



AGENDA
Planning & Zoning Commission Regular Meeting
Thursday, July 22, 2021
1371 West FM 550 - McLendon-Chisholm, Texas 75032
7:00 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. CITIZEN COMMENTS
4. APPROVAL OF MINUTES
 - 4.1. May 20, 2021 Regular Meeting
[05.20.21](#)
5. ITEMS FOR CONSIDERATION
 - 5.1. Discussion regarding status of the Comprehensive Plan update and related matters.
6. ADJOURN

2 - 10

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., July 19, 2021 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
Thursday, May 20, 2021**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, May 20, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje Brad Martin Daniela Swindoll Jody Wright	Chairperson Commissioner (Alternate) Commissioner Commissioner
Absent:	Brian Lane Shari London	Commissioner (Alternate) Commissioner
Staff Present:	Lisa Palomba Shelly Green Michael Coker	City Administrator City Secretary City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:05 p.m.

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

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. April 15, 2021 Regular Meeting

MOTION: Approve minutes as presented.

MADE BY: Commissioner Wright
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

5. ITEMS FOR CONSIDERATION

- 5.1. Discussion and action regarding the application of Carolyn Gann requesting approval of a final plat for a 3.7-acre tract of land located at the northeast corner of the intersection of Smith Road and Klutts Road, McLendon-Chisholm ETJ. Rockwall CAD Parcel Identification Number: 83469. The request is to divide the 3.7-acre tract of land into two residential lots; one containing 2.0 acres of land and the other lot containing 1.7 acres of land and the existing home.

City Planner Coker presented his staff report:

APPLICANT: Carolyn Gann
LOCATION: Northeast corner of the intersection of Smith Road and Klutts Road

REQUEST:

The applicant is requesting approval of a final plat for a 3.7-acre tract of land located at the northeast corner of the intersection of Smith Road and Klutts Road, McLendon-Chisholm ETJ. Rockwall CAD Parcel identification number 83469. The request is to divide the 3.7-acre tract of land into two residential lots: one containing 2.0 acres of land and the other lot containing 1.7 acres of land and the existing house.

PROPERTY OWNER: Carolyn Gann
1177 Smith Road
Rockwall, Texas 75032

REPRESENTATIVE: Carolyn Gann

STAFF RECOMMENDATION: Approval subject to the following conditions:

1. Monumentation must conform to the requirements of the city subdivision regulations prior to recording. Monumentation to be confirmed by the City Engineer.

BACKGROUND INFORMATION:

This property is located in the City of McLendon-Chisholm extraterritorial jurisdiction. As such the subdivision must conform to the requirements of the City subdivision regulations. County regulations require a minimum of one and one-half acres of land to allow for the installation of an on-site sanitary sewer facility. This application satisfies the minimum lot size requirement.

The new two-acre lot will have frontage on Klutts Road while the 1.7-acre lot which has the house will continue to have access from Smith Road.

Subdivision ordinance, Section 10.02.005(b) Final plat, Subsection (5):

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

(A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets or 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.

MOTION: APPROVE THE REQUEST BY CAROLYN GANN FOR A FINAL PLAT FOR A 3.7-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SMITH ROAD AND KLUTTS ROAD, MCLENDON-CHISHOLM ETJ. ROCKWALL CAD PARCEL IDENTIFICATION NUMBER: 83469. THE REQUEST WILL DIVIDE THE 3.7 ACRE TRACT OF LAND INTO TWO RESIDENTIAL LOTS; ONE CONTAINING 2.0 ACRES OF LAND AND THE OTHER LOT CONTAINING 1.7 ACRES OF LAND AND THE EXISTING HOME.

MADE BY: Commissioner Martin
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

5.2. Discussion and action regarding the request of Oak National Holdings (Represented by Todd D. Wintters, P.E.) for approval of a preliminary plat for a 166.256 acre tract of land located on Pullen Road containing Rockwall CAD Parcel Identification numbers: 53878, 53879, 10852, 10851, 10846, 51678, 10848, 10850, 46003, and 69591. The request is for 129 residential lots and four common area lots. The development is proposed to be a phased development.

