



**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, OCTOBER 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 of August 18, 2022                                                                                                                                                                                                                                                                                                                  | 3 - 54  |
| <a href="#">Minutes 08.18.22</a>                                                                                                                                                                                                                                                                                                                 |         |
| 5. ITEMS FOR CONSIDERATION                                                                                                                                                                                                                                                                                                                       |         |
| 5.1. Consider approval of a final plat for a 10 lot subdivision on a 27.11 acre tract of land in the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas, specifically named the Watson Addition. Location of property is FM 550 and FM 1139, Rockwall Property ID #10783, #10782, and #45847.                                        | 55 - 66 |
| <a href="#">Staff Report</a>                                                                                                                                                                                                                                                                                                                     |         |
| <a href="#">Plat Application</a>                                                                                                                                                                                                                                                                                                                 |         |
| <a href="#">Final Plat Sheet 1 of 3</a>                                                                                                                                                                                                                                                                                                          |         |
| <a href="#">Final Plat Sheet 2 of 3</a>                                                                                                                                                                                                                                                                                                          |         |
| <a href="#">Final Plat Sheet 3 of 3</a>                                                                                                                                                                                                                                                                                                          |         |
| 5.2. Consider approval of a preliminary plat for 13 residential lots on 24.56 acres of land. The applicant recently rezoned the subject property from Agriculture to SF 2.5 zoning district which requires a minimum residential lot size of one and one-half acres of land. The 13 lots all comply with the requirement of the zoning district. | 67 - 75 |
| <a href="#">Staff Recommendation</a>                                                                                                                                                                                                                                                                                                             |         |
| <a href="#">Application</a>                                                                                                                                                                                                                                                                                                                      |         |
| <a href="#">Preliminary Plat</a>                                                                                                                                                                                                                                                                                                                 |         |
| 5.3. Consider approval of a preliminary plat for the creation of one lot in the Lakeshore Church Addition, Rockwall County, Texas subject to the condition that TXDO" confirm in writing to the McLendon-Chisholm City Administrator whether or not the State needs additional right of way prior                                                | 76 - 87 |

to submittal of a final plat. In addition, the Church is seeking approval of a site plan for the expansion of the church facilities.

[Staff Report](#)

[Plat Application](#)

[Preliminary Plat](#)

[Site Plan](#)

6. ADJOURN

As authorized by Section 551.071(2) 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, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted or before 8:00 p.m., October 11, 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  
Thursday, August 18, 2022**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, August 18, 2022, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

|                  |                    |                          |
|------------------|--------------------|--------------------------|
| Members Present: | Lesley Schwalje    | Chairman                 |
|                  | Brad Martin        | Commissioner             |
|                  | Mark Kipphut       | Commissioner             |
|                  | Robert Rhode       | Commissioner             |
| Members Absent:  | Jody Wright        | Commissioner (Alternate) |
|                  | Daniela Swindoll   | Commissioner             |
|                  | Floyd McLendon     | Commissioner (Alternate) |
| Staff Present:   | Konrad Hildebrandt | City Administrator       |
|                  | Shelly Green       | City Secretary           |
|                  | Mike Coker         | City Planner             |

**1. CALL TO ORDER**

Chairperson Schwalje called the meeting to order at 7:00 p.m.

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

Chairperson Schwalje voiced the invocation and Commissioner Kipphut led the pledges.

**3. CITIZEN COMMENTS**

Michael Olscher, 14783 S FM 548. Spoke regarding Item 7.6. Approval of plat for Amir Lakhani

**4. APPROVAL OF MINUTES**

4.1. June 16, 2022, Planning & Zoning Minutes

**MOTION: APROVE MINUTES AS PRESENTED.**

**MADE BY:** Commissioner Kipphut  
**SECONDED BY:** Commissioner Martin  
**APPROVAL:** Unanimous

## **5. SELECTION OF CHAIRMAN & VICE CHAIRMAN**

**MOTION: SLECT LESLEY SCHWALJE AS CHAIRMAN OF THE COMMISSION.**

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

**MOTION: SELECT ROBERT ROHDE AS VICE-CHAIRMAN OF THE COMMISSION.**

**MADE BY:** Commissioner Kipphut  
**SECONDED BY:** Commissioner Martin  
**APPROVAL:** Unanimous

## **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

City Planner Coker briefed the Commission on the case.

**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

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**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.

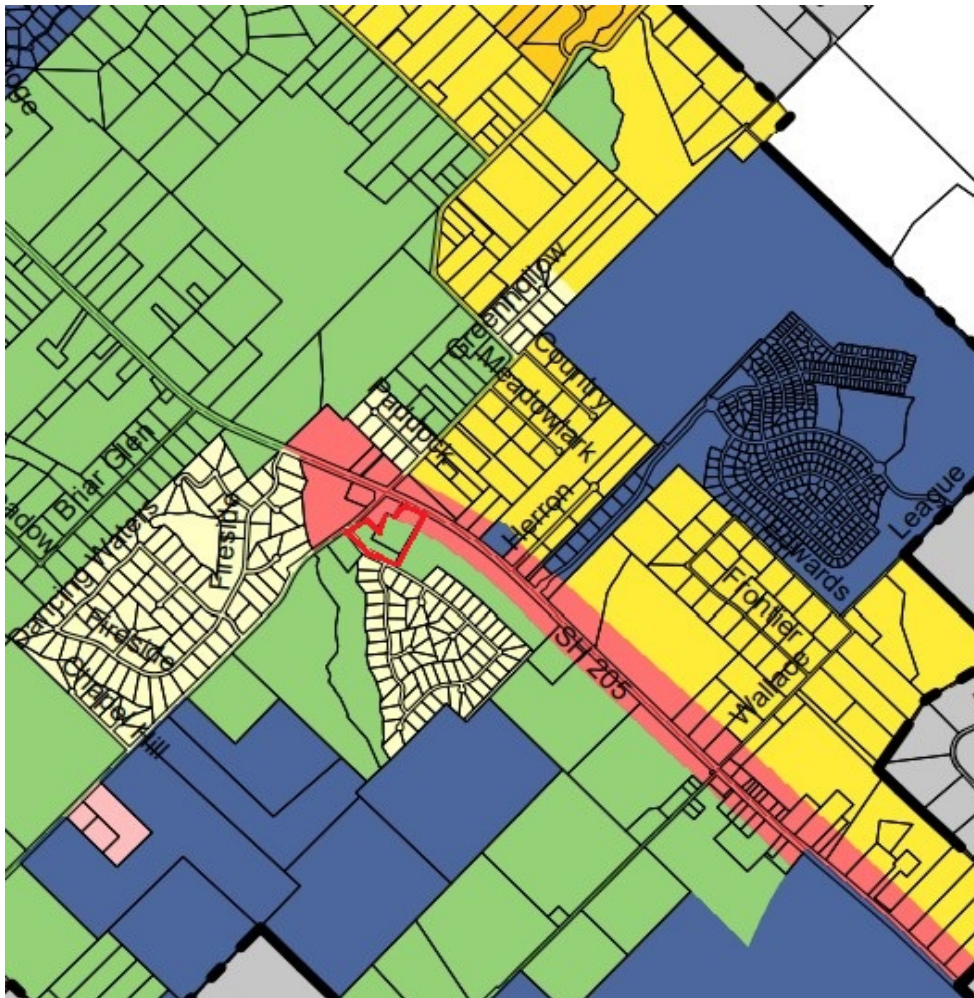


**BACKGROUND INFORMATION:** This is a request to rezone Lot 3, Block 1 From Ag-Agricultural to GB-General Business and to rezone RCAD PID # 73547 from a combination of Ag-Agricultural and GB-General Business to GB-General Business Zoning District. This request is designed to create a legal building site: [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;
- (2) secure safety from fire, panic, and other dangers;
- (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]

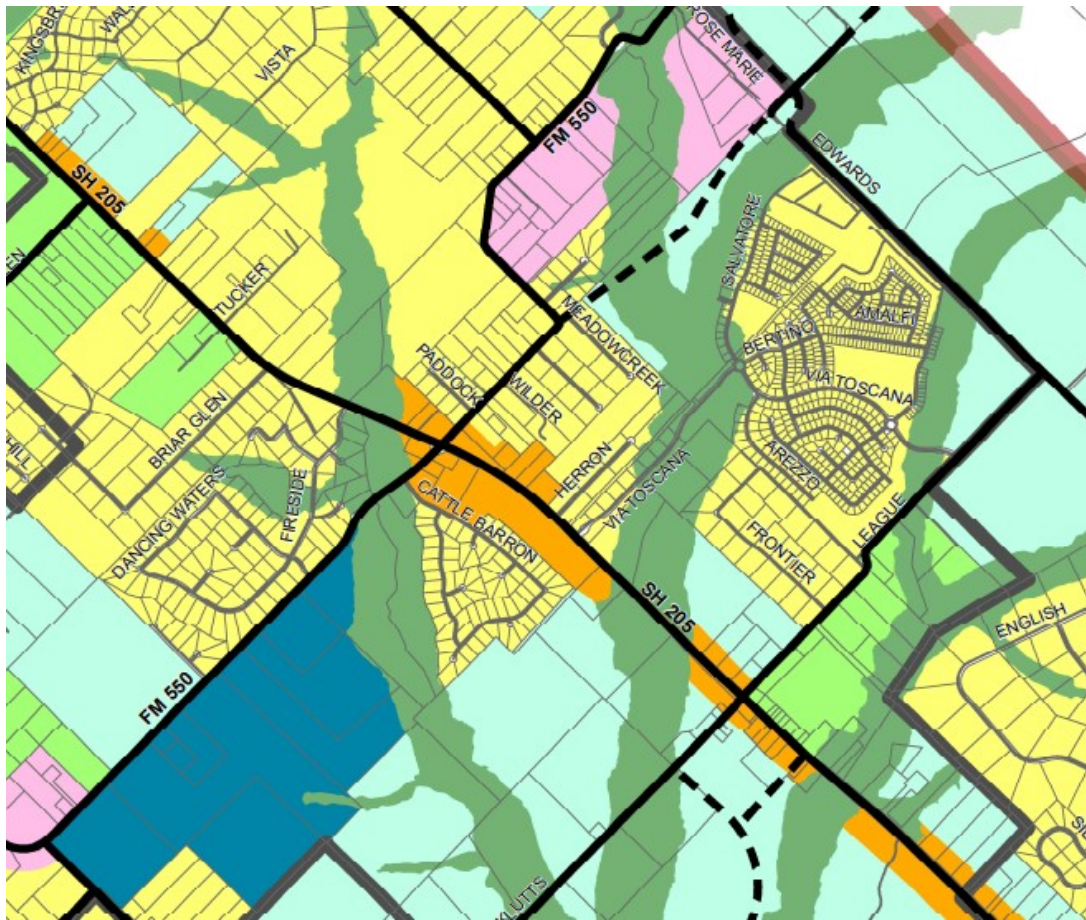


Rockwall CAD aerial with subject property to be rezoned outlined in red



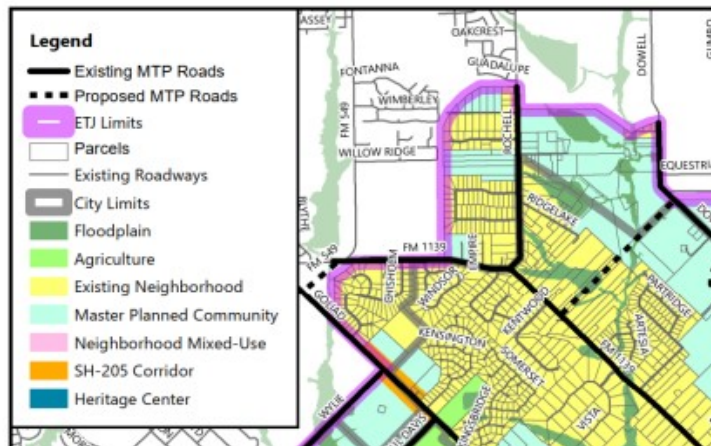


## COMPREHENSIVE PLAN/FUTURE LAND USE PLAN



The Goldenrod color represents the SH 205 Corridor

# 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.”

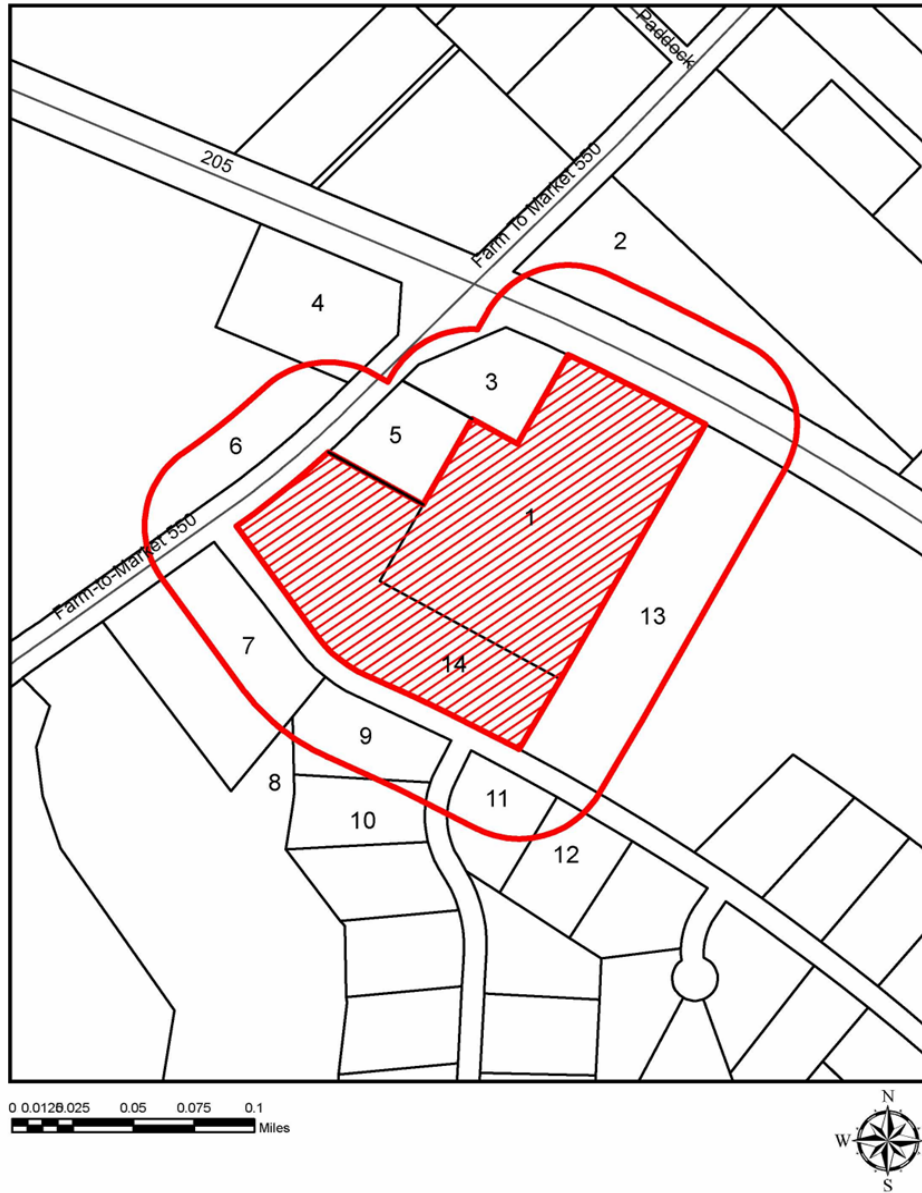
## Thoroughfares/streets:

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**





**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:

**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;

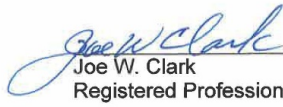
**THENCE** South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said Lot 3, Block 1 and the southwest line of said Lot 2, Block 1, a distance of 306.87 feet to a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1 and the south corner of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

Public Hearing Opened 7:16 p.m.

Keith Lybrandt, architect for Brookshires, introduced himself and offered to answer any questions.

pg. 13

The Public Hearing closed at 7:21 p.m.

- 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.

**MOTION: APPROVE 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.**

**MADE BY: Commissioner Rohde**  
**SECONDED BY: Commissioner Martin**  
**APPROVAL: Unanimous**

- 6.3. Conduct a public hearing to hear public comments regarding a request for a specific use permit for the sale of on-premises 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.

City Planner Coker briefed the commission on the case.

