



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, JULY 18, 2019
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER

2. PEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS.

3. ITEMS FOR CONSIDERATION

3.1. Consider appointment of Chairperson and Vice chairperson.

3 - 9

3.2. Public hearing, discussion and action action regarding a request by C&G Ros Development LLC, seeking approval of a Final Plat for Rosini Vineyards Addition, two lots on 25.01 acres of land located on the east side of SH 205, Rockwall CAD Parcel ID No. 11440, also described as 411 State Hwy 205.

[City Planner Report - Rosini Plat](#)

10 - 16

3.3. Public hearing, discussion and action regarding a request by Anthony Crowley on behalf of Ty Davenport, seeking approval of a Preliminary Plat for Davenport Estates, 6.188 acres, part of Rockwall CAD Parcel ID No. 11452, K Latham Survey, Tract 67, generally located on Smith Road, south of FM 550.

[City Planner Report - Davenport Estates](#)

3.4. Schedule Future Meetings.

4. ADJOURN

I, Lisa Palomba, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was

posted on or before 5:00 p.m., July 13, 2019 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

July 18, 2019

APPLICANT: C & G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

LOCATION: 411 S. State Highway 205/Rockwall County ID# 11440/ on the
east of SH 205

ZONING: Planned Development District and SF 2.5

REQUEST:

Approval of a final plat for two lots on 25.01 acres of land located on the east side of SH 205, Rockwall County appraisal district parcel Identification NO.11440 Rosini Addition, Block A, Lots 1 and 2.

PROPERTY OWNER: C & G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

REPRESENTATIVE: Carol Rosini

STAFF RECOMMENDATION: APPROVAL, The plat meets all technical requirements and complies with zoning and subdivision regulations.

CONDITIONS:

Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.

Provide written verification from Texas Department of Transportation of approval of the location and design of the shared access driveway prior to the issuance of any permit for construction on the subject property.

BACKGROUND INFORMATION:

In 2018 C&G Ros Development LLC requested a change in zoning on the subject property from General business and single family residential to a planned development district to allow for a Winery and Wine tasting Room with supporting outdoor deck and barrel room to be located on the front 352 feet of the subject property. The requested change in zoning was approved by the City Council as recommended by the Planning and Zoning Commission.

The subject property is not platted and any new construction requires that property be platted in order to conform to the requirement to create a building site. The property owners are moving forward with the development of the Winery and need to create a conforming building site in order to receive construction permits.

The proposed/attached Final Plat meets the requirements for approval in the Subdivision Ordinance.



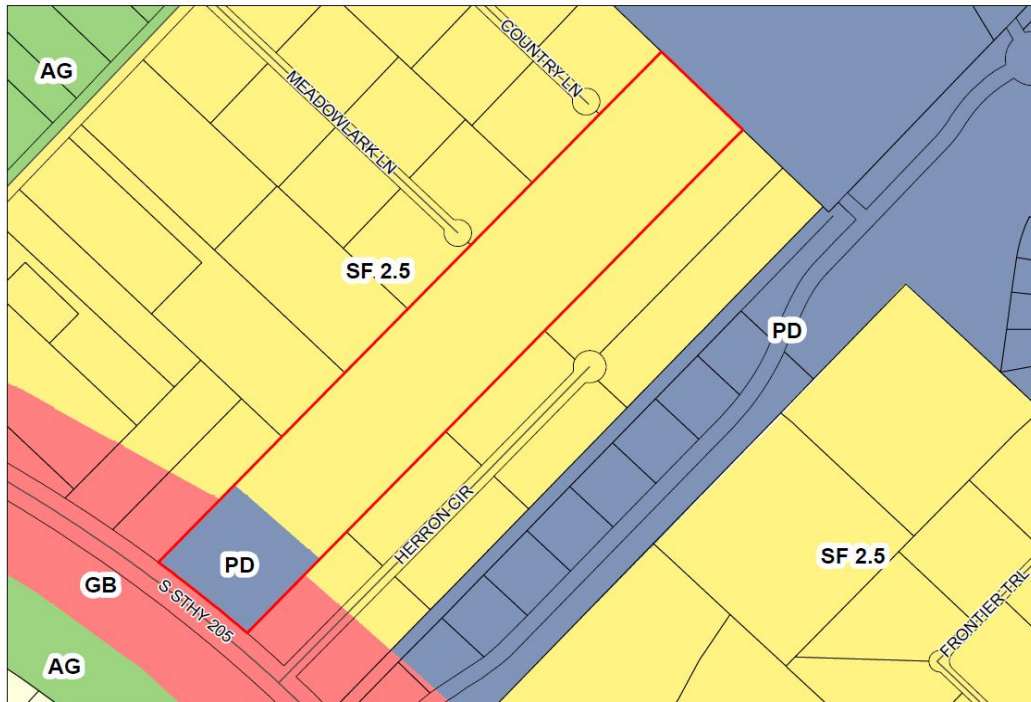
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



