



AGENDA
Planning & Zoning Commission Regular Meeting
Thursday, August 18, 2022
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. Minutes 06.16.22	4 - 40
5. SELECTION OF CHAIRMAN & VICE CHAIRMAN	
6. PUBLIC HEARINGS AND ACTION	
6.1. Conduct a public hearing to hear public comments regarding a change in zoning district designation from Agricultural to General Business on property located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm, Texas.	
6.2. Consider approval of a request for a zoning change from Agricultural to General Business on property located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm. Application Staff Recommendation	41 - 57
6.3. Conduct a public hearing to hear public comments regarding a request for a specific use permit for the sale of on-premise consumption of beer and wine coincident with the sale of said beer and wine from the adjacent grocery store on 7.6 acres of land located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm, Texas	
6.4. Consider approval of a request for a specific use permit for the sale of on-premise consumption of beer and wine coincident with the sale of said beer and wine from the adjacent grocery store on 7.6 acres of land located southeast of the intersection of FM 550 and SH 205, McLendon-Chisholm. Application Outdoor Seating Staff Recommendation	58 - 75

7. ITEMS FOR CONSIDERATION

- 7.1. Consider approval of a request of Mil/Way Investors, LLC and Brookshire Grocery Company for the replat of Lot 3, Block 1, of the SY 205/550 Addition creating Lot 3R with 2.510 acres of land and a 1.631 acre remainder tract of Lot 3, Block 1 to be combined with 6.063 acres of land [RCAD 7354] to create a new Lot 4, Block 1 containing 7.695 acres of land. 76 - 82
[Application](#)
[Plat](#)
[Staff Recommendation](#)
- 7.2. Reconsideration of the previously approved preliminary plat and consideration of the final plat for Sonoma Verde Phase 3. 83 - 88
[Final Plat Application](#)
[Staff Recommendation](#)
- 7.3. Reconsideration of the previously approved preliminary plat and consideration of the final plat for Sonoma Verde Phase 5. 89 - 95
[Final Plat Application](#)
[Staff Recommendation](#)
- 7.4. Consider the request of Alicia and Carlos Rojas for approval of a final plat on a 2.97 acre tract of land to create a building site for a new residence and the replat of Lot 27 Quail Creek Phase 2 to allow for a utility, fire lane, access and drainage easement. 96 - 101
[Application](#)
[Staff Recommendation](#)
- 7.5. Consider the request by RCH Water Supply Corporation for approval of a final plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower. 102 - 106
[Application](#)
[Staff Recommendation](#)
- 7.6. Consider the request of Amir Lakhani for approval of a preliminary plat for a two and one-half acre tract of land located at 10689 SH 205, within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. The site is located at the southeast corner of the intersection of SH 205 and FM 548. 107 - 113
[Application](#)
[Staff Recommendation](#)

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

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., August 12, 2022, 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
Monday, June 16, 2022**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Monday, June 16, 2022, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairman
	Daniela Swindoll	Commissioner
	Mark Kipphut	Commissioner
	Robert Rhode	Commissioner
Members Absent:	Jody Wright	Commissioner (Alternate)
	Brad Martin	Commissioner (Alternate)
Staff Present:	Rick Crowley	Interim City Administrator
	Mike Coker	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

No Citizen Comments

4. APPROVAL OF MINUTES

4.1. May 23, 2022, Planning & Zoning Minutes

MOTION: APROVE MINUTES AS PRESENTED.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Kipphut
APPROVAL: Unanimous by Members Present

5. PUBLIC HEARINGS

- 5.1. Continue a public hearing to consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5 to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoned 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

City Planner Coker briefed the Commission on the case.

Public Hearing Opened 7:07 p.m.

Andrew Thomas, Attorney for Watson, addressed Commission and advised that applicant had addressed the issues previously noted by neighbors and resolved the issues that neighbors previously had.

- 5.2. A public hearing to hear public input, and then consideration and recommendation of the detailed development plan of RCH.

City Planner Coker briefed the commission on the case. He advised that the site plan and landscape plan could be considered by the Commission, but since the engineering has not been approved by the City Engineer, the Plat could not be considered and would come before the Commission at a future meeting.

Public hearing was opened.

Eddie Daniels, 375 SH 78, Farmersville, TX. Addressed the Commission on behalf of RCH.

Public Hearing closed 7:17 p.m.

6. ITEMS FOR CONSIDERATION

- 6.1. Consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5 to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoned 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

City Planner Coker presented his staff report:

APPLICANT: Steven Smith
Smith Custom Homes, LLC
2307 Laci Lane
Royce City, Texas

LOCATION: Adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. Rockwall CAD ID#: 10783, 45857, 10782.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a planned development district for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land currently zoned SF 2.5 which requires a minimum lot size of two and one-half acres of land.

PROPERTY OWNERS: Brian and Elisabeth Watson
1401 Wells Cr.
Rockwall, Texas

REPRESENTATIVE: Steven Smith

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval a change in zoning from SF 2.5 to a planned development district for the creation of a ten-lot residential subdivision with minimum one and one-half acre lots. This request conforms to the recommendations of the Future land Use Plan.

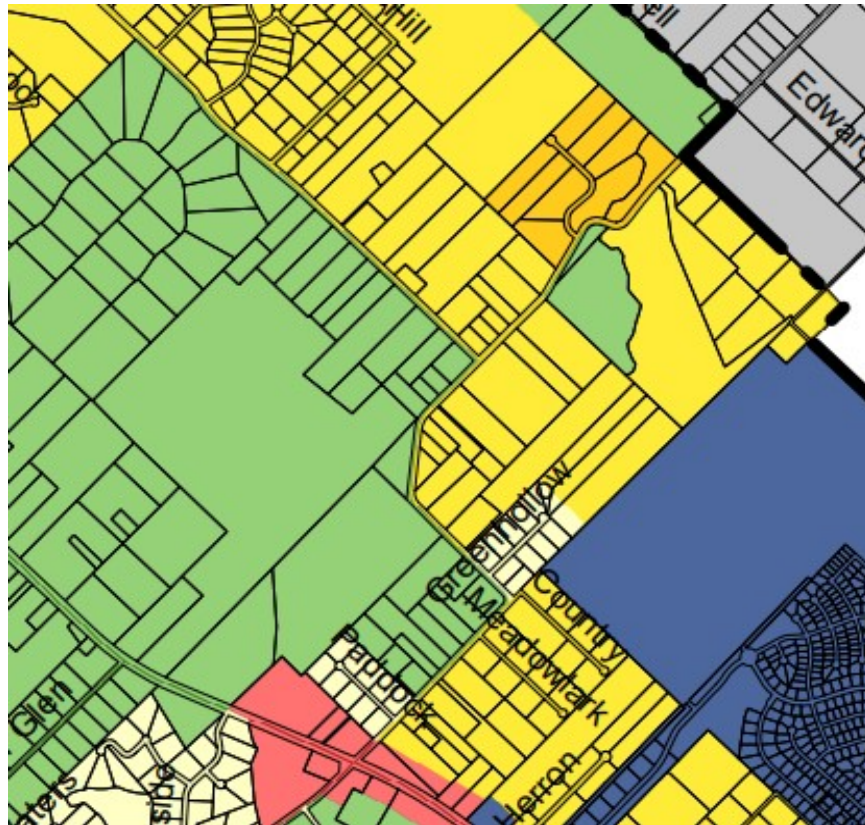
Conditions:

Compliance with the development standards contained in exhibit B and conformance with the preliminary plat attached as the concept plan for this planned development district.

BACKGROUND INFORMATION:

The subject property is a 27-acre tract of land located on the southeast side of the intersection of FM 550 and FM 1139. The applicant previously requested a variance to the required street frontage for several lots that failed to comply with the 300 linear street frontage requirement. The Board of Adjustment denied that request and the property owner decided to request a planned development district that provides street frontages as shown on the Concept Plan [preliminary plat]. All proposed lots are a minimum of one and one-half acres of land.

Zoning Map



Proposed Concept Plan/Preliminary Plat

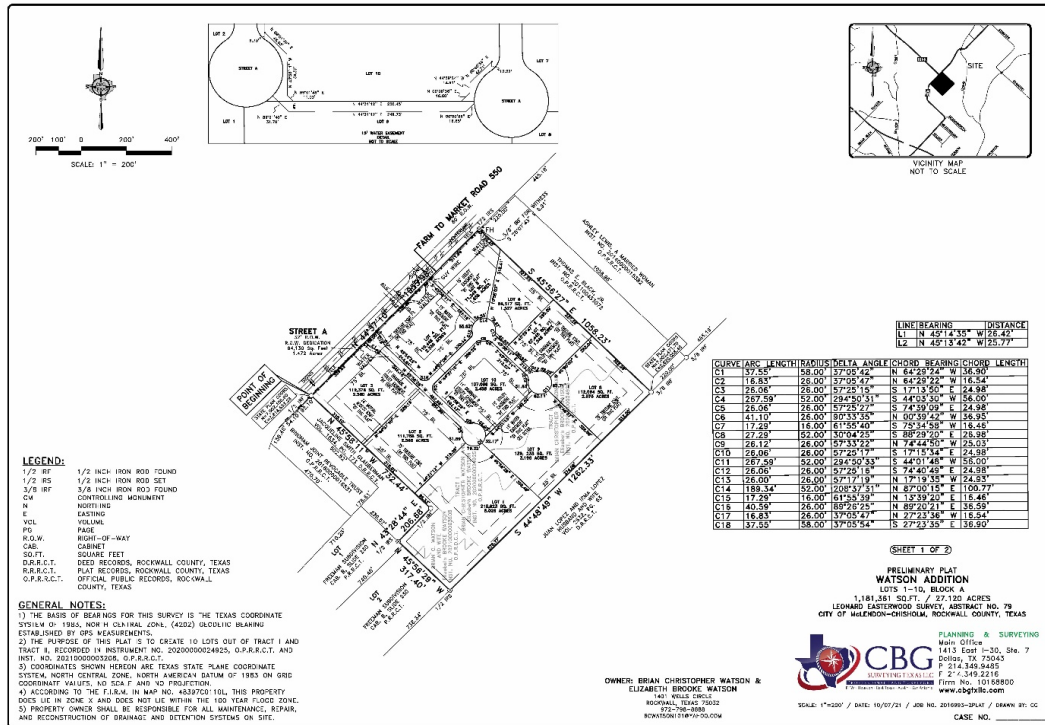


Exhibit B Development Standards

EXHIBIT B

WATSON WAY ESTATES

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 27.12-Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 10 single-family residential lots with a minimum lot size of 1.5-acres of land. This development is approximately 27.12 acres of land generally located southeast of the intersection of E. FM 550 and FM 1139.

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 amendment 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.

Comprehensive Plan/Future Land Use Map



The **Future Land Use Plan** identifies the subject properties as a future Master Planned Community with minimum residential lot sizes of one-acre.

“Master Planned Community This Future Land Use Designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes, types, and uses.

Anticipated Land Uses: • Conservation development with primarily single-family residential uses with one or more neighborhood centers for gathering space, parks, and/or low-intensity commercial uses; • Some limited areas of mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and/or arts/culture) with a rural/country feel; and/or • Farming or agrihood-type uses.

Desired Development Characteristics: • Minimum lot size of one 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. • Minimum 150-foot lot width for residential uses; • Preserved open space integrated into the neighborhood, including use of floodplains and existing greenbelts to create attractive common areas that showcase a rural feel; • Where commercial uses are included, at least 90 percent of gross land area per development should be residential and/or green space/floodplain/park; • 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 dining; • Development that Diversifies the Tax Base and provides areas for people to enjoy Grassroots Community Events or entertainment where the noise or activity can be appropriately distanced from residential uses; • Shaded, lighted, and landscaped trail system to connect destinations and neighborhoods. • One story typical with two stories maximum.”

This application complies with the standards required by the Comprehensive Plan. Zoning must conform to the Comprehensive Plan.

Thoroughfares/streets:

The subject properties front on FM 550 and are located directly across FM 550 from the southeast end of FM 1139. The Thoroughfare Plan calls for FM 550 to be an existing Major Collector to have a minimum 60-80 foot right of way width, the existing right of way width is 80 feet.

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

Sec. 5-1 PD Planned Development District

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 ensure 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; and

(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.

MOTION: RECOMMEND APPROVAL WITH THE FOLLOWING STIPULATIONS:
1. COMPLIANCE WITH COMPREHENSIVE PLAN DEVELOPMENT STANDARDS
2. CORRECT NOTATIONS TO REFLECT CITY OF MCLENDON-CHISHOLM RATHER THAN CITY OF ROCKWALL
3. COPIES OF CORRECTED DOCUMENTS TO BE PROVIDED BEFORE CONSIDERATION BY THE CITY COUNCIL

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Rohde
APPROVAL: Unanimous by Members Present

6.2. Consider the application of Charlotte & Robert Winsett requesting approval of a final plat containing 10 acres of land for the creation of two residential lots within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County,

City Planner Coker presented his staff report on this item:

APPLICANT: Charlotte and Robert Winsett
2725 Rocki-Dell Lane
Rockwall, Texas 75032

LOCATION: 2725 Rocki-Dell Lane, Rockwall County, McLendon-Chisholm ETJ
[Rockwall CAD PID# 12061 & 12077]

PLANNING AND ZONING COMMISSION HEARING DATE: June 16, 2022

This item is a ministerial function. The City Council has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a final plat containing 10 acres of land for the creation of two residential lots within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas.

PROPERTY OWNER: Charlotte and Robert Winsett
2725 Rocki-Dell Lane
Rockwall, Texas 75032

REPRESENTATIVE: Robert Winsett

STAFF RECOMMENDATION: Approval with conditions:

Conditions:

- Amend the signature blocks to comply with the requirements of the City of McLendon-Chisholm Subdivision requirements. [shown below] The Rockwall County Judge is not required to sign the approved final plat. [Platting Inter Local Agreement with Rockwall County.]
- Remove the language “Preliminary this document shall not be recorded for any purpose and shall not be use or viewed or relied upon as a final survey document” from the final plat prior to recording.

(I) Dedications and certificates. Such dedications and certificates as are applicable.

(iii) Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

(iv) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

“1. Approved:

Mayor

Date

2. Acknowledged:

This approval shall be invalid unless the approved Final Plat 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.

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

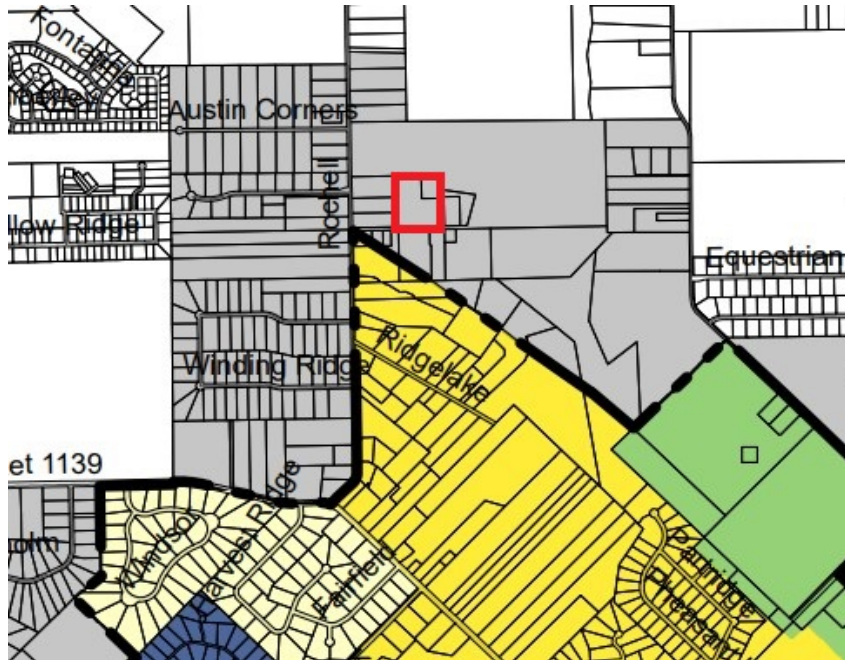
City Secretary, City of McLendon-Chisholm, Texas”

BACKGROUND INFORMATION:

The City has a one-half mile extra territorial jurisdiction from the existing City Limits. The gray area on the attached city limits map is the ETJ. The red square is the subject 10 acres of land. The 10 acres is currently comprised of two tracts of land. RCAD PID#’s 12061 and 12077. Proposed Lot 1 is a little over five acres of land and contains the Winsett’s existing home. The subject property is approximately 622 feet east of Rochelle on the north side of Rocki-Dell Lane, Rockwall, County.

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City limits map for subject property



[illegible]

Zoning

The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority is the ETJ but does have platting authority.

Thoroughfares/streets:

Rocki-Dell Lane, is an existing local street located in an ingress-egress easement. The existing easement is under 40 feet wide. The applicant is dedicating a little over 21 feet for right of way for Rocki-Dell Lane by this plat.

Sec. 10.02.005 Preliminary plans and final plats

(b) Final plat. After approval of a preliminary plan by the city council, a final plat, prepared by a registered engineer and bearing his seal, shall be submitted to the city council by filing in the office of the city secretary. Such plat shall have all changes and alterations made on it that were required on the previously submitted preliminary plan.

(1) Sheet size and scale. All final plats shall be drawn in India ink or comparable on tracing cloth or plastic tracing sheets 24 inches by 30 inches and to a scale of one-inch equals 100 feet or in accordance with the county final plat requirements. Where more than one sheet is required, an index sheet of maximum size 18 inches by 27 inches shall be filed showing the entire subdivision.

(2) The final plat shall contain the following information.

(A) Existing features inside subdivision.

(i) The existing boundary lines with accurate distances and bearings of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification.

(ii) The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii) True bearings and distances to the nearest established street lines, official monuments, or subdivision corners.

(iv) The location and width of existing streets, alleys, easements, rights-of-way, buildings, and structures to be retained.

(v) Topographical information with contour lines at one-foot intervals.

(vi) An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.

(B) Existing features outside subdivision.

(i) The name and property lines of adjoining subdivisions and of the adjoining property owners, together with the respective plat or deed references.

(ii) The name and location of adjacent streets, alleys, driveways, easements, watercourses, etc.

All lines outside of subdivision boundaries shall be dashed.

(C) Streets, alleys, easements. Engineering construction standards for inspections are set forth in [appendix 1](#).

The lines and names of all proposed streets or other ways or easements to be dedicated to public use shall be shown on the final plat with the following engineering data:

(i) For streets. Complete curve data (delta, length, radius, tangent, point of curve, point of reverse curve, point of tangent) shown on the centerline on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

(ii) For watercourses and easements. Drainage easements will be provided covering all land within the subdivision that is subject to inundation by a 100-year storm. Lots that are adjacent to a major watercourse will show minimum finish flood elevations two feet above the calculated 100-year flood elevation.

(D) Lots and blocks. The lines and numbers of all proposed lots and blocks with complete bearings and dimensions for front, rear and side lot lines, and area of each lot.

(E) Reservations. The use and property dimensions of all special reservations, including sites for schools, churches, and parks.

(F) Monuments and control points.

(i) The description and location of all permanent survey monuments and control points.

(ii) Suitable primary control points to which all dimension bearings and similar data shall be referred. Dimensions shall be shown in feet and decimals of a foot.

(iii) Reference to source of bearing for legal description.

(iv) Reference to existence of any floodplain indication on FEMA map.

(G) Key map. A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one mile.

(H) Title, etc. The date, scale, north point and subdivision title, name and address, and seal of engineer.

