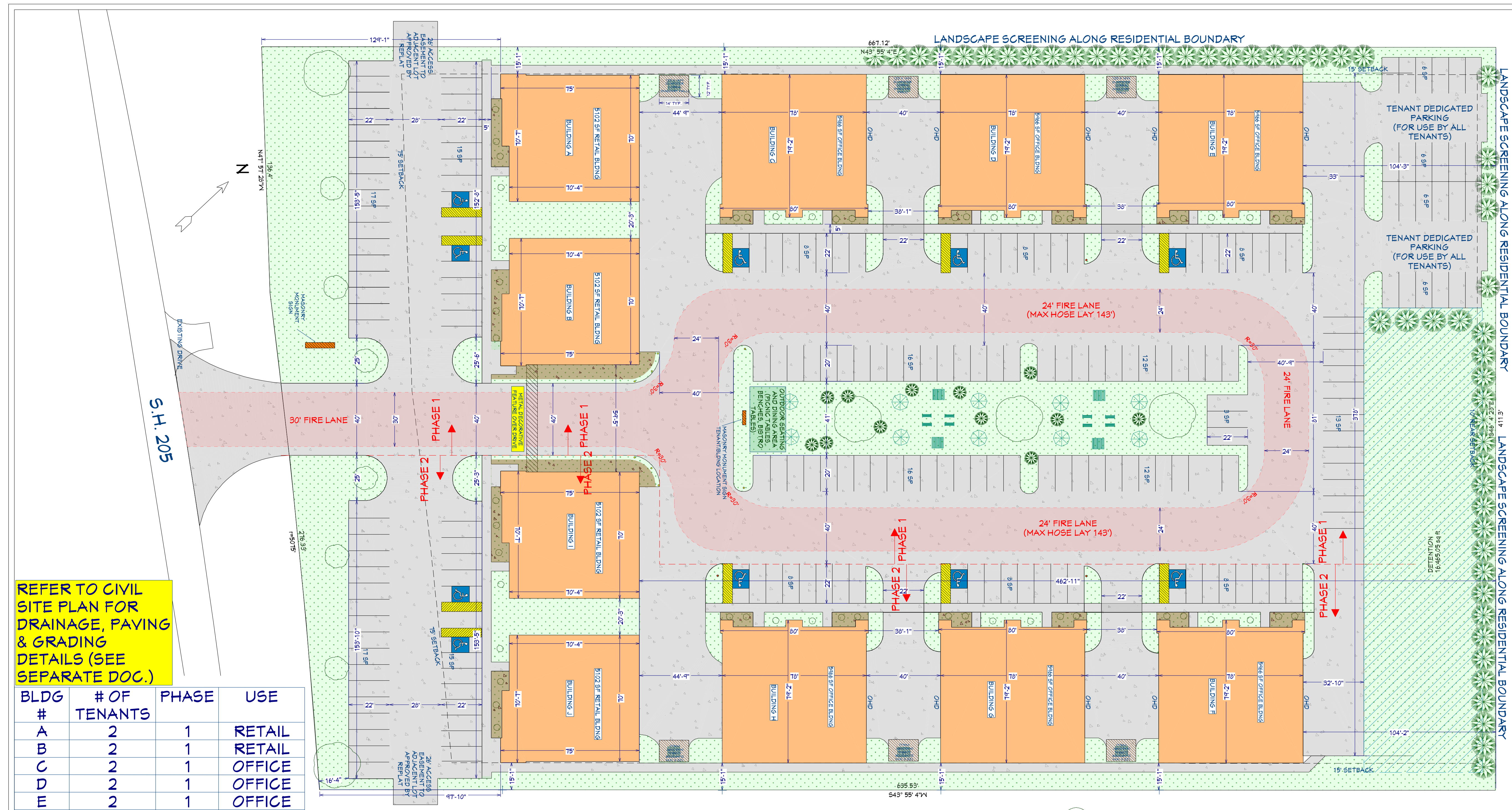
7/9/2025

SCALE:

1/4"=1'

SHEET:

2



REFER TO CIVIL  
SITE PLAN FOR  
DRAINAGE, PAVING  
& GRADING  
DETAILS (SEE  
SEPARATE DOC.)

BLDG #	# OF TENANTS	PHASE	USE
A	2	1	RETAIL
B	2	1	RETAIL
C	2	1	OFFICE
D	2	1	OFFICE
E	2	1	OFFICE
F	2	2	OFFICE
G	2	2	OFFICE
H	2	2	OFFICE
I	2	2	RETAIL
J	2	2	RETAIL

TOTAL BUILDING SF: 56,204 SF (SLAB)

BLDNG SIZES:  
6 OFFICE/BUSINESS BLDNGS @ 5,967 SF  
4 RETAIL BLDNGS @ 5,102 SF

TOTAL PARKING SPACES: 208 SP.  
(10 HANDICAP, 198 REGULAR)

TOTAL FLATWORK/PAVING COVERAGE: 142.8K  
TOTAL LOT SF: 268,774 SF  
TOTAL BUILDING COVERAGE: 56,204 SF  
TOTAL BUILDING % COVERAGE: 21%  
TOTAL IMPERVIOUS LOT COVERAGE: 199K  
TOTAL IMPERVIOUS LOT % COVERAGE: 74%

TOTAL LANDSCAPE/LAWN AREA: 68.9K  
TOTAL LANDSCAPE % COVERAGE: 26%  
TOTAL FRONT YARD LANDSCAPE/LAWN: 21K  
TOTAL FRONT YARD % OF 20% MIN. LANDSCAPE: 40%