**Aerial
Rosini Plat**

Thoroughfares/streets:

The subject property fronts on State Highway 205. SH 205 is designated on the Thoroughfare Plan as a six-lane divided highway contained within 150 feet of right way. The final plat provides the 15 feet right-of-way dedication to satisfy this requirement.



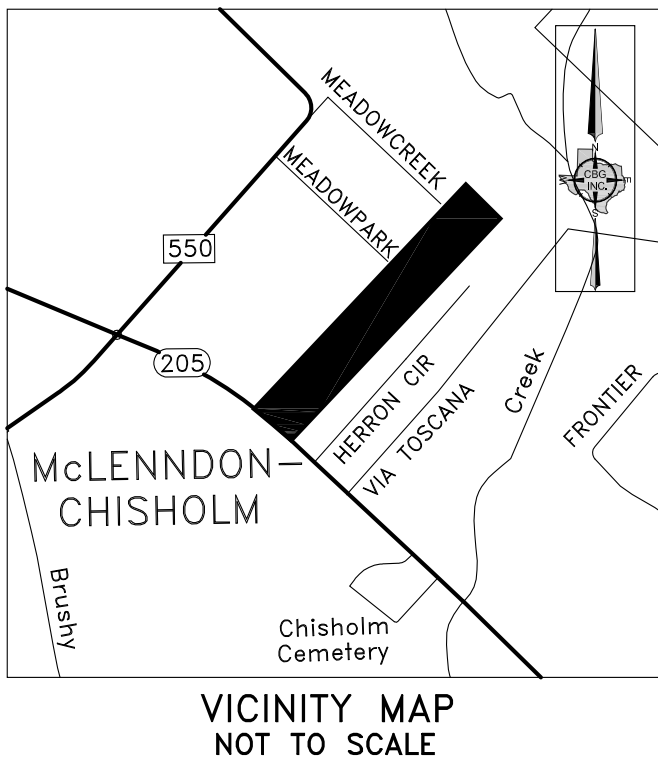
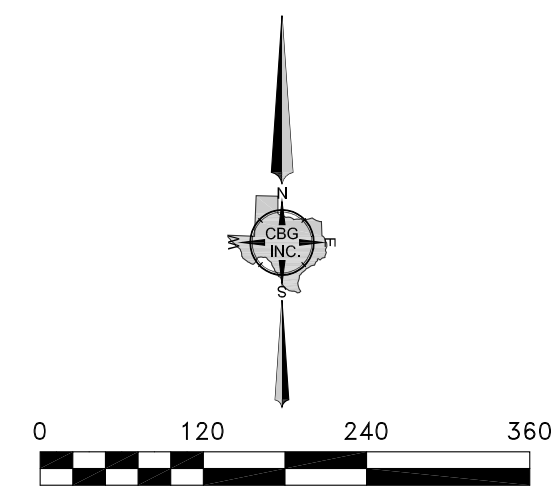
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**Zoning Map
Rosini Plat**

Zoning:

The current zoning is a combination of Planned Development District [fronting on SH 205] and low density single family residential [minimum 2.5 acres per lot] on proposed Lot 2.