(I) Dedications and certificates. Such dedications and certificates as are applicable.

(i) A certificate of dedication of all streets, public highways, alleys, parks, utility easements, and other land intended for public use forever, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the final plat shall be shown or filed separately.

(ii) A waiver of claim for damages against the city occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

(iii) Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

(iv) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

“1. Approved:

Mayor

Date

2. Acknowledged:

This approval shall be invalid unless the approved Final Plat 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.

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

City Secretary, City of McLendon-Chisholm, Texas”

(J) Special restrictions. Where restrictions of use of land, other than those given in these regulations, are to be imposed by the owner/subdivider, such restrictions shall be placed on the final plat or on a separate instrument filed with the plat.

(K) Tax certificates showing that all ad valorem taxes have been paid are to be submitted concurrent with the final plat.

(3) Submission. The city shall be furnished with ten legible prints and the original tracing of the final plat at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such final plat is to be considered. One additional copy of the final plat together with engineering plans shall be submitted to city staff for review at least ten days prior to the submission of the final plat to the city council. A final plat filed prior to the 21st day preceding the next succeeding regular meeting of the commission may be considered as having been filed on the 21st day preceding the meeting. A final plat filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plat which is not accompanied with the prescribed filing fees will not be considered as having been filed.

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(4) Approval. Final approval will expire one year after the city council action granting approval of any final plat unless that plat has been filed for record, except that if the owner/subdivider shall apply in writing prior to the end of such one-year period, stating reasons for needing the extension, this period may at the discretion of the city council be extended for another year but not beyond that period. The owner/subdivider may obtain approval of a portion or a section of a subdivision for which tentative or conditional approval was obtained on a preliminary plan provided he meets all the requirements of this article with reference to such portion or section in the same manner as is required for a complete addition. The final plat shall not be filed of record until the subdivision has been constructed and accepted by the city.

(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 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.

MOTION: RECOMMEND APPROVAL TO CITY COUNCIL WITH THE FOLLOWING STIPULATIONS:

- 1. SIGNATURE BLOCK CORRECTIONS MADE**
- 2. PRELIMINARY PLAT NOTATIONS BE CHANGED TO FINAL BEFORE RECORDING AND EXECUTION**

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous by Members Present

6.3. Consider the application of Brian & Elizabeth Watson for approval of a preliminary plat.

City Planner Coker presented his staff report on this item:

APPLICANT: Bryan Connally
CBG Surveying Texas, LLC
12025 Shiloh Road, Suite 240
Dallas, Texas 75228

LOCATION: FM 550 and FM 1139, Rockwall Property ID #10783, 10782, & 45857

CITY COUNCIL HEARING DATE: March 23, 2022

This item is a ministerial function. The Planning and Zoning Commission has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved

with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a preliminary plat for a nine-lot subdivision on a 27.11-acre tract of land in the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas.

PROPERTY OWNER: Brian and Elisabeth Watson
1401 Wells Circle
Rockwall, Texas 75032

REPRESENTATIVE: Bryan Connally

PLANNING AND ZONING COMMISSION RECOMMENDATION: Disapproval.

This application fails to comply with:

1. Zoning District minimum 300-foot frontage on a street right of way.
2. Subdivision Ordinance, Section 10.02.006(a)(12) both proposed dead end/cul-de-sac streets are in excess of 600 feet

STAFF RECOMMENDATION: Disapproval

BACKGROUND INFORMATION:

The subject property is a 27.11-acre tract of land located southwest of the intersection of FM 1139 and FM 550 with 1,055.98 linear feet of frontage adjacent to FM 550. The application is for a nine [9] lot subdivision. Lot sizes range from 2.6 acres to five acres. The zoning district is SF 2.5. The SF 2.5 zoning district requires a minimum lot size of two and one-half acres of land.

The applicant is proposing that all access to the interior of the subdivision be provided by a 54-foot-wide mutual access easement.

The Subdivision Ordinance defines a street as: “ Street. A way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.” A mutual access easement satisfies this definition.

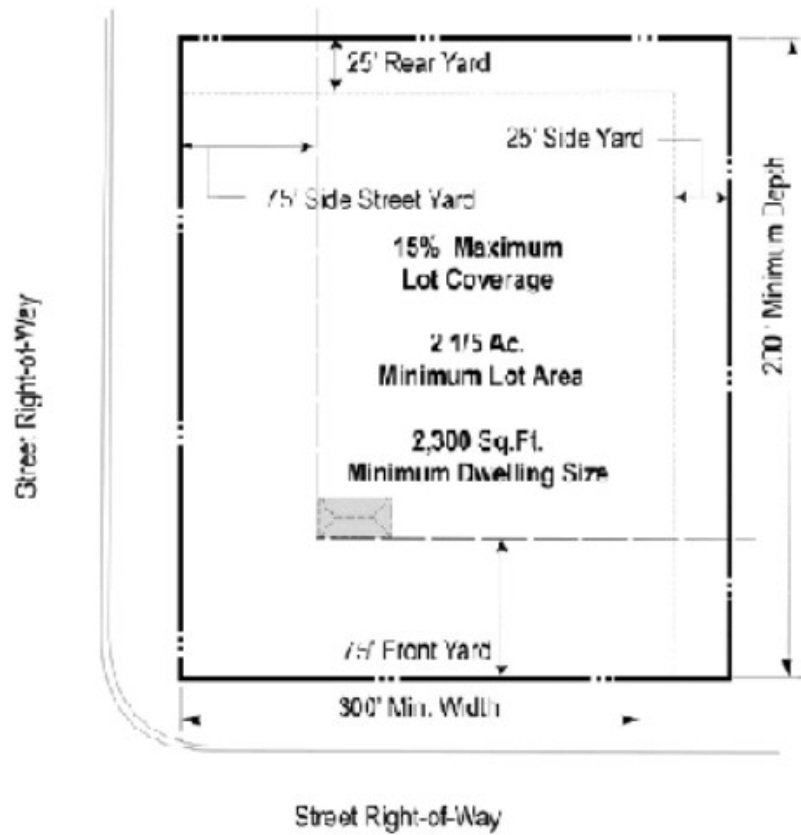
Section 10.02.006(a)(12) Dead-end streets/culs-de-sac sets the maximum length of a dead-end street with a cul-de-sac as 600 feet. The distance from the proposed entrance on FM 550 to the cul-de-sac that is the farthest from FM 550 is over 1000 feet in length.

“(12) Dead-end streets/culs-de-sac.

(A) Turnarounds. Turnarounds are to have a minimum right-of-way radius of 60 feet and a pavement radius of 45 feet.

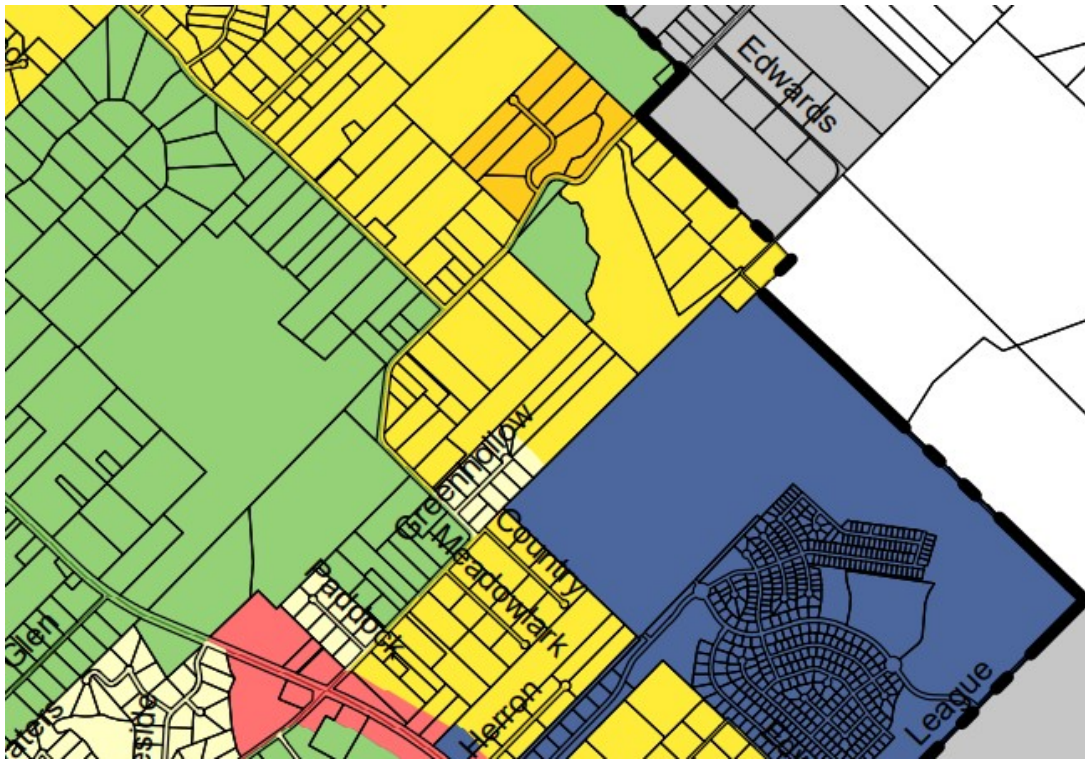
(B) Maximum length. The maximum length of a dead-end street with a permanent turnaround or a cul-de-sac with a permanent turnaround shall be 600 feet.”

Zoning SF 2.5



Lots 1, 5, 7 & 8 do not have the required frontage on a street right of way.

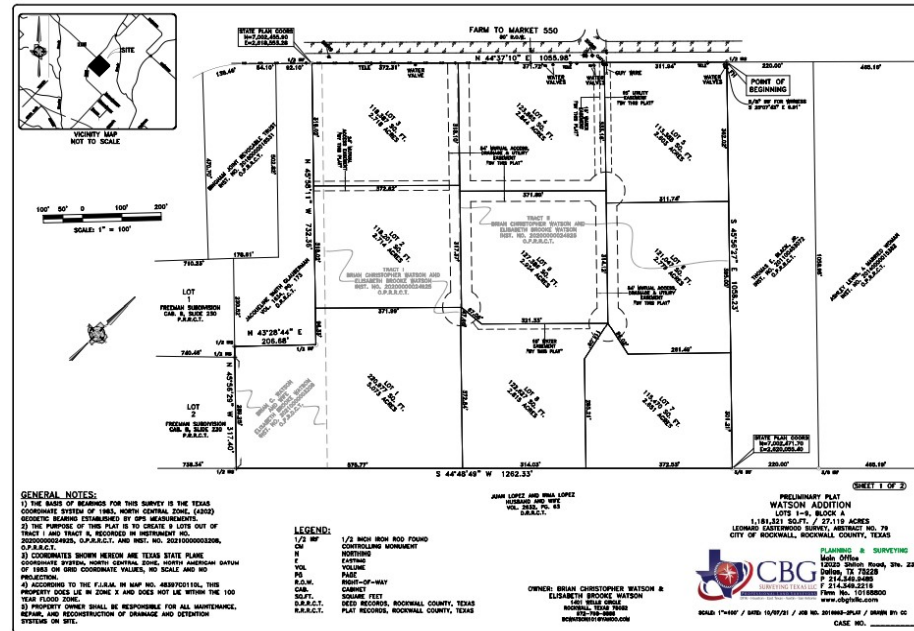
Zoning map for subject property



Rockwall CAD aerial



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[illegible]

Thoroughfares/streets:



McLendon-Chisholm Master Thoroughfare Plan

McLendon-Chisholm City Limits	Existing Highway	Proposed Minor Arterial
McLendon-Chisholm ETJ	Existing Principal Arterial	Existing Major Collector
Floodplain	Proposed Principal Arterial	Proposed Major Collector
Parcels	Existing Minor Arterial	Roads

FM 550 is identified as an existing major collector. The preliminary plat shows that FM 550 adjacent to the subject property has an 80 foot right of way. The Thoroughfare Plan [page 51 of the McLendon-Chisholm Comprehensive Plan] indicates that the right of way requirement for a major collector is 60 feet to 80 feet.

pg. 24

Sec. 10.02.005 Preliminary plans and final plats

(a) Procedure.

(1) A preliminary plan of any proposed subdivision shall first be filed by the property owner or his duly appointed representative with the city secretary and submitted to the planning and zoning commission for review, study, and recommendation to the city council before the owner proceeds with the final plat of record. Following recommendation by the commission, the preliminary plan shall be submitted to the city council commission for review, study, and approval. This preliminary plan shall be drawn to a scale not to exceed 200 feet to the inch.

(2) The preliminary plat shall contain the following information:

(A) Existing features inside subdivision.

(i) The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification, complete with bearings and distances.

(ii) The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii) The location and width of existing streets, alleys, easements, pipelines, watercourses, location and site of any existing water or sewer mains.

(iv) An accurate legal description of the land to be subdivided.

(B) Existing features outside subdivisions.

(i) The name and property lines of adjoining property owners with legal file reference.

(ii) The name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, and location and site of any existing water or sewer mains.

(C) New features inside subdivision.

(i) The proposed name of the subdivision.

(ii) The location, right-of-way width and names of proposed streets.

(iii) The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

(iv) The location of building lines, alleys and easements.

(v) The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

(vi) The approximate acreage of the property to be subdivided.

(vii) A proposed utility plant should be included and where, unusual grade conditions exist, the city's engineer may require preliminary street grades.

(viii) The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

(D) Key map. A key map showing relation of subdivision of well-known streets in all directions to a distance of at least one mile.

(E) Title, etc. The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

(3) Submission. The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal briefly stating the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.

MOTION: RECOMMEND APPROVAL WITH THE FOLLOWING STIPULATIONS:
1. CORRECT DEFECTIVE REFERENCES ON THE PLAT BEFORE SUBMISSION TO THE CITY COUNCIL
2. SUBJECT TO REVIEW AND APPROVAL BY CITY ENGINEER BEFORE FINAL PLAT

3. CLARIFICATION OF LANGUAGE ON THE PLAT INDICATING THAT STREETS WILL BE PRIVATE
4. COMPLETION OF A REQUIRED TREE SURVEY AND TREE MITIGATION PLAN
5. COMPLETION OF APPROPRIATE HOA DOCUMENTS

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimously by Members Present

6.4. Consideration of the Detailed Development Plan for RCH

City Planner Coker presented his report on this request:

APPLICANT: Jacob Dupuis
Dunaway Associates
118 McKinney Street
Farmersville, TX 75442

LOCATION: East corner of Sonoma Verde subdivision and adjacent to Edwards Road and League Road

CITY COUNCIL HEARING DATE: June 22, 2022

REQUEST:

The applicant is requesting approval of the Detailed Development/Site Plan/Landscape Plan on one acre of land in the Sonoma Verde Planned Development District.

PROPERTY OWNERS: RCH Water Supply Corporation
5763 SH 205
Rockwall, TX 75032

REPRESENTATIVE: Jacob Dupuis

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL. The applicant has satisfied the staff recommended conditions.

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm should recommend approval of the application for the Development/Site/Landscape Plans for a one-acre tract of land located in the Sonoma Verde Planned Development District for compliance with the requirements for approval of the Plans subject to conditions contained in this report prior to consideration of the Final Plat.

Conditions:

A detailed development/site plan and landscape plan that comply with the requirements of Ordinance 2007-20, the Sonoma Verde Planned Development District, is to be submitted for review and

recommendation by the Planning and Zoning Commission and is reviewed prior to consideration of the final plat.

The Development Plan and the Landscape Plan must include the following elements as required by the Zoning Ordinance:

Landscaping: subsection 6:

Perimeter Landscape Buffers Other than Along SH 205. Except along SH 205, a 10-foot landscape buffer must be provided where the rear of a lot abuts a street. Buffers shall contain a minimum of one tree that is at least four inches in caliper (measured at two feet above the ground) and eight feet in height at the time of planting for each 35 feet of street frontage or fraction thereof. The buffer may include a sidewalk if approved by the City Council. Landscaped buffers shall also include shrubs, ground cover, sod, or other live plant materials.

Fences and Screening.

Height. Fence heights on individual residential lots are limited to a maximum height of six feet.

Side Yard Fence Returns. Side yard fence returns for fences in the interior side yard shall, at a minimum, extend to within 10 feet of the front corner of each single-family residence.

Subdivision Perimeter Fencing. Subdivision perimeter fencing shall be constructed of 100% masonry or wrought iron with masonry columns at the corner of each lot where the side or rear lot line abuts either SH 205, League Road, or Edwards Road. Subdivision perimeter fencing shall be a minimum of five feet in height. Subdivision perimeter fencing shall not exceed a length of 500 feet without a change in character such as the addition of wrought iron with a living screen.

Screening Adjacent to Open Space, Common Areas or Park Areas. All screening and fencing that is adjacent to common areas, open space, or park areas shall consist of ornamental iron, except that a screening wall or fence adjacent to a major arterial road may also consist of wood and/or masonry. All fencing or screening walls that serve as a perimeter fence or wall shall incorporate landscaping, including trees and shrubs.

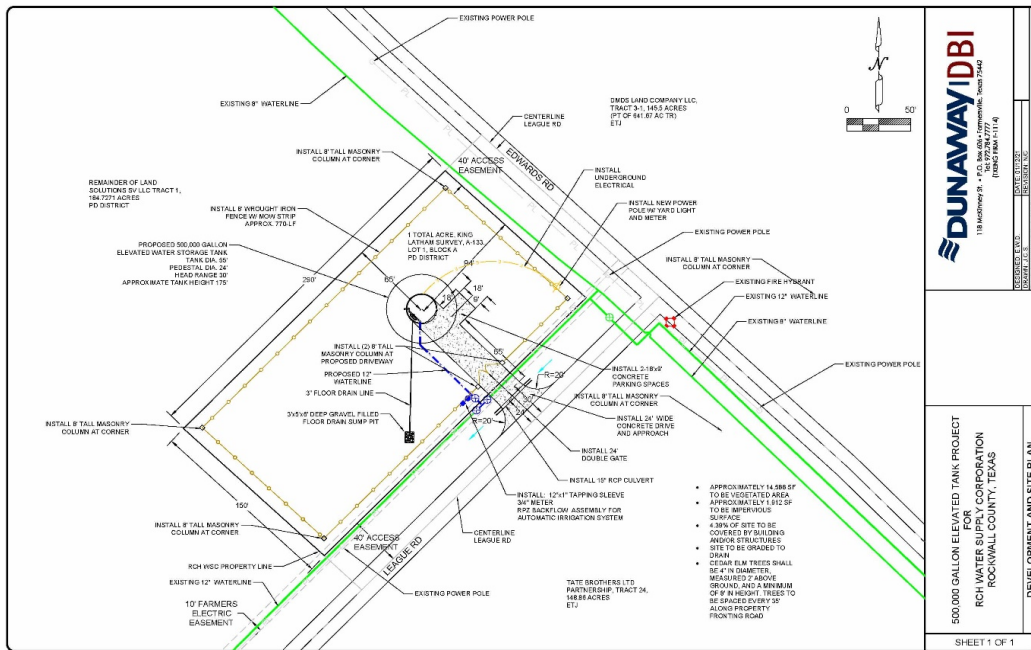
Fence Materials. Fencing made of chain link, aluminum, or metal (other than wrought iron) is prohibited. Wood stockade fences shall have metal posts and triple bracing. Wood stockade fences shall be of cedar, spruce consisting of number one or two grade lumber, or any other wood of a higher quality and better durability.

Fence Maintenance. All fencing that is not located on an individual lot shall be provided within an easement, and a property owners association, a PID, or a District shall maintain the fencing.

An automatic irrigation system must also be installed.

