



AGENDA

Planning & Zoning Commission Regular Meeting

Tuesday, July 16, 2024

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

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. CITIZEN COMMENTS
5. PUBLIC HEARING
Project has been cancelled.
6. APPROVAL OF MINUTES
 - 6.1. Consider approval of the minutes of the June 18, 2024 P & Z minutes. 3 - 5
[Minutes for P & Z June 18, 2024](#)
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Discussion and action regarding approval of a preliminary plat that 6 - 14
provides for the development of 93 single-family lots on 18.672 acres of
land located generally at the intersection of FM 548 and Mann Road
[Meraki 1C Staff Report PZ 7.16.24](#)
[Phase 1C Plat Application](#)
[Preliminary Plat - Phase 1C](#)
 - 7.2. Discussion and action on Texas Municipal Code Guidelines for imposing
a building moratorium
 - 7.3. Consideration and Action regarding approval of a Final plat for the 15 - 19
development of a single-family residential lot on 4 acres of land located
on Edwards Road, with frontage on Edwards Road located to the
Northeast of Dowell Road.
[3 Edwards Rd Application](#)
[Staff Report 3 Edwards Rd PZ 7.16.24](#)
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 5:00 p.m., July 12, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, June 18, 2024**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, June 18, 2024, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

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

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

Chairman Kipphut called the meeting to order at 6:30 pm.

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

Chairman Kipphut lead the invocation and led the pledges to the Flags

3. RULES OF DECORUM

4. CITIZEN COMMENTS

No citizens comments

5. APPROVAL OF MINUTES

- 5.1. Consider approval of the minutes of the January 27, 2024, Joint meeting of the McLendon-Chisholm City Council and Planning and Zoning Commission

Motion was made to approve the minutes of Jan 27, 2024

Made by: Commissioner Eoff

Seconded by: Co Chairman Rohde

Mr. Kipphut did say that the minutes made it sound as if there was distension between the Commission and the Council Members and he felt that they had pretty much been on the same page.

Passed Unanimously.

- 5.2. Consider approval of the May 21, 2024 Planning and Zoning Regular Meeting

Motion to approve

Made by: Commissioner Eoff

Seconded by: Co Chairman Rohde

Passed - Unanimous

6. ITEMS FOR CONSIDERATION AND ACTION

- 6.1 Consideration and Action regarding approval of a final plat for the development of 8 single-family residential lots on 20 acres of land located east of the intersection of SH 205 and League Road, with frontage on League Road to the east of the existing retail buildings

Motion to approve the Final plat for the development of 8 single-family residential lots

On 20 acres of land located east of the intersection of SH 205 and League Rd, with frontage on League Road .

Made by: Co Chairman Rohde

Seconded by: Commissioner Eoff

**Passed – 4-1 Commissioners (Ayes – Commissioners Freeze, Dale, Eoff, Hritz)
(Nays – Co Chairman Rhode)**

- 6.2 Public Hearing on a zoning district update, for the addition of a Single-Family (SF) 1.0 zoning district ordinance to be added to the City of McLendon-Chisholm Code of Ordinances.

No Comments

- 6.3 Consideration and Action on Zoning Ordinance Update (Single Family 1.0 Ordinance, carried over from 5/21/2024 meeting)

Motion to approve Zoning Ordinance Update for Single Family 1.0 Ordinance.

Made by: Commissioner Eoff

Seconded by: Commissioner Dale

**Passed – 4-1 Commissioners (Ayes – Commissioners Freeze, Dale, Eoff, Hritz)
(Nays – Co Chairman Rohde)**

7. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

8. ADJOURN

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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., July 12, 2024, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



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

DATE: June 24, 2024

Applicant: Colton Smith
Spiars Engineering and Surveying, Inc.
765 Custer Road
Plano, Texas 75075

Representative: Colton Smith

Property owner: Justin Craig
Tellus-Mann, LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078

Location: The property is approximately a 19-acre tract of land located generally at the intersection of FM 548 and Mann Road. The Rockwall CAD property identification number is: 10985.

PLANNING AND ZONING COMMISSION MEETING DATE: July 16, 2024

REQUEST:

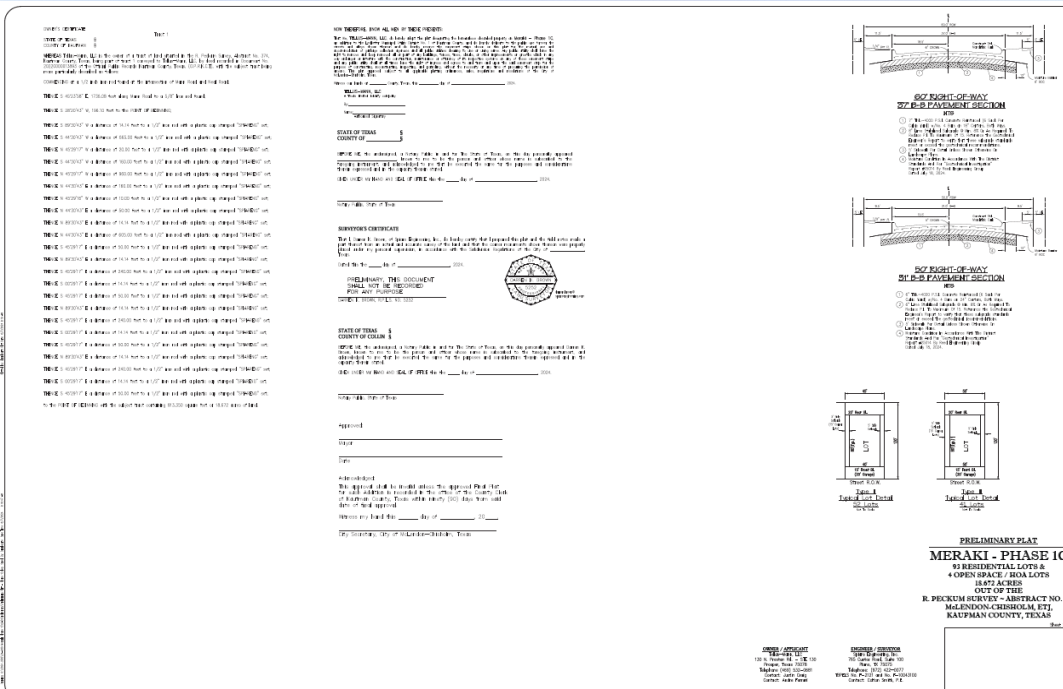
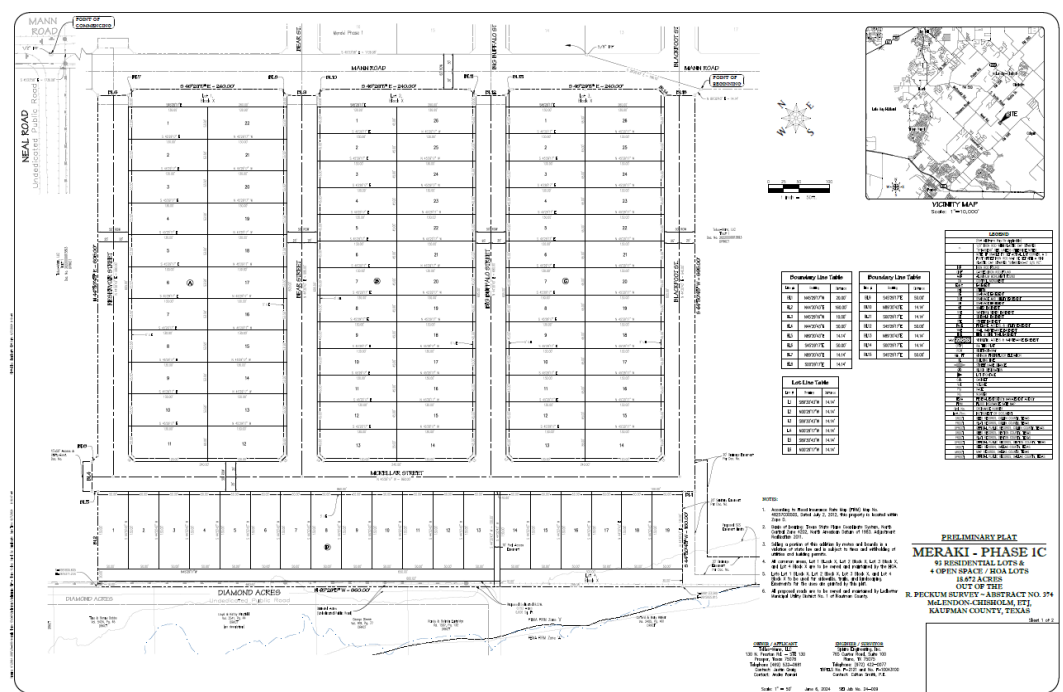
The applicant is requesting approval of a preliminary plat that provides for the development of 93 single-family lots on 18.67 acres of land located generally at the intersection of FM 548 and Mann Road. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

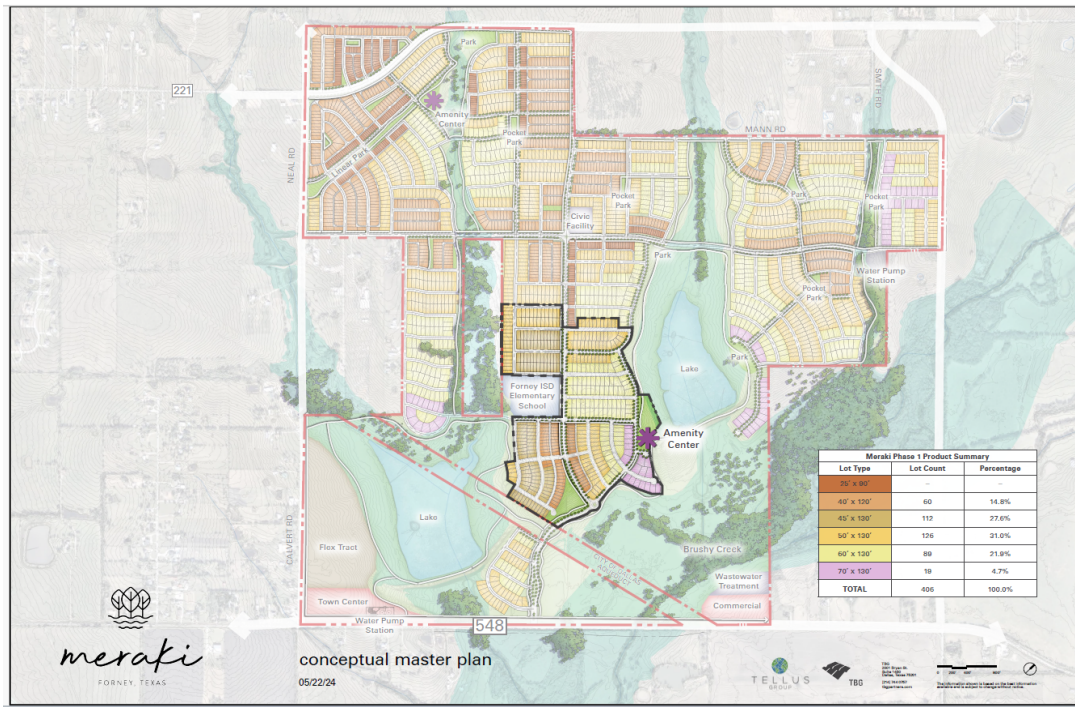
STAFF RECOMMENDATION: Approval.

