



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 19, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER

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

3. RULES OF DECORUM

4. APPROVAL OF MINUTES

3 - 6

- 4.1. Consider approval of minutes for the July 15, 2025 P & Z Meeting
[Minutes from July 15 P & Z Meeting](#)

5. CITIZEN COMMENTS

6. ITEMS FOR CONSIDERATION AND ACTION

7 - 9

- 6.1. Consider approval of a replat of one lot to dedicate necessary easements for development. This property is a 1.796-acre single lot located in the McLendonChisholm extraterritorial jurisdiction, on the north side of SH 205, approximately 495 feet south of FM 548. The Rockwall CAD property identification number is 336417.
[Airpark RP SR](#)
[Airpark Replat](#)
- 6.2. Discuss and consider appointment of a chairman for planning and zoning commission.
- 6.3. Discuss and consider appointment of a co-chairman for planning and zoning commission.

7. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

Planning and Zoning commissioners will have an opportunity to address items of community interest including: expressions of thanks, congratulations or condolence; Upcoming events in the City of McLendon-Chisholm or Rockwall County; Reports or updates on any upcoming projects that may affect the citizens of McLendon-Chisholm.

8. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., August 14, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



MINUTES

Planning & Zoning Commission Regular Meeting Meeting

6:30 PM - Tuesday, July 15, 2025

1371 WEST FM 550 - McLendon-Chisholm, Texas 75032

The Planning & Zoning Commission Regular Meeting of the City of McLendon-Chisholm was called to order on Tuesday, July 15, 2025, at 6:30 PM, in the 1371 WEST FM 550 - McLendon-Chisholm, Texas 75032, with the following members present:

PRESENT:

EXCUSED:

1 CALL TO ORDER

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

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

Chairman Kipphut leads the commission in the invocation and pledges to both US and Texas Flags

3 RULES OF DECORUM

4 CITIZEN COMMENTS

Mayor McNeal speaks to the commission and gives his thanks to the commissioners for the work they do and the responsibility they accept for the growth of the city. Your contributions are invaluable!

5 PUBLIC HEARING

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

Chairman Kipphut opens Public Hearing at 6:34

No Citizens spoke

Chairman Kipphut closes the Public Hearing at 6:34

6 APPROVAL OF MINUTES

- a) Consider approving minutes from the June 17, 2025 Planning and Zoning meeting.

Motion to approve minutes from Meeting held on June 17, 2025

Made by: Commissioner Gyle Dale

Seconded by: Commissioner Tom Hritz

Motion passes Unanimously

7 ITEMS FOR CONSIDERATION AND ACTION

- a) Consider the application of 311 State Highway 205 LLC requesting approval of a Planned Development (PD) District with a base zoning of General Business (GB) with additional permitted uses and development standards. The subject property is located at the northeast corner of FM 550 and SH 205. The property contains 6.170 acres of land including Rockwall CAD ID #16824 and #16825. Zoning of subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

Chairman Kipphut ask for the staff report.

Peyton Sherman explains that all language pertaining to his recommendation are associated with the exhibits contained in Option A. Option A is the applicates preferred option.

Mr. Sherman goes through the staff report and states that staff recommends approval of the Chisholm Square Planned Development, stating that it conforms to zoning ordinances, future land use plan and the comprehensive plan for the SH 205 corridor. Staff recommends approval on Exhibit A on the concept plan, Exhibit C site plan, exhibit E- Option 3, of the facade rendering of building A and H, Exhibit G - option 3 of the facade rendering for building B and G, He also names several excluded businesses from the land use designations.

Mr. Kipphut ask Mr.Sherman to walk them through the different options and differences. Mr. Sherman goes through the plans and explains why he has recommended a planned development. He also states that they (the applicants) have worked diligently to make sure what you have is something that will be desirable to the city.

Aaron Hamilton, speaks for the developers and thanks Peyton for working with them . He reads a statement that describes the development and what they hope to have in the development.

He ask if there are any questions from the commissioners.