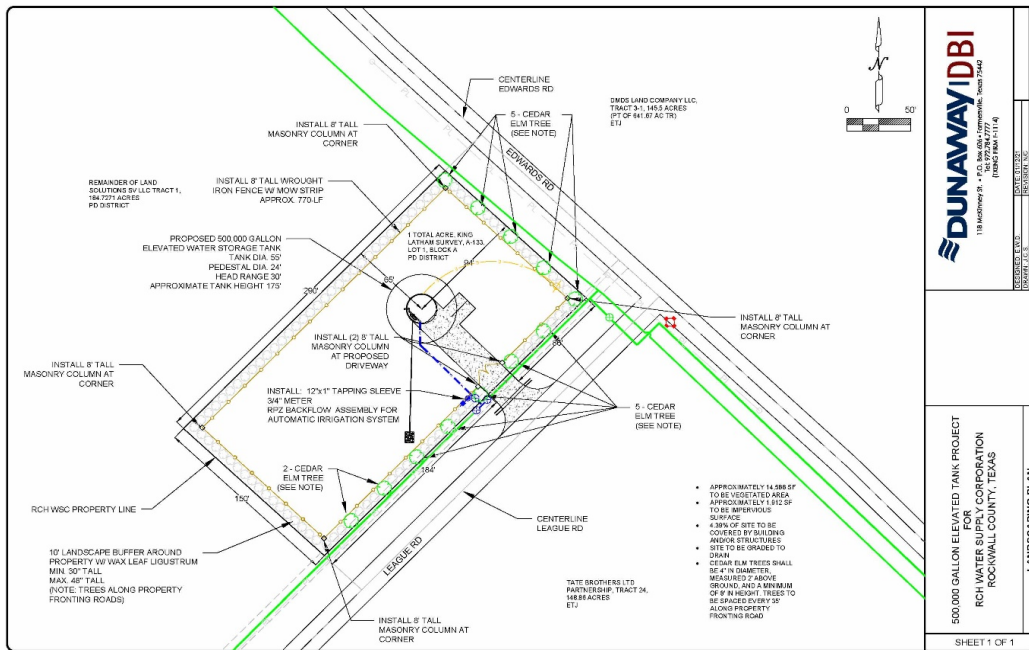
The Development/Site Plan to show 24-foot-wide drive and two 9' x 18' parking stalls adjacent to the end of the driveway adjacent to the water tower.

Proposed Development/Site Plan-Complies with requirements



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Proposed Landscape Plan-Complies with requirements



BACKGROUND INFORMATION:

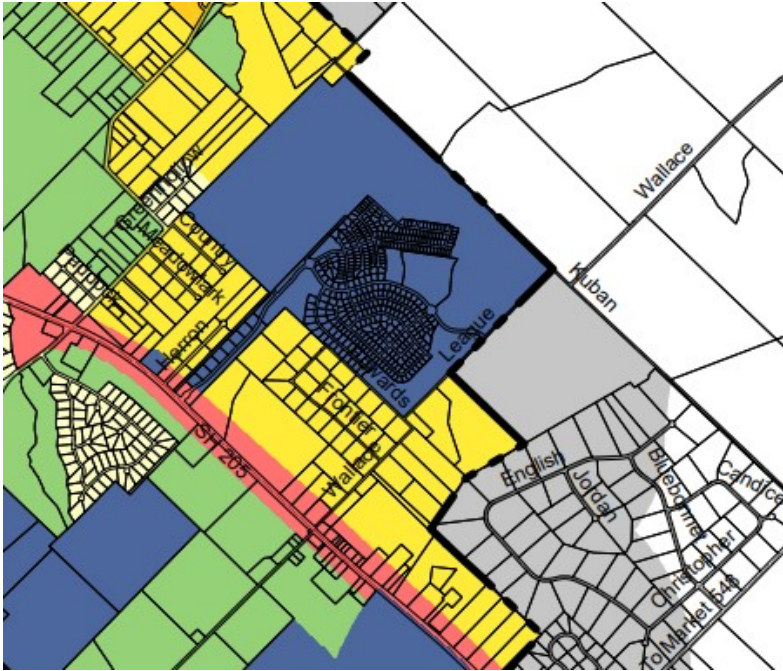
The subject property is a One-Acre tract of land located generally at east corner of the Sonoma Verde Subdivision, adjacent to League and Edwards Roads, in McLendon-Chisholm, Texas. The applicant has provided a special warranty deed showing that the RCH Water Supply Corporation has acquired the property.

The property owner has provided a 40-foot access easement along the perimeter of the property adjacent to Edwards and League Roads in order to satisfy one-half the required roadway widths for those two streets.

The subject property is a portion of the Sonoma Verde planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

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Zoning Map



The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015. Utilities are permitted uses in the planned development district.

The final plat application for this tract is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations based upon compliance with the requirements of the planned development district development standards.

[Note-The Development/Site Plan and Landscape Plans are to be considered by the Planning and Zoning Commission on the same agenda as the final plat, but preceding consideration of the Final Plat]

Thoroughfares/streets:

This phase of Sonoma Verde is adjacent to Edwards and League Roads. The McLendon-Chisholm Thoroughfare Plan indicates that Edwards Road is a Minor 4-Lane Undivided Thoroughfare. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant has provided dedications of right of way along Edwards and League Roads to provide one-half of the specified right of way width from the assumed centerlines of Edwards and League Roads.

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Detailed development plan-Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

“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.”

MOTION: APPROVE SITE PLAN AND LANDSCAPE PLAN RECOMMENDATION TO CITY COUNCIL WITH STAFF PROPOSED CONDITIONS:

1. A DETAILED DEVELOPMENT/SITE PLAN AND LANDSCAPE PLAN THAT COMPLY WITH THE REQUIREMENTS OF ORDINANCE 2007-20, THE SONOMA VERDE PLANNED DEVELOPMENT DISTRICT, IS TO BE SUBMITTED FOR REVIEW AND RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION AND IS REVIEWED PRIOR TO CONSIDERATION OF THE FINAL PLAT
2. THE DEVELOPMENT PLAN AND THE LANDSCAPE PLAN MUST INCLUDE ELEMENTS AS REQUIRED BY THE ZONING ORDINANCE.

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

6.5. Consideration of the final plat for the RCH water tower.

City Planner Coker brief the Commission on this case:

APPLICANT: Jacob Dupuis
Dunaway Associates
118 McKinney Street
Farmersville, TX 75442

LOCATION: Northwest corner of Sonoma Verde subdivision and adjacent to Edwards Road

PLANNING AND ZONING COMMISSION HEARING DATE: April 22, 2022

REQUEST:

The applicant is requesting approval of a preliminary plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower.

PROPERTY OWNERS: RCH Water Supply Corporation
5763 SH 205
Rockwall, TX 75032

REPRESENTATIVE: Jacob Dupuis

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the preliminary plat of one-acre tract of land for the creation of a building site for the construction of an elevated water supply tank to the City Council subject to conditions contained in this report.

Conditions:

A detailed development and landscape plan is submitted for review and recommendation by the Planning and Zoning Commission and is reviewed and approved by the City Council prior to submittal of the final plat.

BACKGROUND INFORMATION:

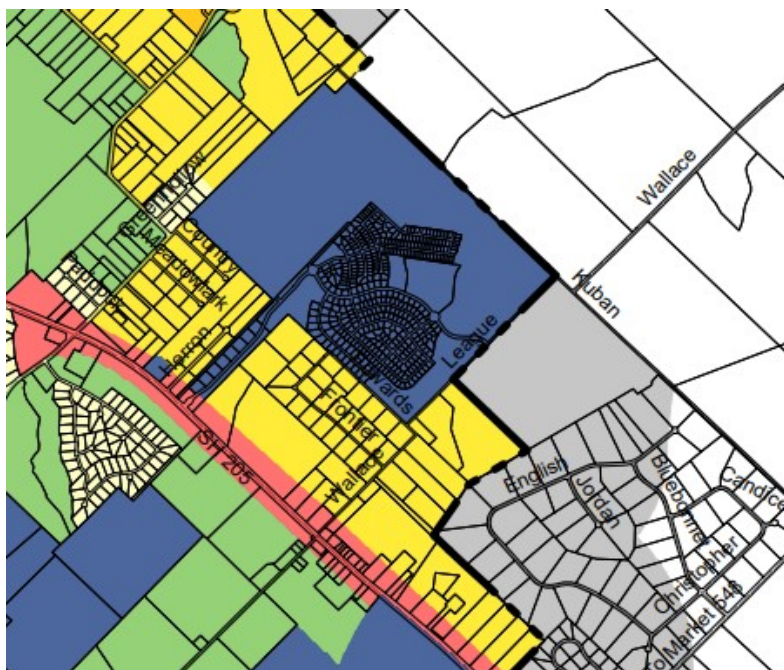
The subject property is a One- Acre tract of land located generally at northwest corner of Sonoma Verde Subdivision, partially adjacent to Edwards Road, in McLendon-Chisholm, Texas. The applicant has provided a special warranty deed showing that the RCH Water Supply Corporation has acquired the property.

The property owner is a 40-foot access easement along the perimeter of the property adjacent to Edwards Road and adjacent to League Road.



The subject property is a portion of a larger planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

Zoning Map



The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015. Utilities are permitted uses in the planned development district.

The preliminary plat application for this tract is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations.

Thoroughfares/streets:

This phase of Sonoma Verde is adjacent to Edwards Road. The McLendon-Chisholm Thoroughfare Plan indicates that Edwards Road is a Minor 4-Lane Undivided Thoroughfare. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant should provide a dedication of right of way along Edwards to provide one-half of the specified right of way width from the assumed centerline of Edwards Road. This requirement is achieved by the inclusion of the 40-foot access easement on both Edwards and League.

Detailed development plan-Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

“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.”

MOTION: TABLE CONSIDERATION OF THE PLAT UNTIL THE NEXT REGULAR COMMISSION MEETING, PENDING RCH PROVIDING REQUIRED ENGINEERING TO CITY ENGINEER AND APPROVAL BY CITY ENGINEER.

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

6. ADJOURN

MOTION: ADJOURN THE MEETING

MADE BY: Commissioner Kipphut
SECONDED BY: Commissioner Rohde
APPROVAL: Unanimous

The meeting adjourned at 8:12 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



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: _____

Receipt # _____

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

500' SOUTHEAST OF FM 550 AND SH 205 INTERSECTION
ON THE SOUTH SIDE OF SH 205.

Property Legal Description:

AD133 K LATHAM, TRACT 41-2, 6.063 AC.

County Parcel ID: 0133-0000-0041-02 - OR

Existing Zoning: AG, GB

Requested Zoning: GB

Applicant's Name: ERMA MAYES (ON BEHALF OF BROOKSHIRES)

Phone No. 903.579.0304 Email: ERMAMAYES@BROOKSHIRES.COM

Status of Applicant: Owner _____ or Authorized Agent ☒

Applicant's Address:

430 E. FRONT STREET, TYLER, TX 75702

Owner's Address: 430 E. FRONT STREET, TYLER, TX 75702

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

Signature of Owner:

R Mcdonogh

Date 8/3/2022

Signature of Applicant:

Erma J. Mayes

Date 8-2-22

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 \$ 710.00 to cover the cost of this application, and an initial deposit of \$ 5,000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 4th day of August, 2022.

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 (Owner/Authorized Agent): Emma J. Maves

City Secretary: Rockelle Green

(Seal)



Page 2 of 2

02/25/2020 Zoning Change Application and Checklist



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: 8-1-22

Receipt # _____

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

ALL OF LOT 3, BLOCK 1 54205/550 ADDITION
TO THE CITY OF MCLENDON-CHISHOLM, TX. 75032

Property Legal Description:

(SEE ABOVE)

County Parcel ID: _____

Existing Zoning: AG

Requested Zoning: GENERAL BUSINESS

Applicant's Name: BROOKSHIRE GROCERY COMPANY

Phone No. _____ Email: _____

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address: _____

Owner's Address: P.O. BOX 717, ROCKWALL, TX. 75087

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

Signature of Owner:

MILWAUKEE INVESTORS, LLC
Michael Miller

Date 8-1-22

Signature of Applicant:

MANAGING MEMBER

SUBMITTED AS REQUESTED BY MICHAEL COKER

Proposed Lot 3-R & Lot 4
SH 205/550 Addition
10.205 Acres

State of Texas
City of McLendon-Chisholm
County of Rockwall

All that certain tract or parcel of land located in the King Latham Survey, Abstract 133, City of McLendon-Chisholm, Rockwall County, Texas, being all of a called 6.063 acre tract described in a Deed from Mariah Bay Development, Inc. to Brookshire Grocery Company, dated November 1, 2007 and recorded in Volume 5270, Page 57, and being a part of a called 6.988 acre tract, described in a Deed from Mariah Bay Development, Inc. to Mil/Way Investors, LLC, dated December 20, 2013 and recorded in Document No. 20130000501919 all in the Deed Records of Rockwall County, Texas, and being a all of Lot 3, Block 1 as shown on a Conveyance Plat part of SH 205/550 Addition, recorded in Document No. 20190000009311 in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod w/cap "Summit Surveying" (found) in the southeast right of way line of State Highway No. 205, for the northernmost north corner of the above referenced 6.063 acre tract, same being the east corner of Lot 1, Block 1 of said Conveyance Plat and being in a curve to the right;

THENCE with the northeast line of said 6.063 acre tract and the southwest right of way line of said State Highway No. 205, and along said curve to the right, having a Delta of 03 deg. 26 min. 25 sec., a Radius of 5600.18 feet, a Chord which bears South 62 deg. 02 min. 45 sec. East— 336.21 feet, and an Arc length of 336.26 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the west corner of said 6.063 acre tract, same being a north corner of a called 31.504 acre tract as described in a Deed from Independent Bank to McLendon Chisholm Commercial Holdings, Inc., dated December 28, 2012 and recorded in Volume 7061, Page 47 in said Deed Records:

THENCE South 29 deg. 52 min. 07 sec. West with the southeast line of said 6.063 acre tract and northwest line of said 31.504 acre tract, a distance of 650.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the south corner of said 6.063 acre tract, same being the southernmost east corner of said Lot 3, Block 1;

THENCE South 29 deg. 50 min. 25 sec. West with the southernmost southeast line of said Lot 3, Block 1, and said northwest line of said 31.504 acre tract, a distance of 149.97 feet to a 1/2 inch iron rod (found) for the easternmost south corner of said Lot 3, Block 1, same being the west corner of said 31.504 acre tract and being in the northeast right of way line of Cattle Barron Drive and being the beginning of a non-tangent curve to the left;

THENCE with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 05 deg. 06 min. 11 sec., a Radius of 4800.18 feet, a Chord which bears North 62 deg. 54 min. 35 sec. West — 427.38 feet,

10.206 Acres

and an Arc length of 427.52 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 29 deg. 31 min. 32 sec., a Radius of 275.00 feet, a Chord which bears North 50 deg. 41 min. 55 sec. West – 140.15 feet, and an Arc length of 141.71 feet to a 5/8 inch iron rod (found) for corner in same at the end of said curve;

THENCE North 35 deg. 56 min. 11 sec. West continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line, a distance of 132.32 feet to a 5/8 inch iron rod (found) for corner in same and being the beginning of a curve right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 03 deg. 53 min. 38 sec., a Radius of 1,104.41 feet, a Chord which bears North 34 deg. 01 min. 35 sec. West – 75.04 feet, and an Arc length of 75.05 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the left;

THENCE with the continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 03 deg. 53 min. 30 sec., a Radius of 1,105.04 feet, a Chord which bears North 34 deg. 01 min. 37 sec. West – 75.04 feet, and an Arc length of 75.05 feet to a 5/8 inch iron rod (found) for corner at the intersection with the southeast right of way line of F.M. No. 550;

THENCE North 45 deg. 20 min. 00 sec. East with the northwest line of said Lot 3, Block 1 and said southeast right of way line, a distance of 238.73 feet to a point for corner at the north corner of said Lot 3, Block 1, same being the west corner of Lot 2, Block 1 of said Conveyance Plat, from which a 1/2 inch iron rod w/cap "Summit Surveying" (set) for reference bears, South 60 deg. 07 min. 53 sec. East – 10.31 feet;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said Lot 3, Block 1 and the southwest line of said Lot 2, Block 1, a distance of 306.87 feet to a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1 and the south corner of said Lot 2, Block 1, same being in the southernmost northwest line of the aforementioned 6.063 acre tract;

THENCE North 29 deg. 52 min. 07 sec. East with the northwest line of said 6.063 acre tract and the southeast line of said Lot 2, Block 1 for a distance of 210.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the southernmost north corner of said 6.063 acre tract and the east corner of said Lot 2, Block 1, same being in the southwest line of the aforementioned Lot 1, Block 1;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said 6.063 acre tract and the southwest line of said Lot 1, Block 1, a distance of 113.98 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for an interior ell corner of said 6.063 acre tract and the south corner of said Lot 1, Block 1;

10.206 Acres

THENCE North 29 deg. 52 min. 07 sec. East with the northernmost northwest line of said 6.063 acre tract and the southeast line of said Lot 1, Block 1, a distance of 226.12 feet to the **PLACE OF BEGINNING** and containing 10.205 acres (444,531 sq. ft.) of land.

 08/01/2022
Joe W. Clark
Registered Professional Land Surveyor No. 4366



10.206 Acres



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

DATE: August 11, 2022

APPLICANT: Erma Maves
Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

LOCATION: South corner of SH 205 and FM 550. Rockwall CAD PID# 101323 & 73547.

PLANNING AND ZONING COMMISSION MEETING DATE: August 18, 2022

REQUEST: Rezone all of Lot 3, Block 1 of the SH 205/550 Addition and Parcel ID# 73547 containing 6.063 acres of land from [Lot 3 AG-Agricultural Zoning District to GB-General Business] and all of RCAD Parcel ID# from a combination of AG and GB to GB-General Business.

PROPERTY OWNER: Lot 3, Block 1: Mil/Way Investors, LLC
PO Box 717
Rockwall, Texas 75087

PROPERTY OWNER: RCAD 73547: Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

REPRESENTATIVE: Keith Lybrand, Architect

STAFF RECOMMENDATION: Approval of the request to rezone all of Lot 3, Block 1 and the 6.063 acre tract of land [RCAD 73547] from a combination of Ag-Agriculture and GB-General Business to GB-General Business. The request is consistent with the Comprehensive Plan for the SH 205 Corridor.