This application is administratively complete and complies with the McLendon-Chisholm subdivision regulations.

NOTE: Full sized copies of the preliminary plat are available for review at McLendon-Chisholm City Hall.

Requested Preliminary Plat:



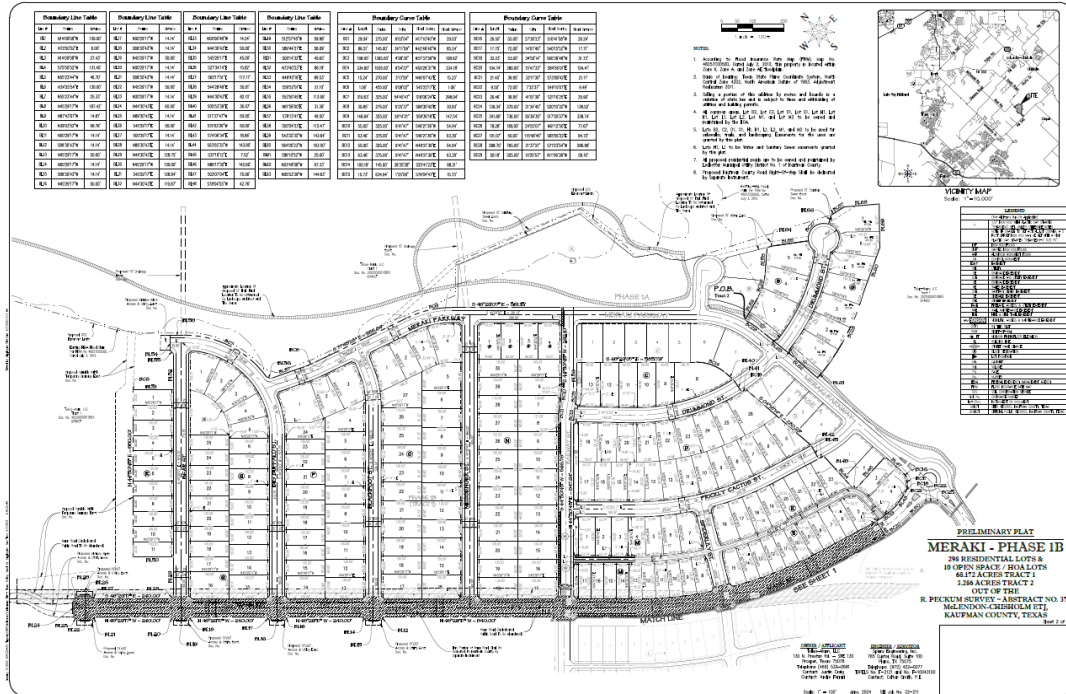


BACKGROUND INFORMATION:

This preliminary plat is part of a larger planned development, Meraki, within the city of McLendon-Chisholm's ETJ area formally known as Mann Ranch.

Previous Zoning Map [shows property as originally zoned – circled in RED, prior to PDD update]

Meraki Phase 1B





CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

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): Meraki Phase 1C (Proposed) Current Zoning: N/A - ETJ

No. of Acres: 18.672 No. of Lots: 93 Proposed Zoning: N/A - ETJ

General Location of Property: Intersection of FM 548 and Mann Road

Proposed Use for Property: Single Family Residential

Applicant Name: Colton Smith

Company: Spiars Engineering and Surveying, Inc.

Address: 765 Custer Road City, State, Zip: Plano, TX 75075

Phone(s): 4697661778 Email: colton.smith@spiarsengineering.com

Owner Name: Tellus-Mann, LLC Contact: Justin Craig

Address: 130 N Preston Road, Suite 130 City, State, Zip: Prosper, TX 75078

Legal Description of the Property: Ruth Peckum, 48.923 Acres

County Parcel ID: 10985

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.