Commissioner Robert Rohde make a motion to approve

Gyle Dale seconds the motion

Commissioner Rohde states that he likes what he sees and has no questions. Commissioner Tommy Bough ask about the rehabilitation use. and whether they have had vape shop inquiry. Tony Crawford ask about Tatoo shops, Both to which the applicant says there have not been inquiries for those types of business.

Commissioner Tom Hritz ask about trucks unloading and loading, is there enough room for that ? Commissioner Dale also has questions about garbage trucks, ect. Have you made allowances for that? Applicant shares that the space was designed with enough room for trucks to come in and turn around. But there is no intent for semi trucks to back in between those buildings. He also answers Mr. Dales questions about the entrance under the metal entry to the parking lot. Mr. Sherman also states that the parking lot number complies with our ordinance.

Chairman Kipphut ask questions about the outside facade, and ask who will be responsible for the common areas. Mr.Sherman says he is sure that it states that the developers will be responsible for common areas in our ordinances but he will make sure that it is clear.

Mr. Kipphat ask about what a private club is defined as. He ask that private club be excluded in the PD and if that comes up , they can come back and ask for the special use permit.

Alcohol uses also came up and Chairman Kipphut ask that it be addressed. The applicant states that they are hoping to not have to come back for every lease to get a special use permit. Mr. Kipphut is mindful of the precedent it sets by allowing restuarants who serves liquor. Commissioner Dale ask if we can put in specific use for alcoholnot be more that 51% of the space. The applicant likes that idea as well.

Mr. Kipphut also ask about the roll up doors. What business would require a roll up door. We do not want this to tun in to a mini warehouse situation. He expresses his concern that this does not turn into something that looks bad. Conversation back and forth about the use of the flex spaces with several of the commissioners and the applicants

Mr. Rohde, adjust his motion
Motion passes Unanimously

8 **ADJOURN**

Motion made to adjourn the meeting.
Meeting adjourned

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:30 p.m., July 7, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

CAO

Mayor



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

DATE: August 19th, 2025

Applicant: Tommy Brown
TMB Construction
757 Venus Court,
Rockwall TX, 75032

Representative: Tommy Brown

Property owner: VILLA SURFACES LLC
613 McCoy Drive,
Irving, Texas 75062

Location: The subject property is a 1.796-acre single lot located in the McLendon-Chisholm extraterritorial jurisdiction, on the north side of SH 205, approximately 495 feet south of FM 548. The Rockwall CAD property identification number is 336417.

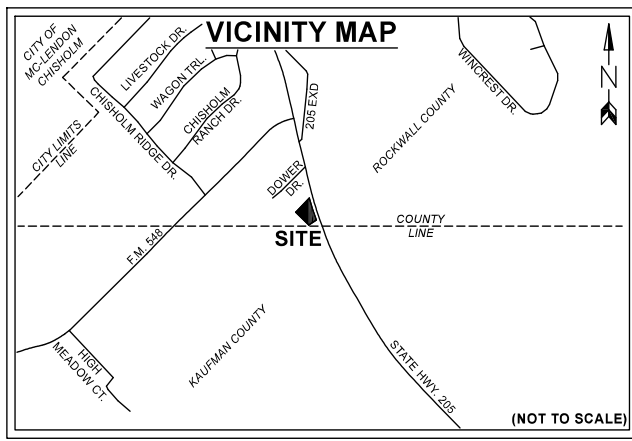
PLANNING AND ZONING COMMISSION MEETING DATE: August 19th, 2025

REQUEST:

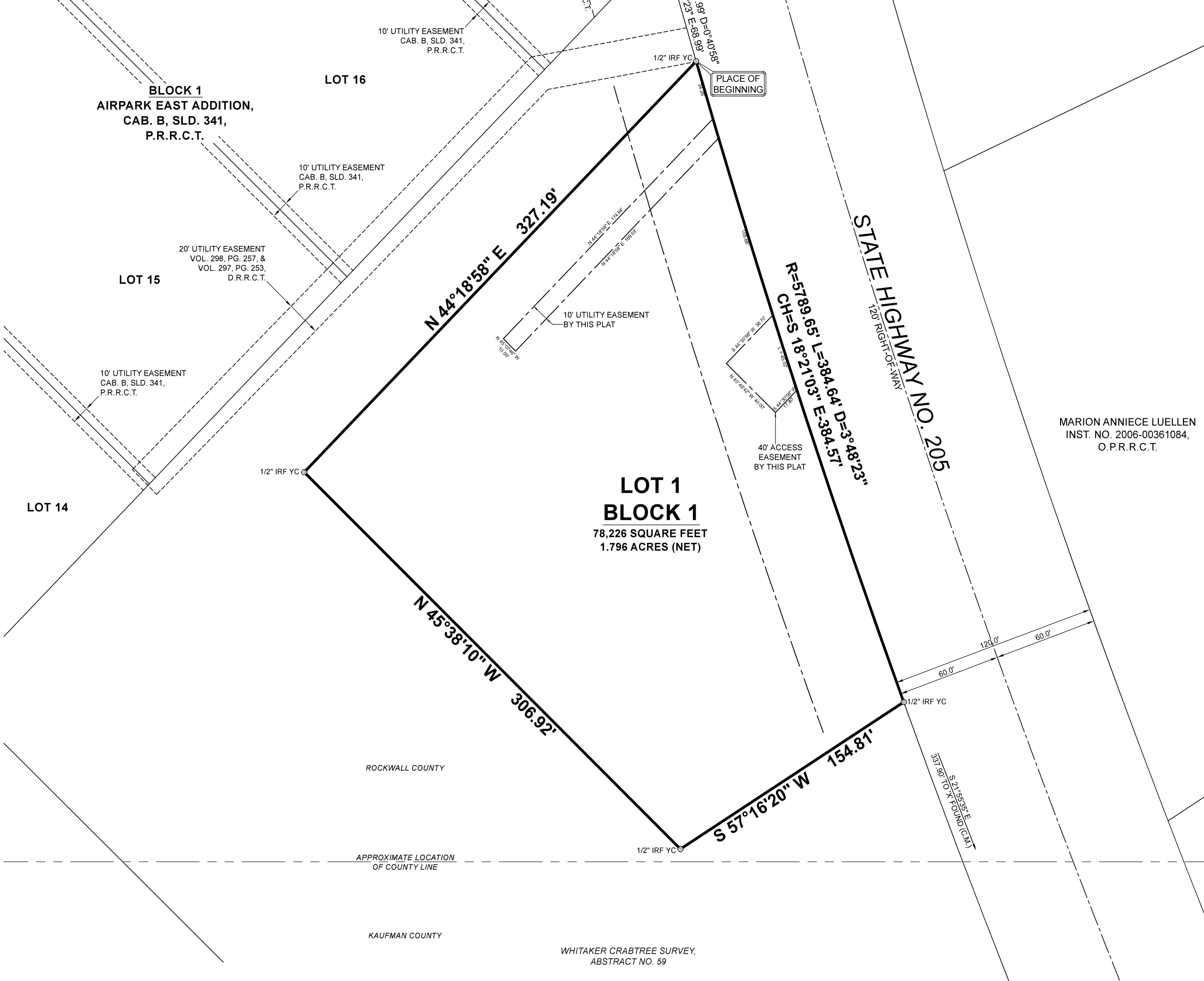
The applicant is requesting approval of a replat of one lot to dedicate necessary easements for development. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Approval.

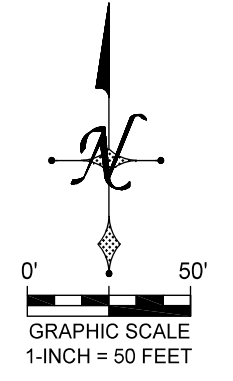
NOTE: Full-sized copies of the plat are available for review at McLendon-Chisholm City Hall.