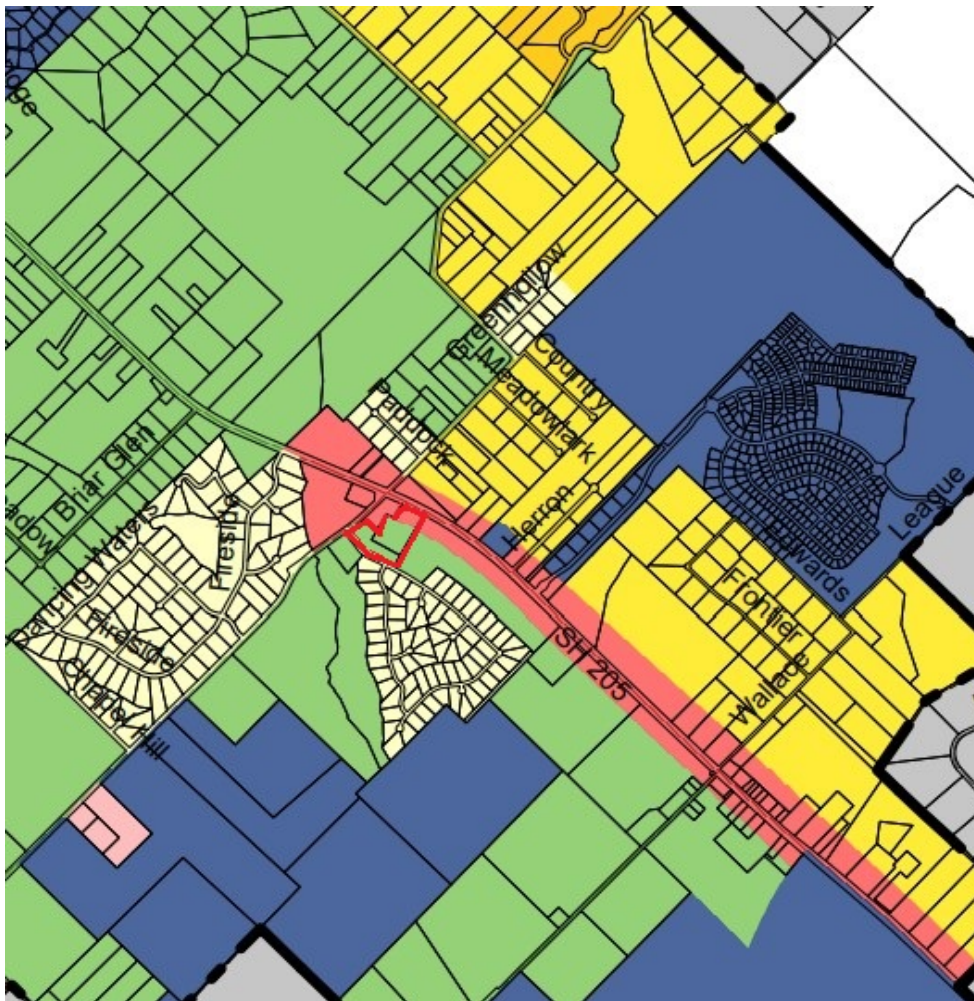
BACKGROUND INFORMATION: This is a request to rezone Lot 3, Block 1 From Ag-Agricultural to GB-General Business and to rezone RCAD PID # 73547 from a combination of Ag-Agricultural and GB-General Business to GB-General Business Zoning District. This request is designed to create a legal building site: [Section 1-11 of the Zoning Ordinance] for a new grocery store. The area to be rezoned contains 10.205 acres of land. The Texas Local Government Code requires that zoning changes comply with the Comprehensive Plan:

"Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a)
Zoning regulations must be adopted in accordance with a
comprehensive plan and must be designed to:

(1) lessen congestion in the streets;

- dangers;
- (2) secure safety from fire, panic, and other
 - (3) promote health and the general welfare;
 - (4) provide adequate light and air;
 - (5) prevent the overcrowding of land;
 - (6) avoid undue concentration of population; or
 - (7) facilitate the adequate provision of
- transportation, water, sewers, schools, parks, and other public requirements."

Zoning Map [area to be rezoned outlined in red]

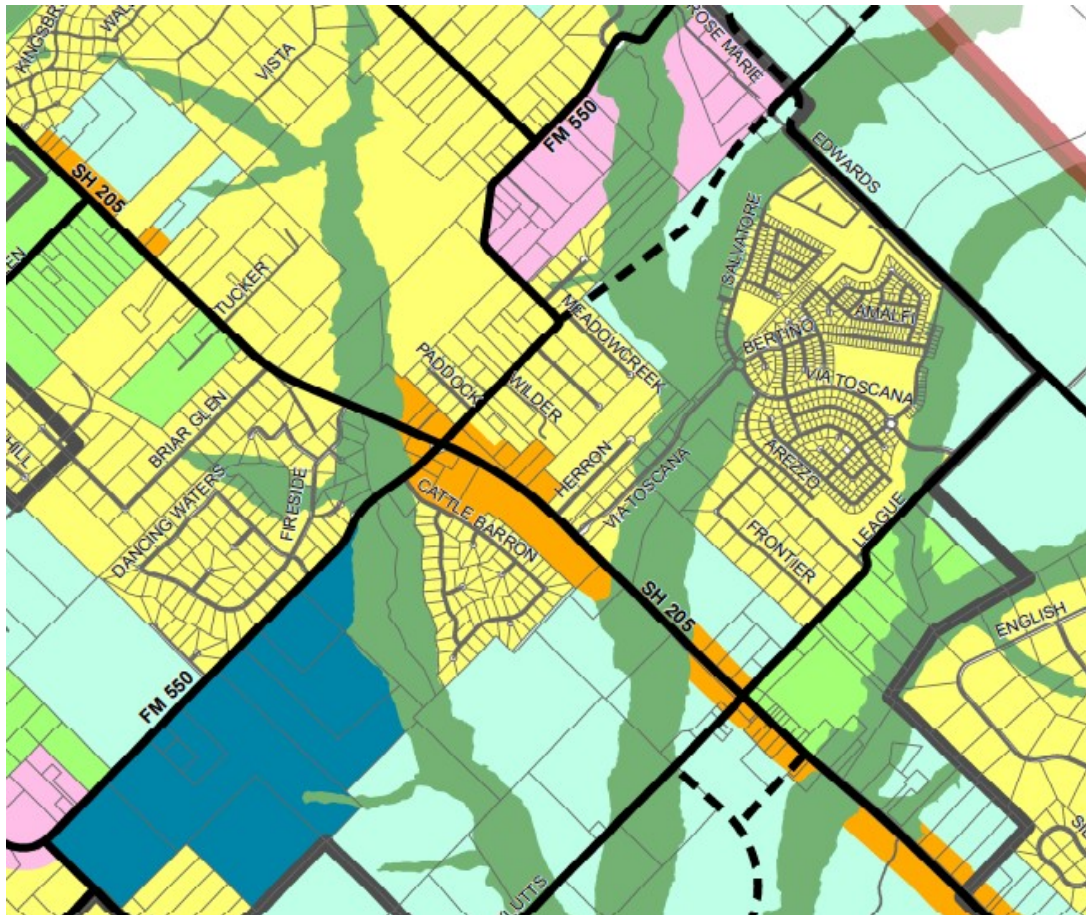


Rockwall CAD aerial with subject property to be rezoned outlined in red



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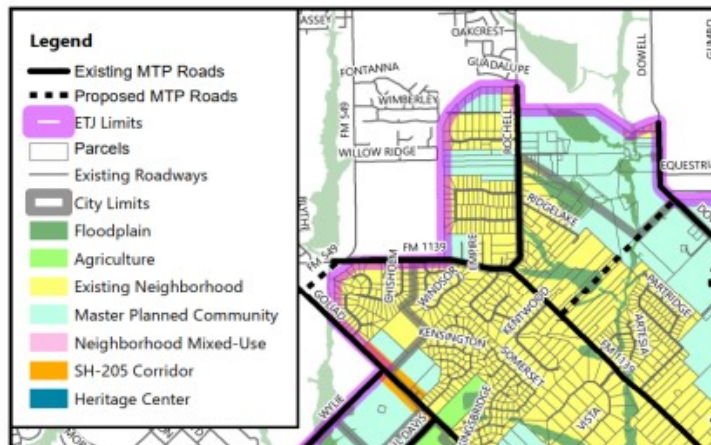
COMPREHENSIVE PLAN/FUTURE LAND USE PLAN



The Goldenrod color represents the SH 205 Corridor

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Future Land Use Plan



“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.” McLendon-Chisholm Comprehensive Plan.”

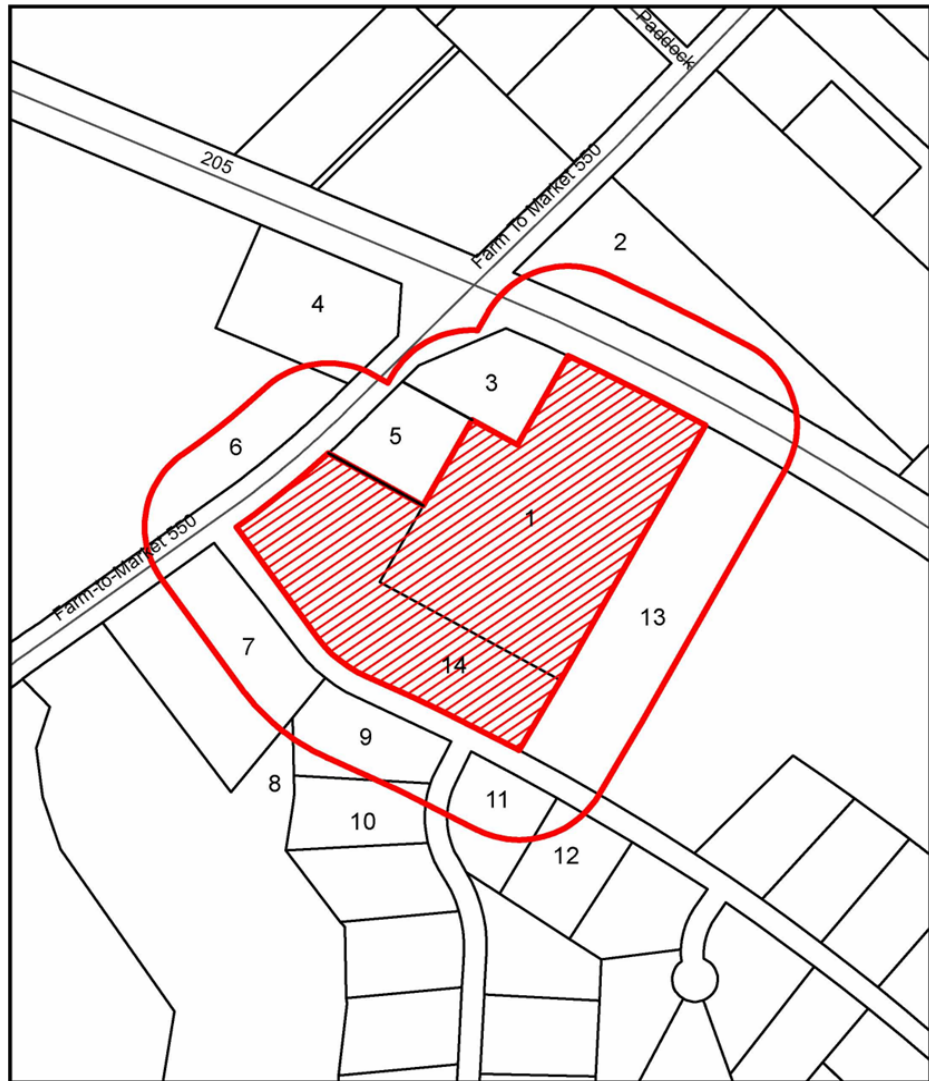
Thoroughfares/streets:

Lot 3 has frontage on both FM 550 and Cattle Barron Drive. The required right of way width for FM 550 is 80 feet and the existing right of way width is 80 feet. Cattle Barron Drive required 50 feet of right of way and has 50 feet of right of way.

Future Lot 4 has frontage on SH 205 which requires 100 feet to 150 feet of right of way and has 120 feet of right of way. The alignment schematic for the future widening of SH 205 is shown below. All additional right of way needed by the State of Texas for the widening is shown to be obtained from the eastern side of SH 205, so no additional right of way is required from Lot 4. While the existing Lot 3 and the future Lot 4 have adjacency to Cattle Barron Drive, there will be no access to either Lot-3R or to Lot 4 from Cattle Barron Drive.



City of McLendon-Chisholm
Property ID: 73547, 101323
200' Notification Map



0 0.0125 0.025 0.05 0.075 0.1
Miles





Brookshires SUP – 200' Notification

1. Brookshire Grocery Co
1600 W Southwest Loop 323
Tyler, Texas 75701
2. CM Knight LLC
141 S State Highway 205
Rockwall, Texas 75032
3. MFS Group LLC
3645 Capstone Lane
Plano, Texas 75074
4. Group Pacific Holdings LLC
6711 Starbuck Drive
Dallas, Texas 75252
5. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087
6. Mariah Bay Development Inc.
PO Box 369
Rockwall, Texas 75087
7. Oak National Holdings LLC
5763 South SH 205
Rockwall, Texas 75032
8. Chisholm Crossing IV Homeowners
Association Inc.
PO Box 25106
Dallas, Texas 75225
9. Janice E and Phillip M Nolley
500 Highwater Crossing
Rockwall, Texas 75032

10. Shay Clark Brunson
502 Highwater Crossing
Rockwall, Texas 75032
11. Charles Jeffrey Skinner Jr and Tiffany Nicole Skinner
400 Cattle Barron Drive
Rockwall, Texas 75032
12. Curtis A and Valerie G Bodart
402 Cattle Barron
McLendon Chisholm, Texas 75032
13. McLendon Chisholm Commercial Holdings Inc.
PO Box 369
Rockwall, Texas 75087
14. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087

Legal Description
10.205 Acres

State of Texas
City of McLendon-Chisholm
County of Rockwall

All that certain tract or parcel of land located in the King Latham Survey, Abstract 133, City of McLendon-Chisholm, Rockwall County, Texas, being all of a called 6.063 acre tract described in a Deed from Mariah Bay Development, Inc. to Brookshire Grocery Company, dated November 1, 2007 and recorded in Volume 5270, Page 57, and being a part of a called 6.988 acre tract, described in a Deed from Mariah Bay Development, Inc. to Mil/Way Investors, LLC, dated December 20, 2013 and recorded in Document No. 20130000501919 all in the Deed Records of Rockwall County, Texas, and being a all of Lot 3, Block 1 as shown on a Conveyance Plat part of SH 205/550 Addition, recorded in Document No. 20190000009311 in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

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10.206 Acres

and an Arc length of 427.52 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the right;

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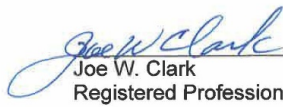
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10.206 Acres

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 08/01/2022
Joe W. Clark
Registered Professional Land Surveyor No. 4366



10.206 Acres



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

SPECIFIC USE PERMIT APPLICATION

Date of Application: 8/3/2022

Receipt # _____

Fee: \$400 + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

Hwy 205/FM 550

Property Legal Description:

Attached

County Parcel ID: _____

Existing Zoning: AG

Requested Zoning: GB

Applicant's Name: Brookshire Grocery Company

Phone No. (903) 579-0504

Email: ermamaves@brookshires.com

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:

P.O. BOX 1411, Tyler, TX 75710-1411

Owner's Address: P.O. BOX 1411, Tyler, TX 75710-1411

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

Signature of Owner:

R. McQueen

Date 8/3/2022

Signature of Applicant:

Erma J. Maves

Date 8/3/22

Page 1 of 2

02/25/2020 Zoning Change Application and Checklist

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 \$ 400 to cover the cost of this application, and an initial deposit of \$ 1 for consulting fees has been paid to the City of McLendon-Chisholm on this 4th day of August, 2022.

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 (Owner/Authorized Agent): RM [Signature]

City Secretary: Rockelle Green [Signature]

(Seal)



Page 2 of 2

02/25/2020 Zoning Change Application and Checklist

Proposed Lot 4
SH 205/550 Addition
7.695 Acres

State of Texas
City of McClendon-Chisholm
County of Rockwall

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BEGINNING at a 1/2 inch iron rod w/cap "Summit Surveying" (found) in the southeast right of way line of State Highway No. 205, for the northernmost north corner of the above referenced 6.063 acre tract and being in a curve to the right;

THENCE with the northeast line of said 6.063 acre tract and the southwest right of way line of said State Highway No. 205, and along said curve to the right, having a Delta of 03 deg. 26 min. 25 sec., a Radius of 5600.18 feet, a Chord which bears South 62 deg. 02 min. 45 sec. East— 336.21 feet, and an Arc length of 336.26 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the west corner of said 6.063 acre tract, same being a north corner of a called 31.504 acre tract as described in a Deed from Independent Bank to McClendon Chisholm Commercial Holdings, Inc., dated December 28, 2012 and recorded in Volume 7061, Page 47 in said Deed Records:

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THENCE South 29 deg. 50 min. 25 sec. West with the southernmost southeast line of said Lot 3, Block 1, and said northwest line of said 31.504 acre tract, a distance of 149.97 feet to a 1/2 inch iron rod (found) for the easternmost south corner of said Lot 3, Block 1, same being the west corner of said 31.504 acre tract and being in the northeast right of way line of Cattle Barron Drive and being the beginning of a non-tangent curve to the left;

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THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 04 deg. 50 min. 26 sec., a Radius of 275.00 feet, a Chord which bears North 63 deg. 02 min. 28 sec. West

7.695 Acres

– 23.23 feet, and an Arc length of 23.23 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (set) for corner in same;

THENCE North 29 deg. 52 min. 07 sec. East across said Lot 3, at a distance of 171.87 pass a 1/2 inch iron rod w/cap "Summit Surveying" (set) for the west corner of said 6.063 acre tract and an interior ell corner of said Lot 3, Block 1, continuing with the northwest line of said 6.063 acre tract and a southeast line of said Lot 3, Block 1, at a distance of 374.51 feet pass a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1, same being the south corner of Lot 2, Block 1 of said SH 205/550 Addition, continuing with said northwest line and the southeast line of said Lot 2, Block 1 for a total distance of 584.51 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the southernmost north corner of said 6.063 acre tract and the east corner of said Lot 2, Block 1, same being in the southwest line of Lot 1, Block 1 of said SH 205/550 Addition;

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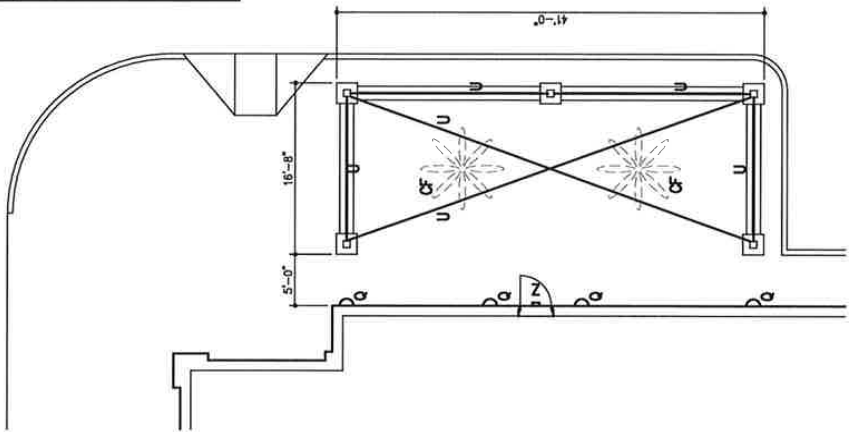
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Joe W. Clark
Registered Professional Land Surveyor No. 4366

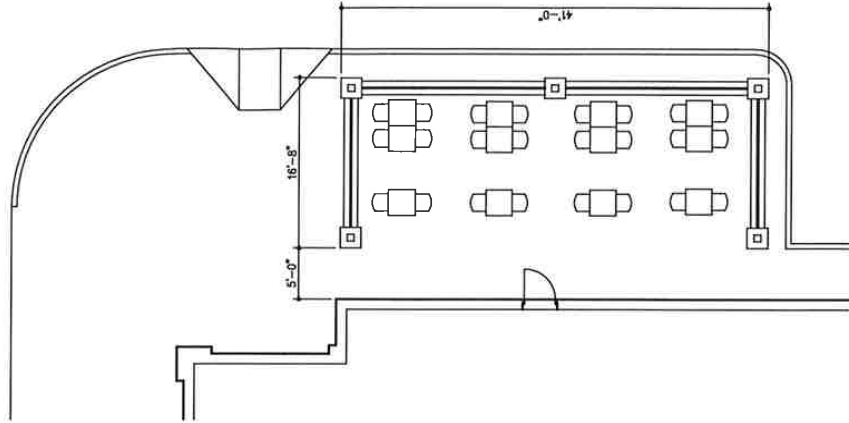


7.695 Acres

LIGHTING FIXTURES	
MARK	DESCRIPTION
Q	CAMBRIDGE EVERGREEN LIGHTING WALL SCONCE CAM-W-24-40W-AB-WF MOUNT CENTER OF FIXTURE AT 7'-10" A.F.F.
C	CEILING FANS: AIRVOLUTION D-370 MOUNTED ABOVE STRING LIGHTS
U	CELESTIAL LIGHTING HYA-STL-CF-18 BLACK CORD; 2700K FROSTED GLOBE; 18" O.C. PROVIDE MOUNTING PLATES AND CABLE TIES AS REQUIRED.
Z	PHILIPS CHLORIDE PLEMBZ SET FOR "EMERGENCY ONLY" MODE. SET PATH OF EBRESS PHOTOMETRICS TO BE PARALLEL WITH WALL. INSTALL FIXTURE AT 9'-0" A.F.F. CENTERED ABOVE DOOR U.N.O.