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-premises 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

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**STAFF RECOMMENDATION:** Approval of the request for a specific use permit [SUP] for the on-premises 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.

pg. 14

[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]

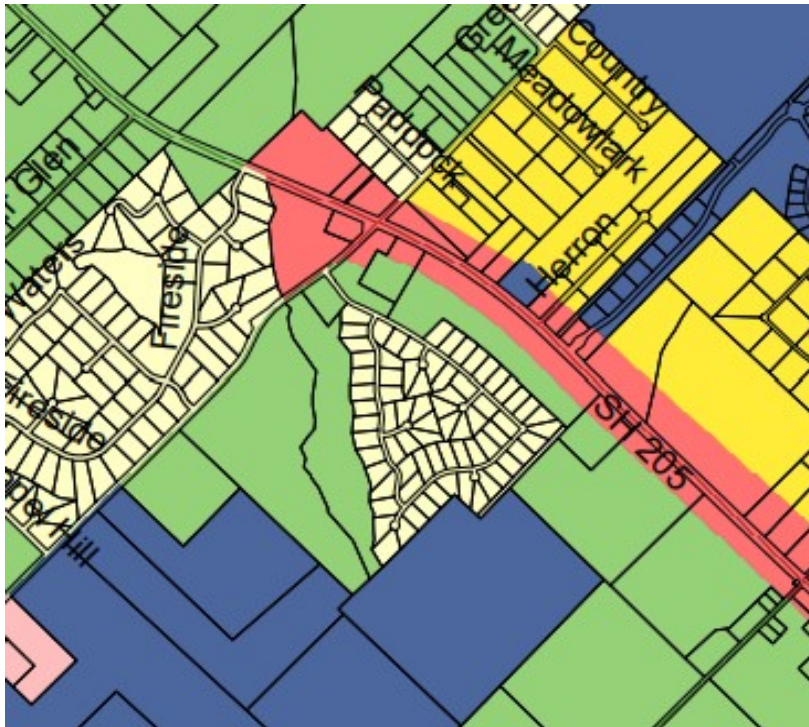
**Staff Conditions:**

- 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-premises 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.

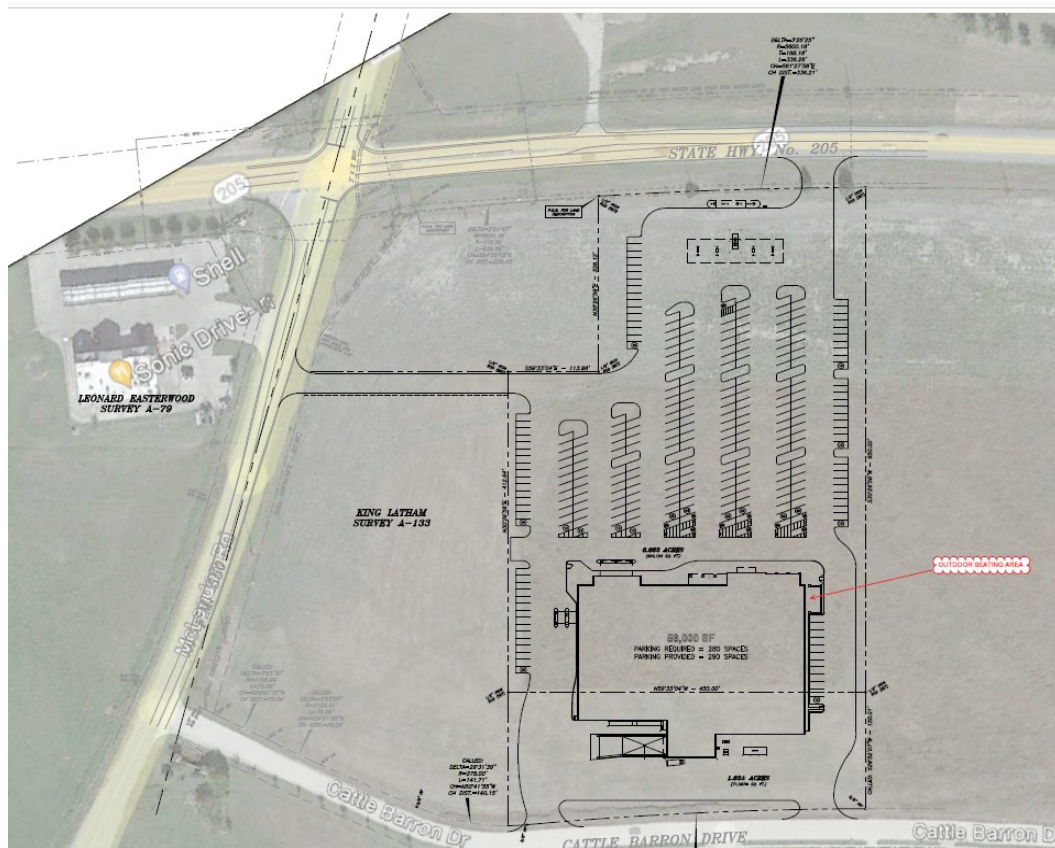
This request is designed to create a legal building site: [Section 1-11 of the Zoning Ordinance] for a new grocery store. The area to be rezoned contains 10.205 acres of land. The Texas Local Government Code requires that zoning changes comply with the Comprehensive Plan:

**Zoning Map [Current]**

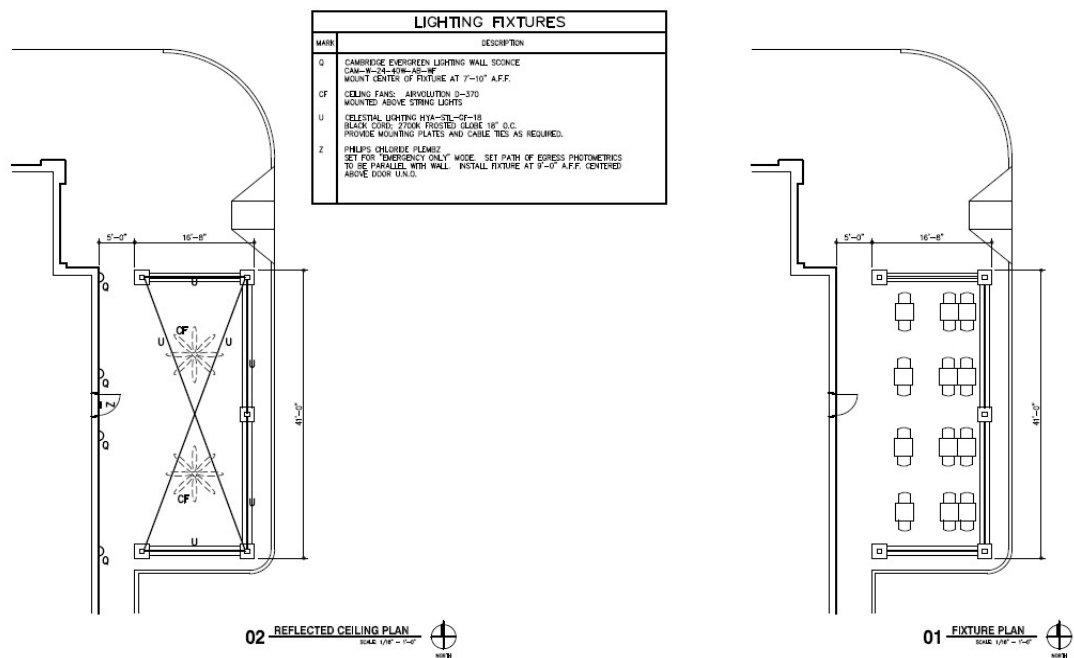




**Proposed site layout for the outside seating area [no access to Cattle Barron Drive allowed]**



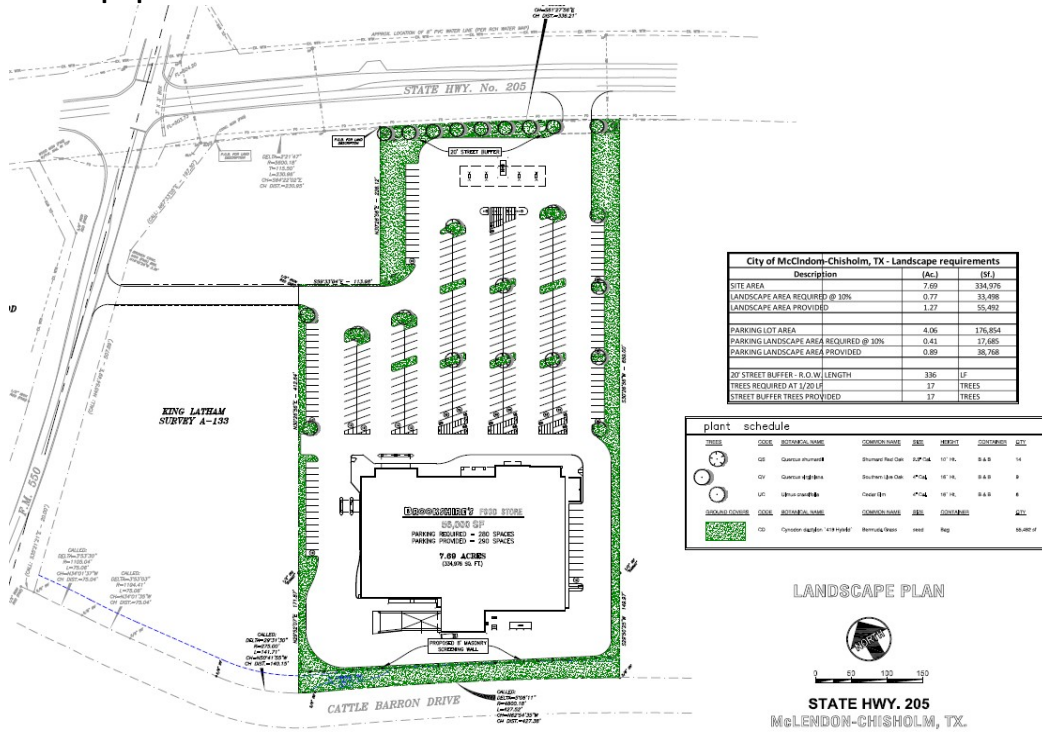
Proposed seating area layout



McClendon-Chisholm Outdoor Seating

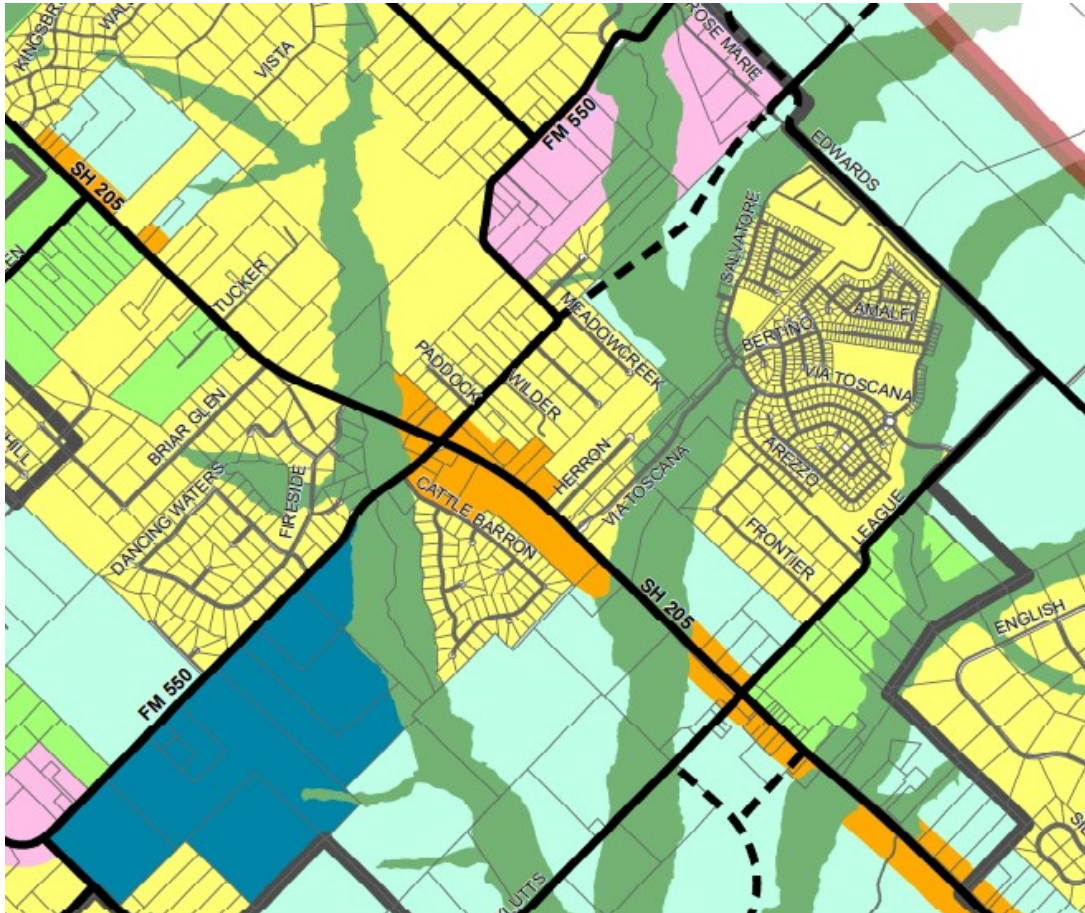
888 SF

## Landscape plan



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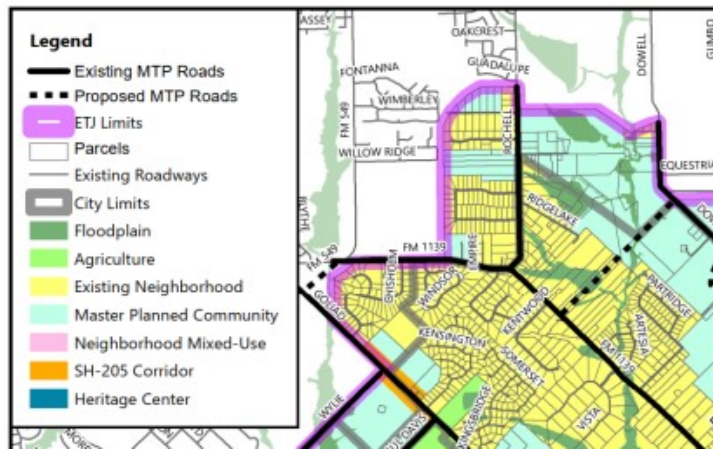
## COMPREHENSIVE PLAN/FUTURE LAND USE PLAN



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**

15. Brookshire Grocery Co  
1600 W Southwest Loop 323  
Tyler, Texas 75701
16. CM Knight LLC  
141 S State Highway 205  
Rockwall, Texas 75032
17. MFS Group LLC  
3645 Capstone Lane  
Plano, Texas 75074
18. Group Pacific Holdings LLC  
6711 Starbuck Drive  
Dallas, Texas 75252
19. Mil/Way Investors LLC  
PO Box 717  
Rockwall, Texas 75087
20. Mariah Bay Development Inc.  
PO Box 369  
Rockwall, Texas 75087
21. Oak National Holdings LLC  
5763 South SH 205  
Rockwall, Texas 75032
22. Chisholm Crossing IV Homeowners  
Association Inc.  
PO Box 25106  
Dallas, Texas 75225
23. Janice E and Phillip M Nolley  
500 Highwater Crossing  
Rockwall, Texas 75032
24. Shay Clark Brunson  
502 Highwater Crossing



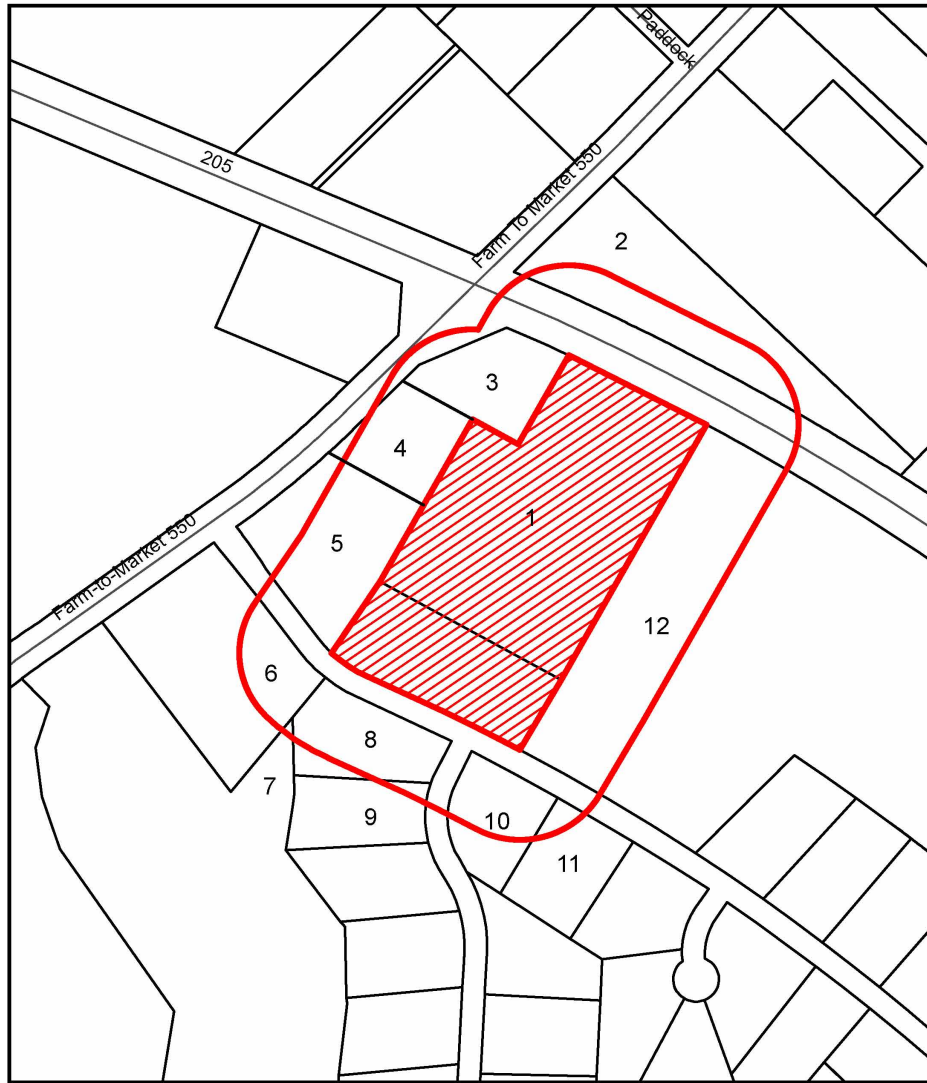
Rockwall, Texas 75032

25. Charles Jeffrey Skinner Jr and Tiffany Nicole Skinner  
400 Cattle Barron Drive  
Rockwall, Texas 75032
26. Curtis A and Valerie G Bodart  
402 Cattle Barron  
McLendon Chisholm, Texas 75032
27. McLendon Chisholm Commercial Holdings Inc.  
PO Box 369  
Rockwall, Texas 75087
28. Mil/Way Investors LLC  
PO Box 717  
Rockwall, Texas 75087

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# City of McLendon-Chisholm SUP Notice 200' Notification Map



0 0.0125 0.025 0.05 0.075 0.1  
Miles



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 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

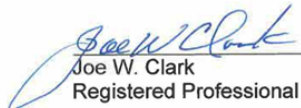
6.063 Acres

– 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 affect 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.