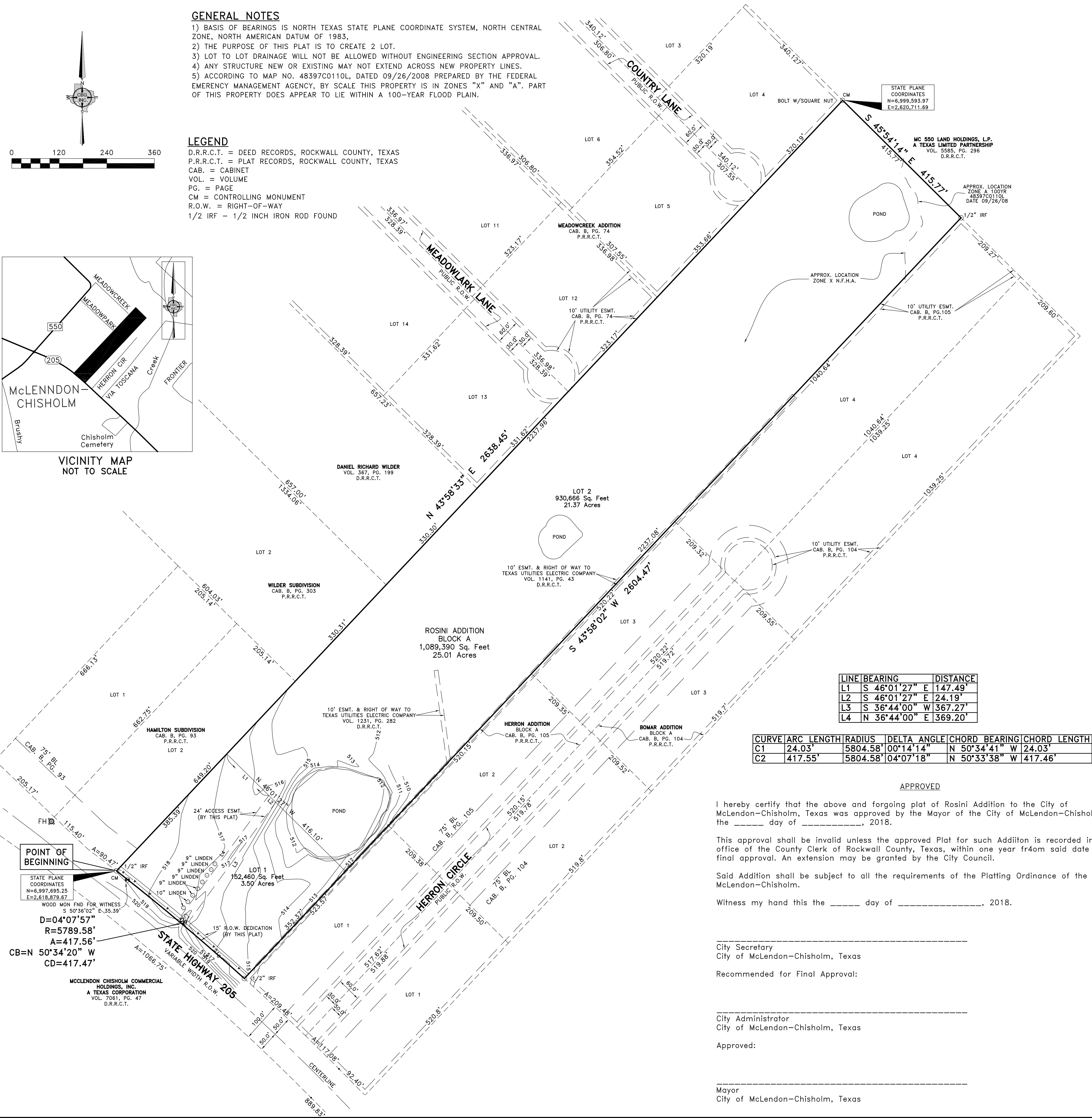


GENERAL NOTES

- 1) BASIS OF BEARINGS IS NORTH TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) ACCORDING TO MAP NO. 48397C0110L, DATED 09/26/2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BY SCALE THIS PROPERTY IS IN ZONES "X" AND "A". PART OF THIS PROPERTY DOES APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

LEGEND

D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
CAB. = CABINET
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND



LINE	BEARING	DISTANCE
L1	S 46°01'27" E	147.49'
L2	S 46°01'27" E	24.19'
L3	S 36°44'00" W	367.27'
L4	N 36°44'00" E	369.20'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.03'	5804.58'	00°14'14"	N 50°34'41" W	24.03'
C2	417.55'	5804.58'	04°07'18"	N 50°33'38" W	417.46'

APPROVED

I hereby certify that the above and foregoing plat of Rosini Addition to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of _____, 2018.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm.

Witness my hand this the ____ day of _____, 2018.

City Secretary
City of McLendon-Chisholm, Texas

Recommended for Final Approval:

City Administrator
City of McLendon-Chisholm, Texas

Approved:

Mayor
City of McLendon-Chisholm, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS C&G Ros Development, LLC is the sole owner of a tract of land situated in the King Latham Survey, Abstract No. 133, City of McLendon-Chisholm, Rockwall County, Texas, same being a tract of land conveyed to C&G Ros Development, LLC, a Texas limited liability company by deed recorded in instrument No. 2018000001672, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of state Highway 205 (variable width right of way), said corner being the South corner of Lot 2, Hamilton Subdivision, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 93, Plat Records, Rockwall County, Texas;

THENCE North 43 degrees 58 minutes 33 seconds East along the Southeast line of Lot 2, said Hamilton Subdivision, a distance of 2638.45 feet to a bolt with square nut for corner, said corner being along the Southwest line of a tract of land conveyed to MC 550 Land Holdings, L.P., a Texas limited partnership by deed recorded in Volume 5585, Page 296, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 54 minutes 14 seconds East along the Southwest line of said MC 550 Land Holdings, L.P. tract, a distance of 415.77 feet to a bolt with square nut for corner, said corner being along the Southwest line of a tract of land conveyed to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 105, Plat Records, Rockwall County, Texas;

THENCE South 43 degrees 58 minutes 02 seconds West along the Northwest line of Lot 4, Block A of said Herron Addition, a distance of 2604.47 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of said State Highway 205, said corner being along a curve to the left, having a radius of 5789.58 feet, a central angle of 04 degrees 07 minutes 57 seconds, a chord bearing of North 50 degrees 34 minutes 20 seconds West, a chord distance of 417.47 feet;

THENCE along said curve to the left and the Northeast line of State Highway 205, an arc length of 417.56 feet to the POINT OF BEGINNING and containing 1,089,390 square feet or 25.01 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, C&G Ros Development, LLC, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as ROSINI VINEYARDS ADDITION, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McLendon-Chisholm, Rockwall County, Texas.

We do hereby dedicate the Mutual Access Easements shown for use by the Public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

BY: _____
C&G Ros Development, LLC
Carol Rosini (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Carol Rosini, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of McLendon-Chisholm Development Code. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of McLendon-Chisholm Development Code, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2018.

RELEASED FOR REVIEW OF PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

FINAL PLAT
ROSINI VINEYARDS ADDITION
LOTS 1 AND 2, BLOCK A
1,089,390 SQ. FT. / 25.01 ACRES
KING LATHAM SURVEY, ABSTRACT NO. 133
CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



SCALE: 1"=120' / DATE: 10/11/18 / JOB NO. 1728554-01 / DRAWN BY: TO

OWNER: C&G ROS DEVELOPMENT, LLC
3095 WINCREST DRIVE
ROCKWALL, TEXAS 75032
214-5382678



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 6/10/19

Items Submitted. Check all that Apply:

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

General Information:

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

No. of Acres: 25 No. of Lots: 2 Proposed Zoning: _____

General Location of Property: 411 State Highway 205

Proposed Use for Property: lot 1 - winery, lot 2 - residential

Applicant Name: Carol Rosini

Company: C+G Ros Development

Address: 3095 Wincrest Dr. City, State, Zip: Rockwall, TX 75082

Phone(s): 214-538-2678 Email: carol-rosini@yahoo.com

Owner Name: Carol & Greg Rosini

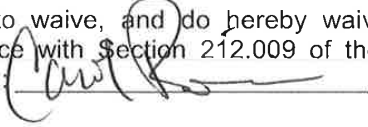
Address: 3095 Wincrest Dr. City, State, Zip: Rockwall, TX 75082

Legal Description of the Property: A0133 K Latham, Tract 63-2, Acres 25

County Parcel ID: 11440

Other Information: _____

Waiver

I agree to waive, and do hereby waive, the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code. Yes ☒ No ☐
Signature: 

Development Fees

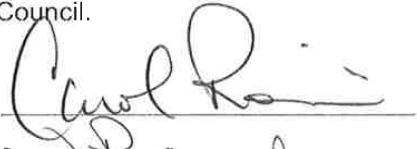
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. 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 the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

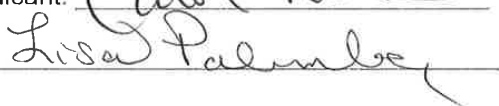
ALL Consulting Costs - Includes City Planning, City Engineer, Legal Fees and any other outside Consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA, nor will building permits 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 \$ 400 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this 10 day of June, 2019.

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 18, 2019

APPLICANT: Anthony Crowley
1121 Dallas Dr. Ste. 6
Denton, TX 76205

LOCATION: Smith Road & FM 550 / Rockwall County ID# 11452

ZONING: AG District

REQUEST:

The applicant requests approval of a preliminary plat of a 6.88-acre property to construct a single family residence on the portion of the property zoned A District with frontage on Smith Road.

PROPERTY OWNER: Ty Davenport
1730 S. Hwy 205
McLendon-Chisholm, TX 75032

REPRESENTATIVE: Anthony Crowley

BACKGROUND INFORMATION:

The proposed plat consists of one proposed lot of record in the A District. The applicant has conveyed the purpose of the plat is to create one legal building site for a single family residence. In the A District, Single Family is an allowed use. The width of the parcel existed before the adoption of the Zoning Ordinance in 2007, and as such, is legal non-conforming. The proposed plat complies with the following zoning regulations of the A District:

DEVELOPMENT STANDARD	A DISTRICT (minimum)	PROPOSAL
Lot area	2.5 acres	5.981 acres*
Lot width	300 feet	299.6 feet**
Lot depth	200 feet	898.7 feet

*Excludes 0.206-acre portion of property to be dedicated to the city for Smith Road.

** Legal non-conforming.

STAFF RECOMMENDATION: APPROVAL.

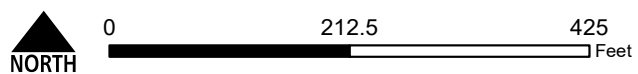
The preliminary plat meets all technical requirements and complies with zoning and subdivision regulations.

CONDITIONS:

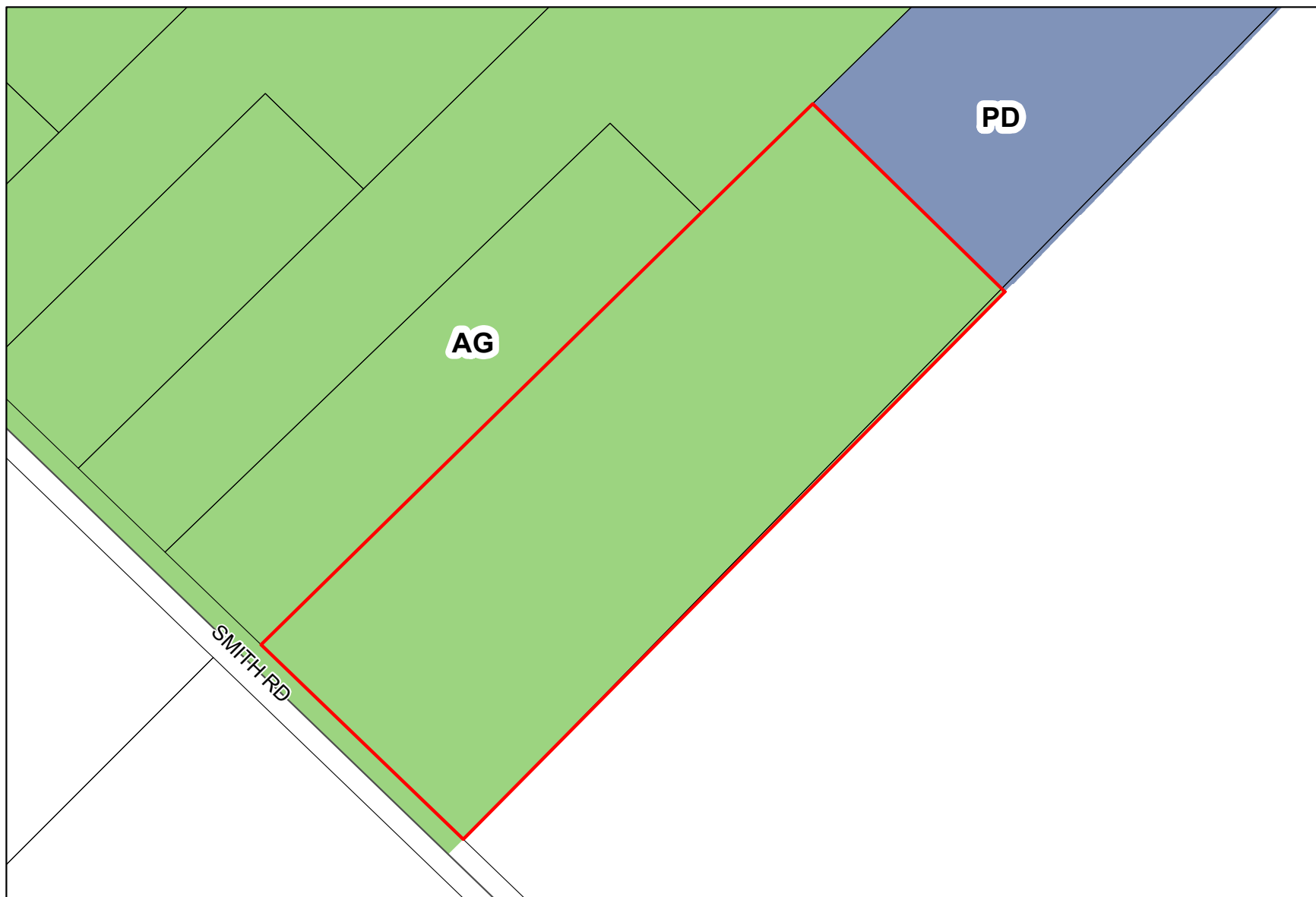
1. Access: The proposed plat would leave a 3.85-acre remainder not part of the proposed plat. In order to ensure future access to this remainder, the applicant has agreed to dedicate a 20-foot wide access easement, by separate instrument, from the remainder parcel to FM 205. Said easement must be recorded by separate instrument at Rockwall County, and the recordation information must be cited on the final plat. It is the city's understanding that the remainder parcel will be incorporated into adjacent parcels and will have permanent access to public right-of-way in the future.
 2. Engineering/Utility Connection: Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.
 3. Thoroughfare/Streets: The applicant is dedicating 30 feet of property to the centerline to align with a proposed right-of-way of 60 feet for Smith Road. The right-of-way dedication will leave 5.981 acres for private development.
 4. Final Plat: Approval of a final plat is required and must be filed with Rockwall County prior to issuance of a building permit.
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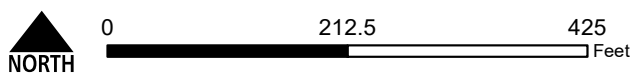
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**Aerial
Davenport Plat**



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Zoning Map
Davenport Plat



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 06.18.19

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): Davenport Estates Current Zoning: AG

No. of Acres: 6.188 No. of Lots: 1 Proposed Zoning: AG

General Location of Property: Smith Road & FM 550

Proposed Use for Property: AG/Single Family Residence

Applicant Name: Anthony Crowley

Company: Crowley Surveying

Address: 1121 Dallas Dr. STE 6 City, State, Zip: Denton, TX 76205

Phone(s): 469-850-2757 Email: acrowley@crowleysurveying.com

Owner Name: Ty Davenport

Address: 1730 S. Hwy 205 City, State, Zip: McLendon-Chisolm, TX 75032

Legal Description of the Property: A0133 K LATHAM, TRACT 67, ACRES 10

County Parcel ID: 11452

Other Information: Anthony Crowley is authorized to be the agent/applicant

Page 1 of 2

Waiver

I agree to waive, and do hereby waive, the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code. Yes X No

Signature: Anthony Ray Crawley

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 the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, Legal Fees 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, nor will building permits 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 \$ 235 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this 12TH day of JULY, 2019. + \$265 DEPOSIT
\$500 RECEIVED

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: Anthony Ray Crawley

City Secretary: Lisa Palmer