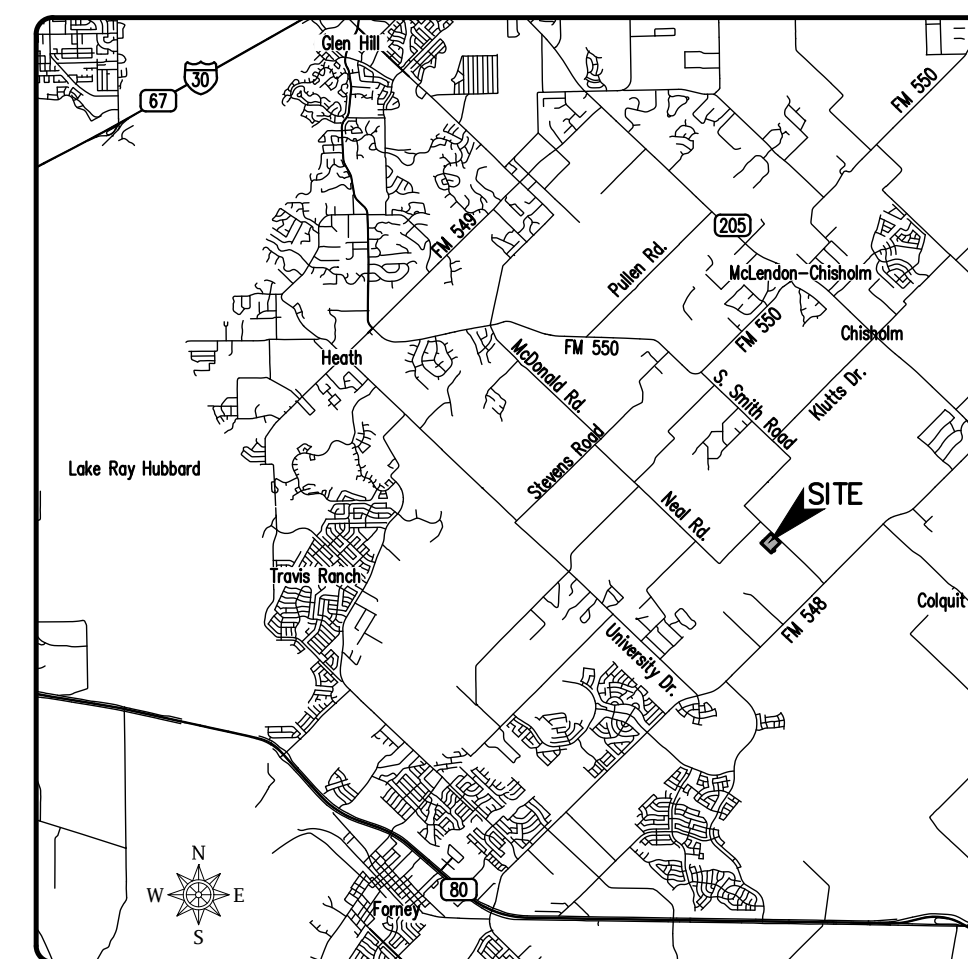
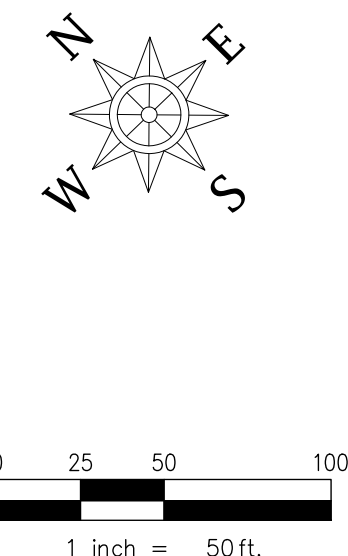
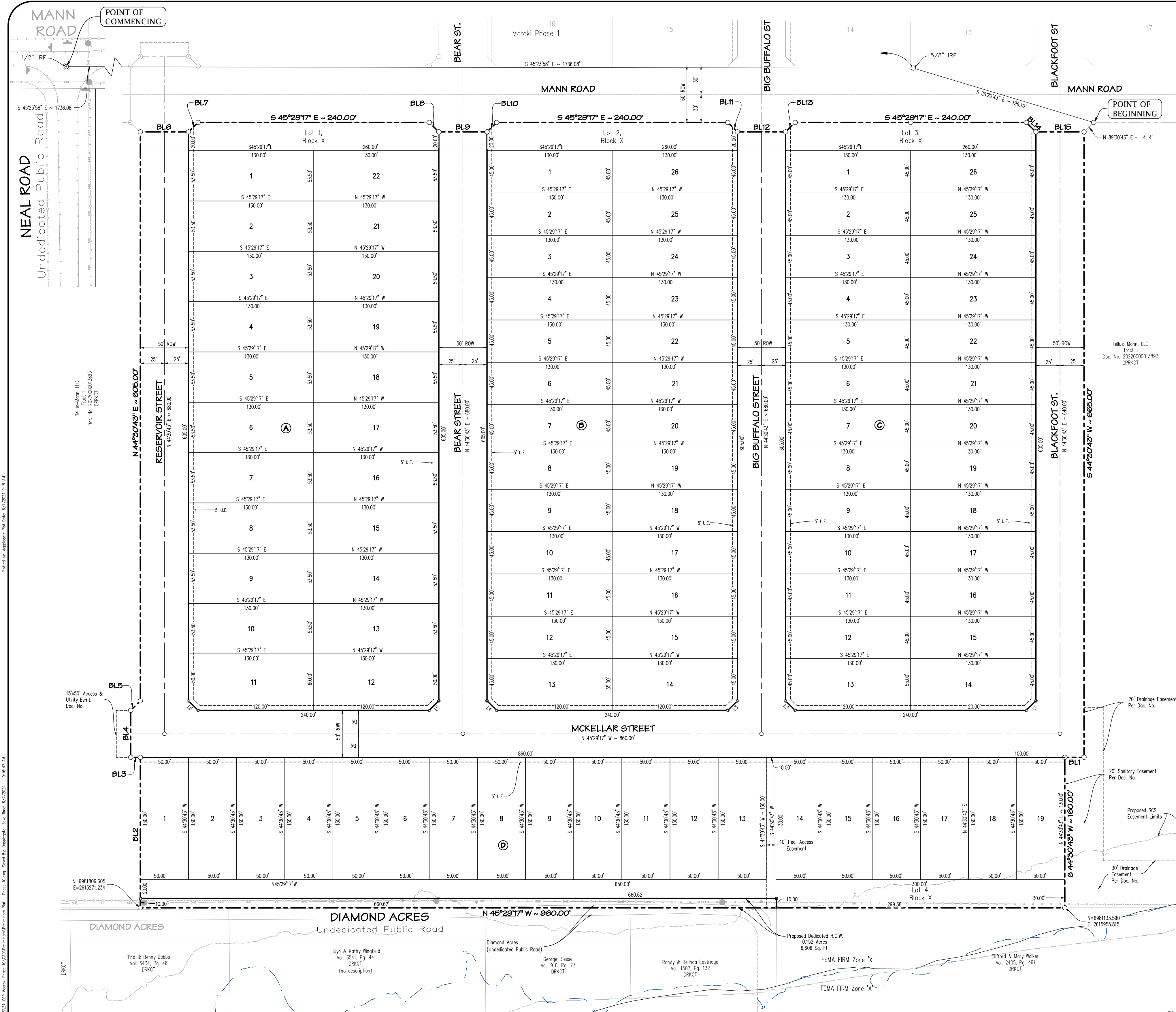
ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants 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 \$ 16,465.00 to cover the cost of this application, and an initial deposit of \$ 3,000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant: _____ (Seal)