02 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
NORTH



01 FIXTURE PLAN
SCALE: 1/8" = 1'-0"
NORTH

McClendon-Chisholm Outdoor Seating

888 SF



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

DATE: August 11, 2022

APPLICANT: Erma Maves
Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

LOCATION: South corner of SH 205 and FM 550. Rockwall CAD PID# 73547.

PLANNING AND ZONING COMMISSION MEETING DATE: August 18, 2022

REQUEST: A specific use permit to allow for the on-premise consumption of beer and wine and other foods and beverages purchased at the adjacent grocery store.

PROPERTY OWNER: Lot 3, Block 1: Mil/Way Investors, LLC
PO Box 717
Rockwall, Texas 75087

PROPERTY OWNER: RCAD 73547: Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

REPRESENTATIVE: Keith Lybrand, Architect

STAFF RECOMMENDATION: Approval of the request for a specific use permit [SUP] for the on-premise consumption of beer and wine and other foods and beverages purchased at the adjacent grocery store. This request is consistent with the standards identified in the Comprehensive Plan for the SH 205 Corridor.

[Note: there is a list of conditions that the Planning and Zoning Commission must take into account prior to a recommendation for approval and the end of this report]

Staff Conditions:

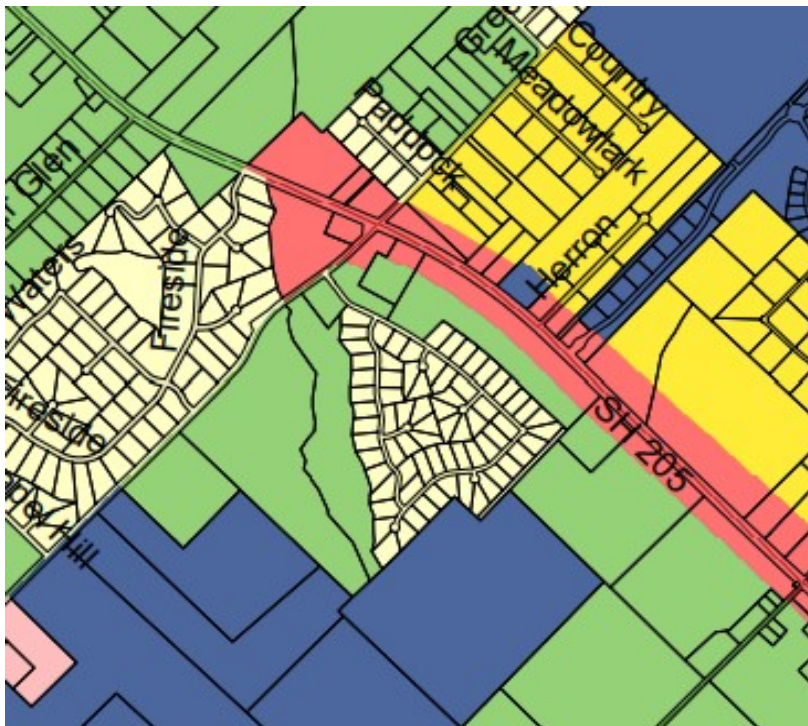
- The outside seating area must be immediately adjacent to the grocery store and may not exceed 1,000 square feet.
- Beer and wine may only be consumed in the designated outside seating area.
- The applicant must submit approval from the Texas Alcoholic Beverage Commission that they are authorized to allow on-premise consumption of beer and wine prior to the issuance of a certificate of occupancy.

- Applicant will be responsible for the safety of the public using the outside seating area and will provide a written plan for supervision of the outside seating area to the City of McLendon-Chisholm for review and approval prior to issuance of a certificate of occupancy.
- Landscaping must conform to the attached landscape plan.
- Store elevations and materials may be submitted for review and approval by the Planning and Zoning Commission and City Council as part of a detailed development plan for the facility and site concurrently with submittal of the civil design drawings for the property.

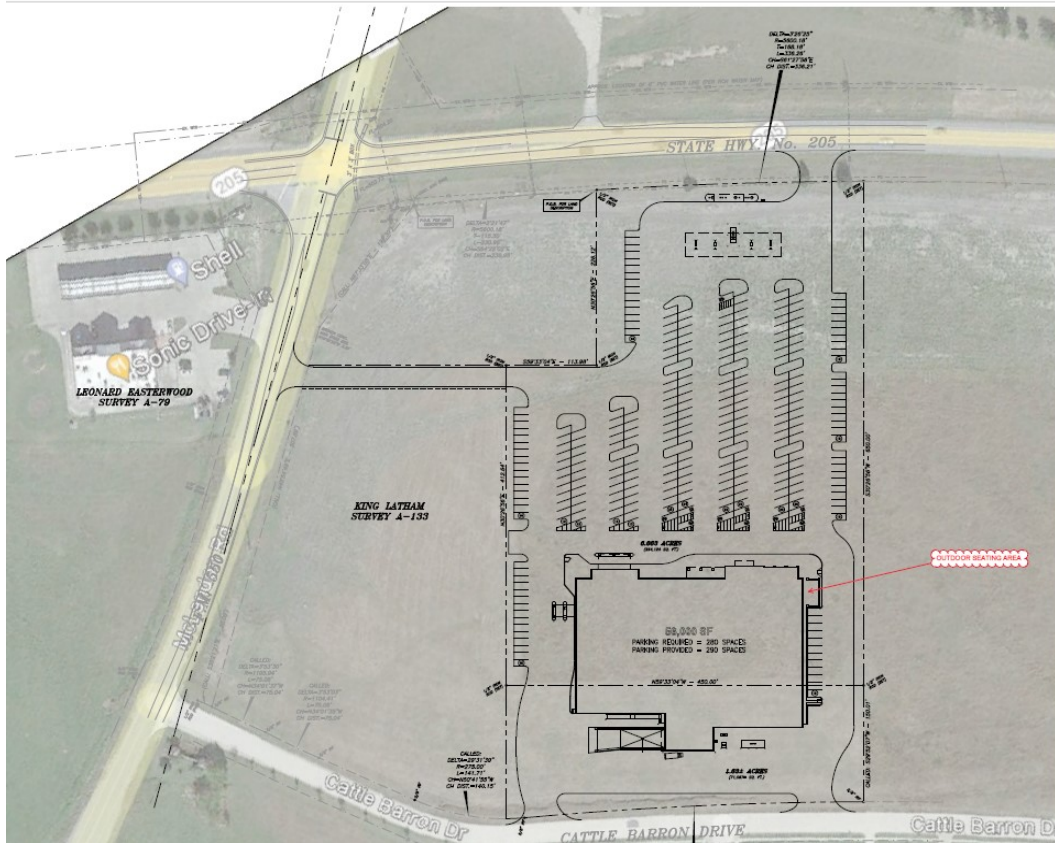
BACKGROUND INFORMATION: This is a request to authorize the use of a relatively small area adjacent to the future grocery store as an outside seating area where patrons of the grocery store may consume food, beverages and beer and wine purchased at the adjacent grocery store. While the specific use permit covers the entirety of the grocery store property, the actual area where beer and wine may be consumed is small.

This request is designed to create a legal building site: [Section 1-11 of the Zoning Ordinance] for a new grocery store. The area to be rezoned contains 10.205 acres of land. The Texas Local Government Code requires that zoning changes comply with the Comprehensive Plan:

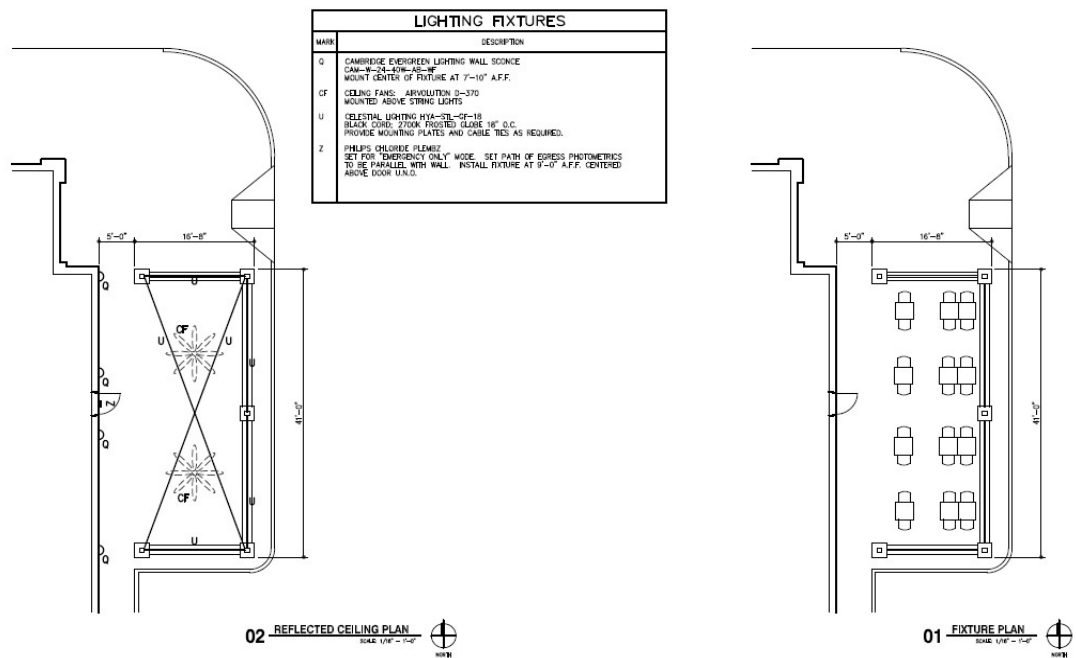
Zoning Map [Current]



Proposed site layout for the outside seating area [no access to Cattle Barrons Drive allowed]



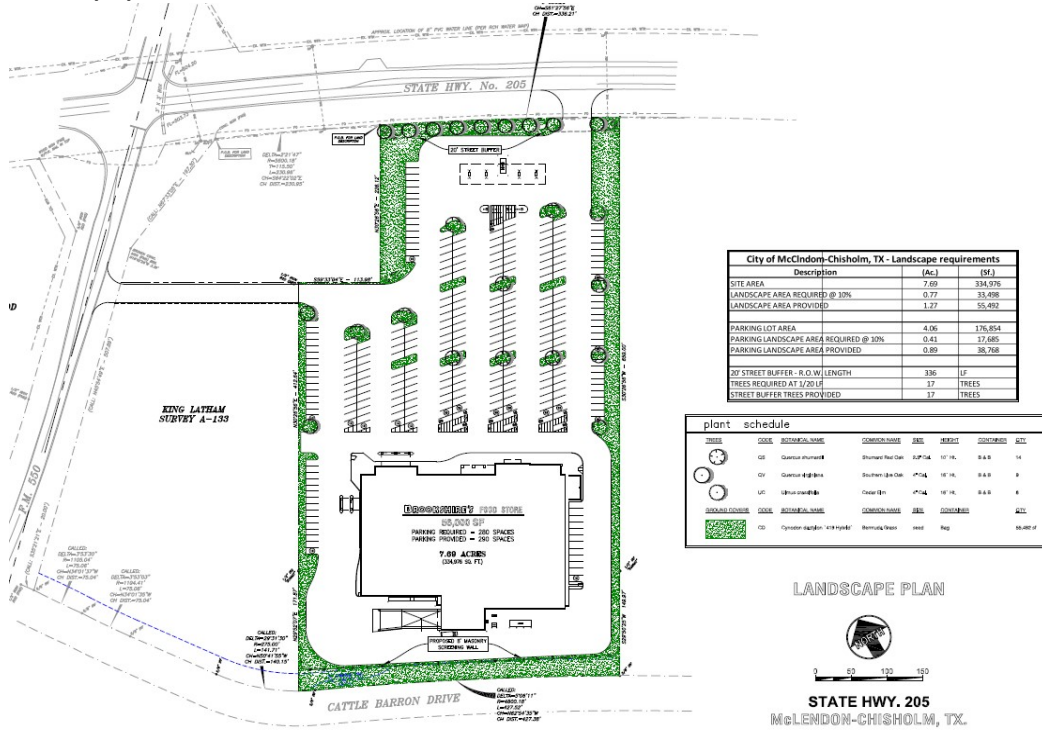
Proposed seating area layout



McClendon-Chisholm Outdoor Seating

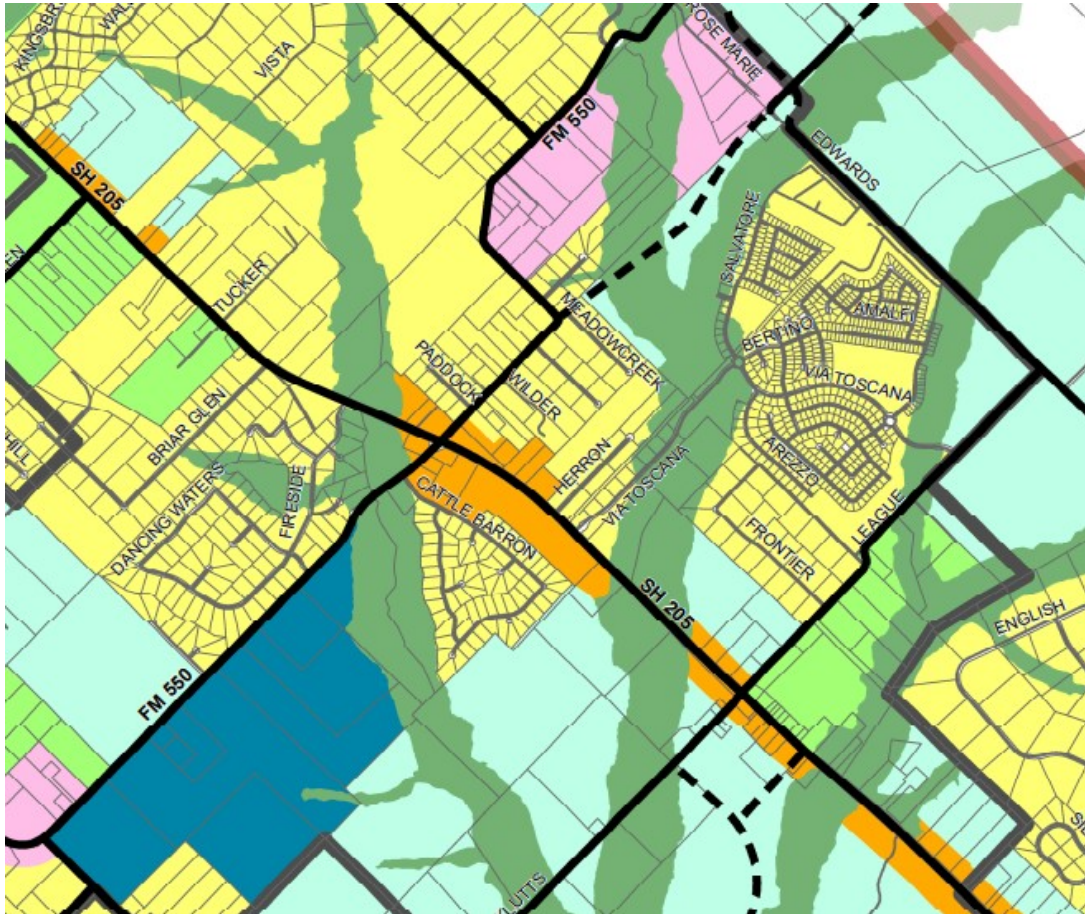
888 SF

Landscape plan



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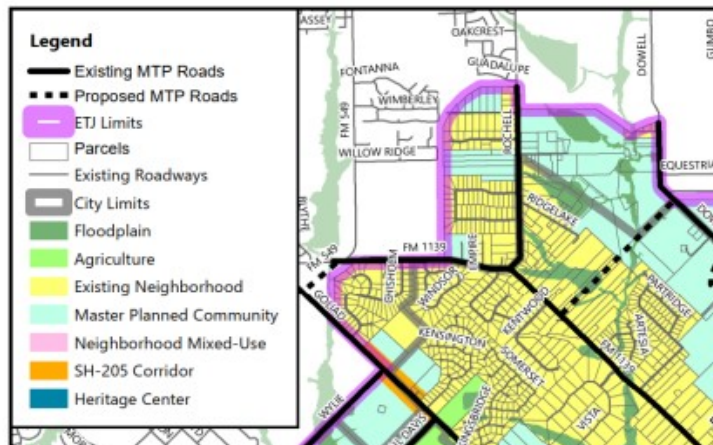
COMPREHENSIVE PLAN/FUTURE LAND USE PLAN



The Goldenrod color represents the SH 205 Corridor

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Future Land Use Plan



“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.” “McLendon-Chisholm Comprehensive Plan.”

Thoroughfares/streets:

Future Lot 4 has frontage on SH 205 which requires 100 feet to 150 feet of right of way and has 120 feet of right of way. The alignment schematic for the future widening of SH 205 is shown below. All additional right of way needed by the State of Texas for the widening is shown to be obtained from the eastern side of SH 205, so no additional right of way is required from Lot 4. While the existing Lot 3 and the future Lot 4 have adjacency to Cattle Barron Drive, there will be no access to either Lot-3R or to Lot 4 from Cattle Barron Drive.