Public hearing was opened at 7:24 p.m.

Keith Lybrandt, architect for Brookshires, appeared to field any questions.

Public Hearing closed 7:25 p.m.

- 6.4. Consider approval of a request for a specific use permit for the sale of on-premises 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.

**MOTION: APPROVE A REQUEST FOR A SPECIFIC USE PERMIT FOR THE SALE OF ON-PREMISES 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**

pg. 27

**SOUTHEAST OF THE INTERSECTION OF FM 550 AND SH 205,  
MCLENDON-CHISHOLM, INCLUDING THE FOLLOWING 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-premises 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 Administrator for review and approval prior to issuance of a certificate of occupancy.
- Landscaping must conform to the attached landscape plan.
- Store elevations and materials shall 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.

**MADE BY:** Commissioner Rohde  
**SECONDED BY:** Commissioner Martin  
**APPROVAL:** Approved by a Vote of 2-1 0

**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 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.

City Planner Coker presented his staff report:

**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.

pg. 28



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

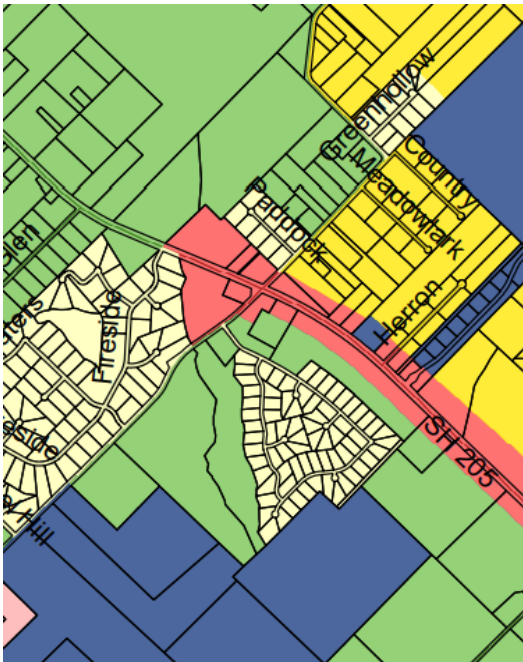
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**STAFF RECOMMENDATION:** Approval of the replat of Lot 3, Block 1 creating a new Lot 3R, Block 1 and approval of the plat of the remaining 1.631-acre tract of land from Lot 3, Block 1 and the 6.063-acre tract of land [RCAD 73547] to create a new Lot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

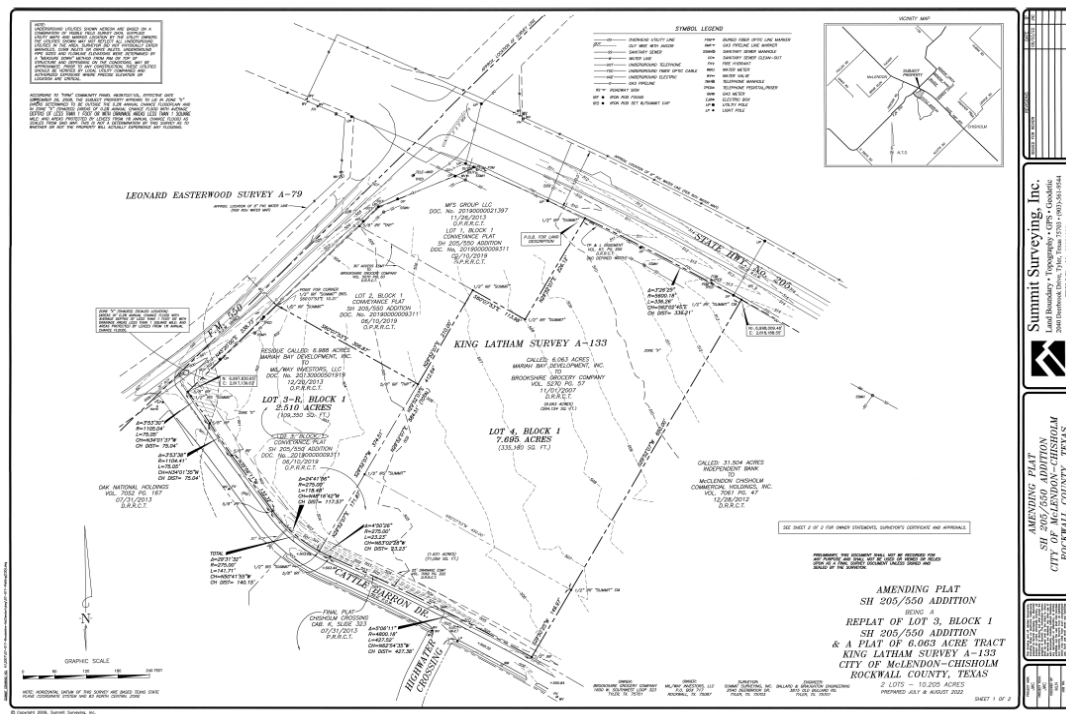
#### Zoning Map



Rockwall CAD aerial with subject property outlined in red



Proposed Plat/Replat



**MOTION:**     **APPROVE THE OF MIL/WAY INVESSTORS, LLC AND BROOKSHIRE GROCERY COMPANY FOR THE REPLAT OF LOT 3, BLOCK 1, OF THE SH 205/550 ADDITION CREATING LOT 3R WITH 2.510 ACRES OF LAND AN A 1.631 ACRE REMAINDER TRACT OF LAND 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.**

**MADE BY:**           **Commissioner Rohde**  
**SECONDED BY:**   **Commissioner Martin**  
**APPROVAL:**       **Unanimous**

7.3. Reconsideration of the previously approved preliminary plat and consideration of the final plat for Sonoma Verde Phase 3.

City Planner Coker presented his staff report on this item:

**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

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**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

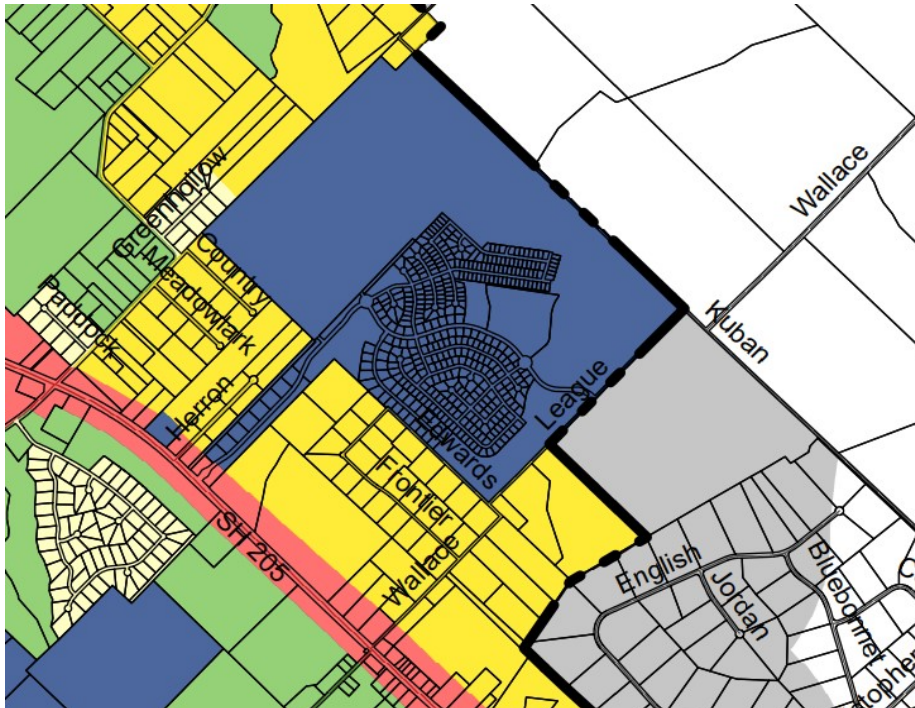
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**STAFF RECOMMENDATION:** Approval of both the preliminary plat and the final plat for Phase 3 of Sonoma Verde. The City Engineer has approved the civil engineering and construction plans for the final plat and recommends approval of the final plat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

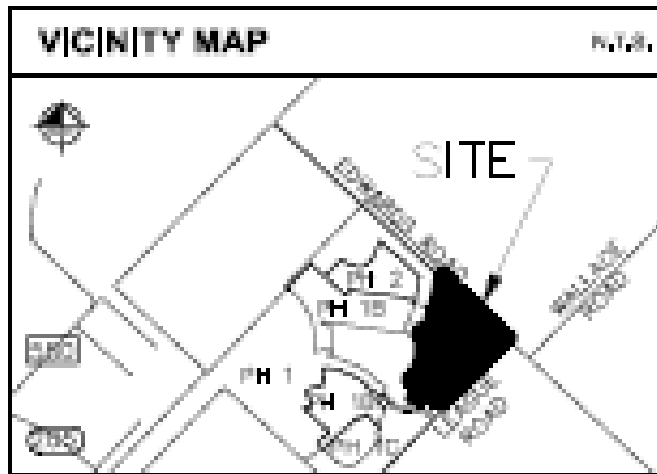
pg. 31

**BACKGROUND INFORMATION:**

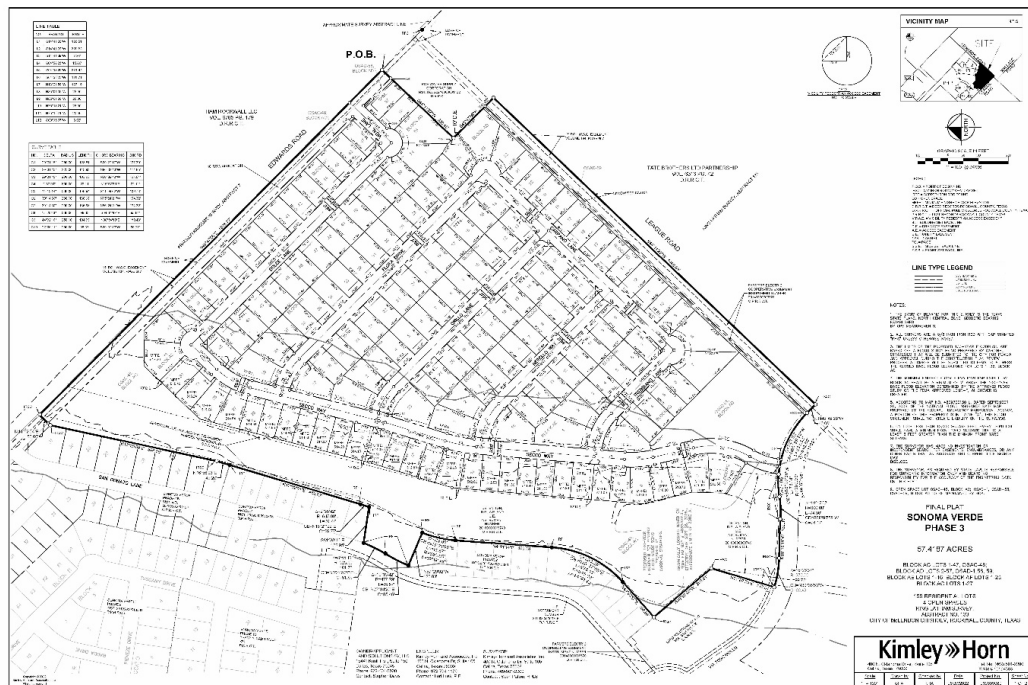
This is the reconsideration of the Preliminary Plat and consideration of the final plat for phase three of the Sonoma Verde development. The final plat is consistent with the previously approved preliminary plat. The Subdivision Ordinance provides for an approved preliminary plat to expire following 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.

**Zoning Map**

## Vicinity map



## 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.

**MOTION: APPROVE RECONSIDERATION OF THE PREVIOUSLY APPROVED PRELIMINARY PLAT AND CONSIDERATION OF THE FINAL PLAT FOR SONOMA VERDE PHASE 3 CONTINGENT UPON THE DEVELOPER BEING ABLE TO PROVE RCH CAN PROVIDE SUFFICIENT WATER AND FIRE FLOW.**

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

7.3. Reconsideration of the previously approved preliminary plat and consideration of the final plat for Sonoma Verde Phase 5.

City Planner Coker presented his staff report on this item:

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

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**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

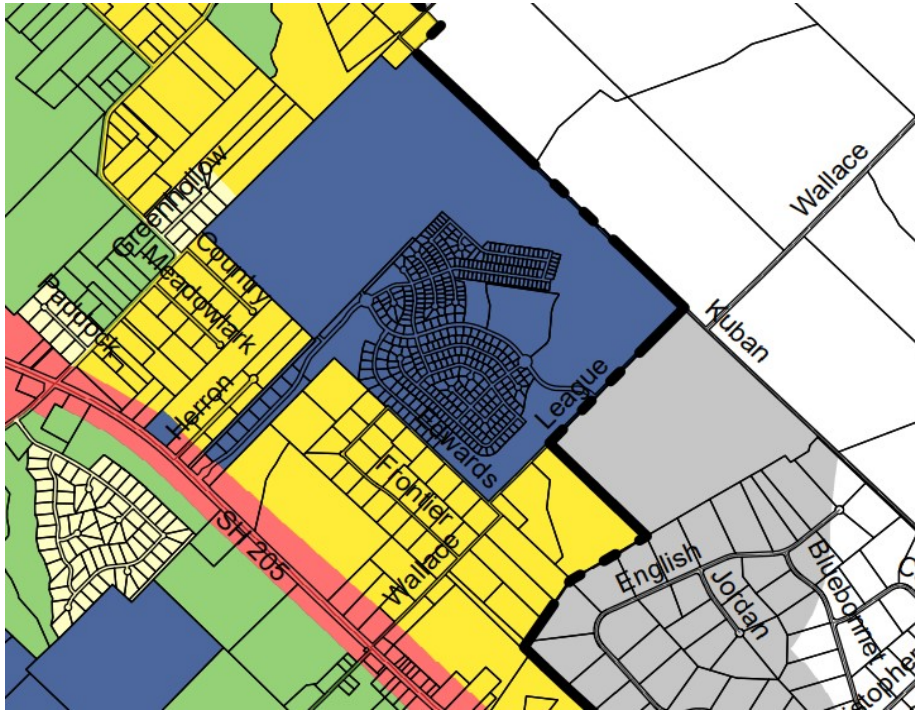
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**STAFF RECOMMENDATION:** Approval of both the preliminary plat and the final plat for Phase 5 of Sonoma Verde. The City Engineer has approved the civil engineering and construction plans for the final plat and recommends approval of the final plat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

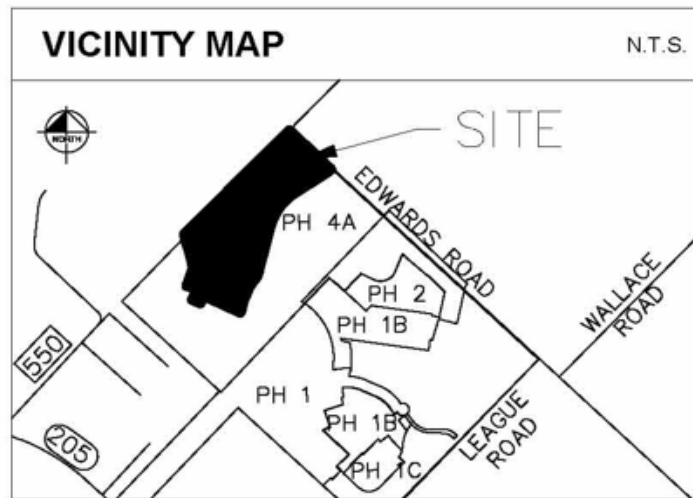
pg. 35

**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.

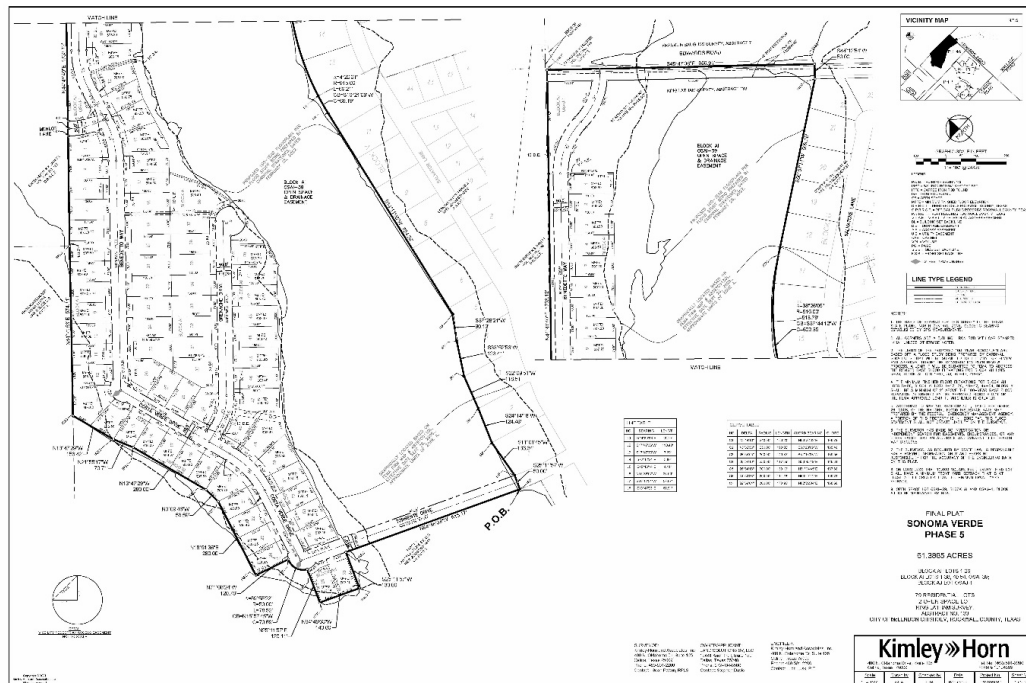
## Zoning Map



### Vicinity map



**Sonoma Verde Phase 5 Final Plat page 1**



## Sonoma Verde Phase 5 Final Plat page 2

[illegible]

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



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.