City Secretary: _____



LEGEND

(Not All Items May Be Applicable)

1/2" IRON ROD WITH PLASTIC CAP STAMPED
"SPARSING" SET, UNLESS OTHERWISE NOTED

NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5
FOOT OFFSET IRON ROD MAY BE SET WITH A PINK
PLASTIC CAP STAMPED "SPARSING-C" O/5 PC."

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
ALF	ALUMINUM NOUN FOUND
CM	CONTROL MONUMENT
ESMT	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
GE	GRASSLAND EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SE	SEWELAND EASEMENT
STE	STREET EASEMENT
FAE	FIRELAME, ACCESS, & UTILITY EASEMENT
WMC	WALL MAINTENANCE EASEMENT
WMC	WIRE & B/C TRAIL EASEMENT
VM	VEHICLE VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
W/F	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
CB	BLOCK DESIGNATION
LOT	LOT FRONTAGE
CAB	CABINET
Vol	VOLUME
Pg	PAGE
NB	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIR	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PROCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
OPROCT	DEED RECORDS, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
PROCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Line #	Bearing	Distance
BL1	N45°29'17"W	20.00'
BL2	N44°30'43"E	160.00'
BL3	N45°29'16"W	10.00'
BL4	N44°30'43"E	50.00'
BL5	N89°30'43"E	14.14'
BL6	S45°29'17"E	50.00'
BL7	N89°30'43"E	14.14'
BL8	S00°29'17"E	14.14'

Boundary Line Table		
Line #	Bearing	Distance
BL9	S45°29'17"E	50.00'
BL10	N89°30'43"E	14.14'
BL11	S00°29'17"E	14.14'
BL12	S45°29'17"E	50.00'
BL13	N89°30'43"E	14.14'
BL14	S00°29'17"E	14.14'
BL15	S45°29'17"E	50.00'

Line #	Bearing	Distance
L1	S89°30'43"W	14.14'
L2	N00°29'17"W	14.14'
L3	S89°30'43"W	14.14'
L4	N00°29'17"W	14.14'
L5	S89°30'43"W	14.14'
L6	N00°29'17"W	14.14'

- NOTES:
1. According to Flood Insurance Rate Map (FIRM) Map No. 48257C00500, Dated July 2, 2012, this property is located within Zone D.
 2. Basis of Issuance: Texas State Plane Coordinate System, North Central Zone 14022, North American Datum of 1983, Adjustment Realization 2011.
 3. Selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
 4. All common areas, Lot 1 Block X, Lot 2 Block X, Lot 3 Block X, and Lot 4 Block X are to be owned and maintained by the HOA.
 5. Lots Lot 1 Block X, Lot 2 Block X, Lot 3 Block X, and Lot 4 Block X to be used for sidewalks, trails, and landscaping. Easements for all uses are granted by this plan.
 6. All proposed roads are to be owned and maintained by Ledbetter Municipal Utility District No. 1 of Kaufman County.