City Planner Mike Coker presented his staff report:

APPLICANT: Todd D. Wintters
LOCATION: Pullen Road, southwest of Sinks Road

REQUEST:

The applicant is requesting approval of a preliminary plat for a 166.256-acre tract of land located on Pullen Road containing Rockwall CAD Parcel identification numbers: 53878, 53879, 10852, 10851, 10846, 51678, 10848, 10850, 46003, and 69591. The request is for 129 residential lots and four common area lots. The development is proposed to be a phased development.

PROPERTY OWNERS: Oak National Holdings
5763 S. SH 205
Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Todd D. Wintters, PE

STAFF RECOMMENDATION: Approval subject to the following conditions:

1. Street B [the southernmost street] on preliminary plat is a collector requiring 70 feet of right of way
2. All streets are to be name.
3. Lots 10 and 11 in Block A required width at building line. 120 feet. Show chart.
4. Abandon that part of Sinks road that is included in lots 11-17 by plat.
5. Show franchise easements through common areas.
6. Provide separate graphic that describes the Water CCN geography.
7. Fire code requires turn around at the south end of Street D because the dead end is in excess of 150 feet.
8. Phase 2 Street B has dead end in excess of 150 feet. Requires turn around
9. Monumentation does not comply with subdivision regulations.
10. Lot 6, Block A shows 30-foot side yard setback adjacent to street C. That side yard must be 50 feet in order to line up with front yards of rest of street.
11. Delete note 5 regarding access to the private road adjacent to lots 11 – 17.
12. At final plat, dedicate sufficient right of way for Pullen Road to provide 35 feet of right-of-way from centerline of Pullen Road. The City Thoroughfare Plan calls for Pullen Road to have 70 feet of right of way for undivided two-lane collector roadway. The existing right of way for Pullen Road is 40 feet per Rockwall County.

PLAT:

1. A 35 ft right of way dedication needs to be noted beginning from the approximate centerline of Pullen Rd.
2. Provide street names replacing the temporary letter designations.
3. All common area lots where offsite points of stormwater discharge occur, provide notation indicating drainage / detention easements to be maintained by the Homeowner's Association.
4. Abandon that portion of Lots 11 – 17 Block A which include the existing 50-foot private road easement called out as Sinks Rd.
5. Revise the labeled 10-foot franchise easement to 10-foot Drainage and Utility easement.
6. Phase 2 will require a temporary cul-de-sac at the dead-end termination points of Streets "B" and "D" for emergency fire turn around.

PAVING:

1. As shown by the proposed layout of this subdivision, all ingress and egress occurs from Pullen Rd which is a substandard rural asphalt road. It is recommended the City should consider requiring, at least for this portion of Pullen Road, a road improvement escrow to be used in the future to upgrade the existing asphalt road to a 31-foot-wide concrete street.
2. As outlined above in the Plat comments, provide a designation on the paving plan for temporary cul de sac turnarounds for Street "B" and "D" when Phase 2 is constructed.

3. At the Pullen Road approach increase the street radii to 30 feet for both Street "A" and Street "B"

DRAINAGE:

1. The drainage will need to be detained within the proposed subdivision. Due to the drainage patterns shown on the preliminary drainage map indicating possibly more than one central point of collection, multiple detention locations will be required. An existing time of concentration to be used will be 20 minutes, proposed 10-minute time of concentration. Existing C factor to be used .35. Proposed C factor for residential buildout conditions .5. The rainfall intensity to be used will need to be adjusted accordingly.
2. All detention ponds will need to be designed with a staged stormwater release for the 10-, 25-, 50- and 100-year stormwater events.
3. All lot-to-lot rear or side cross drainage within the proposed blocks will need to have a minimum of a 20 foot or greater drainage easement and to be noted on the Final Plat accordingly.

BACKGROUND INFORMATION:

Preliminary plat generally conforms to approved concept plan [attached to this report].

Zoning Ordinance review, Section 3 requires a development plan approval for each and every phase of the development, this preliminary plat satisfies that requirement.

The subject property is a largely undeveloped tract of land containing the Sinks homestead and a portion of the former Hickerson property adjacent to Pullen Road southwest of Sinks Road.