**MOTION: APPROVE RECONSIDERATION OF THE PREVIOUSLY APPROVED PRELIMINARY PLAT AND CONSIDERATION OF THE FINAL PLAT FOR SONOMA VERDE PHASE 5 CONTINGENT UPON THE DEVELOPER BEING ABLE TO PROVE RCH CAN PROVIDE SUFFICIENT WATER AND FIRE FLOW.**

**MADE BY: Commissioner Kipphut**  
**SECONDED BY: Commissioner Martin**  
**APPROVAL: Unanimous**

- 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.

City Planner Coker presented his report on this request:

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

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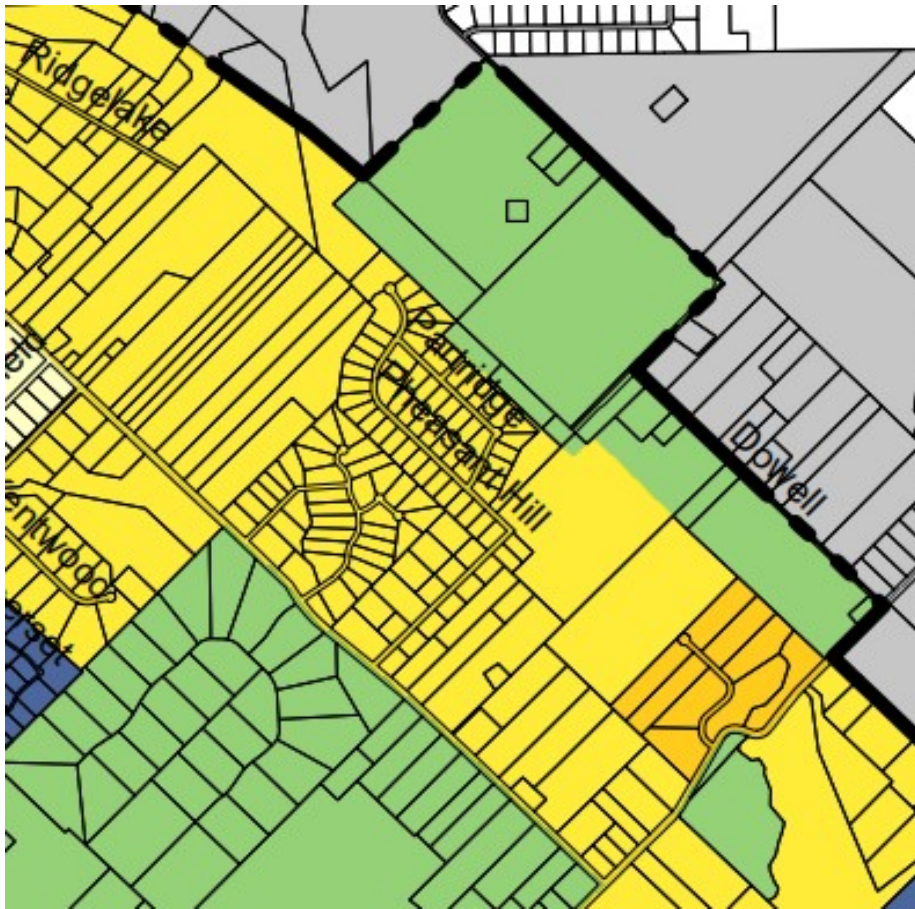
**STAFF RECOMMENDATION:** City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend **approval** of the application for the final plat of a 2.97-acre tract of land for the creation of a building site and the replat of Lot 27 adding a utility, access, drainage 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 applicants have joined the Quail Creek HOA and has received the HOA's support.

This application satisfies the requirements of the Subdivision Regulations.

**Zoning Map**



**Proposed Final Plat**

pg. 42



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

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**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

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**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.**

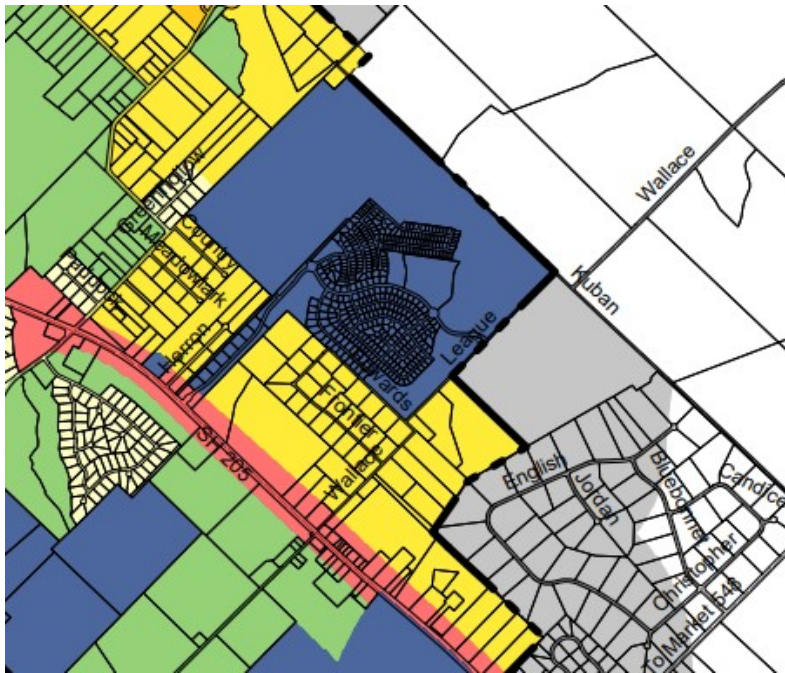
**BACKGROUND INFORMATION:**

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**

pg. 44



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**

pg. 45





- 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.

City Planner Coker presented his report on this item.

APPLICANT: Amir Lakhani  
4440 Sukenik Lane  
Carrollton, Texas 75010

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

PLANNING AND ZONING MEETING DATE: August 18, 2022

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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

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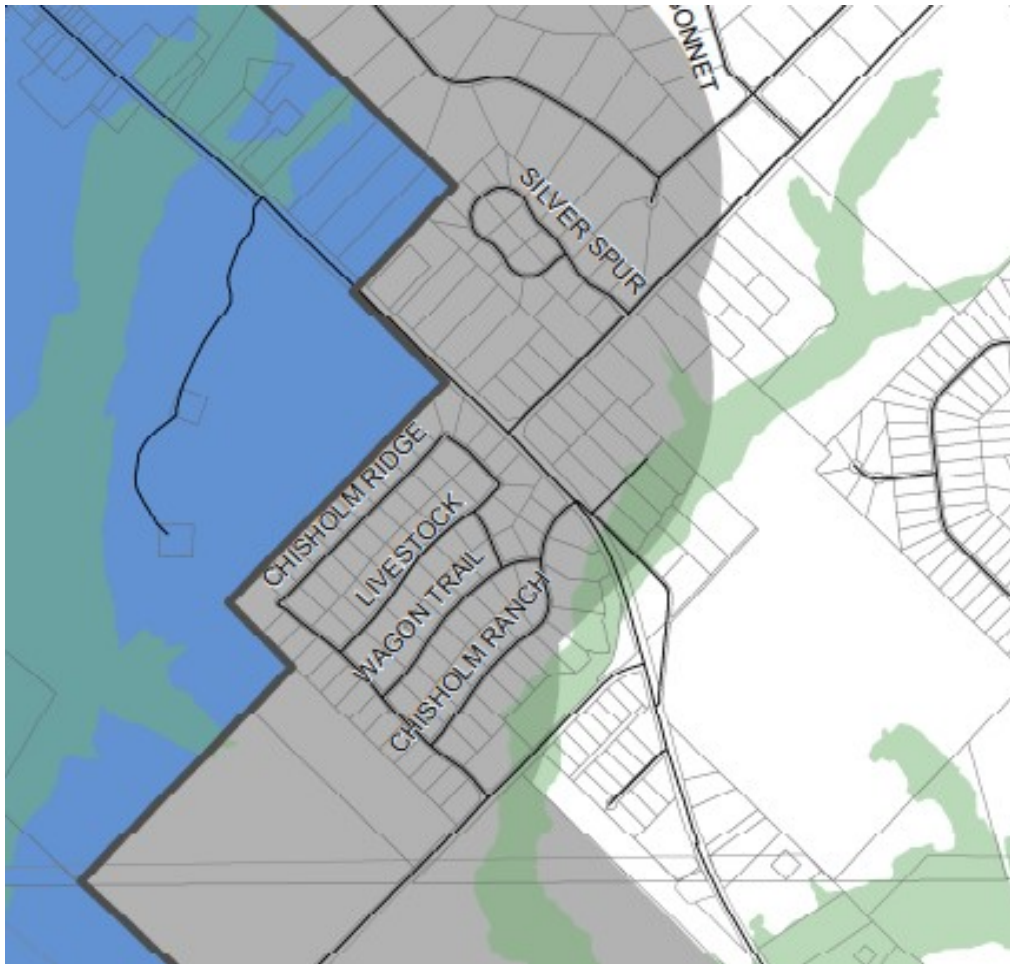
**STAFF RECOMMENDATION:** Approval subject to the condition that outstanding civil engineering designs are received and approved prior to consideration by the City Council.

**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.

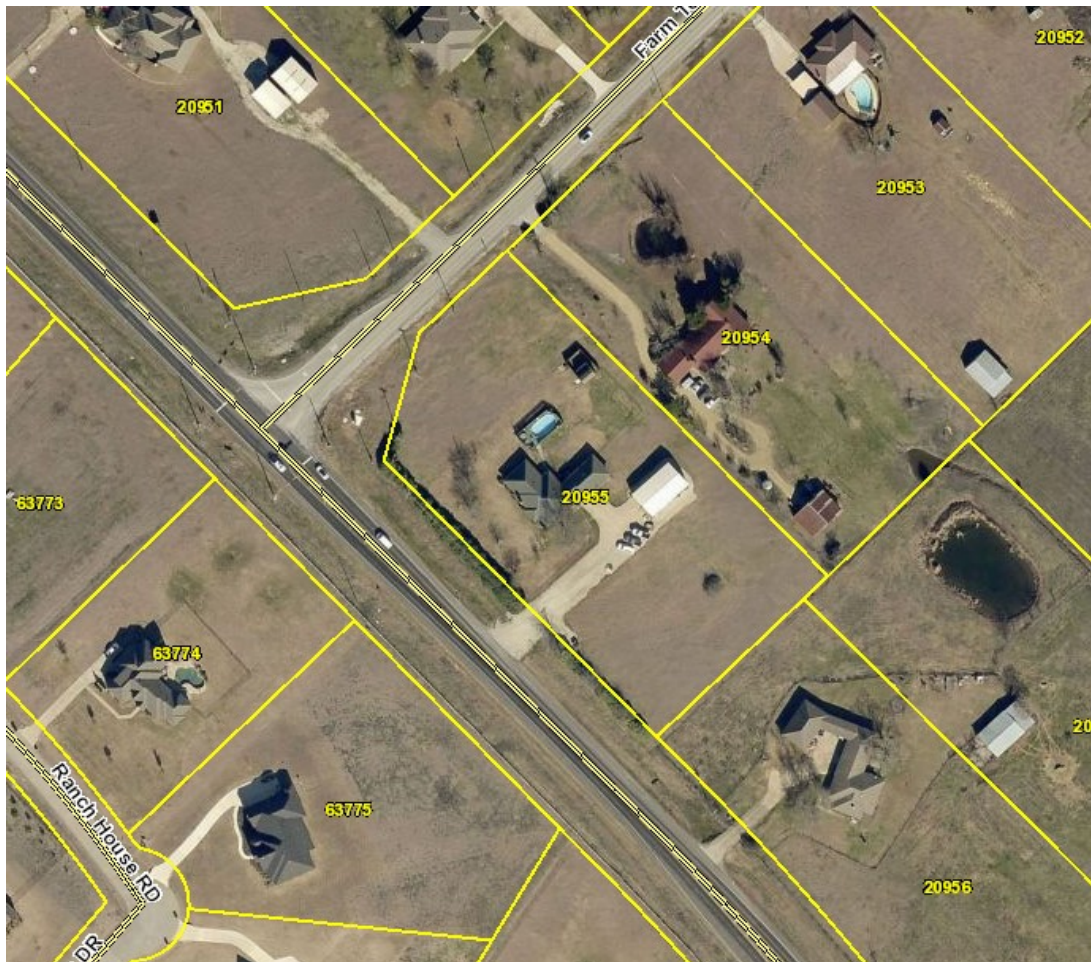
The final plat is consistent with the approved preliminary plat and satisfies the conditions required by the Planning and Zoning Commission. The City Engineer is waiting on one civil engineering revision but has agreed to forward the application to the Commission for consideration.

City limits map for subject property



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Rockwall CAD aerial



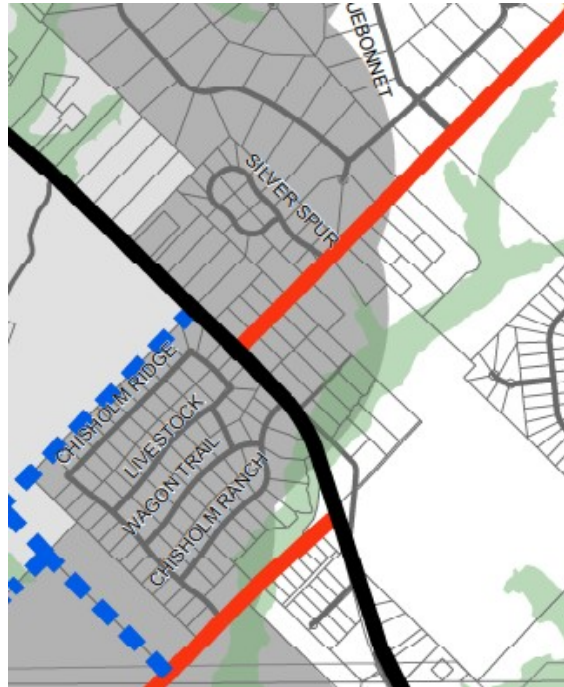
The City of McLendon-Chisholm does not have any regulatory authority regarding land use in our ETJ, only platting and fire code. However, the applicant has provided a proposed site plan and I have included in this report for your review. The site plan is also included in the preliminary plat.

pg. 49



**Thoroughfares/streets:**

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



**MOTION:**        **APPROVE THE REQUEST FOR 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, SUBJECT TO THE CONDITION THAT OUTSTANDING CIVIL ENGINEERING DESIGNS ARE RECEIVED AND APPROVED PRIOR TO CONSIDERATION BY THE CITY COUNCIL.**

**MADE BY:**                **Commissioner Martin**  
**SECONDED BY:**        **Commissioner Kipphut**  
**APPROVAL:**            **Unanimous**



**8. ADJOURN**

Chairman Schwalje adjourned the meeting at 8:44 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
Rochelle Green, City Secretary

\_\_\_\_\_  
Lesley Schwalje, Chairperson





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

DATE: October 10, 2022

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

PLANNING AND ZONING COMMISSION HEARING DATE: October 18, 2022

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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 final plat for a 10 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

---

**STAFF RECOMMENDATION:** Approval subject to the following conditions:

- The language under Lot 11A on page 1 should be amended from “MUTUAL” TO MUTUAL.
- The Mutual Access, Utility & Drainage easement language should be amended to include “fire lane”.