PRELIMINARY PLAT

MERAKI - PHASE 1C
93 RESIDENTIAL LOTS &
4 OPEN SPACE / HOA LOTS
18.672 ACRES
OUT OF THE
R. PECKUM SURVEY ~ ABSTRACT NO. 3
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

Sheet 1 of 2

OWNER / APPLICANT
Tellus-Mann, LLC
130 N. Preston Rd. - STE 130
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: Justin Craig
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1" = 50' June 6, 2024 SEI Job No. 24-009

Printed by: aspe@spars.net Date: 6/7/2024 9:19 AM

Drawn: 6/10/24 10:55:24:428 Meraki - Phase 1C.dwg Plot: Phase 1C.dwg Saved By: D:\aspe\aspe\Drawings\Phase 1C.dwg Plot: Phase 1C.dwg Saved By: D:\aspe\aspe\Drawings\Phase 1C.dwg Date: 6/7/2024 9:19:47 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Tract 1

WHEREAS Tellus-Mann, LLC is the owner of a tract of land situated in the R. Peckum Survey, Abstract No. 374, Kaufman County, Texas, being part of tract 1 conveyed to Tellus-Mann, LLC, by deed recorded in Document No. 20220000013893 of the Official Public Records Kaufman County, Texas, (O.P.R.K.C.T.), with the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of Mann Road and Neal Road;

THENCE S 45°23'58" E, 1736.08 feet along Mann Road to a 5/8" iron rod found;

THENCE S 28°20'43" W, 196.10 feet to the POINT OF BEGINNING;

THENCE S 89°30'43" W a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 44°30'43" W a distance of 665.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W a distance of 20.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 44°30'43" W a distance of 160.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W a distance of 960.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E a distance of 160.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'16" W a distance of 10.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E a distance of 605.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 240.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 00°29'17" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

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THENCE S 00°29'17" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

to the POINT OF BEGINNING with the subject tract containing 813,350 square feet or 18.672 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **TELLUS-MANN, LLC**, do hereby adopt this plat designating the hereinabove described property as **Meraki – Phase 1C**, on addition to the Ledbetter Municipal Utility District No. 1 of Kaufman County, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all applicable plotting ordinances, rules, regulations and resolutions of the City of McLendon-Chisholm, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2024.

TELLUS-MANN, LLC
A Texas limited liability company
By: _____
Name: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____ Texas.

Dated this the ____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

Approved:

Mayor

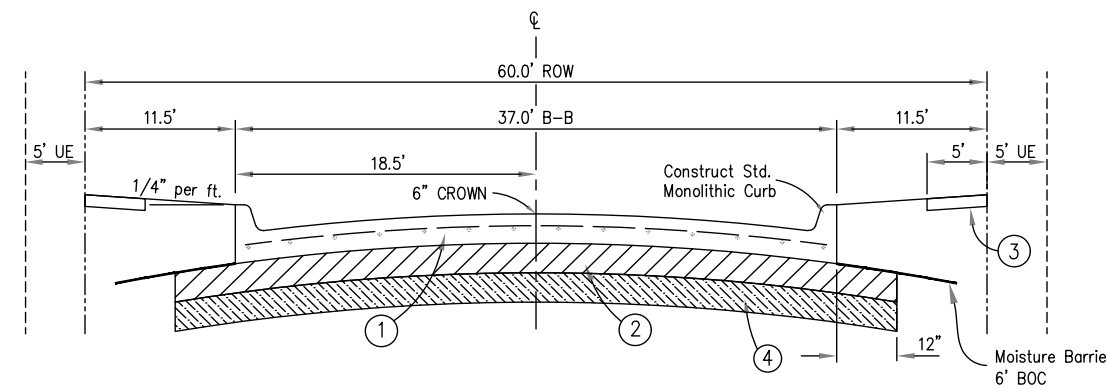
Date

Acknowledged:

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

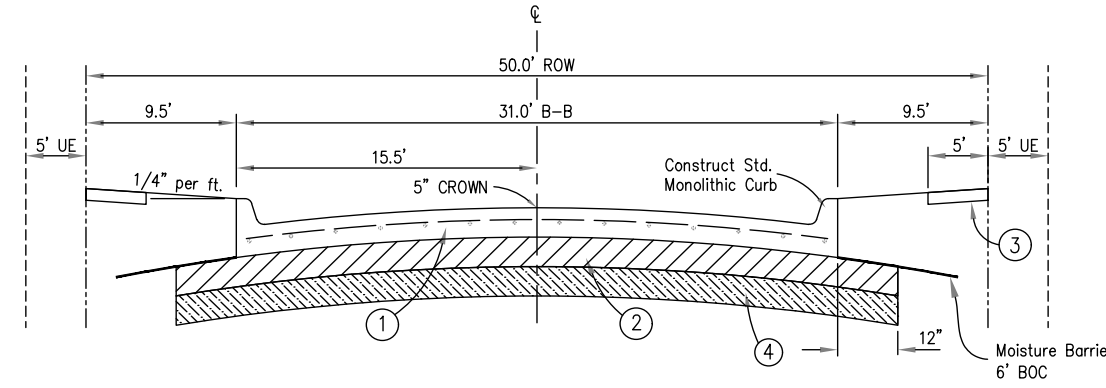
Witness my hand this _____ day of _____, 20 ____.