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Brookshires SUP – 200' Notification

1. Brookshire Grocery Co
1600 W Southwest Loop 323
Tyler, Texas 75701
2. CM Knight LLC
141 S State Highway 205
Rockwall, Texas 75032
3. MFS Group LLC
3645 Capstone Lane
Plano, Texas 75074
4. Group Pacific Holdings LLC
6711 Starbuck Drive
Dallas, Texas 75252
5. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087
6. Mariah Bay Development Inc.
PO Box 369
Rockwall, Texas 75087
7. Oak National Holdings LLC
5763 South SH 205
Rockwall, Texas 75032
8. Chisholm Crossing IV Homeowners
Association Inc.
PO Box 25106
Dallas, Texas 75225
9. Janice E and Phillip M Nolley
500 Highwater Crossing

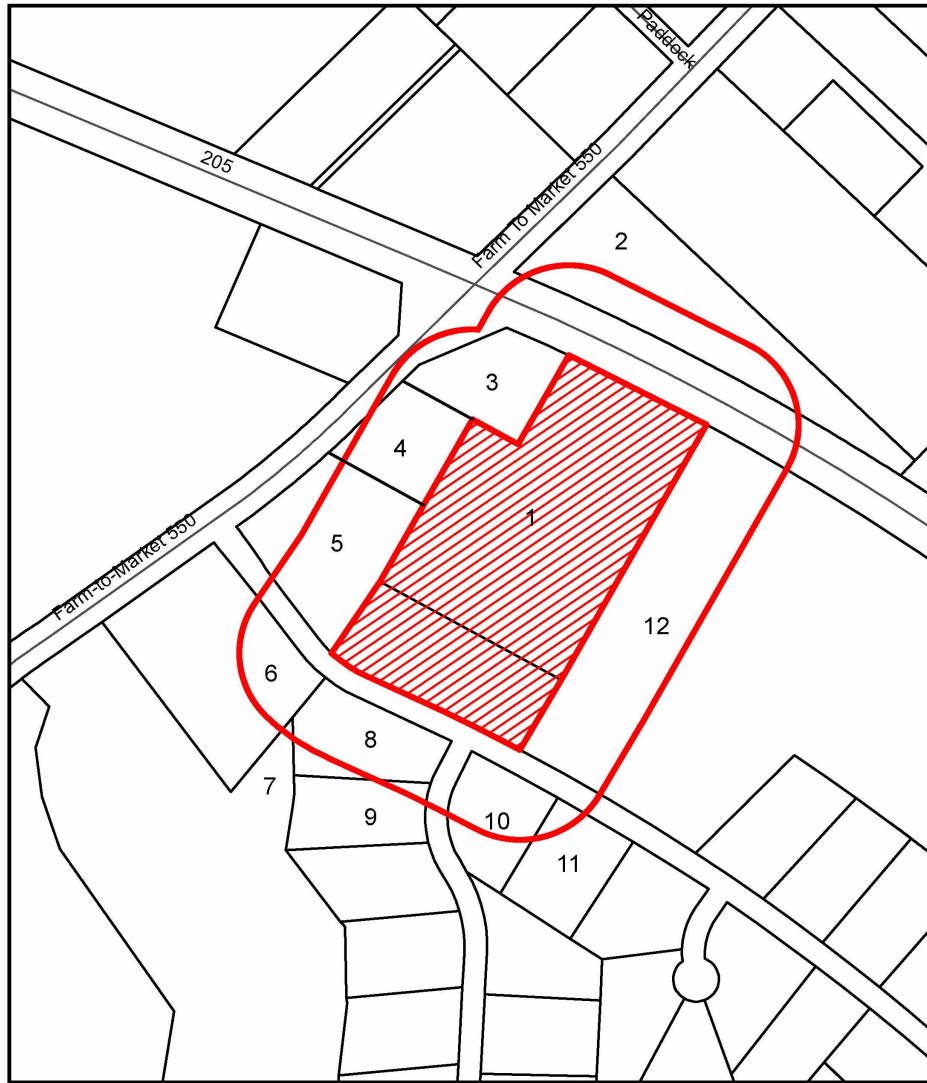
Rockwall, Texas 75032

10. Shay Clark Brunson
502 Highwater Crossing
Rockwall, Texas 75032
11. Charles Jeffrey Skinner Jr and Tiffany Nicole Skinner
400 Cattle Barron Drive
Rockwall, Texas 75032
12. Curtis A and Valerie G Bodart
402 Cattle Barron
McLendon Chisholm, Texas 75032
13. McLendon Chisholm Commercial Holdings Inc.
PO Box 369
Rockwall, Texas 75087
14. Mil/Way Investors LLC
PO Box 717
Rockwall, Texas 75087

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City of McLendon-Chisholm SUP Notice 200' Notification Map



Legal Description
7.695 Acres

State of Texas
City of McLendon-Chisholm
County of Rockwall

All that certain tract or parcel of land located in the King Latham Survey, Abstract 133, City of McLendon-Chisholm, Rockwall County, Texas, being all of a called 6.063 acre tract described in a Deed from Mariah Bay Development, Inc. to Brookshire Grocery Company, dated November 1, 2007 and recorded in Volume 5270, Page 57 in in the Deed Records of Rockwall County, Texas, and being a part of Lot 3, Block 1 as shown on a Conveyance Plat part of SH 205/550 Addition, recorded in Document No. 20190000009311 in the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod w/cap "Summit Surveying" (found) in the southeast right of way line of State Highway No. 205, for the northernmost north corner of the above referenced 6.063 acre tract and being in a curve to the right;

THENCE with the northeast line of said 6.063 acre tract and the southwest right of way line of said State Highway No. 205, and along said curve to the right, having a Delta of 03 deg. 26 min. 25 sec., a Radius of 5600.18 feet, a Chord which bears South 62 deg. 02 min. 45 sec. East- 336.21 feet, and an Arc length of 336.26 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the west corner of said 6.063 acre tract, same being a north corner of a called 31.504 acre tract as described in a Deed from Independent Bank to McLendon Chisholm Commercial Holdings, Inc., dated December 28, 2012 and recorded in Volume 7061, Page 47 in said Deed Records:

THENCE South 29 deg. 52 min. 07 sec. West with the southeast line of said 6.063 acre tract and northwest line of said 31.504 acre tract, a distance of 650.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the south corner of said 6.063 acre tract, same being the southernmost east corner of said Lot 3, Block 1;

THENCE South 29 deg. 50 min. 25 sec. West with the southernmost southeast line of said Lot 3, Block 1, and said northwest line of said 31.504 acre tract, a distance of 149.97 feet to a 1/2 inch iron rod (found) for the easternmost south corner of said Lot 3, Block 1, same being the west corner of said 31.504 acre tract and being in the northeast right of way line of Cattle Barron Drive and being the beginning of a non-tangent curve to the left;

THENCE with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 05 deg. 06 min. 11 sec., a Radius of 4800.18 feet, a Chord which bears North 62 deg. 54 min. 35 sec. West - 427.38 feet, and an Arc length of 427.52 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 04 deg. 50 min. 26 sec., a Radius of 275.00 feet, a Chord which bears North 63 deg. 02 min. 28 sec. West

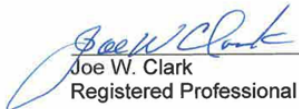
6.063 Acres

– 23.23 feet, and an Arc length of 23.23 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (set) for corner in same;

THENCE North 29 deg. 52 min. 07 sec. East across said Lot 3, at a distance of 171.87 pass a 1/2 inch iron rod w/cap "Summit Surveying" (set) for the west corner of said 6.063 acre tract and an interior ell corner of said Lot 3, Block 1, continuing with the northwest line of said 6.063 acre tract and a southeast line of said Lot 3, Block 1, at a distance of 374.51 feet pass a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1, same being the south corner of Lot 2, Block 1 of said SH 205/550 Addition, continuing with said northwest line and the southeast line of said Lot 2, Block 1 for a total distance of 584.51 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the southernmost north corner of said 6.063 acre tract and the east corner of said Lot 2, Block 1, same being in the southwest line of Lot 1, Block 1 of said SH 205/550 Addition;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said 6.063 acre tract and the southwest line of said Lot 1, Block 1, a distance of 113.98 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for an interior ell corner of said 6.063 acre tract and the south corner of said Lot 1, Block 1;

THENCE North 29 deg. 52 min. 07 sec. East with the northernmost northwest line of said 6.063 acre tract and the southeast line of said Lot 1, Block 1, a distance of 226.12 feet to the **PLACE OF BEGINNING** and containing 7.695 acres (335,180 sq. ft.) of land.

 08/01/2022
Joe W. Clark
Registered Professional Land Surveyor No. 4366



6.063 Acres

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely effect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of McLendon-Chisholm Comprehensive Land Use Plan.



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 07/27/2020

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): SH 205/550 Addition Current Zoning: AG

No. of Acres: 10.206 No. of Lots: 2 Proposed Zoning: GB

General Location of Property: South corner of FM 550 & SH 205

Proposed Use for Property: Lot 4 - Grocery Store / Lot 3 R - unknown

Applicant Name: Joe W. Clark

Company: Summit Surveying Inc.

Address: 2040 Deerbrook Dr. City, State, Zip: Tyler, TX 75703

Phone(s): 903 561-9544 Email: jclark@summit-surveying.com

Owner Name: Brookshire Grocery Co, MIL/WAY Investors, LLC

Brookshire - 1600 W. Southwest Loop 323 Tyler, TX, 75701
Mil/Way - P.O. Box 717 City, State, Zip: Rockwell TX, 75087

Legal Description of the Property: 6.063 Ac. (Brookshire) / Lot 3, Block 1 SH 205/550 Add'n

County Parcel ID: (Brookshire) 73547 (MIL/WAY) 101323

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 \$ 410.00 to cover the cost of this application, and an initial deposit of \$ for consulting fees has been paid to the City of McLendon-Chisholm on this 4th day of August, 2023

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: *Joel W. Park* (Summit Surveying, Inc.)
(Seal)
City Secretary: *Rockelle Greer*

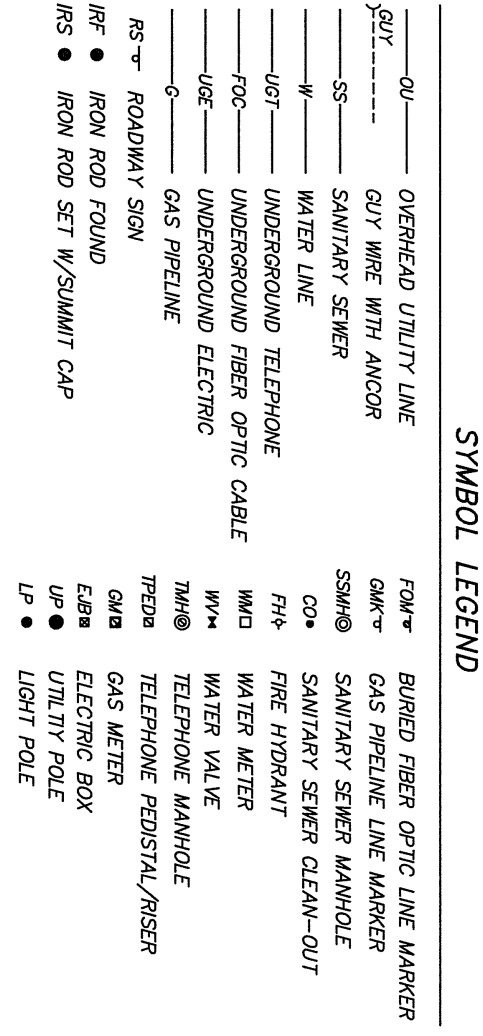


Page 2 of 2

Plat Application Revised 01/28/2020

ACCORDING TO THE COMMUNITY PANEL, 48,939,700/101, EFFECTIVE DATE 12/31/2006, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE), AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE MAP. THIS IS NOT A DETERMINATION BY THIS SURVEY AS TO WHETHER OR NOT THE PROPERTY WILL ACTUALLY EXPERIENCE ANY FLOODING.

APPROX. LOCATION OF 8 PVC WATER LINE
(PER RCH WATER MAP)



REVISIONS	DATE	BY
ISSUED FOR REVIEW	08/03/22	JWC

SEE SHEET 2 OF 2 FOR OWNER STATEMENTS, SURVEYOR'S CERTIFICATE AND APPROVALS.

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000



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

DATE: August 10, 2022

APPLICANT: Joe W. Clark
Summit Surveying, Inc.
2040 Deerbrook Drive
Tyler, Texas 75703

LOCATION: South corner of SH 205 and FM 550. Rockwall CAD PID# 101323 & 73547.

PLANNING AND ZONING COMMISSION MEETING DATE: August 18, 2022

REQUEST: Replat of Lot 3, Block 1 of the SH 205/550 Addition creating Lot 3R with 2.510 acres of land and a 1.631 acre remainder tract of Lot 3, Block 1 to be combined with 6.063 acres of land [RCAD 7354] to create a new Lot 4, Block 1 containing 7.695 acres of land.

PROPERTY OWNER: Lot 3, Block 1: Mil/Way Investors, LLC
PO Box 717
Rockwall, Texas 75087

PROPERTY OWNER: RCAD 73547: Brookshire Grocery Company
1600 W. Southwest Loop
Tyler, Texas 75701

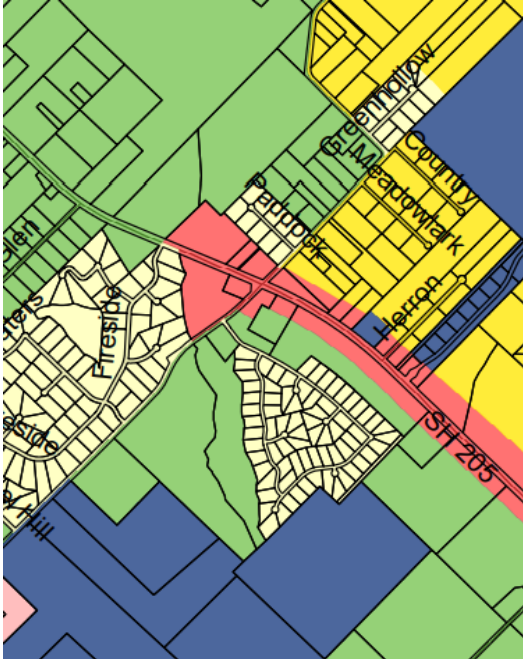
REPRESENTATIVE: Joe W. Clark

STAFF RECOMMENDATION: Approval of the replat of Lot 3, Block 1 creating a new Lot 3R, Block 1 and approval of the plat of the remaining 1.631 acre tract of land from Lot 3, Block 1 and the 6.063 acre tract of land [RCAD 73547] to create a new Lot 4, Block 1 SH 205/550 Addition.

BACKGROUND INFORMATION: This is a request to create a new Lot 4, Block 1 of the SH 205/550 addition for the creation of a building site. The replat of the existing Lot 3, Block 1 provides an additional 1.631 acre tract of land to be combined with the 6.063 acre tract of land [the Brookshire's tract] to create a new 7.695 acre platted Lot 4.

This plat is the replat of Lot 3, and the creation of Lot 4.

Zoning Map



Rockwall CAD aerial with subject property outlined in red



Proposed Plat/Replat



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): _____ Current Zoning: **PD-SINGLE FAMILY**

No. of Acres: **57.42** No. of Lots: **169 SF/4 OS** Proposed Zoning: _____

General Location of Property: **SW CORNER OF EDWARDS ROAD AND LEAGUE ROAD IN THE SONOMA VERDE DEVELOPMENT**

Proposed Use for Property: **SINGLE-FAMILY**

Applicant Name: **STEPHEN DAVIS**

Company: **TAYLOR DUNCAN INTERESTS, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Phone(s): **972-325-1412** Email: **SDAVIS@TAYLORDUNCAN.COM**

Owner Name: **LAND SOLUTIONS SV, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Legal Description of the Property: **57.42 AC FROM THE KING LATHAM SURVEY, ABSTRACT NO 133**

County Parcel ID: **0133-0000-0009-01-0R**

Other Information: **SONOMA VERDE, PHASE 3**

Development Fees

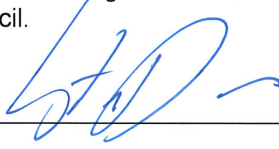
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. 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 \$ \$25,930 to cover the cost of this application, and an initial deposit of \$ _____ 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: _____



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

DATE: August 1, 2022

APPLICANT: Stephen Davis
Taylor Duncan Interests, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

LOCATION: Southwest corner of Edwards Road and League Road in the Sonoma Verde Development

PLANNING AND ZONING COMMISSION MEETING DATE: August 18, 2022

REQUEST:

The applicant is requesting approval of the final plat of Phase 3, containing 57.42 acres of land, 169 single-family lots, and four [4] HOA open space lots, of the Sonoma Verde Planned Development District. Additionally, city staff is requesting that Planning and Zoning Commission reconsider the previously approved preliminary plat and re-approve it, since it has been over a year since the preliminary plat was approved by the City Council on April 28, 2021.

PROPERTY OWNER: Land Solutions SV, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

REPRESENTATIVE: Stephen Davis

STAFF RECOMMENDATION: Approval of both the preliminary plat and the final plat for Phase 3 of Sonoma Verde. The City Engineer has approved the civil engineering and construction plans for the final plat and recommends approval of the final plat for Phase 3. The final plat is consistent with the previously approved preliminary plat for Phase 3.

BACKGROUND INFORMATION:

This is the reconsideration of the Preliminary Plat and consideration of the final plat for phase three of the Sonoma Verde development. The final plat is consistent with the previously approved preliminary plat. The Subdivision Ordinance provides for an approved preliminary plat to expire following six months. [See the section at the end of this report highlighted in yellow]. The preliminary plat was originally approved by the McLendon-Chisholm City Council April 28, 2021.

Sonoma Verde Phase 3 Final Plat



Previously Approved Preliminary Plat – Page 1 [April 28, 2021] being reconsidered.



Thoroughfares/streets: Right of way easements and dedications have been provided for both Edwards Road and League Road adjacent to the subject property in order to comply with the Thoroughfare Plan. The applicant has provided 40 feet of right of way by deed or easement for both League Road and Edwards Road adjacent to Phase 3. The Developer Agreement only required an 80 foot right of way for both League Road and Edwards Road.

Section 10.02.005. subsection 4 from the Subdivision Regulations:

“(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.”

This section of the Subdivision Regulations provides for expiration of a preliminary plat, but does not provide specific direction for what should happen if a preliminary plat expires. Therefore, by inference, the preliminary plat must be reconsidered and recommended for approval by the Planning and Zoning Commission in accordance with the time period prescribed in the ordinance before the City Council may take action on the final plat.



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): _____ Current Zoning: **PD-SINGLE FAMILY**

No. of Acres: **61.39** No. of Lots: **79 SF/2 OS** Proposed Zoning: _____

General Location of Property: **SW CORNER OF EDWARDS ROAD AND LEAGUE ROAD IN THE SONOMA VERDE DEVELOPMENT**

Proposed Use for Property: **SINGLE-FAMILY**

Applicant Name: **STEPHEN DAVIS**

Company: **TAYLOR DUNCAN INTERESTS, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Phone(s): **972-325-1412** Email: **SDAVIS@TAYLORDUNCAN.COM**

Owner Name: **LAND SOLUTIONS SV, LLC**

Address: **15441 KNOLL TRAIL, SUITE 150** City, State, Zip: **DALLAS, TEXAS 75248**

Legal Description of the Property: **61.39 AC FROM THE KING LATHAM SURVEY, ABSTRACT NO 133**

County Parcel ID: **0133-0000-0009-01-0R**

Other Information: **SONOMA VERDE, PHASE 5**

Page 1 of 2

Development Fees

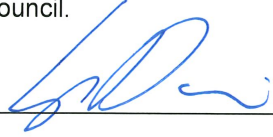
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. 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 \$ \$12,470 to cover the cost of this application, and an initial deposit of \$ _____ 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: _____



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

DATE: August 8, 2022

APPLICANT: Stephen Davis
Taylor Duncan Interests, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

LOCATION: Northwest corner of the Sonoma Verde Development adjacent to Edwards Road.

PLANNING AND ZONING COMMISSION MEETING DATE: August 18, 2022

REQUEST:

The applicant is requesting approval of the final plat of Phase 5, containing 61.39 acres of land, 79 single-family lots, and two HOA open space lots, of the Sonoma Verde Planned Development District. Additionally, city staff is requesting that Planning and Zoning Commission reconsider the previously approved preliminary plat and re-approve it, since it has been over a year since the preliminary plat was approved by the City Council on April 28, 2021.