This application complies with the Planned Development Zoning District and complies with the Concept Plan [the preliminary plat] contained in the Zoning Ordinance.

The City Engineer has approved the required civil engineering for this subdivision.

The Fire Chief has reviewed and agrees with the street layout.

**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 10 lot subdivision. Lot sizes are consistent with the approved preliminary plat [PDD Concept Plan].

The applicant is proposing that all access to the interior of the subdivision be provided by a mutual access/utility/drainage easement.

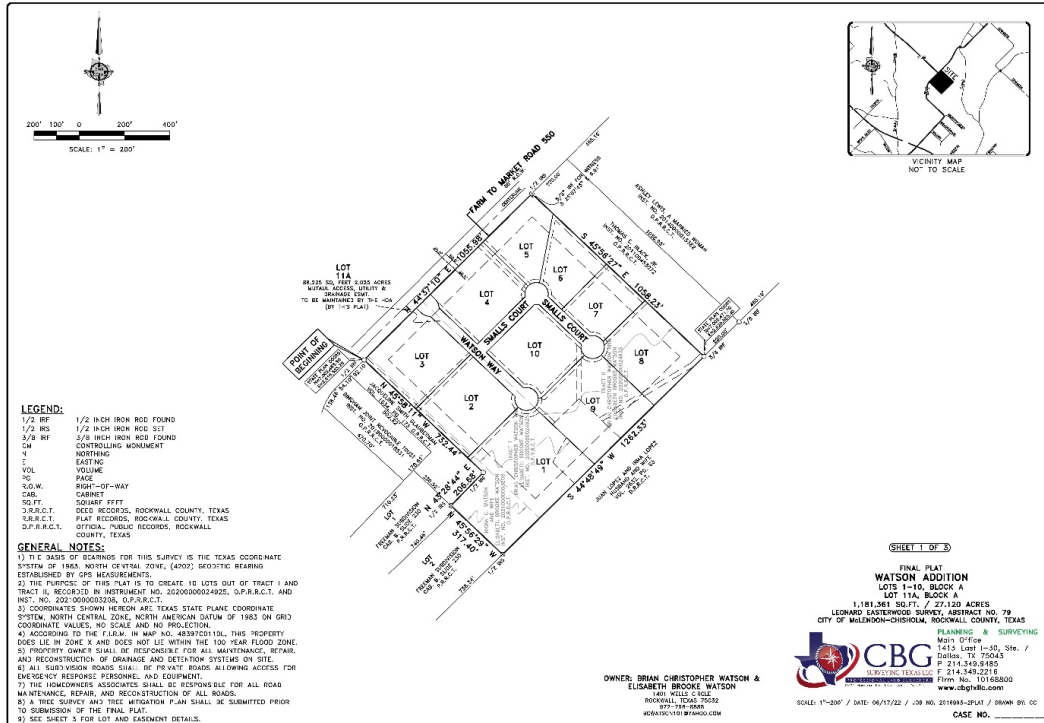
The Subdivision Ordinance defines a street as: “Street. A way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.” A mutual access easement satisfies this definition.

The Zoning District is a planned development district designed with this final plat configuration in mind.

Rockwall CAD aerial



# Proposed final plat page 1



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Proposed final plat page 2

OWNER'S DECLARATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elizabeth Brooke Watson, are the owners of a tract of land situated in the Leonard Eastwood Survey, Abstract Number 79, and being a portion of land conveyed to Brian Christopher Watson and Elizabeth Brooke Watson, by Warranty Deed with Warranty, duly recorded in Instrument Number 2020000024925, Official Public Records, Rockwall County, Texas; and also being a portion of land conveyed to Brian C. Watson and wife Elizabeth Brooke Watson, by Warranty Deed with Warranty, duly recorded in Instrument Number 2021000003328, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod (corner) said corner being the North corner of a tract of land conveyed to Jacqueline Smith Glasbrenner, by deed recorded in Volume 1824, Page 173, Deed Records, Rockwall County, Texas; said corner also being in the Southeast right-of-way of Farm to Market Road 550 (80 foot right-of-way);

**THENCE** North 44 degrees 37 minutes 10 seconds East, along the Southeast right of way line of said Farm to Market Road 550, a distance of 1050.98 feet to a 1/2 inch iron rod with yellow cap stamped "CBO Surveying" set for corner, said corner being the West corner of a tract of land conveyed to Thomas L. Beck, Jr., by deed recorded in Instrument Number 2011000004552, Official Public Records, Rockwall County, Texas;

**THENCE** South 45 degrees 56 minutes 27 seconds East, along the Southwest line of said Black tract, a distance of 1084.25 feet to a 3/8 inch iron rod found for corner, said corner being the South corner of said Black tract, also being in the Northwest line of a tract of land conveyed to John Lopez and Irma Lopez, husband and wife, by deed recorded in Volume 2637, Page 85, Deed Records, Rockwall County, Texas;

**THENCE** South 44 degrees 48 minutes 49 seconds West, along the Northwest line of said Lopez tract, a distance of 1580.33 feet to a 7/8 inch iron rod with yellow cap stamped "CBO Surveying" set for corner, said corner being the East corner Lot 2, Freeman Subdivision, recorded in Chapter 6, State 225, First Records, Rockwall County, Texas; also being the Northwest line of said Lopez tract;

**THENCE** North 40 degrees 08 minutes 26 seconds East, along the Northeast line of said Lot 2, a distance of 317.40 feet to a 1/2 inch iron rod with yellow cap stamped "CBO Surveying" set for corner, said corner being the Northeast line of Lot 1 of said Freeman Subdivision, said corner also being the most southerly South corner of said Glasbrenner tract;

**THENCE** North 43 degrees 28 minutes 44 seconds East, along the Southeast line of said Glasbrenner tract, a distance of 208.68 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Glasbrenner tract;

**THENCE** North 40 degrees 08 minutes 11 seconds West, along the Northeast line of said Glasbrenner tract, a distance of 752.44 feet to the POINT OF BEGINNING and containing 1,181,261 square feet or 27.120 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, an addition to the City of McAllen-Chisholm, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places herein shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

I understand and do hereby assent the easement strips shown on this plat for the purposes stated and for the initial use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growth or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system or any of these essential strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, re-routing, re-aligning, re-constructing, and other adding to or removing all or part of their respective system without the necessity of, or any time, procuring the permission of anyone.
3. The City of McAllen-Chisholm will not be responsible for any damages of any nature resulting from or occasioned by the establishment of points of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls from this property within the principle and area of drainage.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of McAllen-Chisholm regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and sub-grade, curbs and gutters, water and sewer, drainage structures, storm structures, storm sewers, and slopes of according to the specifications of the City of McAllen-Chisholm.
7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

shall an error deposit, sufficient to pay for the cost of such improvements, as determined by the City's engineer and/or city administrator, completed on a private commercial rate basis. For each made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements of providing private commercial rates, or have the same made by a contractor and pay for the same out of the error deposit, should the developer and/or owner fail or refuse to invest the required improvements within the time stated in such written agreement, and if no time shall the City be obligated to make such improvements. Such deposit shall be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified receipts to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of McAllen-Chisholm.

We further acknowledge that the dedications and/or easements made herein are proportioned to the impact of the subdivision upon the public services required. In order that the development will conform with the present and future growth needs of the City, the successful and efficient manner were any claim, dispute, or cause of action that we may have as a result of the dedication or easements made herein.

By: Brian C. Watson (Owner)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Brian C. Watson, 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 purposes and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

printed name: Honary Public in and for the State of Texas

By: Elizabeth Brooke Watson (Owner)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Elizabeth Brooke Watson, 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 purposes and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

printed name: Honary Public in and for the State of Texas

NOTE: It shall be the policy of the City of McAllen-Chisholm to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the city does not constitute any representation, assurance or guarantee that any building within such plat that is approved, submitted or permit therefore issued nor shall such approval constitute any representation, assurance or guarantee by the City of McAllen-Chisholm and/or city for personnel use and the protection within such plat, as required under Ordinance 83-84.

APPROVER

I, \_\_\_\_\_, hereby certify that the name and temporary Plat of WATSON ADDITION to the City of McAllen-Chisholm, Texas was approved by the Mayor of the City of McAllen-Chisholm on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

This approval shall be invalid unless the approved Plat for each Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within six (6) months after date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to the all the requirements of the Planning Ordinance of the City of McAllen-Chisholm.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Secretary

DATE

City of McAllen-Chisholm, Texas

RECOMMENDED FOR FINAL APPROVAL

Recorder

DATE

Platted

DATE

City of McAllen-Chisholm, Texas

Platted & Zoning Commission

Approved

DATE

FINAL PLAT  
WATSON ADDITION  
LOTS 1-10, BLOCK A  
LOT 11A, BLOCK A  
1,181,261 SQ. FT. / 27.120 ACRES  
LEONARD EASTWOOD SURVEY, ABSTRACT NO. 79  
CITY OF McALLEN-CHISHOLM, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING

MAIN OFFICE  
1413 East 1-30, Ste. 7  
DOWNEY, TX 77003  
P 214.348.8483  
F 214.349.2216  
Firm No. 10158800  
www.cbgsurvey.com

CONVEYANCE TABLE

PLANNING & SURVEYING

1413 East 1-30, Ste. 7  
DOWNEY, TX 77003  
P 214.348.8483  
F 214.349.2216  
Firm No. 10158800  
www.cbgsurvey.com

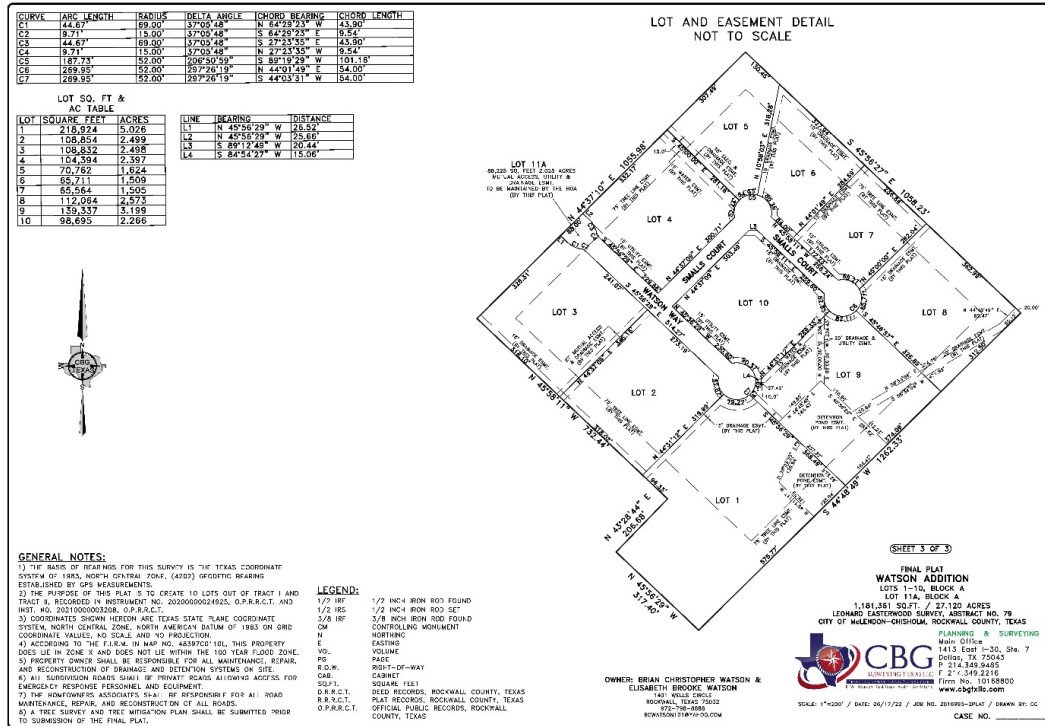
SCALE: 1"=100' / 1/8"=1/2" / 1/4"=1/4" / 1/8"=1/8" / 1/16"=1/16" / 1/32"=1/32"

DATE NO.

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Page 58 of 87

# Proposed final plat page 3



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Thoroughfares/streets:

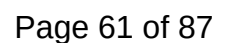


## McLendon-Chisholm Master Thoroughfare Plan

|                               |                             |                          |
|-------------------------------|-----------------------------|--------------------------|
| 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                    |



**APPROVED PRELIMINARY PLAT/CONCEPT PLAN**





**CITY OF McLENDON-CHISHOLM  
PLAT APPLICATION**

**Application Date:** 9-30-22

**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): Watson Addition Current Zoning: \_\_\_\_\_

No. of Acres: 27.12 No. of Lots: 10 Proposed Zoning: R PD

General Location of Property: Fm 550

Proposed Use for Property: Residential sf 1.5

Applicant Name: Steven Smith

Company: Smith Custom Building and Design

Address: P.O. Box 1376 City, State, Zip: Kaufman TX 75142

Phone(s): 903-229-1025 Email: Steven@SmithCustomLLC.com

Owner Name: Brian Watson

Address: 1401 Wells Circle City, State, Zip: Rockwall TX 75082

Legal Description of the Property: A0079 L Eastward Tract 19-1 Acres 8.34 & Tract 20 16.66

County Parcel ID: 45857 & 10783

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 \$ 1770 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\_.

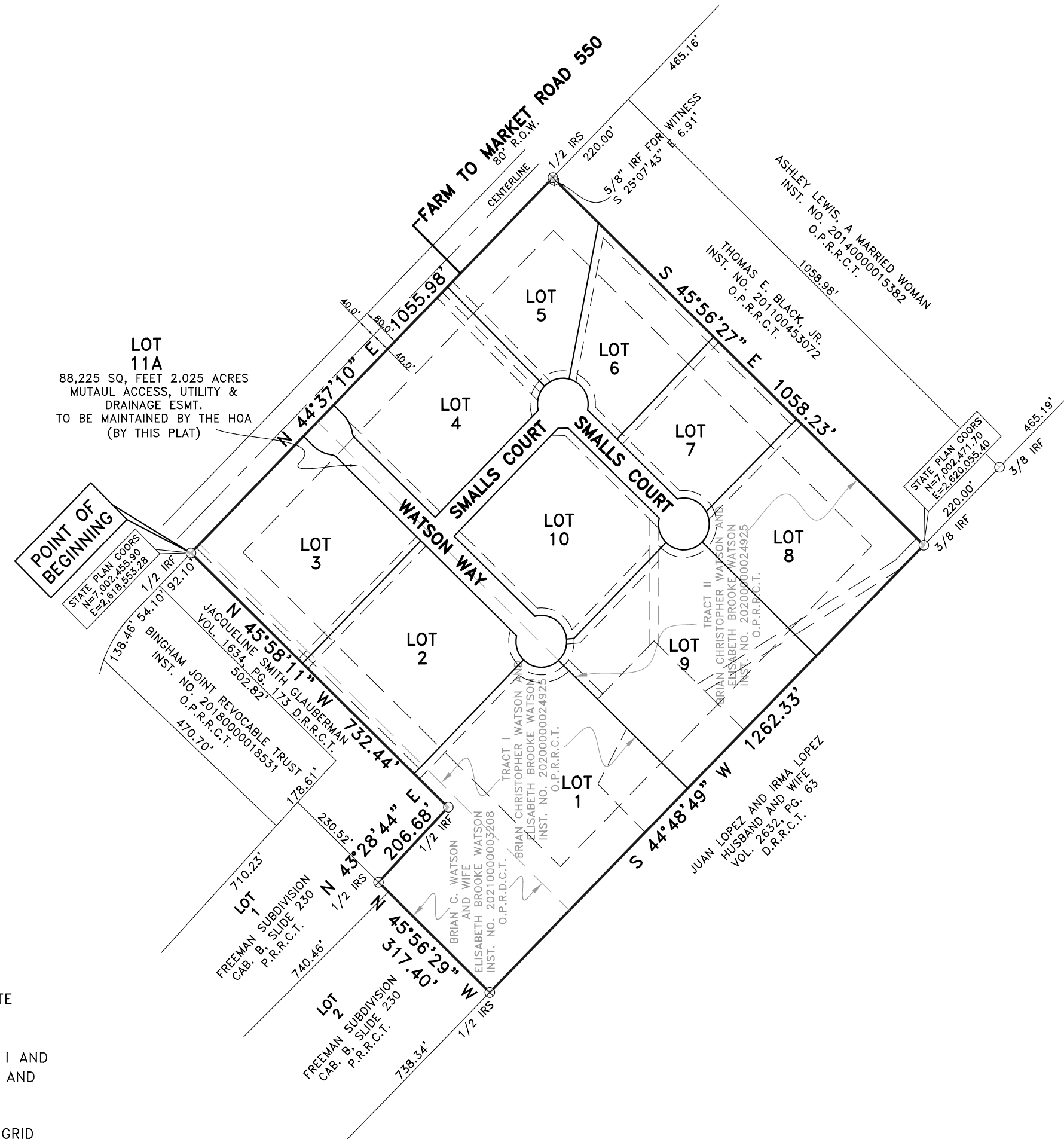
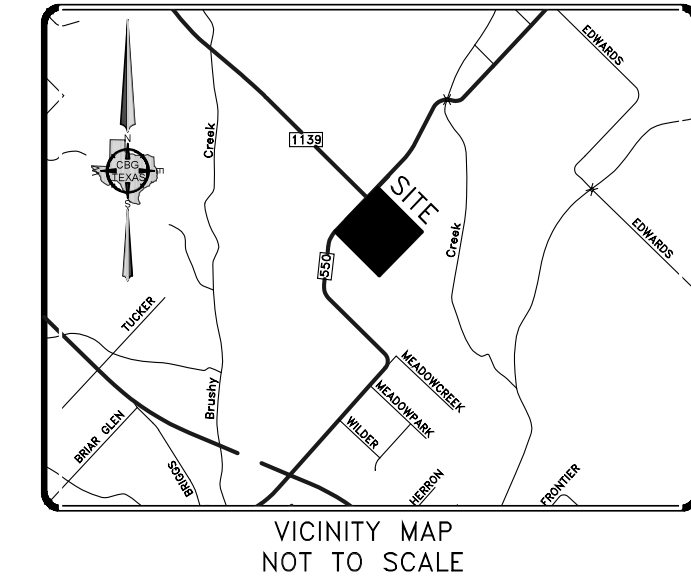
Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: \_\_\_\_\_