City Secretary, City of McLendon-Chisholm, Texas



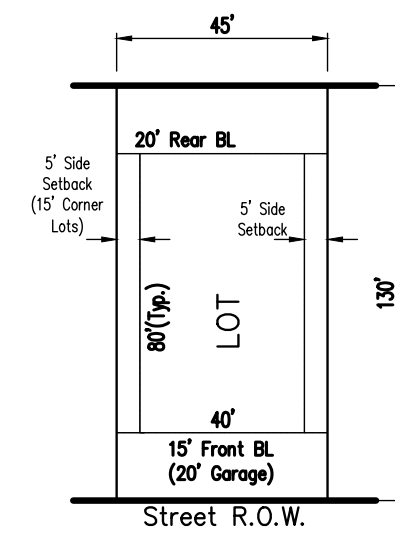
60' RIGHT-OF-WAY
37' B-B PAVEMENT SECTION
NTS

- 1" Thk.~4000 P.S.I. Concrete Reinforced (6 Sack Per Cubic Yard) w/No. 4 Bars on 18" Centers, Both Ways.
- 8" Lime Stabilized Subgrade @ Min. 8% Or As Required To Reduce P.I. To Maximum Of 15. Reference the Geotechnical Engineer's Report to verify that these subgrade standards meet or exceed the geotechnical recommendations.
- 5' Sidewalk Per Detail Unless Shown Otherwise On Landscape Plans.
- Moisture Condition In Accordance With The District Standards And Per "Geotechnical Investigation" Report #25014 By Reed Engineering Group Dated July 18, 2024.

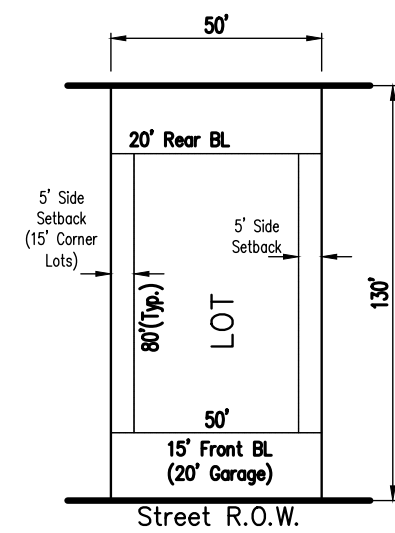


50' RIGHT-OF-WAY
31' B-B PAVEMENT SECTION
NTS

- 6" Thk.~4000 P.S.I. Concrete Reinforced (6 Sack Per Cubic Yard) w/No. 4 Bars on 24" Centers, Both Ways.
- 6" Lime Stabilized Subgrade @ Min. 8% Or As Required To Reduce P.I. To Maximum Of 15. Reference the Geotechnical Engineer's Report to verify that these subgrade standards meet or exceed the geotechnical recommendations.
- 5' Sidewalk Per Detail Unless Shown Otherwise On Landscape Plans.
- Moisture Condition In Accordance With The District Standards And Per "Geotechnical Investigation" Report #25014 By Reed Engineering Group Dated July 18, 2024.



Street R.O.W.
Type II
Typical Lot Detail
52 Lots
Not To Scale



Street R.O.W.
Type III
Typical Lot Detail
41 Lots
Not To Scale

PRELIMINARY PLAT

MERAKI - PHASE 1C

93 RESIDENTIAL LOTS &
4 OPEN SPACE / HOA LOTS
18.672 ACRES
OUT OF THE

R. PECKUM SURVEY ~ ABSTRACT NO. 374
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

Sheet 2 of 2

OWNER / APPLICANT
Tellus-Mann, LLC
130 N. Preston Rd. – STE 130
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: Justin Craig
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: None June 6, 2024 SEI Job No. 24-009



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 6.28.2024

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): Hinojosa Estates Current Zoning: ETJ

No. of Acres: 5 No. of Lots: 1 Proposed Zoning: ETJ

General Location of Property: 3 Edwards Rd.

Proposed Use for Property: _____

Applicant Name: Juan Hinojosa & Tiffany Hinojosa

Company: _____

Address: 1733 Amalfi City, State, Zip: Rockwall, TX 75082

Phone(s): 214-875-3333, 469-248-5236 Email: Tiffany@itek.com

Owner Name: Juan Hinojosa, Tiffany Hinojosa

Address: 1733 Amalfi City, State, Zip: Rockwall, TX 75082

Legal Description of the Property: _____

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 \$ 225 to cover the cost of this application, and an initial deposit of \$ 3,000 for consulting fees has been paid to the City of McLendon-Chisholm on this 28 day of June, 2024.

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: _____



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

DATE: July 2, 2024

Applicant: Juan & Tiffany Hinojosa
Hinojosa Estates
3 Edwards Road
McLendon-Chisholm, Texas 75032

Representative: Juan & Tiffany Hinojosa

Property owner: Juan & Tiffany Hinojosa
Hinojosa Estates
3 Edwards Road
McLendon-Chisholm, Texas 75032

Location: The property is a 5-acre tract of land located on Edwards Road, with frontage on Edwards Road. The Rockwall CAD property identification number for this property is: 82449

PLANNING AND ZONING COMMISSION MEETING DATE: July 16, 2024

REQUEST:

The applicant is requesting approval of a final plat that provides for the selling of 1-acre of land to the property owner directly to the West, located at 2 Edwards Road, for the development of a single-family residential lot. The property is a 5-acre tract of land located on Edwards Road, with frontage along Edwards Road. This application is administratively complete and in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

STAFF RECOMMENDATION: Approval.