PROPERTY OWNER: Land Solutions SV, LLC
15441 Knoll Trail
Suite 150
Dallas, Texas 75248

REPRESENTATIVE: Stephen Davis

STAFF RECOMMENDATION: Approval of both the preliminary plat and the final plat for Phase 5 of Sonoma Verde. The City Engineer has approved the civil engineering and construction plans for the final plat and recommends approval of the final plat for Phase 5. The final plat is consistent with the previously approved preliminary plat for Phase 5.

BACKGROUND INFORMATION: This is the reconsideration of the Preliminary Plat and consideration of the final plat for phase five of the Sonoma Verde development. The final plat is consistent with the previously approved preliminary plat. The Subdivision Ordinance provides for an approved preliminary plat to expire following six months. [See the section at the end of this report highlighted in yellow]. The preliminary plat was originally approved by the McLendon-Chisholm City Council April 28, 2021.

VICINITY MAP

N.T.S.

EDWARDS ROAD

LEAGUE ROAD

WALLACE ROAD

PH 4A

PH 2

PH 1B

PH 1

PH 1B

PH 1C

550

205

SITE

3805 ACRES

SONOMA VERDE

PHASE 3

FINAL PLAT

3805 ACRES

BLOCK 1, LOT 1 TO 10, 11 TO 20, 21 TO 30, 31 TO 40, 41 TO 50, 51 TO 60, 61 TO 70, 71 TO 80, 81 TO 90, 91 TO 100, 101 TO 110, 111 TO 120, 121 TO 130, 131 TO 140, 141 TO 150, 151 TO 160, 161 TO 170, 171 TO 180, 181 TO 190, 191 TO 200, 201 TO 210, 211 TO 220, 221 TO 230, 231 TO 240, 241 TO 250, 251 TO 260, 261 TO 270, 271 TO 280, 281 TO 290, 291 TO 300, 301 TO 310, 311 TO 320, 321 TO 330, 331 TO 340, 341 TO 350, 351 TO 360, 361 TO 370, 371 TO 380, 381 TO 390, 391 TO 400, 401 TO 410, 411 TO 420, 421 TO 430, 431 TO 440, 441 TO 450, 451 TO 460, 461 TO 470, 471 TO 480, 481 TO 490, 491 TO 500, 501 TO 510, 511 TO 520, 521 TO 530, 531 TO 540, 541 TO 550, 551 TO 560, 561 TO 570, 571 TO 580, 581 TO 590, 591 TO 600, 601 TO 610, 611 TO 620, 621 TO 630, 631 TO 640, 641 TO 650, 651 TO 660, 661 TO 670, 671 TO 680, 681 TO 690, 691 TO 700, 701 TO 710, 711 TO 720, 721 TO 730, 731 TO 740, 741 TO 750, 751 TO 760, 761 TO 770, 771 TO 780, 781 TO 790, 791 TO 800, 801 TO 810, 811 TO 820, 821 TO 830, 831 TO 840, 841 TO 850, 851 TO 860, 861 TO 870, 871 TO 880, 881 TO 890, 891 TO 900, 901 TO 910, 911 TO 920, 921 TO 930, 931 TO 940, 941 TO 950, 951 TO 960, 961 TO 970, 971 TO 980, 981 TO 990, 991 TO 1000, 1001 TO 1010, 1011 TO 1020, 1021 TO 1030, 1031 TO 1040, 1041 TO 1050, 1051 TO 1060, 1061 TO 1070, 1071 TO 1080, 1081 TO 1090, 1091 TO 1100, 1101 TO 1110, 1111 TO 1120, 1121 TO 1130, 1131 TO 1140, 1141 TO 1150, 1151 TO 1160, 1161 TO 1170, 1171 TO 1180, 1181 TO 1190, 1191 TO 1200, 1201 TO 1210, 1211 TO 1220, 1221 TO 1230, 1231 TO 1240, 1241 TO 1250, 1251 TO 1260, 1261 TO 1270, 1271 TO 1280, 1281 TO 1290, 1291 TO 1300, 1301 TO 1310, 1311 TO 1320, 1321 TO 1330, 1331 TO 1340, 1341 TO 1350, 1351 TO 1360, 1361 TO 1370, 1371 TO 1380, 1381 TO 1390, 1391 TO 1400, 1401 TO 1410, 1411 TO 1420, 1421 TO 1430, 1431 TO 1440, 1441 TO 1450, 1451 TO 1460, 1461 TO 1470, 1471 TO 1480, 1481 TO 1490, 1491 TO 1500, 1501 TO 1510, 1511 TO 1520, 1521 TO 1530, 1531 TO 1540, 1541 TO 1550, 1551 TO 1560, 1561 TO 1570, 1571 TO 1580, 1581 TO 1590, 1591 TO 1600, 1601 TO 1610, 1611 TO 1620, 1621 TO 1630, 1631 TO 1640, 1641 TO 1650, 1651 TO 1660, 1661 TO 1670, 1671 TO 1680, 1681 TO 1690, 1691 TO 1700, 1701 TO 1710, 1711 TO 1720, 1721 TO 1730, 1731 TO 1740, 1741 TO 1750, 1751 TO 1760, 1761 TO 1770, 1771 TO 1780, 1781 TO 1790, 1791 TO 1800, 1801 TO 1810, 1811 TO 1820, 1821 TO 1830, 1831 TO 1840, 1841 TO 1850, 1851 TO 1860, 1861 TO 1870, 1871 TO 1880, 1881 TO 1890, 1891 TO 1900, 1901 TO 1910, 1911 TO 1920, 1921 TO 1930, 1931 TO 1940, 1941 TO 1950, 1951 TO 1960, 1961 TO 1970, 1971 TO 1980, 1981 TO 1990, 1991 TO 2000, 2001 TO 2010, 2011 TO 2020, 2021 TO 2030, 2031 TO 2040, 2041 TO 2050, 2051 TO 2060, 2061 TO 2070, 2071 TO 2080, 2081 TO 2090, 2091 TO 2100, 2101 TO 2110, 2111 TO 2120, 2121 TO 2130, 2131 TO 2140, 2141 TO 2150, 2151 TO 2160, 2161 TO 2170, 2171 TO 2180, 2181 TO 2190, 2191 TO 2200, 2201 TO 2210, 2211 TO 2220, 2221 TO 2230, 2231 TO 2240, 2241 TO 2250, 2251 TO 2260, 2261 TO 2270, 2271 TO 2280, 2281 TO 2290, 2291 TO 2300, 2301 TO 2310, 2311 TO 2320, 2321 TO 2330, 2331 TO 2340, 2341 TO 2350, 2351 TO 2360, 2361 TO 2370, 2371 TO 2380, 2381 TO 2390, 2391 TO 2400, 2401 TO 2410, 2411 TO 2420, 2421 TO 2430, 2431 TO 2440, 2441 TO 2450, 2451 TO 2460, 2461 TO 2470, 2471 TO 2480, 2481 TO 2490, 2491 TO 2500, 2501 TO 2510, 2511 TO 2520, 2521 TO 2530, 2531 TO 2540, 2541 TO 2550, 2551 TO 2560, 2561 TO 2570, 2571 TO 2580, 2581 TO 2590, 2591 TO 2600, 2601 TO 2610, 2611 TO 2620, 2621 TO 2630, 2631 TO 2640, 2641 TO 2650, 2651 TO 2660, 2661 TO 2670, 2671 TO 2680, 2681 TO 2690, 2691 TO 2700, 2701 TO 2710, 2711 TO 2720, 2721 TO 2730, 2731 TO 2740, 2741 TO 2750, 2751 TO 2760, 2761 TO 2770, 2771 TO 2780, 2781 TO 2790, 2791 TO 2800, 2801 TO 2810, 2811 TO 2820, 2821 TO 2830, 2831 TO 2840, 2841 TO 2850, 2851 TO 2860, 2861 TO 2870, 2871 TO 2880, 2881 TO 2890, 2891 TO 2900, 2901 TO 2910, 2911 TO 2920, 2921 TO 2930, 2931 TO 2940, 2941 TO 2950, 2951 TO 2960, 2961 TO 2970, 2971 TO 2980, 2981 TO 2990, 2991 TO 3000, 3001 TO 3010, 3011 TO 3020, 3021 TO 3030, 3031 TO 3040, 3041 TO 3050, 3051 TO 3060, 3061 TO 3070, 3071 TO 3080, 3081 TO 3090, 3091 TO 3100, 3101 TO 3110, 3111 TO 3120, 3121 TO 3130, 3131 TO 3140, 3141 TO 3150, 3151 TO 3160, 3161 TO 3170, 3171 TO 3180, 3181 TO 3190, 3191 TO 3200, 3201 TO 3210, 3211 TO 3220, 3221 TO 3230, 3231 TO 3240, 3241 TO 3250, 3251 TO 3260, 3261 TO 3270, 3271 TO 3280, 3281 TO 3290, 3291 TO 3300, 3301 TO 3310, 3311 TO 3320, 3321 TO 3330, 3331 TO 3340, 3341 TO 3350, 3351 TO 3360, 3361 TO 3370, 3371 TO 3380, 3381 TO 3390, 3391 TO 3400, 3401 TO 3410, 3411 TO 3420, 3421 TO 3430, 3431 TO 3440, 3441 TO 34

[illegible]

[illegible][illegible]

Thoroughfares/streets: Right of way dedication has been provided for Edwards Road adjacent to the subject property in order to comply with the Thoroughfare Plan. The applicant has provided 40 feet of right of way by dedication by final plat for Edwards Road adjacent to Phase 5. The Developer Agreement only requires an 80 foot right of way for Edwards Road.

Section 10.02.005. subsection 4 from the Subdivision Regulations:

“(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.”

This section of the Subdivision Regulations provides for expiration of a preliminary plat, but does not provide specific direction for what should happen if a preliminary plat expires. Therefore, by inference, the preliminary plat must be reconsidered and recommended for approval by the Planning and Zoning Commission in accordance with the time period prescribed in the ordinance before the City Council may take action on the final plat.



**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): Quail Creek Current Zoning: Residential (322 Pheasant Hill)
Residential
No. of Acres: 6.43 No. of Lots: 2 Proposed Zoning: Agriculture
Residential (322 Pheasant Hill Dr)
General Location of Property: 2.97 Acres portion of CAD 10 58533, Northeast of 322 Pheasant Hill Dr
Proposed Use for Property: Residential lot-build single home on 2.97 acres
Applicant Name: Alicia and Carlos Rojas - 317 Pheasant Hill Dr
Company: _____
Address: 1142 Hidden Lakes Way City, State, Zip: Rockwall, TX 75087
Phone(s): 214-502-6517 Email: apacker2008@gmail.com
Owner Name: QC Partners Limited LP
Address: 2311 Dowell Rd City, State, Zip: Rockwall, TX 75082
Legal Description of the Property: A 0166 J C Newell, Tract 14-2, Acres 15.83
County Parcel ID: 58533
Other Information: Jerry B Packer & Sherry K Packer are owners of
322 Pheasant Hill Dr. - Easement land

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 \$ 180- to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this 5th day of August, 2023

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: Alicia Rojas (Seal)
City Secretary: Rockelle Green

EXHIBIT "A"

BEING a 50 foot private driveway, access, utility, drainage, and fire lane easement across that certain lot, tract or parcel of land situated in the J.C. NEWELL SURVEY, ABSTRACT NO. 166, City of McLendon-Chisholm, Rockwall County, Texas, and being a part of Lot 27, Block A, QUAIL CREEK, PHASE 2, an Addition to the City of MCLENDON-CHISHOLM, ROCKWALL County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 183, of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the east corner of said Lot 27, Block A, QUAIL CREEK, PHASE 2;

THENCE S. 49 deg. 16 min. 57 sec. W. along the southeast boundary of Lot 27, a distance of 172.91 feet to a 1/2" iron rod found for corner in the curving north right-of-way of Pheasant Hill Drive;

THENCE in a northwesterly direction along a curve to the left having a central angle of 56°05'58", a radius of 60.00 feet, a tangent of 31.97 feet, a chord of N 68°46'02"W, 56.43 feet, along said right-of-way and arc distance of 58.75 feet to a point for corner;

THENCE N. 49 deg. 16 min. 57 sec. E. a distance of 194.98 feet to a point in the northeast boundary of said Lot 27, Block A;

THENCE S. 45 deg. 50 min. 21 sec. E. a distance of 50.00 feet to the POINT OF BEGINNING and containing 8,892 square feet or 0.20 acres in said easement.



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

DATE: August 12, 2022

APPLICANT: Alicia and Carlos Rojas
1142 Hidden Lakes Way
Rockwall, Texas 75087

LOCATION: north of and adjacent to 322 Pheasant Hill Drive and adjacent to the Quail Creek
Subdivision. [Site is a portion of RCAD PID# 58533]

PLANNING AND ZONING COMMISSION HEARING DATE: August 18, 2022

REQUEST:

The applicant is requesting approval of a final plat on a 2.97 acre tract of land to create a building site for a new residence and the replat of Lot 27 Quail Creek Phase 2 to allow for a utility, fire lane, access and drainage easement.

PROPERTY OWNERS: QC Partners Limited, LP
2311 Dowell Road
Rockwall, Texas 75032

REPRESENTATIVE: Alicia and Carlos Rojas

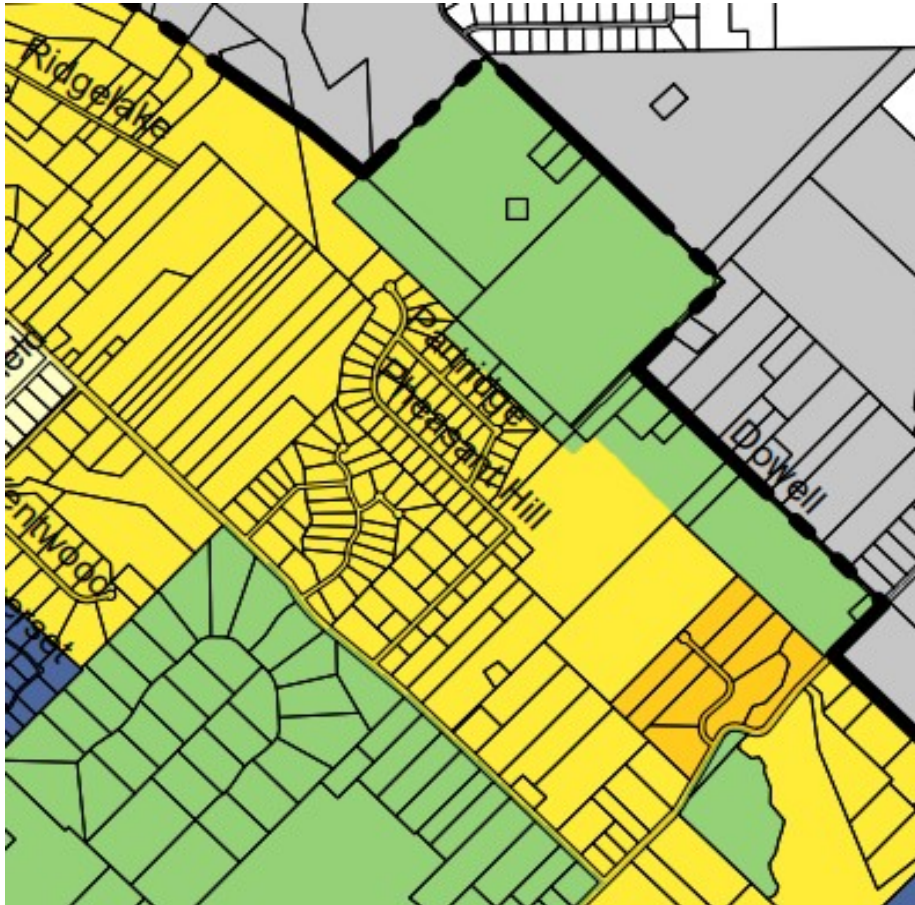
STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend **approval** of the application for the final plat of a 2.97-acre tract of land for the creation of a building site and the replat of Lot 27 adding a utility, access, drainage and fire lane easement across Lot 27 and providing access to new Lot 35 of the Quail Creek Phase 3.

BACKGROUND INFORMATION:

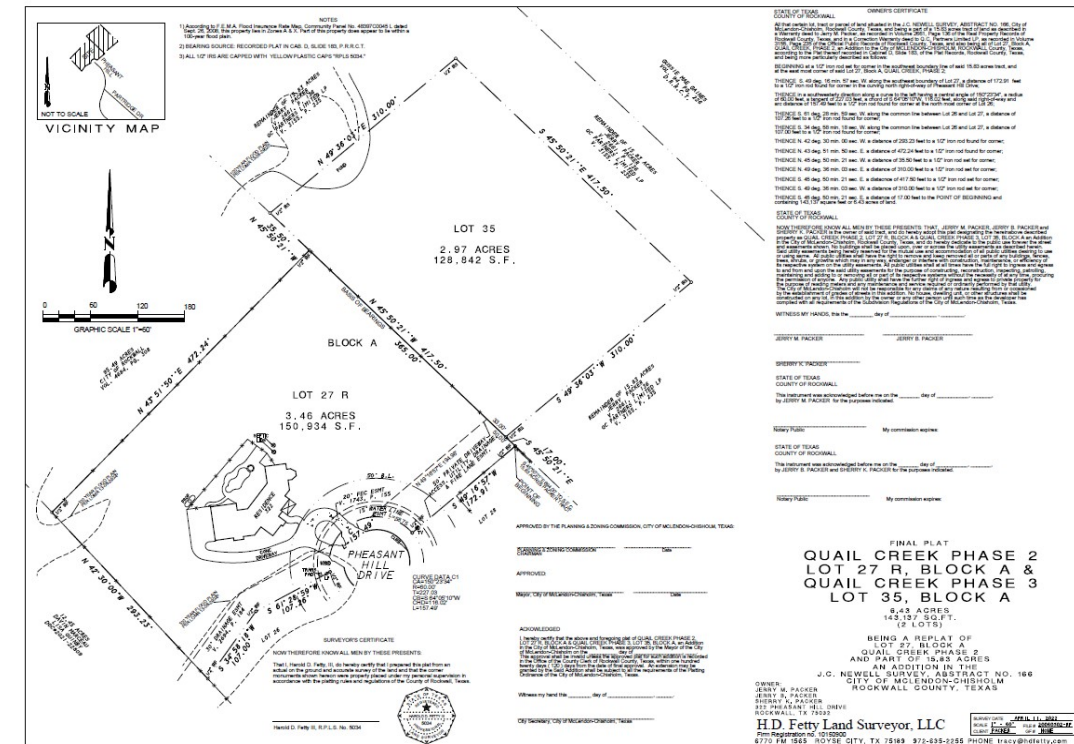
The subject property is a 2.97-acre tract of land located generally at Pheasant Hill Drive in the Quail Creek Subdivision. The applicant requested and received variances from the Board of Adjustment to the lot frontage requirements in the Ag-Agricultural Zoning District. The minimum lot size is 2.5 acres and the proposed lot is 2.9 acres of land. The applicant's have joined the Quail Creek HOA and has received the HOA's support.

This application satisfies the requirements of the Subdivision Regulations.

Zoning Map



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Access to the new Lot 35, Phase 3 of the Quail Creek Subdivision will be across a 50 foot wide access, fire lane, drainage and utility easement to be located on Lot 27.