City Secretary: \_\_\_\_\_

(Seal)





|              |                                                    |
|--------------|----------------------------------------------------|
| 1/2 IRF      | 1/2 INCH IRON ROD FOUND                            |
| 1/2 IRS      | 1/2 INCH IRON ROD SET                              |
| 3/8 IRF      | 3/8 INCH IRON ROD FOUND                            |
| CM           | CONTROLLING MONUMENT                               |
| N            | NORTHING                                           |
| E            | EASTING                                            |
| VOL          | VOLUME                                             |
| PG           | PAGE                                               |
| R.O.W.       | RIGHT-OF-WAY                                       |
| CAB.         | CABINET                                            |
| SQ.FT.       | SQUARE FEET                                        |
| D.R.R.C.T.   | DEED RECORDS, ROCKWALL COUNTY, TEXAS               |
| R.R.R.C.T.   | PLAT RECORDS, ROCKWALL COUNTY, TEXAS               |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL<br>COUNTY, TEXAS |

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20200000024925, O.P.R.R.C.T. AND INST. NO. 20210000003208, O.P.R.R.C.T.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0110L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) ALL SUBDIVISION ROADS SHALL BE PRIVATE ROADS ALLOWING ACCESS FOR EMERGENCY RESPONSE PERSONNEL AND EQUIPMENT.
- 7) THE HOMEOWNERS ASSOCIATES SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL ROADS.
- 8) A TREE SURVEY AND TREE MITIGATION PLAN SHALL BE SUBMITTED PRIOR TO SUBMISSION OF THE FINAL PLAT.
- 9) SEE SHEET 3 FOR LOT AND EASEMENT DETAILS.

FINAL PLAT  
**WATSON ADDITION**  
 LOTS 1-10, BLOCK A  
 LOT 11A, BLOCK A  
 1,181,361 SQ.FT. / 27.120 ACRES  
 LEONARD EASTWOOD SURVEY, ABSTRACT NO. 79  
 CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**

**CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS  
DFW - Houston - East Texas - Austin - San Antonio

Main Office  
1413 East I-30, Ste. 7  
Dallas, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
[www.cbgtxl.com](http://www.cbgtxl.com)

CASE NO. \_\_\_\_\_



OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elisabeth Brooke Watson, are the owners of a tract of land situated in the Leonard Eastwood Survey, Abstract Number 79, and being a tract of land conveyed to Brian Christopher Watson and Elisabeth Brooke Watson, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2020000024925, Official Public Records, Rockwall County, Texas, and also being a tract of land conveyed to Brian C. Watson and wife Elisabeth Brooke Watson by Special Warranty Deed recorded in Instrument Number 2021000003208, Official Public Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jacqueline Smith Glauberman, by deed recorded in Volume 1634, Page 173, Deed Records, Rockwall County, Texas, said corner also being in the Southeast right-of-way of Farm to Market Road 550 (80 foot right-of-way);

THENCE North 44 degrees 37 minutes 10 seconds East, along the Southeast right-of-way line of said Farm to Market Road 550, a distance of 1055.98 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, also being the West corner of a tract of land conveyed to Thomas E. Black, Jr., by deed recorded in Instrument Number 201100453072, Official Public Records, Rockwall County, Texas;

THENCE South 45 degrees 56 minutes 27 seconds East, along the Southwest line of said Black tract, a distance of 1058.23 feet to a 3/8 inch iron rod found for corner, said corner being the South corner of said Black tract, also being in the Northwest line of a tract of land conveyed to Juan Lopez and Irma Lopez, husband and wife, by Deed Recorded in Volume 2632, Page 63, Deed Records, Rockwall County, Texas;

THENCE South 44 degrees 48 minutes 49 seconds West, along the Northwest line of said Lopez tract, a distance of 1262.33 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the East corner Lot 2, Freeman Subdivision, recorded in Cabinet B, Slide 230, Plat Records, Rockwall County, Texas, also being the Northwest line of said Lopez tract;

THENCE North 45 degrees 56 minutes 29 seconds West, along the Northeast line of said Lot 2, a distance of 317.40 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner in the Northeast line of Lot 1 of said Freeman Subdivision, said corner also being the most southerly South corner of said Glauberman tract;

THENCE North 43 degrees 28 minutes 44 seconds East, along the Southeast line of said Glauberman tract, a distance of 206.68 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Glauberman tract;

THENCE North 45 degrees 58 minutes 11 seconds West, along the Northeast line of said Glauberman tract, a distance of 732.44 feet to the POINT OF BEGINNING and containing 1,181,361 square feet or 27.120 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of McLendon-Chisholm will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of McLendon-Chisholm regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of McLendon-Chisholm; or
7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of McLendon-Chisholm.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Brian C. Watson (Owner)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared Brian C. Watson, 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 stated.

Given upon my hand and seal of office this \_\_\_\_day of\_\_\_\_\_, 2022.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

By: \_\_\_\_\_  
Elisabeth Brooke Watson (Owner)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared ELISABETH Brooke Watson, 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 stated.

Given upon my hand and seal of office this \_\_\_\_day of\_\_\_\_\_, 2022.

By: \_\_\_\_\_  
printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of McLendon-Chisholm to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by 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 were properly placed under my personal supervision.

Dated this the\_\_\_\_\_ day of \_\_\_\_\_, 2022.

RELEASED FOR REVIEW 09/30/2022 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

\_\_\_\_\_  
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

OWNER: BRIAN CHRISTOPHER WATSON &  
ELISABETH BROOKE WATSON  
1401 WELLS CIRCLE  
ROCKWALL, TEXAS 75032  
972-798-8888  
BCWATSON101@YAHOO.COM

APPROVED

I hereby certify that the above and foregoing Plat of WATSON ADDITION to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the \_\_\_\_ day of \_\_\_\_\_, 2022

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

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

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
City Secretary  
City of McLendon-Chisholm, Texas  
DATE \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL:

\_\_\_\_\_  
Chairman  
Planning & Zoning Commission  
DATE \_\_\_\_\_

Approved:

\_\_\_\_\_  
Mayor  
City of McLendon-Chisholm, Texas  
DATE \_\_\_\_\_

(SHEET 2 OF 3)

FINAL PLAT  
WATSON ADDITION  
LOTS 1-10, BLOCK A  
LOT 11A, BLOCK A  
1,181,361 SQ.FT. / 27.120 ACRES  
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79  
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING  
Main Office  
1413 East I-30, Ste. 7  
Dallas, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxl.com

SCALE: 1"=100' / DATE: 06/17/22 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

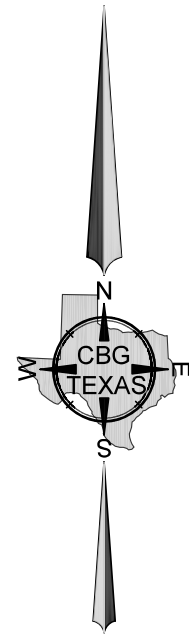
CASE NO. \_\_\_\_\_

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 44.67'     | 69.00' | 37°05'48"   | N 64°29'23" W | 43.90'       |
| C2    | 9.71'      | 15.00' | 37°05'48"   | S 64°29'23" E | 9.54'        |
| C3    | 44.67'     | 69.00' | 37°05'48"   | S 27°23'35" E | 43.90'       |
| C4    | 9.71'      | 15.00' | 37°05'48"   | N 27°23'35" W | 9.54'        |
| C5    | 187.73'    | 52.00' | 206°50'59"  | S 89°19'29" W | 101.16'      |
| C6    | 269.95'    | 52.00' | 297°26'19"  | N 44°01'49" E | 54.00'       |
| C7    | 269.95'    | 52.00' | 297°26'19"  | S 44°03'31" W | 54.00'       |

LOT SQ. FT &  
AC TABLE

| LOT | SQUARE FEET | ACRES |
|-----|-------------|-------|
| 1   | 218,924     | 5.026 |
| 2   | 108,854     | 2.499 |
| 3   | 108,832     | 2.498 |
| 4   | 104,394     | 2.397 |
| 5   | 70,762      | 1,624 |
| 6   | 65,711      | 1,509 |
| 7   | 65,564      | 1,505 |
| 8   | 112,064     | 2,573 |
| 9   | 139,337     | 3.199 |
| 10  | 98,695      | 2.266 |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 45°56'29" W | 26.52'   |
| L2   | N 45°56'29" W | 25.66'   |
| L3   | S 89°12'49" W | 20.44'   |
| L4   | S 84°54'27" W | 15.06'   |



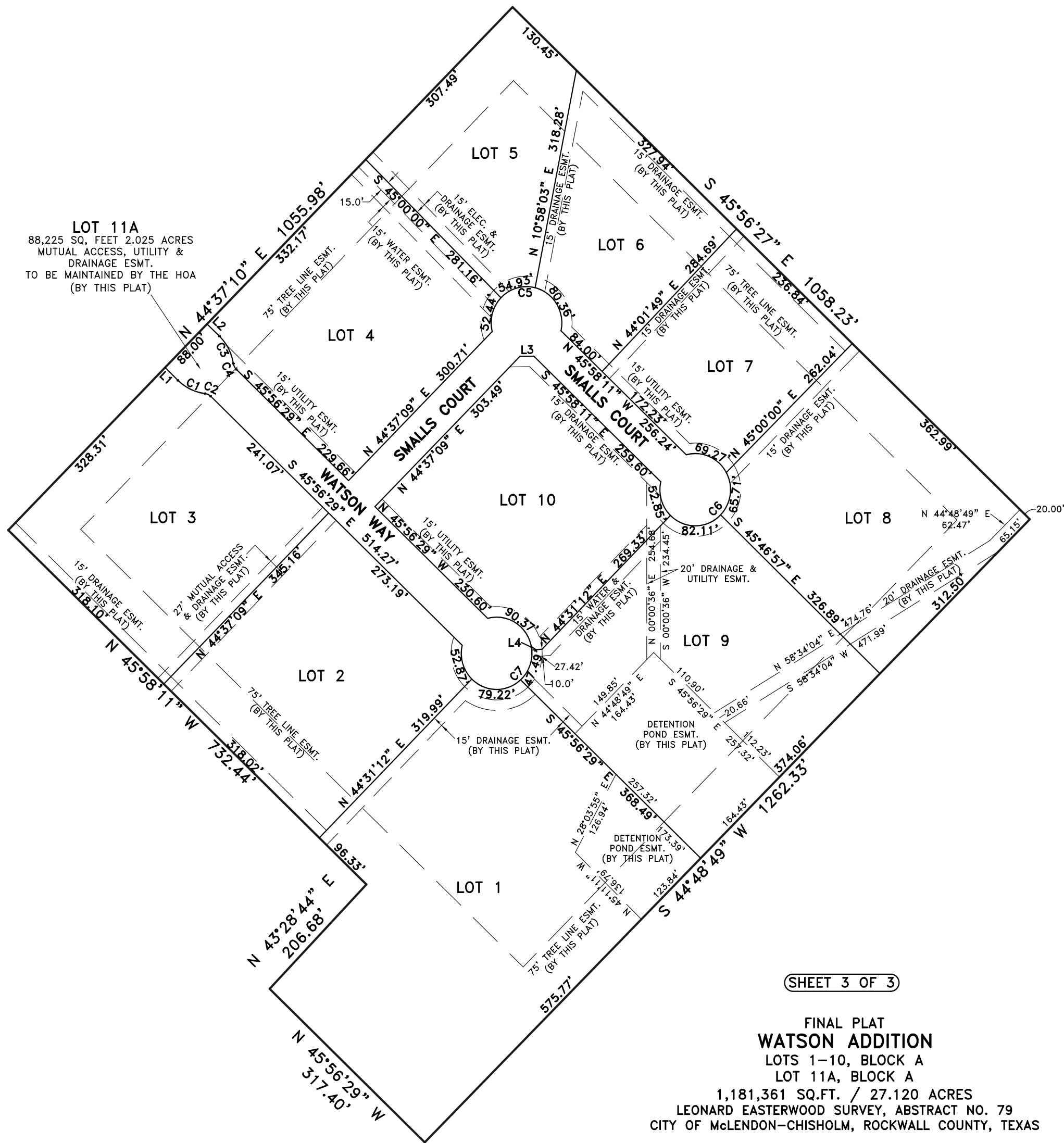
**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20200000024925, O.P.R.R.C.T. AND INST. NO. 20210000003208, O.P.R.R.C.T.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0110L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) ALL SUBDIVISION ROADS SHALL BE PRIVATE ROADS ALLOWING ACCESS FOR EMERGENCY RESPONSE PERSONNEL AND EQUIPMENT.
- 7) THE HOMEOWNERS ASSOCIATES SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL ROADS.
- 8) A TREE SURVEY AND TREE MITIGATION PLAN SHALL BE SUBMITTED PRIOR TO SUBMISSION OF THE FINAL PLAT.

**LEGEND:**

|              |                                                 |
|--------------|-------------------------------------------------|
| 1/2 IRF      | 1/2 INCH IRON ROD FOUND                         |
| 1/2 IRS      | 1/2 INCH IRON ROD SET                           |
| 3/8 IRF      | 3/8 INCH IRON ROD FOUND                         |
| CM           | CONTROLLING MONUMENT                            |
| N            | NORTHING                                        |
| E            | EASTING                                         |
| VOL          | VOLUME                                          |
| PG           | PAGE                                            |
| R.O.W.       | RIGHT-OF-WAY                                    |
| CAB.         | CABINET                                         |
| SQ.FT.       | SQUARE FEET                                     |
| D.R.R.C.T.   | DEED RECORDS, ROCKWALL COUNTY, TEXAS            |
| R.R.R.C.T.   | PLAT RECORDS, ROCKWALL COUNTY, TEXAS            |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |

**LOT AND EASEMENT DETAIL  
NOT TO SCALE**



(SHEET 3 OF 3)

**FINAL PLAT  
WATSON ADDITION**  
LOTS 1-10, BLOCK A  
LOT 11A, BLOCK A  
1,181,361 SQ.FT. / 27.120 ACRES  
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79  
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



**OWNER: BRIAN CHRISTOPHER WATSON &  
ELISABETH BROOKE WATSON**  
1401 WELLS CIRCLE  
ROCKWALL, TEXAS 75032  
972-798-8888  
BCWATSON101@YAHOO.COM

SCALE: 1"=200' / DATE: 06/17/22 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

CASE NO. \_\_\_\_\_





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

DATE: May 17, 2022

APPLICANT: Bill Thomas  
201 Windco Circle  
Suite 200  
Wylie, Texas 75098

LOCATION: At the southeast end of Savannah Hill Lane, Rockwall CAD PIN#10849; 24.56 acres of land.

Owner: Prairie Hills, LLC  
3228 Denali Drive  
Irving, Texas 75063

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

---

**REQUEST:**

The applicant is requesting approval of a change in zoning district from Ag-Agricultural to SF 1.5-Single family. The Agricultural zoning district requires a minimum residential lot size of two and one-half acres of land, whereas the SF 1.5 zoning district requires a minimum residential lot size of one and one-half acres of land.

REPRESENTATIVE: Bill Thomas

---

**STAFF RECOMMENDATION:** City staff recommends that the Planning and Zoning Commission recommend approval of a change in zoning district from Agriculture zoning district to an SF 1.5 Single-family zoning district. The request is consistent with direction from the Comprehensive Plan.