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

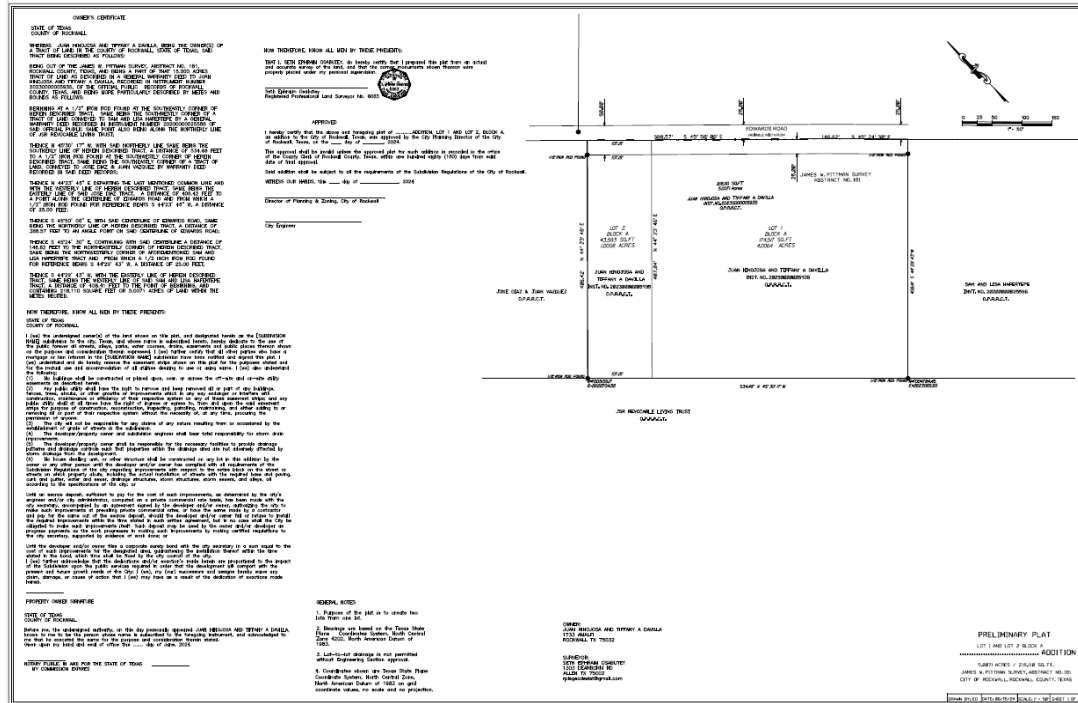
(C)

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

This application is administratively complete and complies with the McLendon-Chisholm subdivision regulations.

NOTE: Full sized copies of the final plat are available for review at McLendon-Chisholm City Hall.

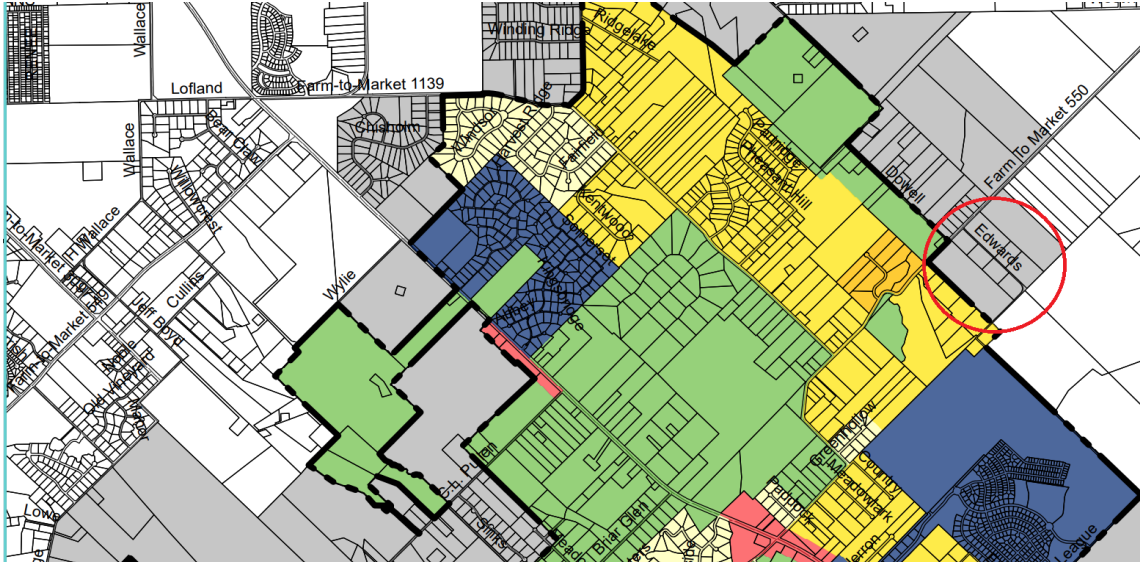
Requested Final Plat:



BACKGROUND INFORMATION:

Current Zoning: This property is located within the McLendon-Chisholm extraterritorial jurisdiction (ETJ).

Previous Zoning Map [shows property as originally zoned – circled in RED]



Additional background information:

This property is located within the McLendon-Chisholm extraterritorial jurisdiction (ETJ). The property owner is working with their neighbor immediately to the West, located at 2 Edwards Road, to sell 1-acre of land to them and build their home on the remaining acreage of land.