(NOT TO SCALE)



BUILD 205, LLC
INST. NO. 2024000016585,
O.P.R.C.T.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §
WHEREAS, Villa Surfaces LLC, is the sole owner of all that tract of land situated in the WHITAKER CRABTREE SURVEY, Abstract No. 59, Rockwall County, Texas, and being the same tract of land described in deed to Villa Surfaces LLC, recorded in instrument No. 2022000202998, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found in the Southwest line of State Highway No. 205, at the Southeast corner of Lot 17, Block 1, of Airpark East Addition, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 341, Plat Records, Rockwall County, Texas, same being the North corner of a tract of land described in deed to Dover Standard Management, Inc., recorded in Volume 676, Page 33, Deed Records, Rockwall County, Texas, and being the beginning of a non-tangent curve to the left, having a central angle of 00 deg. 40 min. 58 sec., a radius of 5789.65 feet, and a chord bearing and distance of South 16 deg. 06 min. 23 sec. East, 68.99 feet;

Thence Southeasterly, along said curve to the left and said Southeast line, an arc distance of 68.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the North corner of said Villa Surfaces LLC tract, being the PLACE OF BEGINNING of the tract of land described herein, and being at the beginning of a curve to the left, having a central angle of 03 deg. 48 min. 23 sec., a radius of 5789.65 feet, and a chord bearing and distance of South 16 deg. 06 min. 03 sec. East, 68.99 feet;

Thence Southeasterly, along said curve to the left and said Southwest line, an arc distance of 384.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the East corner of said Villa Surfaces LLC tract;

Thence South 67 deg. 16 min. 20 sec. West, a distance of 154.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the South corner of said Villa Surfaces LLC tract;

Thence North 45 deg. 38 min. 10 sec. West, a distance of 306.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the West corner of said Villa Surfaces LLC tract;

Thence North 44 deg. 18 min. 58 sec. East, a distance of 327.19 feet to the PLACE OF BEGINNING and containing 78,226 square feet or 1.796 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

MARION ANNIECE LUELLEN
INST. NO. 2006-00361084,
O.P.R.C.T.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Villa Surfaces LLC, acting herein by and through its duly authorized officers, does hereby dedicate this plat designating the hereinabove described property as: VILLA SURFACES ADDITION, LOT 1, BLOCK 1, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McLendon-Chisholm. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the City of McLendon-Chisholm's use thereof. The City of McLendon-Chisholm and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McLendon-Chisholm and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20____.

BY: _____
Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

REPLAT NOTES

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the Floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- Rockwall County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.
- Rockwall County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Rockwall County will not be responsible for the availability or delivery of any private well water in a subdivision.
- All culverts within any right-of-way shall require County permit approval and meet minimum County standards.
- No road, street, or public improvement dedicated by this Plat shall be maintained by Rockwall County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Rockwall County, specifically identifying any such road, street, or public improvement and specifically accepting such for County maintenance.
- All cul-de-sacs, local streets, and collector streets shall be privately maintained by either the property owner, a Homeowner's or Property Owner's Association, or a utility district.
- Any public utility, including the county, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said property), and any public utility, including the county, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The county can remove trees or any other improvement(s) and does not have the responsibility to replace them.

CERTIFICATE OF APPROVAL

Approved: _____

Mayor

Date

Acknowledged: _____
This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of 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

LEGEND	
D. R. R. C. T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O. P. R. C. T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P. R. R. C. T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
C. M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS, 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202205370-01 PREPARATION DATE: 07/29/2025 DRAWN BY: TD

REPLAT
VILLA SURFACES ADDITION,
LOT 1, BLOCK 1
1.796 ACRES SITUATED IN THE
WHITAKER CRABTREE SURVEY, ABSTRACT NO. 59,
MCLENDON CHISHOLM-ETJ, ROCKWALL COUNTY, TEXAS
1 LOT
OWNER: VILLA SURFACES LLC
ADDRESS: 613 MCCOY DR, IRVING, TX 75062
PHONE: 214-769-2981

- NOTES**
- ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.
 - ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
 - THE PURPOSE OF THIS REPLAT IS TO DEDICATE NECESSARY EASEMENTS FOR DEVELOPMENT.
 - FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48257C0225D, DATED 07/09/2012 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR KAUFMAN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

WHITAKER CRABTREE SURVEY,
ABSTRACT NO. 59
DOWER STANDARD MANAGEMENT, INC.,
VOL. 676, PG. 33,
D.R.R.C.T.