**BACKGROUND INFORMATION:**

The subject property is a 24.56-acre tract of land located on the southeast end of Savannah Hill Lane. Direct access to this property is from Savannah Hill Lane through a 60-foot access easement.

Savannah Hill Lane is the only existing vehicular access through the South Ridge Subdivision. South Ridge subdivision is in the extra territorial jurisdiction of the City of McLendon-Chisholm. The subject property [24.56 acres] is located within the city limits of McLendon-Chisholm, subsequently the requested zoning must comply with the Comprehensive Plan.

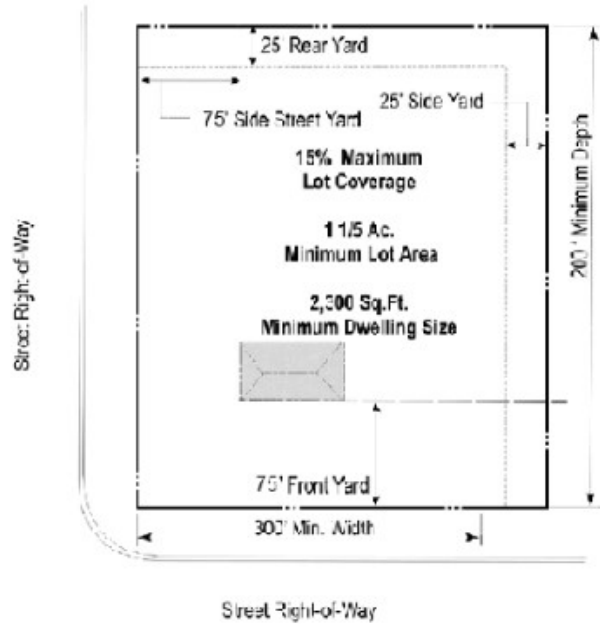
### Zoning Map



The current zoning district designation for the subject property is Agricultural requiring a minimum residential lot size of two and one-half acres of land.

The developer has entered into an agreement with the developer of the Heritage subdivision to provide for a second emergency access to the subject as required by the Fire Code. That access will be shown on the preliminary plat when submitted.

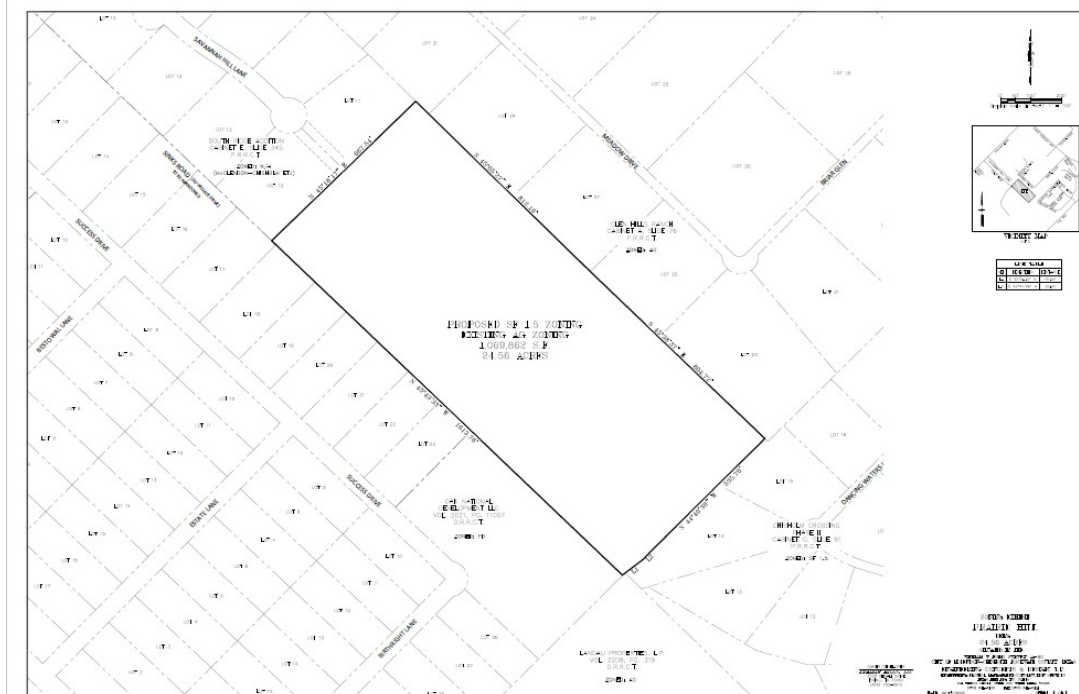
### SF 1/5 Zoning size graphic



### SF 1.5 Zoning District Requirements

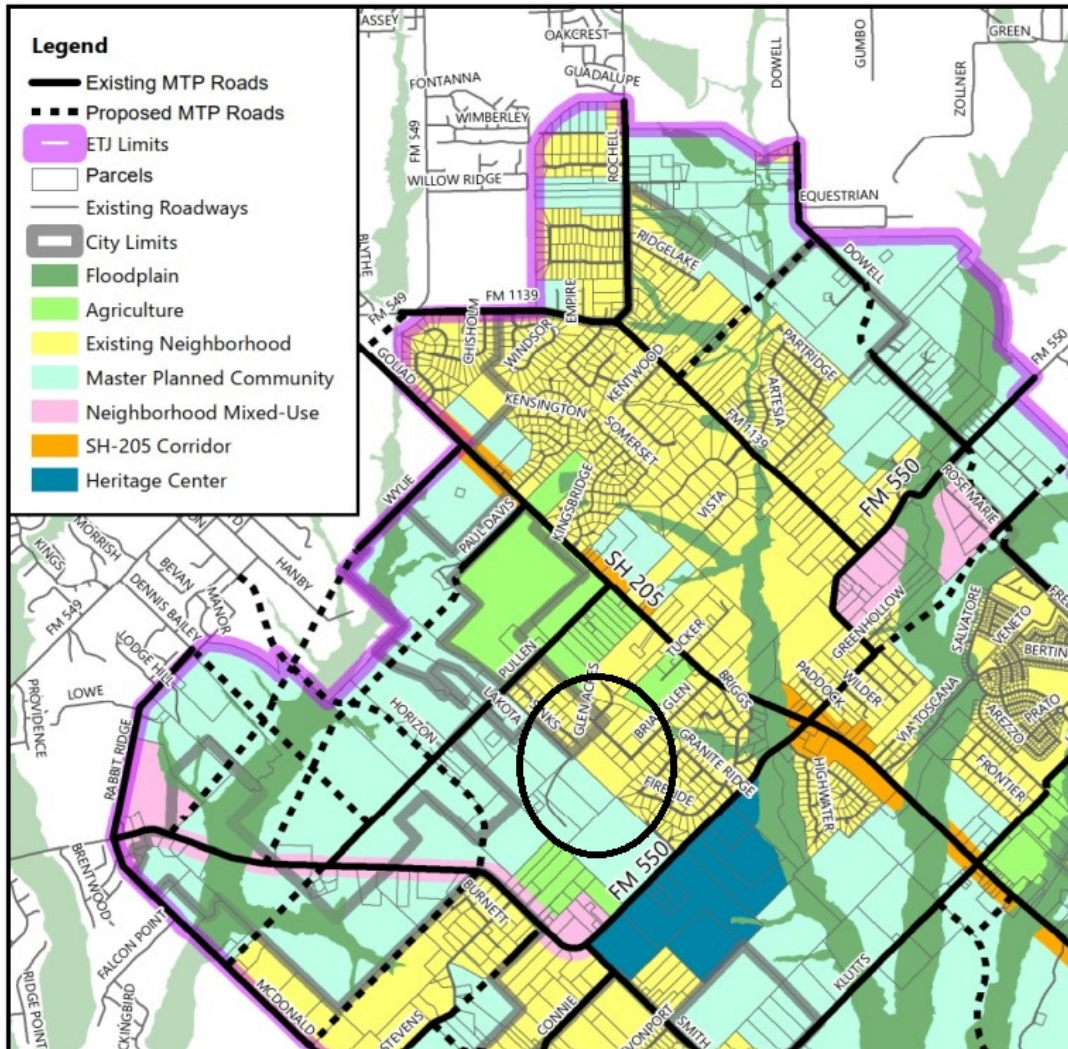
| SF1.5-Zoning District Area Requirements |                                   |
|-----------------------------------------|-----------------------------------|
| Minimum Lot Area                        | 1 1/2 Acres                       |
| Minimum Lot Width                       | 300 ft.                           |
| Minimum Lot Depth                       | 200 ft.                           |
| Minimum Front Yard                      | 100 ft.                           |
| Minimum Side Yard                       | 25 ft. Interior<br>100 ft. Street |
| Minimum Rear Yard                       | 20 ft.                            |
| Minimum Dwelling Size                   | 2,300 sq. ft.                     |
| Maximum Lot Coverage                    | 15 %                              |
| Maximum Building Height                 | 45 ft.                            |

## Applicant Zoning Exhibit



This area intentionally left blank

## Comprehensive Plan/Future Land Use Map



The Future Land Use Map identifies the Future Land Use as Existing Neighborhood. Developed residential lots surrounding the subject property range from 1.5 acres to 3 acres of land. The Heritage subdivision immediately adjacent on the southwest side of the subject property has lot sizes ranging from one acre to one and one-half acre. The proposed residential density will be one and one-half acres of land [net] for each residential lot in the subdivision.



(4) Consistent lot size and development pattern within an existing neighborhood (Existing Neighborhood) with overall development not to exceed a maximum density of one dwelling unit per acre, exclusive of floodplains and rights-of-way, except in the case of replacement of a home for a different home or reconstruction on a previously existing homesite in a development with higher existing density.

New homes or lots must be generally consistent in lot size, height, and setbacks to maintain the neighborhood's character.

**Rockwall CAD Aerial**



**Thoroughfares/streets:**

Savannah Hill Lane is an existing local street within a 60 foot right of way dead ending at the southeast end of the South Ridge Subdivision in a cul-de-sac with a 60-foot-wide access and utility easement providing access to the subject property.



**CITY OF McLENDON-CHISHOLM**  
**PLAT APPLICATION**

**Application Date:** 9/26/2022

Items Submitted. Check all that Apply:

- ☒ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs **\$175 x 13 Lots + \$10 x 25 Acres = \$2,525**
- ☐ 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 Current Zoning: AG

No. of Acres: 24.561 No. of Lots: 13 Proposed Zoning: SF 1.5

General Location of Property: Southeast of Savannah Hill Lane, Adjacent to Heritage Subdivision

Proposed Use for Property: Residential Subdivision

Applicant Name: Bill Thomas

Company: Engineering Concepts & Design, LP

Address: 201 Windco Circle, Suite 200 City, State, Zip: Wylie, TX 75098

Phone(s): 972-941-8403 Email: bill@ecdip.com

Owner Name: Gopal Bargi (Prairie Hills, LLC)

Address: 3228 Denali Drive City, State, Zip: Irving, TX 75063

Legal Description of the Property: William W. Ford Survey, A-80

County Parcel ID: 10849

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 \$\_\_\_\_\_ 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: Bill Thomas (Seal)

City Secretary: \_\_\_\_\_







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

DATE: October 10, 2022

APPLICANT: James A. Riley, PE  
Brockette/Davis/Drake, Inc.  
4144 N. Central Expressway  
Suite 1100  
Dallas, Texas 75204

LOCATION: Lakeshore Church  
5575 State Highway 205  
Rockwall, Texas 75032  
Rockwall Parcel ID# 26840 and 58483.

Owner: Lakeshore Church  
%Nick Dekold  
5575 State Highway 205  
Rockwall, Texas 75032

PLANNING AND ZONING COMMISSION HEARING DATE: October 18, 2022

---

**NOTE: PLAT CONSIDERATION IS MINISTERIAL FUNCTION.  
THE PLANNING AND ZONING COMMISSION MUST:  
APPROVE; APPROVE WITH CONDITIONS; OR DISAPPROVE.  
IF APPROVED WITH CONDITIONS, THE CONDITIONS MUST BE CITED.  
IF DISAPPROVED, THE DEFICIENT CODE SECTIONS MUST BE CITED.**

**REQUEST:**

1. The applicant is requesting approval of a preliminary plat for the creation of one lot on 50.3 acres of land and
2. Approval of a site plan for the expansion of the church facilities.

REPRESENTATIVE: James A. Riley, PE.

---

**STAFF RECOMMENDATION:**

- City staff recommends that the Planning and Zoning Commission recommend approval a preliminary plat for the creation of one lot in the Lakeshore Church Addition, Rockwall County, Texas subject to the condition that TXDOT confirm in writing to the McLendon-Chisholm City Administrator whether or not the State needs additional right of way prior to submittal of a final



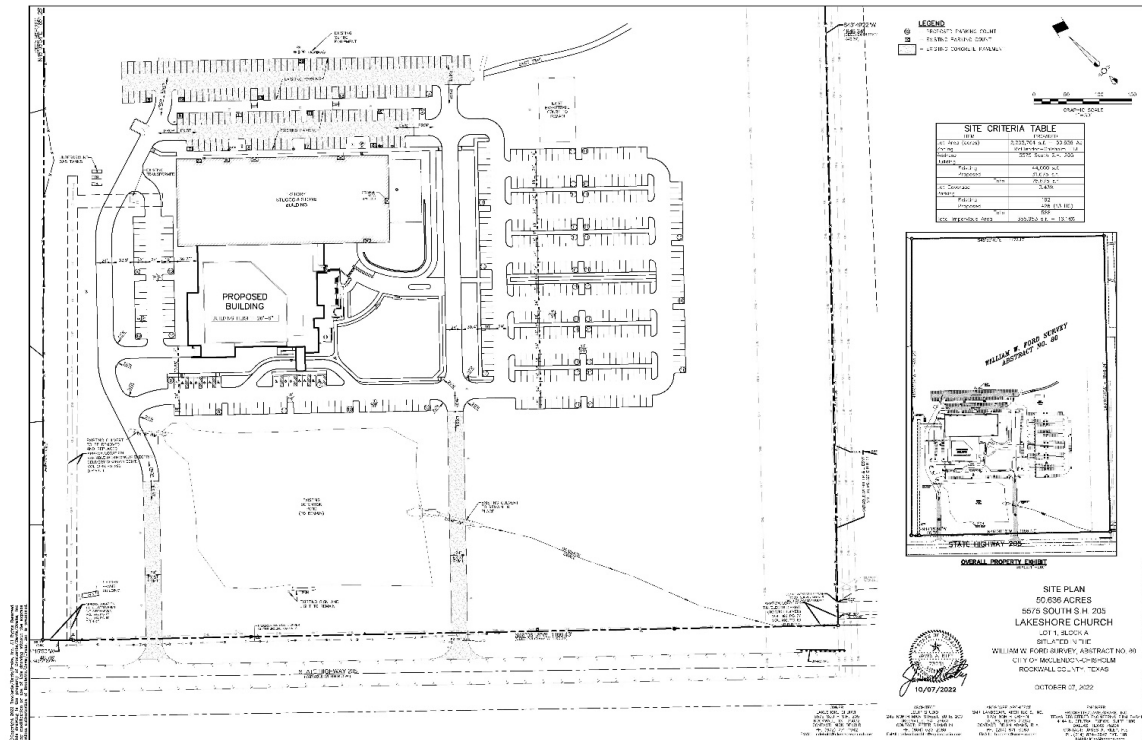
- City staff recommends approval of the preliminary site plan for the expansion of the Church's facilities.

**Requested preliminary plat**

[illegible]

Page 77 of 87

## Proposed Site Plan



**AREA INTENTIONALLY LEFT BLANK**

**Rockwall CAD Aerial**



**Thoroughfares/streets:**

The Rockwall County Thoroughfare Plan indicates that State Highway 205 is a principal arterial requiring 100 to 120 feet of right of way. The Church property fronts on SH 205 and SH 205 is the principal access to the property. SH 205 is currently two undivided lanes with two-way traffic. [See TXDOT right of way requirements on next page].

The Texas Department of Transportation has undertaken the widening of SH 205. Attached is a portion of the schematics for the future widening of the highway. The area where additional right of way is required is shown by the orange dotted line on the west side of SH 205. The adjacent property to the south [The Oasis] did dedicate an additional 10 feet of right of way for the expansion of the SH 205 right of way.

The McLendon-Chisholm Master Thoroughfare Plan shows SH 205 as an existing highway. The McLendon-Chisholm Master Thoroughfare Plan indicates that a highway may have as much as 150 to 200 feet of right of way. The City Thoroughfare Plan and the County Thoroughfare Plan are different,

but TXDOT right of way requirements for SH 205 have the support of the City, The County and the Rockwall County Planning Consortium.