SHEET SCALE: 1"=25'  
(NON-STANDARD  
SCALE FOR  
PRESENTATION  
PURPOSES ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
A	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
B	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
C	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
S	SHRUB	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
E	EVERGREEN	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
L	LARGE FLOWER BED	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
S	SMALL FLOWER BED	3-5 SHRUBS	FRONT OF BACK BUILDINGS

REV 08  
OPT B

DESIGNED BY:  
AARON HAMILTON  
ABIDE DESIGNS  
ROYSSE CITY, TX / 472-533-0454  
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN W/  
TOPO (SITE OPTION B)

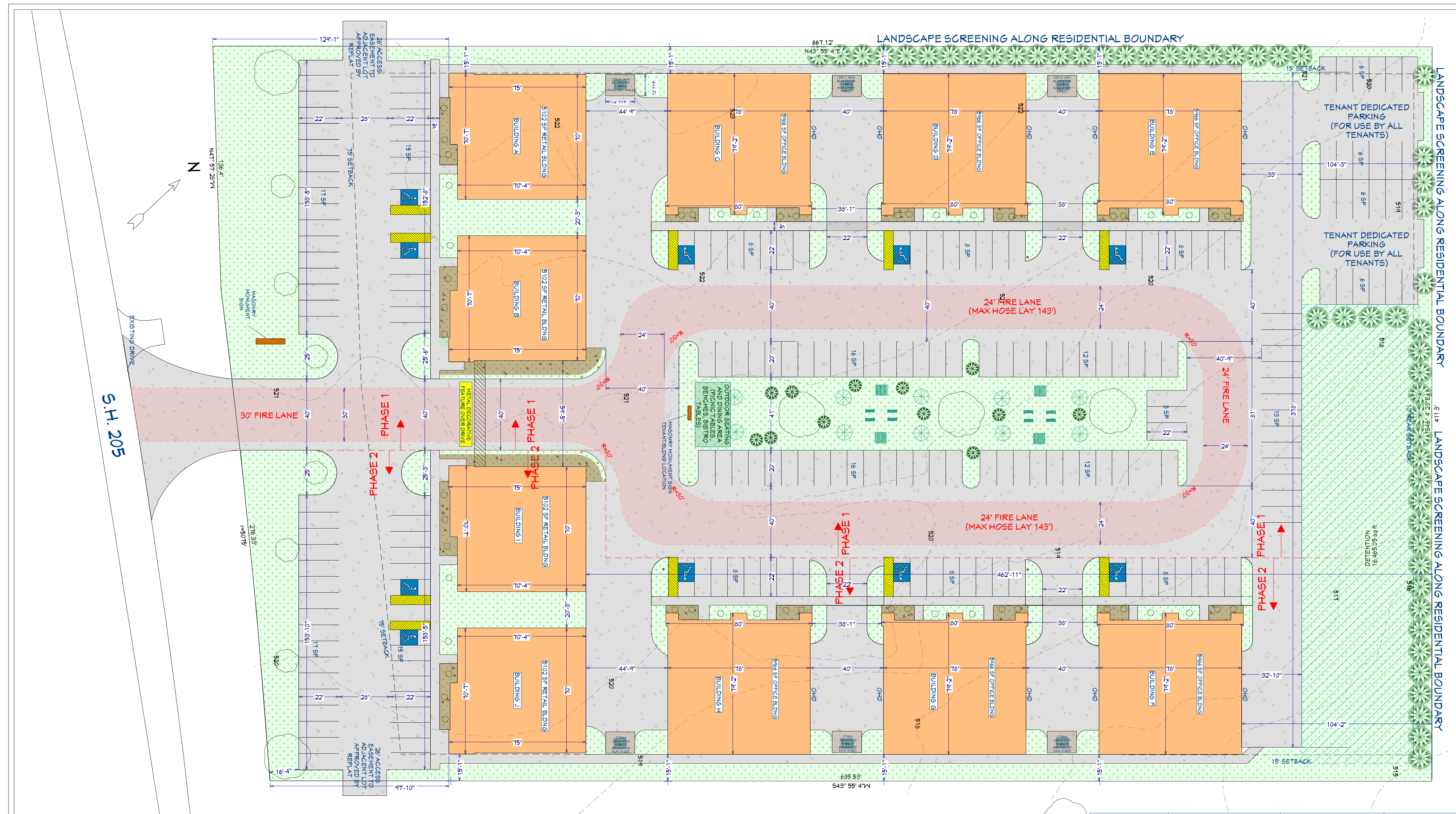
COMM. BLDNG COMPLEX  
311 HWY 205  
ROCKWALL, TX 75082



DATE:  
7/9/2025

SCALE:  
1/4"=1'

SHEET:  
3



**PARKING CALCS:** (BASED ON USABLE AREA)

TOTAL RETAIL SF:	19,468 SF (A, B, I, J)
TOTAL OFFICE SF	9,468 SF (C-H)
TOTAL WAREHOUSE SF	24,420 SF (C-H)

**REQ'S:**

RETAIL:	1/200 SF (OVER 5K SF) (98 SP REQ.)
OTHER OFFICE/BUSINESS	1/250 SF (38 SP REQ.)
WAREHOUSE	1/1000 SF (25 SP REQ.)

**TOTAL PARKING REQ'D:** 161 SP  
**TOTAL PARKING PLANNED:** 208SP\*  
 \*(ADD'TL PARKING SP. FOR FUTURE TENANT FLEXIBILITY/NEEDS)

**SHEET SCALE: 1"=25'**  
 (NON-STANDARD SCALE FOR  
 PRESENTATION PURPOSES  
 ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
	S - ANY SHRUB OR SHRUB COMBINATION OF FLOWER BED SHRUB OPTIONS	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
	LELAND CYPRESS	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	3-5 SHRUBS	FRONT OF BACK BUILDINGS