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CITY OF McLENDON-CHISHOLM
PLAT APPLICATION



Application Date: 05/06/2022

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: 1.0 No. of Lots: 1 Proposed Zoning: PD

General Location of Property: North of League Road and West of Edwards Road

Proposed Use for Property: Utility Service

Applicant Name: Jacob Dupuis

Company: Dunaway Associates

Address: 118 McKinney St. City, State, Zip: Farmersville, TX, 75442

Phone(s): 972-782-4003 Email: JDupuis@dunaway.com

Owner Name: RCH Water Supply Corporation

Address: 5763 SH 205 City, State, Zip: Rockwall, TX, 75032

Legal Description of the Property: ABS A0133, K LATHAM, TRACT 9-1, 184.7271 ACRES

County Parcel ID: 79963

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 \$ 160.00 to cover the cost of this application, and an initial deposit of \$ for consulting fees has been paid to the City of McLendon-Chisholm on this 6th day of May, 2022.

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: Jace Lynn (Seal)
City Secretary: Rochelle Green



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

DATE: August 12, 2022

APPLICANT: Jacob Dupuis
Dunaway Associates
118 McKinney Street
Farmersville, TX 75442

LOCATION: Northeast corner of Sonoma Verde subdivision and adjacent to Edwards and League Roads

PLANNING AND ZONING COMMISSION HEARING DATE: August 18, 2022

REQUEST:

The applicant is requesting approval of a final plat on one acre of land to create a building site for a new RCH Water Supply Corporation water tower.

PROPERTY OWNERS: RCH Water Supply Corporation
5763 SH 205
Rockwall, TX 75032

REPRESENTATIVE: Jacob Dupuis

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend **approval** of the application for the final plat of one-acre tract of land for the creation of a building site for the construction of an elevated water supply tank to the City Council subject to conditions contained in this report.

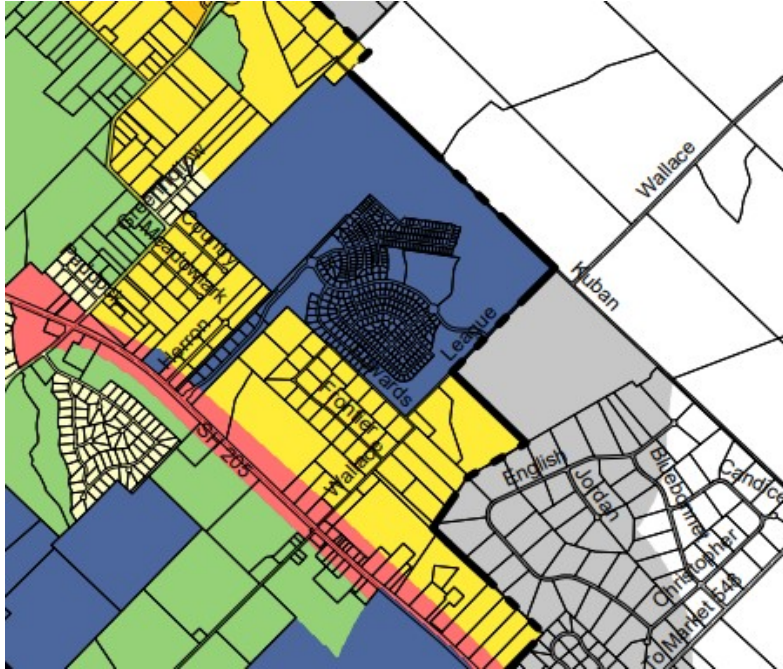
The applicant has satisfied all of the zoning and civil engineering requirements for approval of this final plat. The City Engineer has approved all the required civil engineering designs for this project.

BACKGROUND INFORMATION:

The subject property is a one-acre tract of land located generally at northeast corner of Sonoma Verde Subdivision, adjacent to Edwards Road and League Road, in McLendon-Chisholm, Texas. The applicant has provided a special warranty deed showing that the RCH Water Supply Corporation has acquired the property.

The property owner has dedicated a 40 foot access easement [right of way] along the perimeter of the property adjacent to Edwards Road and adjacent to League Road. In accordance with the Development Agreement for Sonoma Verde.

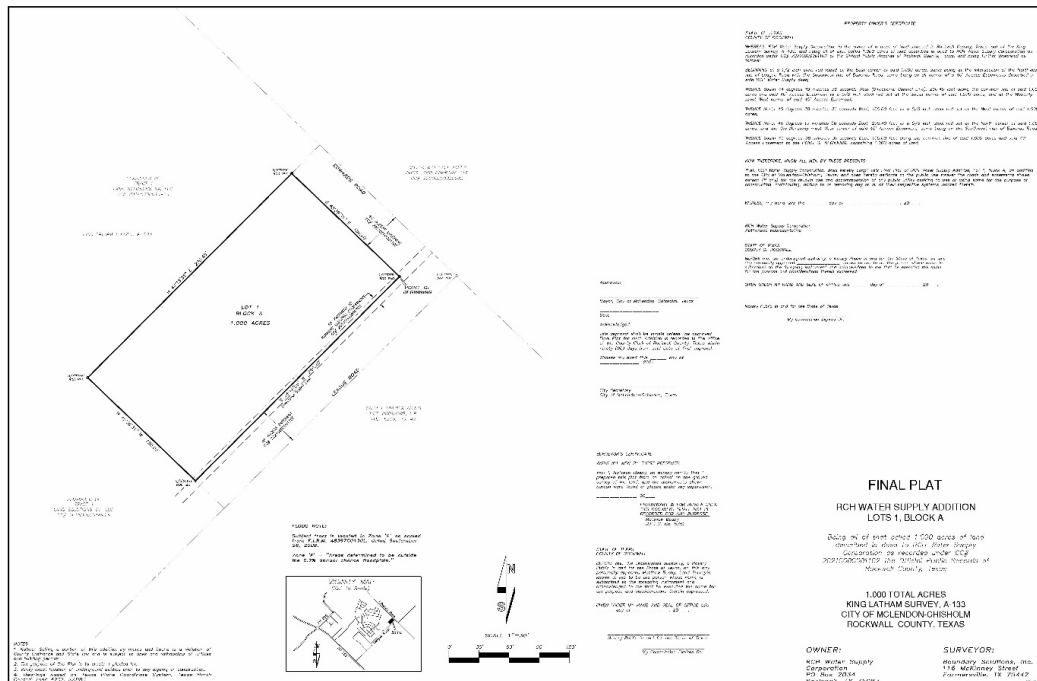
Zoning Map



The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015. Utilities are permitted uses in the planned development district.

This final plat application is consistent with the approved preliminary plat and is consistent with the approved development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations.

Proposed Final Plat



Thoroughfares/streets:

This phase of Sonoma Verde is adjacent to Edwards Road. The McLendon-Chisholm Thoroughfare Plan indicates that Edwards Road is a Minor 4-Lane Undivided Thoroughfare. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant has provided a dedication of right of way along Edwards and League to provide one-half of the specified right of way width from the assumed center-line of both roads. This requirement is achieved by the inclusion of the 40 foot access easement on both Edwards and League.



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 03-17-2022

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): Prairie Hill Estate Current Zoning: Commercial/Res.

No. of Acres: 2 1/2 No. of Lots: 1 Proposed Zoning: Commercial

General Location of Property: SH 205 & FM 548

Proposed Use for Property: Retail & Office Lake Pointe Shopping Centre

Applicant Name: Anna & Ashish Investment Inc Amir Lakhani

Company: Anna & Ashish Investment Inc

Address: 4440 Sankaruk Ln City, State, Zip: Carrollton TX 75010

Phone(s): 409-225-0076 Email: AmirLKhani@yahoo.com

Owner Name: Amir Lakhani

Address: 4440 Sankaruk Ln City, State, Zip: Carrollton TX 75010

Legal Description of the Property: Lot #4 Block B of Prairie Hill Estate

County Parcel ID: 20955

Other Information: _____

Development Fees

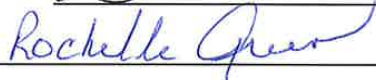
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. 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 \$ 176.00 to cover the cost of this application, and an initial deposit of \$ for consulting fees has been paid to the City of McLendon-Chisholm on this 17th day of March, 2022.

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: 



Page 2 of 2



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

DATE: August 12, 2022

APPLICANT: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

LOCATION: 10689 SH 205, Rockwall County, McLendon-Chisholm ETJ

PLANNING AND ZONING MEETING DATE: August 18, 2022

This item is a ministerial function. The City Council has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a final plat for a two and one-half acre tract of land located at 10689 SH 205, within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. The site is located at the southeast corner of the intersection of SH 205 and FM 548.

PROPERTY OWNER: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

REPRESENTATIVE: Amir Lakhani

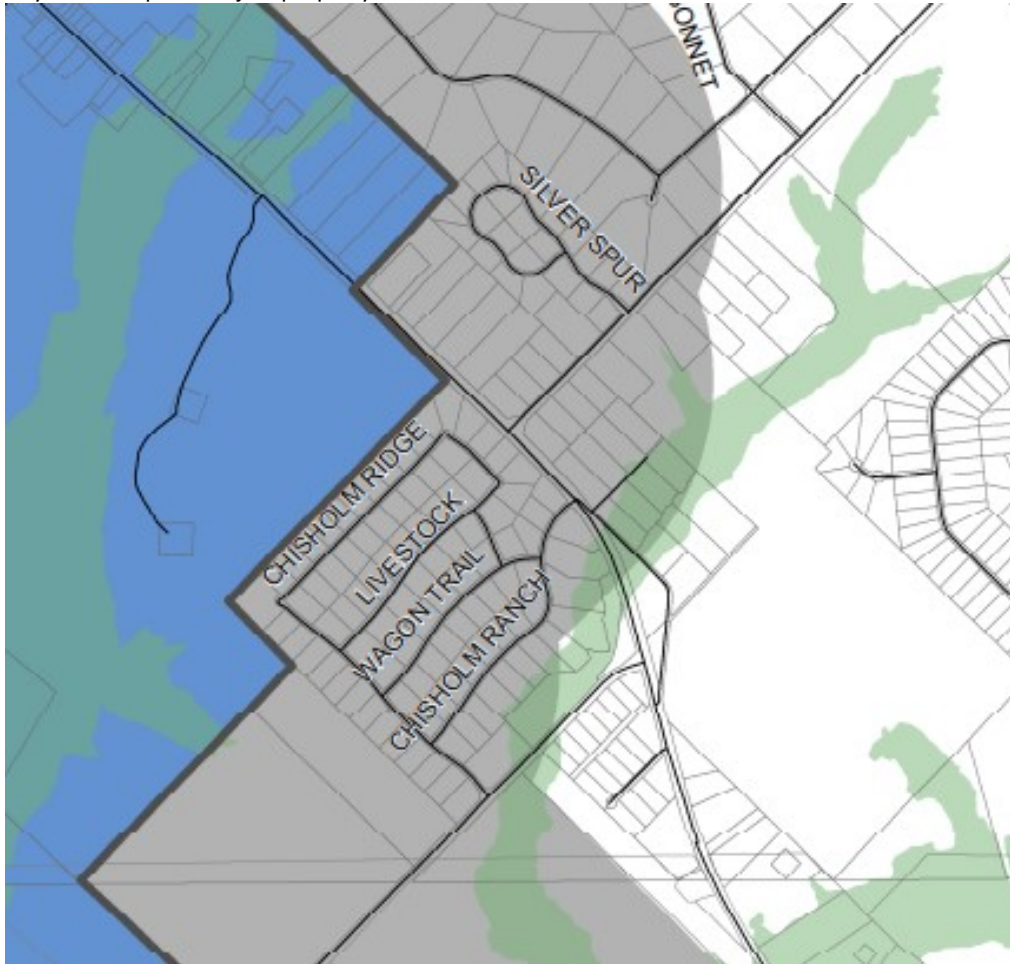
STAFF RECOMMENDATION: Approval subject to the condition that outstanding civil engineering designs are received and approved prior to consideration by the City Council.

BACKGROUND INFORMATION:

The subject property is a 2.78 acre tract of land located at the southeast corner of the intersection of SH 205 and FM 548. [Rockwall CAD calls it a 2.78 acre tract of land and the preliminary plat calls it 2.78] acres]. The Rockwall CAD Property Identification number is 20955. The City has a one-half mile extra territorial jurisdiction from the existing City Limits. The gray area on the attached city limits map is the ETJ and shows the intersection of SH 205 and FM 548.

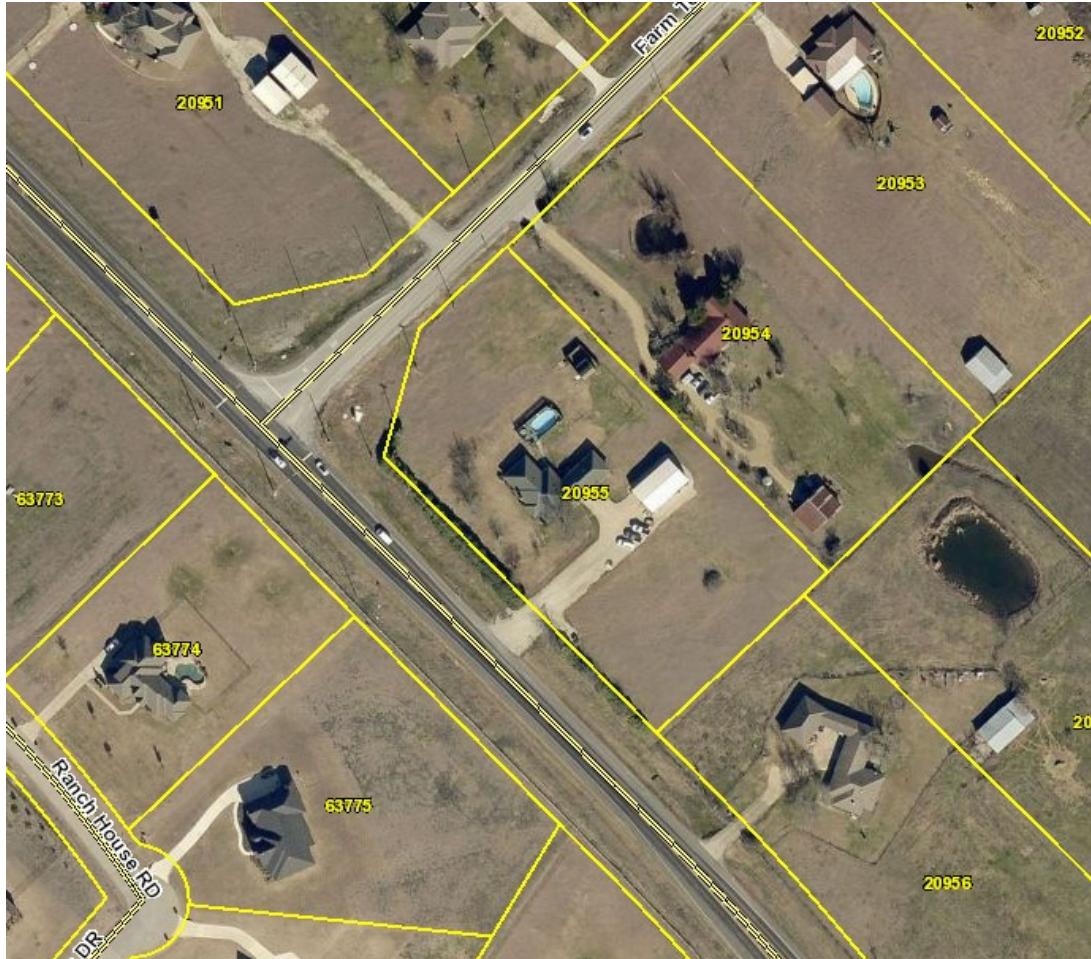
The final plat is consistent with the approved preliminary plat and satisfies the conditions required by the Planning and Zoning Commission. The City Engineer is waiting on one civil engineering revision but has agreed to forward the application to the Commission for consideration.

City limits map for subject property



This area intentionally left blank

Rockwall CAD aerial



The City of McLendon-Chisholm does not have any regulatory authority regarding land use in our ETJ, only platting and fire code. However, the applicant has provided a proposed site plan and I have included in this report for your review. The site plan is also included in the preliminary plat.

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[illegible]

OWNER DEEDS:

ANNA & ASHISH INVESTMENT INC., THE UNDISBURSED AUTHORITY, DO HEREBY AGREE THAT THIS PLAN DESCRIBING THE HEREIN DESCRIBED PROPERTY AS A SUBDIVISION OF LAND FOR THE PURPOSES OF THE ILLINOIS VILLAGE CHARTER, PROVISIONAL COUNTY TAXES, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON, AND DO HEREBY DEDICATE THE EXISTING STREETS SHOWN HEREON TO THE PUBLIC USE OF THE VILLAGE OF MCLENDEN AND THE CITY OF MCLENDEN AND ALL PUBLIC UTILITIES DESIRING TO USE AND OF THE SAME CITY OF MCLENDEN-CHISHOLM AND ANY OTHER UTILITY SHALL HAVE THE RIGHT TO REMOVE, RELOCATE, REPAIR, MAINTAIN, FENCE, TREES, SHRUBS, OR OTHER IMPROVEMENTS TO THE GROWTHS WITHIN IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN HEREON. THE CITY OF MCLENDEN-CHISHOLM SHALL BE RESPONSIBLE FOR THE SAME. ALL THESE HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY SAID EASEMENTS STRIPS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, REPAIRING, OR REMOVING ANY SUCH UTILITY WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANY EASEMENT.

NOTE: STORM DRAINAGE PLAN TO CONFORM TO UNIFIED REGULATIONS PER TEX-202 REVIEW AND APPROVAL. CIVIL ENGINEERING REVIEW AND APPROVALS, AND INSPECTIONS FOR COMPLIANCE. STORM DRAINAGE, EASEMENTS AND STORM WATER DETENTION FACILITIES WHEN REQUIRED TO MAINTAIN STORM DRAINAGE FROM THE UNDEVELOPED SITE TO THE SAME OUTFLOW RATES IN THE FULLY DEVELOPED ENVIRONMENT USING THE 100 YEAR DEVELOPED FLOODAGE SUBDIVISION REGULATIONS OF THE WILCOX-CHISHOLM SUBDIVISION.

ADDITIONALLY, ANY EXISTING OR PROPOSED RIGHTS OF WAY WHERE PERMITS TO BE APPROVED BY TEX-DOT.

ADDITIONALLY DRIVEWAYS INTO OR ONTO TEX-DOT FACILITIES REQUIRE PERMITS TO BE ISSUED BY TEX-DOT AND PROVIDED TO THE CITY AS PART OF THE PLATING PROCESS.

ADDITIONALLY THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF MCLENNAN-CHISHOLM FIRE DEPARTMENT SERVICE AREA AND ANY PROPOSED DEVELOPMENT (WHETHER OR NOT THE CITY OF MCLENNAN-CHISHOLM PERMITS FOR THE CONSTRUCTION OF THE NEW FACILITIES) MUST COMPLY WITH THE 2018 INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY

OWNER: JIMM LUKOMAN
ANNA & ASHISH INVESTMENTS

STATE OF TEXAS

Before me the undersigned, authority, and history Public for the State of Texas, on this day personally appeared JIMM LUKOMAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it as being for the purpose and consideration therein expressed and in the capacity herein stated.

Given under my hand and seal of office this _____ day of _____, 200__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED FOR PREPARATION OF THE FINAL PLAT FOR THE SUBDIVISION SHOWN
ON THIS PLAT APPROVED BY CITY SECRETARY

DATE: QTY SECRETARY SIGNATURE & SEAL



The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority is the ETJ, but does have platting authority.

This property fronts on both SH 205 and FM 548. The portion of the Thoroughfare Plan that encompasses the subject property is shown below.