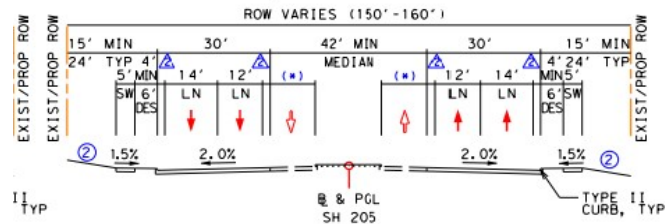
TXDOT Schematic showing right of way for future expansion of SH 205



TXDOT proposes 150 to 160 feet of right of way in front of the subject property [Station 630 to station 640] and proposes the following typical roadway section:



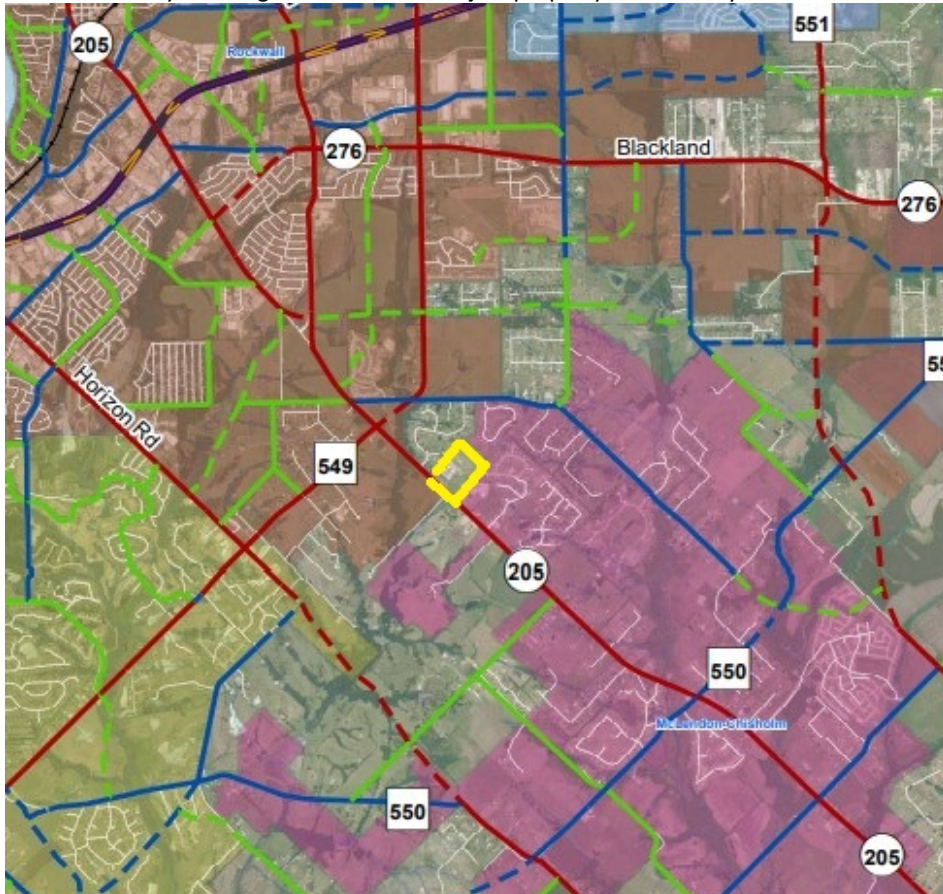
## TYPICAL SECTIONS



### PROPOSED SH 205 TYPICAL SECTION

STA 558+00 TO STA 570+18  
 STA 575+08 TO STA 589+60  
 STA 594+80 TO STA 611+10  
 STA 616+17 TO STA 645+14  
 STA 649+98 TO STA 662+00

Rockwall County Thoroughfare Plan with subject property outlined in yellow.







**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): Lakeshore Church Addition Current Zoning: ETJ

No. of Acres: 50.3 No. of Lots: 1 Proposed Zoning: N/A

General Location of Property: 5575 Highway 205, Rockwall, TX 75032

Proposed Use for Property: Church

Applicant Name: James A. Riley, PE

Company: Brockette/Davis/Drake, Inc.

Address: 4144 N. Central Expressway, Suite 1100 City, State, Zip: Dallas, TX 75204

Phone(s): 214-824-3647 Email: jriley@bddeng.com

Owner Name: Lakeshore Church, Nick Dekold

Address: 5575 Highway 205 City, State, Zip: Rockwall, TX 75032

Legal Description of the Property: William Ford Survey, Abstract No. 80

County Parcel ID: 26840, 58483

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 \$ 685.00 to cover the cost of this application, and an initial deposit of \$ 4000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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

Signature of Applicant: \_\_\_\_\_

(Seal)

City Secretary: \_\_\_\_\_



CITY OF McLENDON-CHISHOLM  
1371 West FM 550, McLendon-Chisholm, Texas 75032

### PRELIMINARY PLAT CHECKLIST

Copies: 10 copies, 1 electronic pdf required, plus Letter of Transmittal/Application  
Fee: \$685 -

Filing: Follow Developments Cycle Timeline. Confirm Meeting Dates with Staff.  
**CIVIL DESIGNS MUST BE APPROVED PRIOR TO FILING OF THE FINAL PLAT**

1. ☒ 10 legible prints and 1 electronic pdf furnished to the City.
2. ☒ Letter of Transmittal (10 copies) furnished with preliminary plat application stating:
  - a). ☐ type of street surfacing
  - b). ☐ drainage
  - c). ☐ soil test report results
  - d). ☐ sanitary facilities
  - e). ☐ proposed water supply
  - f). ☐ name and address of property owner/agent and engineer
3. ☒ Drawn to scale 1" – 200'
4. ☒ Scale, date, and north point shown
5. ☒ Legal description
6. ☒ Existing Features inside subdivision
  - a). ☒ existing boundary lines of land to be subdivided
  - b). ☒ bearings and distances shown
  - c). ☒ location of existing watercourses, railroads and drainage/transportation features
  - d). ☒ location and width of existing streets, alleys, easements, pipelines, watercourses, existing water and sewer mains.
7. ☒ Existing Features outside subdivision
  - a). ☒ names and property lines of adjoining property owners
  - b). ☒ names and locations of adjacent subdivisions, streets, easements, pipelines, watercourses, and existing water and sewer mains
8. ☒ New Features inside subdivision
  - a). ☒ Proposed name of subdivision
  - b). ☒ N/A location, right-of-way width and names of proposed streets

- c). ☒ width and depth of all lots
- d). ☐ location of building lines, alleys and easements
- e). N/A location and size of sites for schools, churches, parks and special land uses
- f). N/A location and size of areas to be dedicated to public or reserved for common use by owners in subdivision
- g). ☒ approximate acreage of property to be subdivided
- h). N/A any proposed utility plant
- i). N/A proposed use of any land/areas not within boundaries of lots or rights-of-way

- 9. ☒ Compliance with zoning regulations and/or proposed zoning (for subdivisions with City Limits)
  - a). ☒ proposed uses satisfy zoning use regulations
  - b). ☒ all lots meet minimum lots size requirements
  - c). ☒ all lots meet frontage, depth and width requirements
  - d). ☐ building setback lines meet front, rear, and side-yard setbacks
  - e). ☒ meets minimum dwelling size requirements
  - f). ☒ meets 15% lot coverage requirement
  - g). ☒ meets off-street and covered parking requirements
- 10. N/A Proposed streets and alleys conform to comprehensive, traffic and thoroughfare plan.
- 11. N/A Typical cross-sections of streets and location and width of sidewalks
- 12. N/A Locations of flood plains shown
- 13. ☒ Compliance with drainage requirements shown
- 14. ☒ Approval block for Chairperson of Planning & Zoning, Mayor and City Secretary.

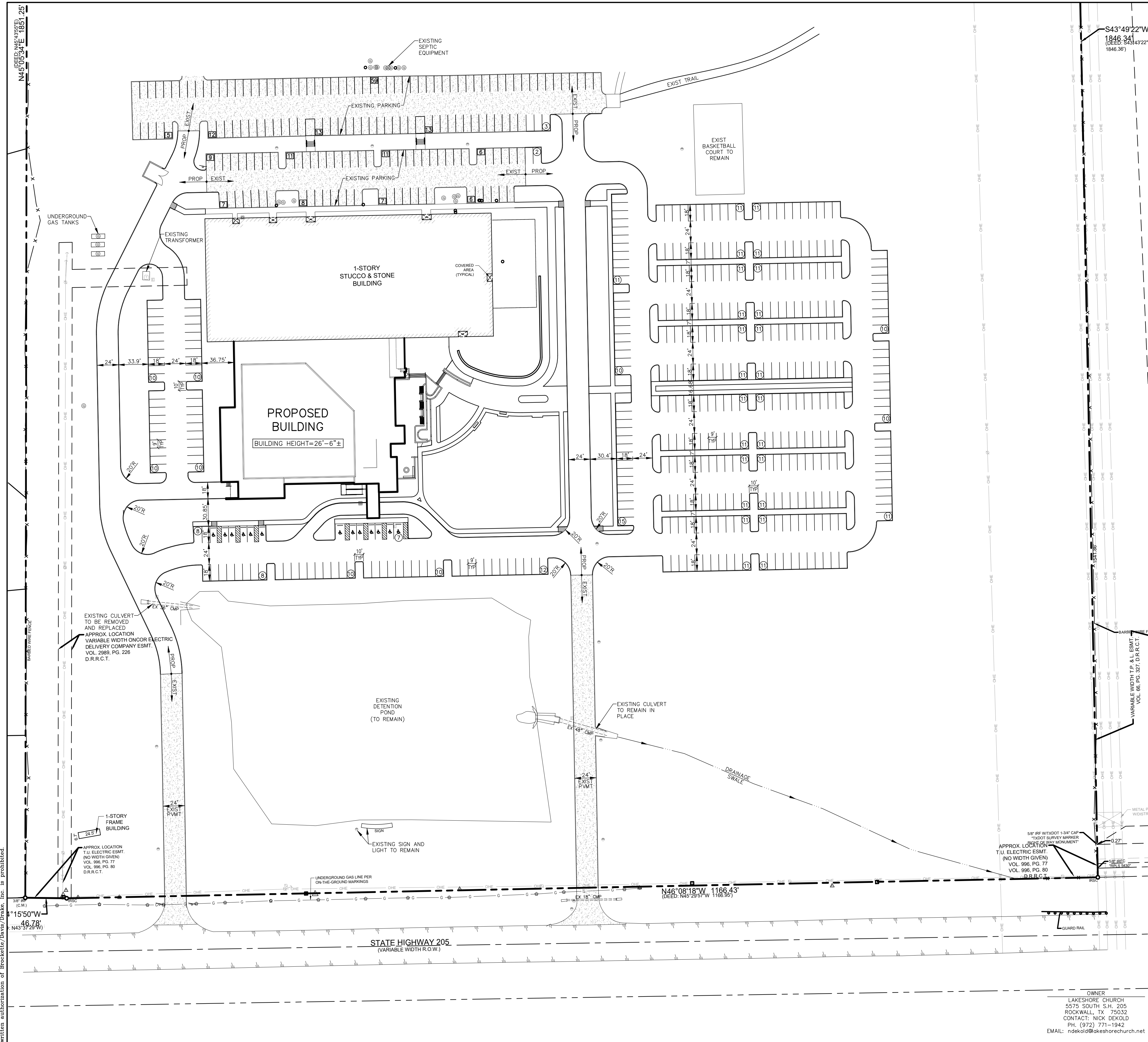
**\*\*This list is reference material and does not supersede any City of McLendon-Chisholm Ordinance.\*\***



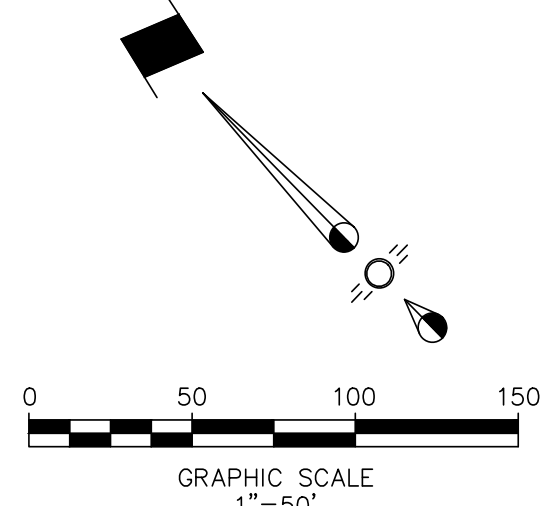




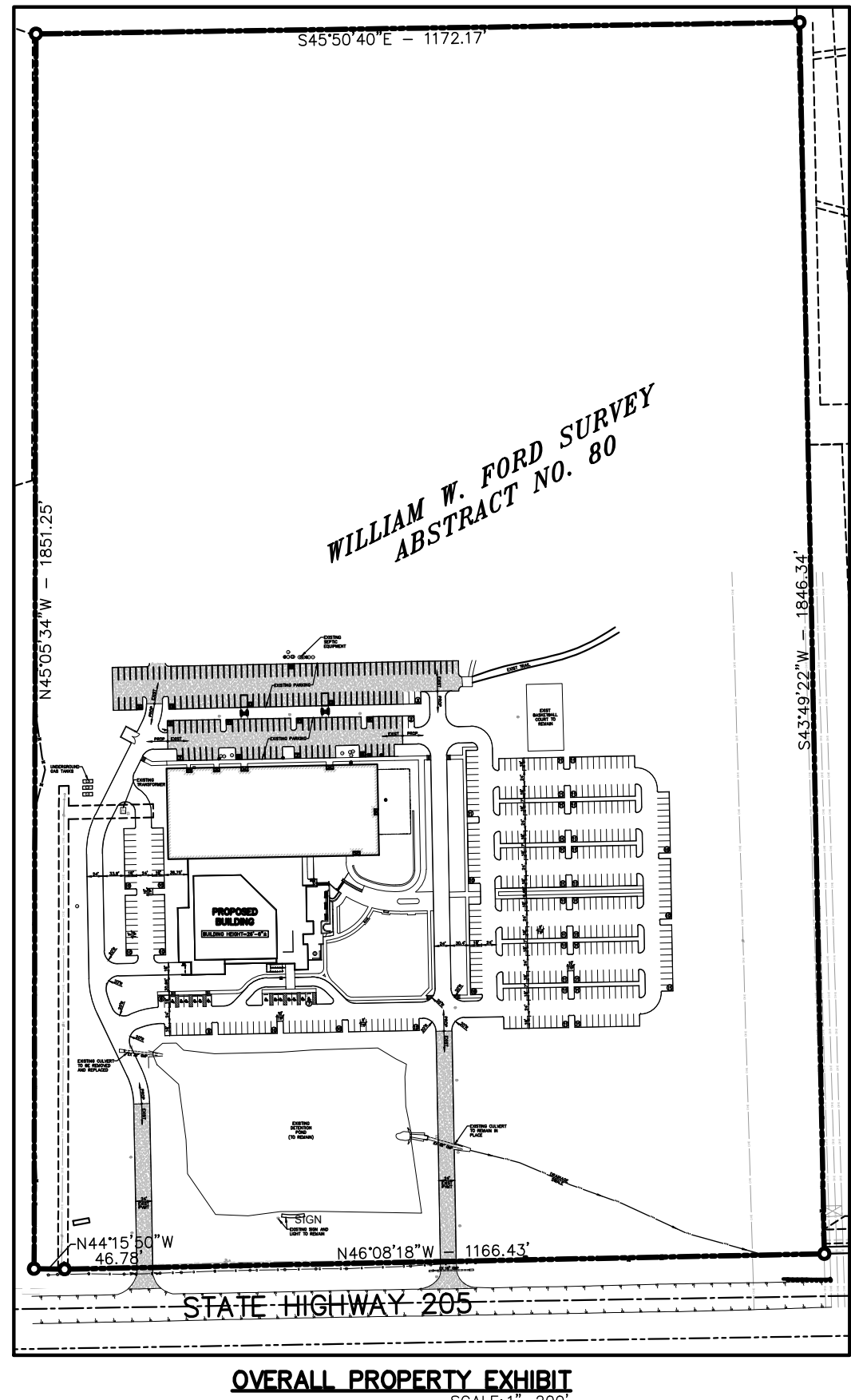
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written authorization of Brockette/Davis/Drake, Inc. is prohibited.



- LEGEND**
- ① - PROPOSED PARKING COUNT
  - ② - EXISTING PARKING COUNT
  - ③ - EXISTING CONCRETE PAVEMENT



| SITE CRITERIA TABLE   |                            |
|-----------------------|----------------------------|
| ITEM                  | PROVIDED                   |
| Lot Area (acres)      | 2,205,704 s.f. - 50.636 Ac |
| Zoning                | McClendon-Chisholm ETJ     |
| Address               | 5575 South S.H. 205        |
| Building              |                            |
| Existing              | 44,000 s.f.                |
| Proposed              | 31,675 s.f.                |
| Total                 | 75,675 s.f.                |
| Lot Coverage          | 3.43%                      |
| Parking               |                            |
| Existing              | 162                        |
| Proposed              | 426 (13 HC)                |
| Total                 | 588                        |
| Total Impervious Area | 355,953 s.f. - 16.14%      |



STATE OF TEXAS  
JAMES A. RILEY  
73231  
Professional Engineer  
10/07/2022

**SITE PLAN**  
50.636 ACRES  
5575 SOUTH S.H. 205  
LAKESHORE CHURCH  
LOT 1, BLOCK A  
SITUATED IN THE  
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF MCCLENDON-CHISHOLM  
ROCKWALL COUNTY, TEXAS

OCTOBER 07, 2022

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