Earlier this year the City annexed the Hickerson Property [approximately 63 acres of land] at the owner's request. The combined Hickerson property and Sinks property comprise the property that is subject of this preliminary plat. Subsequent to the annexation, the City Council approved a planned development district establishing the development standards for the subject property.

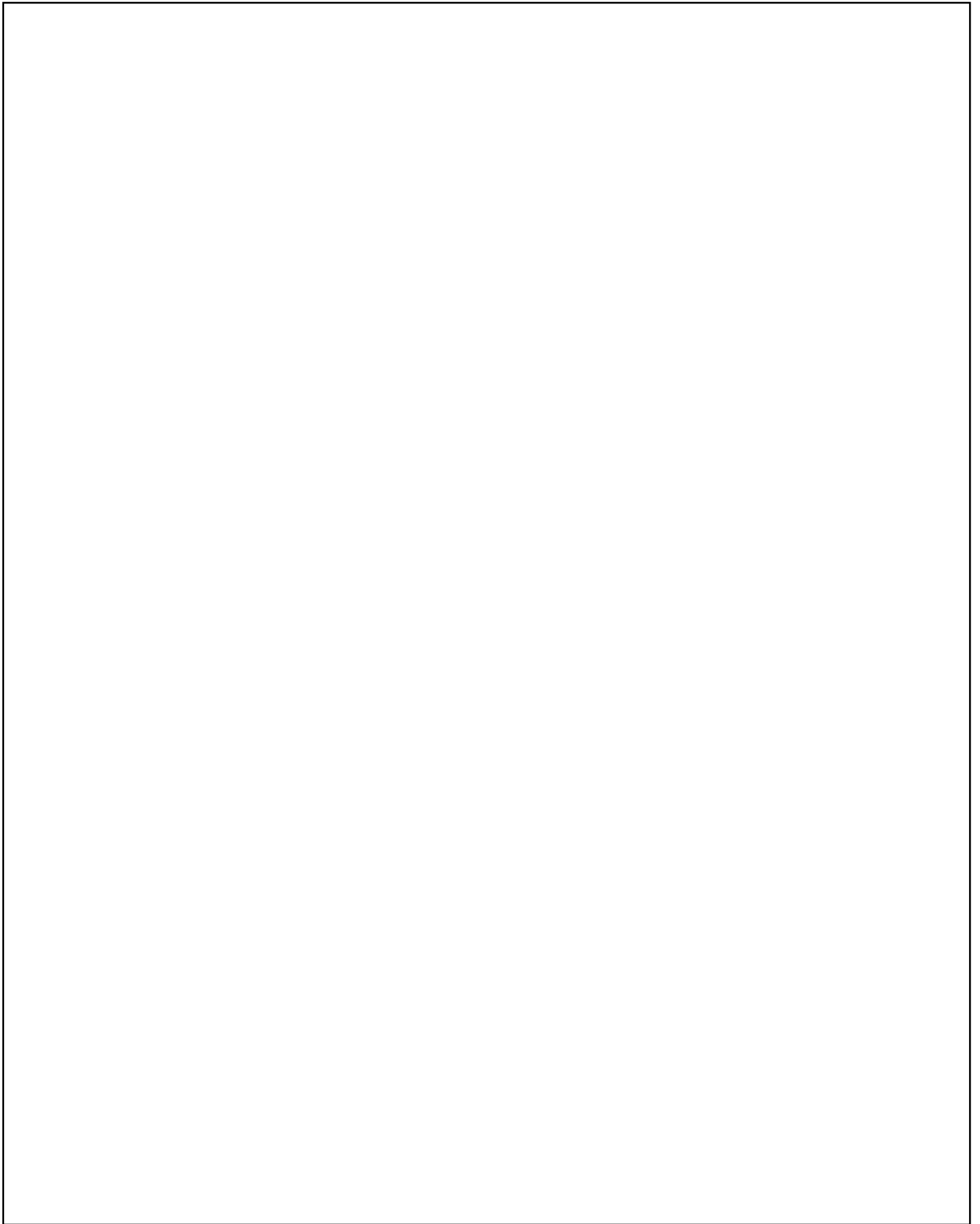
This preliminary plat application provides for the development to occur in three phases: Phase 1 contains: 33 residential lots, two Common Area lots and 44.427 acres of land. Phase 2 contains: 42 residential lots and 53.269 acres of land. Phase 3 contains: 54 residential lots, two Common Area lots, and 68.802 acres of land.

Zoning

The zoning district for the subject property is a planned development district [the development standards are included at the end of this report].

The zoning district for this subdivision requires minimum lot size of one-acre of land. All of the residential lots in the proposed subdivision conform to the minimum lot size.

The zoning district requires that the subdivision conform to the approved concept plan. The proposed preliminary plat conforms to the approved concept plan.



Thoroughfares/streets:

Pullen Road is shown as a two-lane undivided collector roadway. Sinks Road is shown as a future two-lane undivided collector connecting Pullen Road to Klutts Road. When the planned development district was approved by the City Council, the agreement was made to relocate the two-lane collector from the Sinks Road location to the southwestern street in the subdivisions and to amend the Thoroughfare Plan when the Comprehensive Plan update is considered.

The required right-of-way for a two-lane undivided collector is 70 feet. The Pullen/Klutts collector is shown as 70 feet of right of way. The remaining local streets with the proposed subdivision are 60 feet of right of way.

Planned Development District Standards

**EXHIBIT B
HERITAGE SUBDIVISION
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS
For Approximately 164.50 Acres
City of McLendon-Chisholm, Rockwall County, Texas**

1. Purpose and Intent

This Planned Development District provides for the development standards for a planned subdivision containing 130 single-family residential lots with a minimum lot size of one acre of land and four community owned common area lots. This development is approximately 164.50 acres of land generally located near the intersection of Pullen Road and Sinks Road.

2. Special Provisions

This Exhibit includes the PD Development Standards and the Concept Plan both of which are included and made a part of the ordinance adopting the Planned Development District.

a. Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:

- i. Does not increase density;
- ii. Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

Prior to development of any portion of this planned development district, the City Council shall consider a development plan upon recommendation from the Planning and Zoning Commission.

Any development plan shall conform to the Concept Plan that has been approved and made a part of this ordinance.

This development may be constructed in phases. However, if constructed in phases, each phase shall have a development plan reviewed and recommended by the Planning and Zoning Commission and reviewed and approved by the City Council prior to any construction in that phase.

4. Development Standards

Lot layout shall conform to the Concept Plan that has been adopted and is part of this ordinance.

- a. This is a single-family zoning district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.

Front yard	50 feet
Side yard	10 feet
Rear yard	20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.
- e. Lot width. Minimum lot width is 120 feet.

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line as measured from the right of way line of the cul-de-sac or eyebrow along both property side lot lines. Corner lots may have the 10-foot side yard adjacent to the side street.
- f. Minimum Lot depth. 215 feet
- g. Minimum Dwelling size. 2,300 square feet [airconditioned space].
- h. Maximum Lot coverage. 20 percent
- i. Maximum Height. 36 feet
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.

Streets shall conform to the requirements of the subdivision regulations of the City of McLendon-Chisholm unless otherwise amended herein.

MOTION: APPROVE THE REQUEST OF OAK NATIONAL HOLDINGS (REPRESENTED BY TODD WINTTERS, P.E.) FOR APPROVAL OF A PRELIMINARY PLAT FOR A 166.256 ACRE TRACT OF LAND LOCATED ON PULLEN ROAD CONTAINING ROCKWALL CAD PARCEL IDENTIFICATION NUMBERS; 53878, 53879, 10852, 10851, 10846, 51678, 10848, 10850, 46003, AND 69591. THE REQUEST IS FOR 129 RESIDENTIAL LOTS AND FOUR COMMON AREA LOTS. THE DEVELOPMENT IS PROPOSED TO BE A PHASED DEVELOPMENT.

MADE BY: Commissioner Wright
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

6. DISCUSSION REGARDING THE COMPREHENSIVE PLAN UPDATE.

City Administrator Palomba gave a brief update on the progress of the Comprehensive Plan.

7. ADJOURN

MOTION: ADJOURN MEETING

MADE BY: Commissioner Wright
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

Commission Chairperson Schwalje adjourned the meeting at 7:35 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson