



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 19, 2024
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER

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

3. RULES OF DECORUM

4. CITIZEN COMMENTS

5. APPROVAL OF MINUTES

3 - 7 5.1. Consider approval of minutes from Planning and Zoning Regular Meeting of Oct. 15, 2024
[Planning & Zoning Commission Regular Meeting Minutes- 15 Oct 2024 - Agenda \(1\)](#)

6. ITEMS FOR CONSIDERATION AND ACTION

8 - 13 6.1. Consideration and action regarding approval of a Preliminary Plat that provides for the creation of 2 single-family lots on 4 acres of land located generally at 3 Edwards Road.
[Staff Report Hinojosa Estates PZ 11.19.24](#)
[Hinojosa Esatates Application](#)
[Hinojosa Esatates Preliminary Plat](#)

14 - 23 6.2. Consideration and action regarding approval of a final plat that provides for the development of 84 single-family lots each with a minimum lot size of one half of an acre per lot on 67.52 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.”

[Staff Report Legacy Trails Phase 1 PZ 11.19.24](#)
[Plat-Application-Legacy Trails FP Ph 1 2024-1108-signed \(1\)](#)
[Legacy Trails Final Plat Phase 1 \(1\)](#)

24 - 30 6.3. Consideration and action on the request from Brian Berry to approve a final plat that provides for the development of three lots for a commercial shopping center, The Crossroads of McLendon-Chisholm, at the Southeast corner of FM 550 and SH 205.

[Staff Report Crossroads of Chisholm PZ 11.19.24 \(002\)](#)
[Crossroads of McLendon-Chisholm Application](#)
[Crossroads of McLendon-Chisholm Final Plat](#)

31 - 41 6.4. Consideration and action regarding approval of a final plat that provides for the development of 53 single-family lots each with a minimum lot size of one-acre of land on 68.598 acres of land located generally along Pullen Road, within the Heritage Development.

[Staff Report Heritage Phase 3 PZ 11.19.24](#)
[Heritage Phase 3 Application](#)
[Heritage Phase 3 Final Plat](#)

7. COMMISSIONERS ANNOUNCEMENTS

8. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Nov. 15, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**MINUTES
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 15, 2024
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM**

1. CALL TO ORDER

Co-Chairman Robert Rohde calls the meeting to order at 6:30

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

Co-Chairman Rohde leads the commissioners in prayer and pledges to the US
And Texas Flags

4. CITIZEN COMMENTS

Co-Chairman Rohde tells citizens who are there to comment that they may
speak at the time the item is brought up if they would prefer.

5. APPROVAL OF MINUTES

**Co-Chairman Rohde ask for a motion to approve the minutes.
Motion to approve the minutes of Oct 1 P & Z Special Meeting
Made by: Commissioner Chris Freeze
Seconded by: Commissioner Gyle Dale
Motion passes: Unanimous**

6. ITEMS FOR CONSIDERATION AND ACTION

- 6.1. "Notice of a public hearing to be held by the McLendon-Chisholm Planning and Zoning Commission on October 15, 2024, at 6:30 P.M. at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding a request by Demetria Carter for a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1A. The existing property is zoned [SF] 2.5 Single-Family Residential. This property is generally located adjacent to and west of FM 1139 across FM 1139 from Spring Way.1582 FM 1139, Rockwall CAD Property ID number 18429."

Co-Chair Rohde opens public hearing:

Calvin Langston, 951 Kentwood Dr., Rockwall, Texas 75032

HOA Chairman, states that the majority of the Kingston Residence are Not in favor of the replat. He feels that this is not a good thing For the neighborhood. He also thinks that any building in the spillway Could be a detriment to the damn.

Gary Nickel, 612 Kentwood, Rockwall Texas 75032

He also speaks out against the replat. He says the soil conservation people Believe there could be issues if built there. He requests disapproval

James Gooch, 402 Kentwood, Rockwall, Texas 75032

Speaks to say he opposes the replat and thinks there may be an issue With the dam if someone builds there.

Co-Chairman Reads the letters sent in on 6.1

Ellis Carter addresses the commission to tell them the history of the property. He tells the commission that they had to file suits on seller, title company, and RE Agent. He states that he has done all the things he has been asked to do and respectfully asks for the replat.

Mr. Coker, city planner, reminds the commission that this is an administrative issue. It does not matter that the other residents do not want it approved. If you do not approve of it, you must give them the reason And be specific about the conditions that must be resolved.

Mr. Coker answered several questions from the commissioners and from other citizens there for the public hearing. Chris Freeze points out that the Commissioners job does not necessarily make everyone happy but to look At what must be done according to the law. This is Texas and we do not

Have the right to tell them they cannot sell their own land. Mr. Eoff ask if l
They are just kicking the can down the road.

Mrs. Carter asks to speak and states that if they sell the property there will
be full disclosure and will let any buyers know what the challenges will be it
They purchase the land.

Mr. Packer makes several comments back and forth with Mr. Coker without
the microphone on so can not be heard but is stating that the planner should
Have asked the Attorney to be there instead of having to trust what he says.
Mr. Freeze points out that in all the meetings of the Planning and Zoning
They have not had a lawyer present, and this meeting is not different.

Mr. Coker replies and reminds Mr. Packer that when it goes to the City
Council
The attorney will be present and can verify what has been said.

Mr. Rohde closes public comments at 7:32 pm

6.2 Consideration and action at the request of Demetria Carter for the
approval of a replat of Lot 1 of the Kentwood Addition to create Lot
1A.

Motion to approve request of Demetria Carter to replat

Made by: Commissioner Freeze

Seconded by: Commissioner Terry Eoff

Motion passed Unanimous

6.3. Consideration and action regarding approval of a preliminary
plat for the development of 14 single-family residential lots on
approximately 24.56 acres of land located at the Southeast end
of Savannah Lane.

Co-Chair Rohde allows comments on the agenda item.

Tony Crawford, 104 Lavender PI, Rockwall Texas 75032

Speaks in favor of the project but he is asking that Drainage and water
runoff be carefully considered before approval

Darlene Putman, 14 Dancing Waters, McLendon-Chisholm, TX 75032

Also is concerned about drainage issues. Again, ask that the drainage

issues be considered and checked prior to approving the project.

John Putman, 14 Dancing Waters, McLendon-Chisholm, Texas

Just wanted to reiterate the importance of the drainage issues. He also state that he is not opposed to the development.

Mr. Coker states that this is just a preliminary plat and before any Building is done, engineering will have to take care of any drainage issues prior to the final plat.

Asa Woodberry gives the staff report and recommends approval.

Motion to approve the preliminary plat

Made by: Commissioner Freeze

Seconded by: Commissioner Dale

Motion passes Unanimous

- 6.4. Consideration and action regarding approval of a Final Plat for the development of a single water pump station located approximately 2,234 feet Southwest of FM 548 and Mann Road.

Asa Woodberry gives the staff report and recommends approval.

Justin Craig, TELUS group answers commissioners' questions

Motion made for approval of Final Plat for water pump station

Made by: Commissioner Freeze

Seconded by: Commissioner Eoff

Motion passes Unanimous

- 6.5. Consideration and action regarding approval of a final plat that provides for the development of 83 single-family lots each with a minimum lot size of one-acre of land on 99.544 acres of land located on the north side of FM 550 across from City Hall

Asa Woodberry gives the staff report

Motion made to approve the final plat for Ridge Pointe

Made by: Commissioner Eoff

Seconded by: Commissioner Freeze

Motion passes Unanimous

- 6.6. Consideration and action on the request from Brian Berry to approve a replat of the existing three lots for the development of a shopping center. The SH 205/550 Addition, Block 1, includes lot 2-R, 3R-1, and 3-R2 for a total of 3.85 acres.

Asa Woodberry gives staff report and recommends approval

Brian Berry is available for questions from the commissioners. No questions from the commissioners.

Motion to approve the replat for existing lots for development of a Shopping Center.

Made by: Commissioner Freeze

Seconded by: Commissioner Eoff

Motion passed Unanimous

7. COMMISSIONER REPORTS / UPDATES

No reports or updates from the commissioners

Motion to adjourn

Made by: Commissioner Freeze

Seconded by: Commissioner Dale

Motion passes Unanimous

8. ADJOURN

Meeting adjourned at 7:58 PM



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

DATE: November 5, 2024

Applicant: Tiffany & Juan Hinojosa
1733 Amalfi
Rockwall, Texas 75032

Representative: Tiffany Hinojosa

Property owner: Tiffany & Juan Hinojosa
1733 Amalfi
Rockwall, Texas 75032

Location: The property is approximately a 4-acre tract of land located at 3 Edwards Road, Rockwall, Texas 75032 with frontage along Edwards Road located to the Northeast of Dowell Road. Block 1, Lot 1 contains 2 acres of land and Lot 2 contains 2.01 acres of land. The Rockwall CAD property identification number is: 82449.

PLANNING AND ZONING COMMISSION MEETING DATE: November 19, 2024

REQUEST:

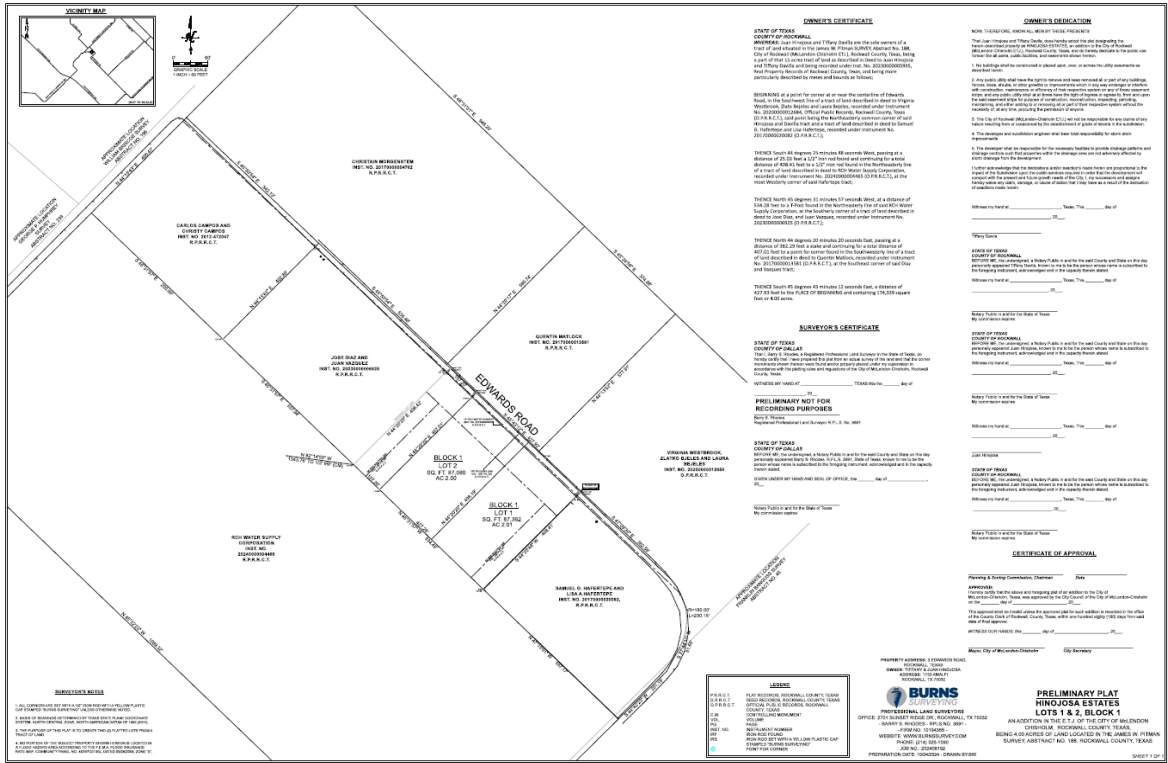
The applicant is requesting approval of a preliminary plat that provides for the creation of 2 single-family lots on 4 acres of land located generally at 3 Edwards Road with frontage along Edwards Road. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Approval.

This application is administratively complete and complies with the McLendon-Chisholm subdivision regulations.

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

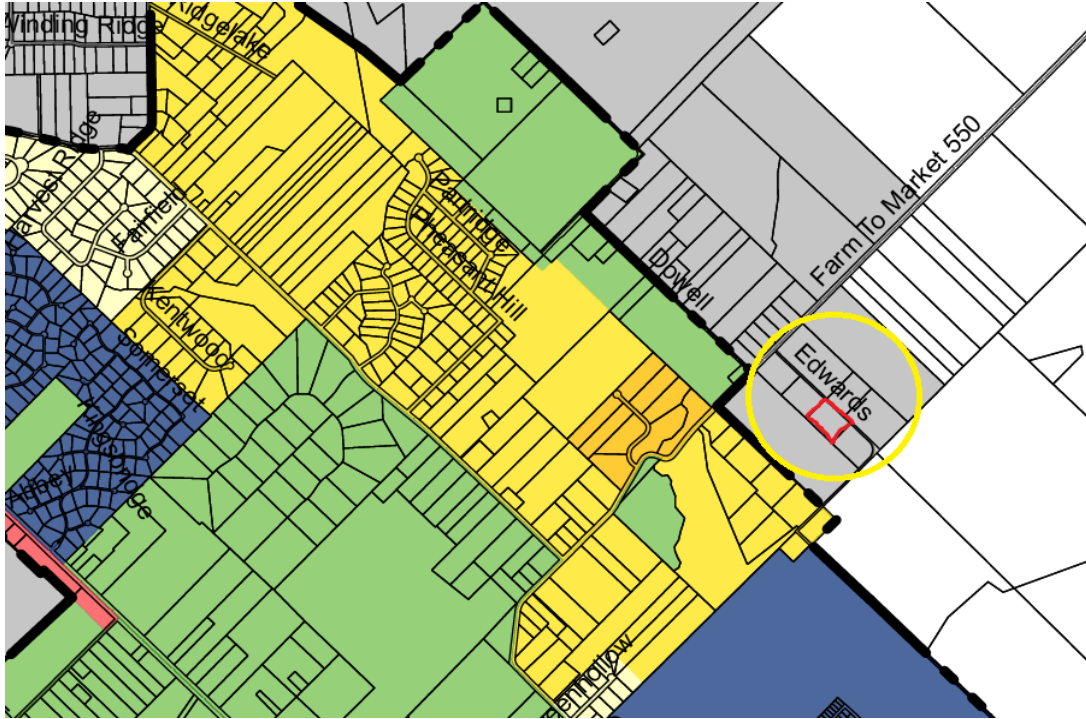
Requested Preliminary Plat:



BACKGROUND INFORMATION:

This preliminary plat is within the city of McLendon-Chisholm's ETJ area.

Previous Zoning Map [shows property as originally zoned – circled in RED]





**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 10/31/24

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): Hinojosa Estates Current Zoning: ETJ

No. of Acres: 4 No. of Lots: 2 Proposed Zoning: _____

General Location of Property: 3 Edwards Road

Proposed Use for Property: _____

Applicant Name: Tiffany Hinojosa

Company: _____

Address: 1733 Amalfi City, State, Zip: Rockwall, TX 75082

Phone(s): 214 875 3333 Email: Tiffany@itek.com

Owner Name: Tiffany Davila & Juan Hinojosa

Address: 1733 Amalfi City, State, Zip: Rockwall, TX 75082

Legal Description of the Property: _____

County Parcel ID: _____

Other Information: _____

Development Fees

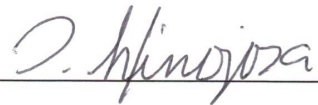
The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

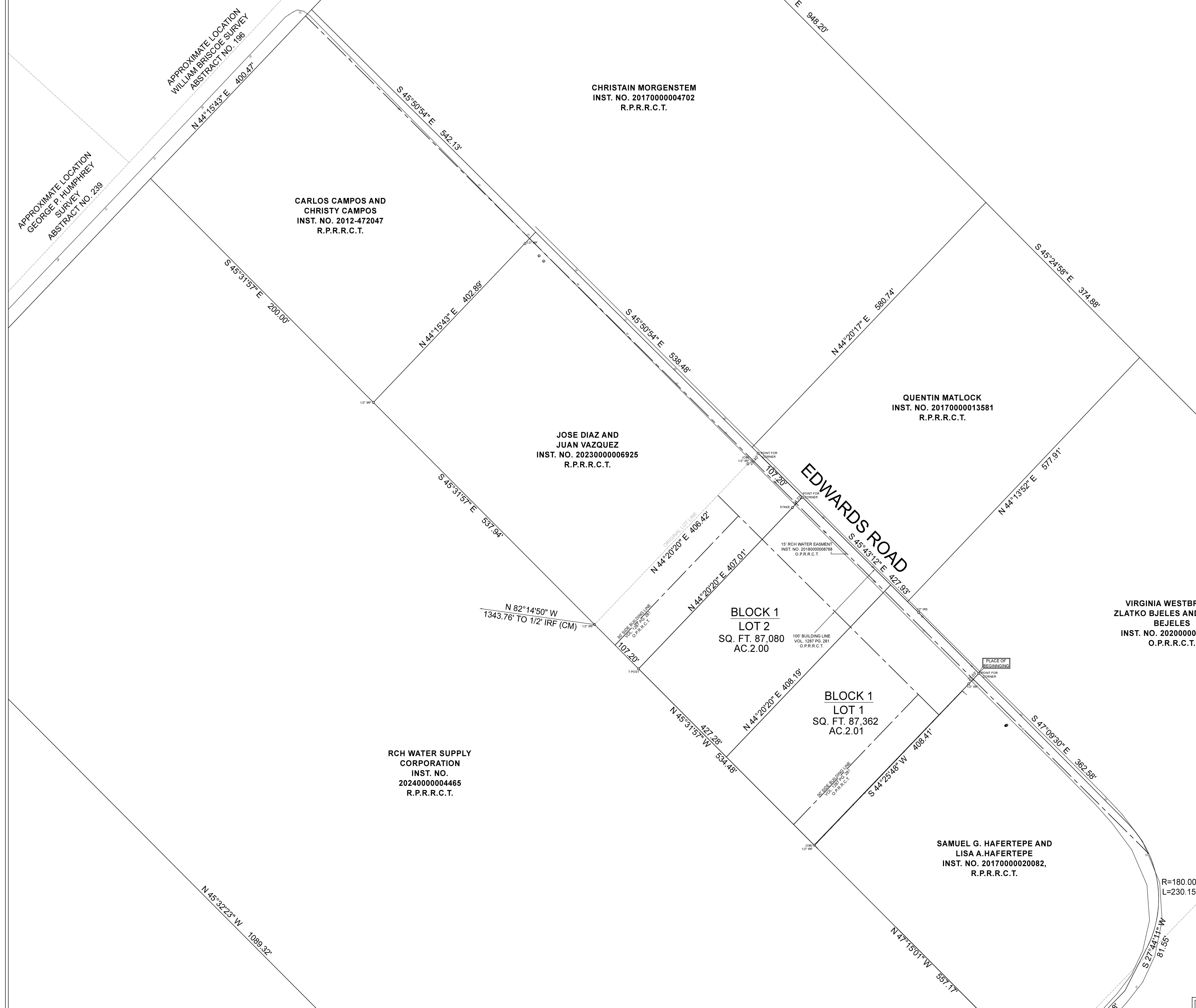
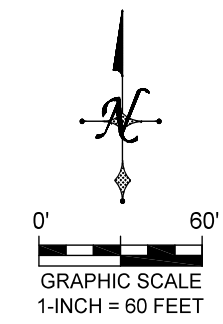
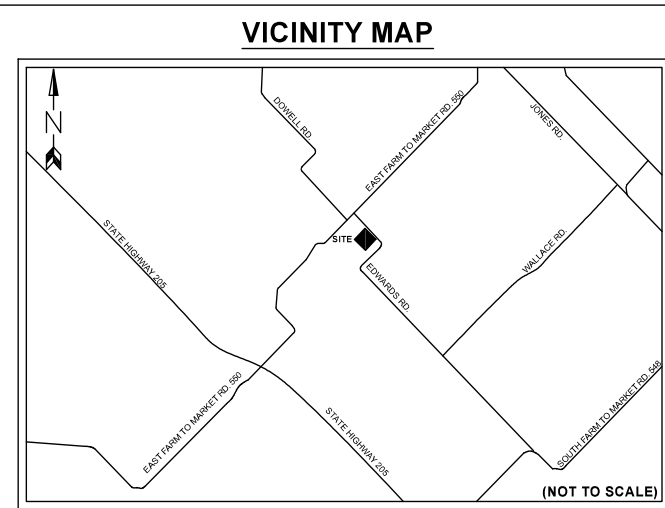
The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded 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:  (Seal)
City Secretary: _____



SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASES OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM A TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0130L, DATED 09/28/2008, ZONE "X".

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS: Juan Hinojosa and Tiffany Davila are the sole owners of a tract of land situated in the James W. Pitman SURVEY, Abstract No. 188, City of Rockwall (McLendon-Chisholm E.T.J.), Rockwall County, Texas, being a part of that 15 acres tract of land as described in Deed to Juan Hinojosa and Tiffany Davila and being recorded under Inst. No. 2023000005935, Real Property Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner at or near the centerline of Edwards Road, in the Southwest line of a tract of land described in deed to Virginia Westbrook, Zlato Bejeles and Laura Bejeles, recorded under Instrument No. 2020000012684, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), said point being the Northeastly common corner of said Hinojosa and Davila tract and a tract of land described in deed to Samuel G. Hafertepe and Lisa Hafertepe, recorded under Instrument No. 20170000020082 (O.P.R.R.C.T.);

THENCE South 44 degrees 25 minutes 48 seconds West, passing at a distance of 25.03 feet to a 1/2" iron rod found and continuing for a total distance of 408.41 feet to a 1/2" iron rod found in the Northeastly line of a tract of land described in deed to RCH Water Supply Corporation, recorded under Instrument No. 2024000004465 (O.P.R.R.C.T.), at the most Westerly corner of said Hafertepe tract;

THENCE North 45 degrees 31 minutes 57 seconds West, at a distance of 534.28 feet to a T-Post found in the Northeastly line of said RCH Water Supply Corporation, at the Southerly corner of a tract of land described in deed to Jose Diaz, and Juan Vazquez, recorded under Instrument No. 2023000006925 (O.P.R.R.C.T.);

THENCE North 44 degrees 20 minutes 20 seconds East, passing at a distance of 382.29 feet to a stake and continuing for a total distance of 407.01 feet to a point for corner found in the Southwesterly line of a tract of land described in deed to Quentin Matlock, recorded under Instrument No. 20170000013581 (O.P.R.R.C.T.), at the Southeast corner of said Diaz and Vazquez tract;

THENCE South 45 degrees 43 minutes 12 seconds East, a distance of 427.93 feet to the PLACE OF BEGINNING and containing 174,339 square feet or 4.00 acres.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and properly placed under my supervision in accordance with the plating rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

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

PRELIMINARY NOT FOR RECORDING PURPOSES

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

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

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

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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Juan Hinojosa and Tiffany Davila, does hereby adopt this plat designating the herein-described property as HINOJOSA ESTATES, an addition to the City of Rockwall (McLendon-Chisholm E.T.J.), Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The City of Rockwall (McLendon-Chisholm E.T.J.) will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.

I further acknowledge that the dedications and/or exactions 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Tiffany Davila

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Tiffany Davila, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

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

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Juan Hinojosa, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

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

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Juan Hinojosa

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Juan Hinojosa, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

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

CERTIFICATE OF APPROVAL

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of McLendon-Chisholm, Texas, was approved by the City Council of the City of McLendon-Chisholm on the _____ day of _____, 20__.

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 hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20__.

Mayor, City of McLendon-Chisholm _____ City Secretary _____

PROPERTY ADDRESS: 3 EDWARDS ROAD, ROCKWALL, TEXAS
OWNER: TIFFANY & JUAN HINOJOSA
ADDRESS: 1733 AMALFI ROCKWALL, TX 75032



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032
- BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194369 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202408192

PREPARATION DATE: 10/24/2024 - DRAWN BY BW

LEGEND

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

PRELIMINARY PLAT HINOJOSA ESTATES LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE E.T.J. OF THE CITY OF MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS, BEING 4.00 ACRES OF LAND LOCATED IN THE JAMES W. PITMAN SURVEY, ABSTRACT NO. 188, ROCKWALL COUNTY, TEXAS



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

DATE: November 14, 2024

Applicant: Gabriel Novak, P.E.
Petitt-ECD, LP
1600 N. Collins Blvd., Suite 3300
Richardson, Texas, 75080

Representative: Gabriel Novak

Property Owner: Oak National Development
5763 S. State Highway 205
Rockwall, Texas, 75032

Location: Generally located between FM 550 and Smith Road. The property is located along FM 550 directly behind McLendon-Chisholm City Hall with frontage along FM 550. The property is a 148.25-acre tract of land. The Rockwall CAD Property ID numbers are: 11438, 11447, 11452.

PLANNING AND ZONING MEETING DATE: November 19, 2024

REQUEST:

The applicant is requesting approval of a final plat for Legacy Trails Phase 1 that provides for the development of 84 single-family lots each with a minimum lot size of one half of an acre per lot on 67.52 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.

STAFF RECOMMENDATION: Approval. This application is consistent with the approved Conceptual plan. This application is administratively complete and complies with the City of McLendon-Chisholm subdivision regulation and has several components of the comprehensive plan incorporated into the development.

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

- (A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;
- (B)

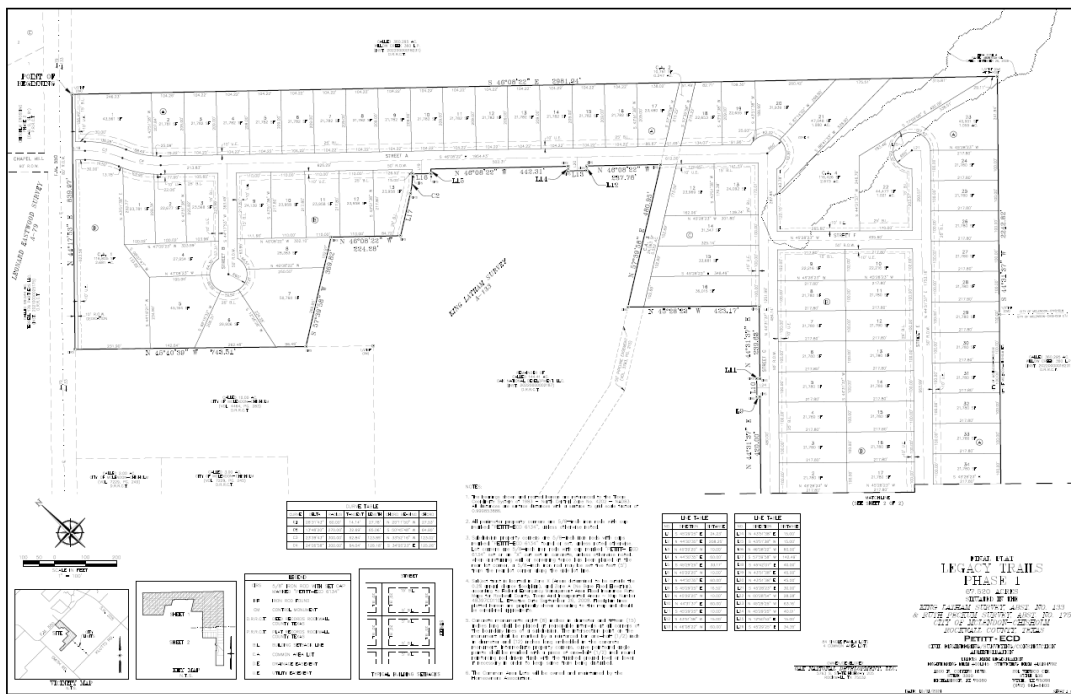
The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C)
Is a minimum of two and one-half acres in total area.

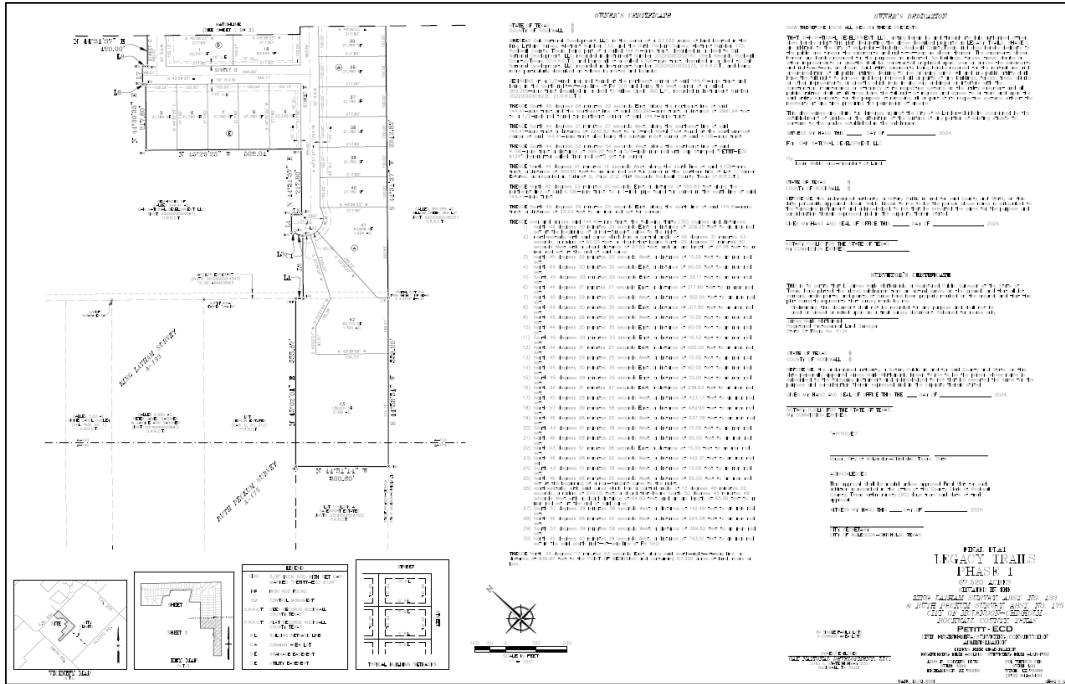
NOTE: Full sized copies of the final plat are available for review at McLendon-Chisholm City Hall.

Requested Final Plat:

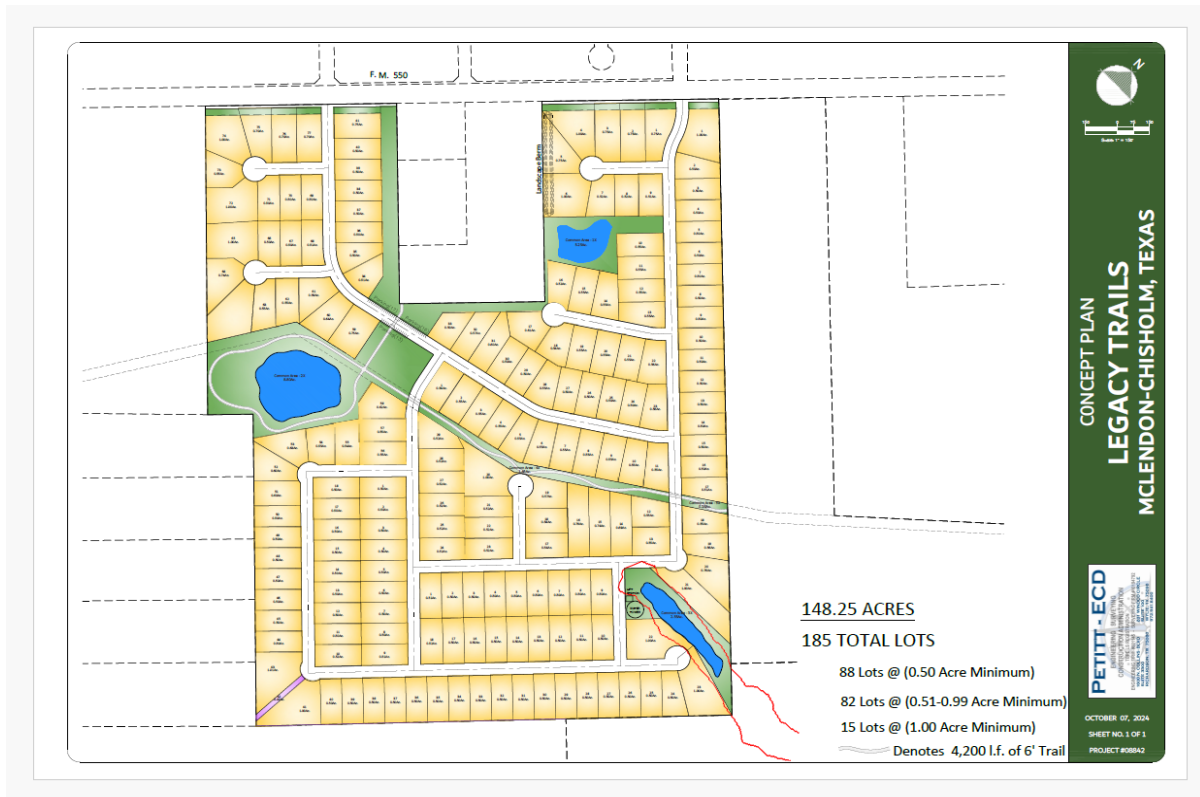
Sheet 1



Sheet 2



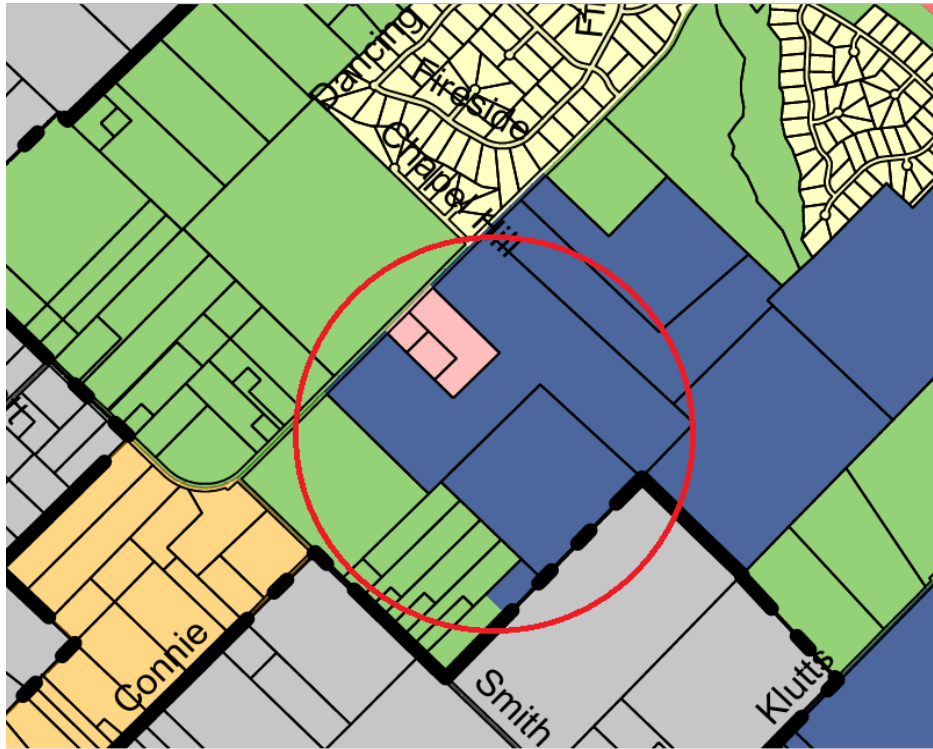
Concept Plan for Legacy Trails Planned Development District



BACKGROUND INFORMATION:

Current Zoning: A planned development district for the development of 185 single-family residential lots, trails, ponds, and an HOA maintained lot with an elevated water storage tank.

Previous Zoning Map [shows the property as originally zoned, generally circled in red.]



Additional background information:

This property is directly behind McLendon-Chisholm City Hall. The Heritage Center will separate the development from City Hall and the fire station. The Concept Plan and the final plat for this planned development district shows park land dedication to the city as well as parking spaces for to support the Heritage Center. The developers have agreed to work with the city in terms of design cohesion and aesthetics to ensure the neighborhood development has landscaping and berming along FM 550 as well as a smooth transition from neighborhood to commercial or mixed-use spaces provided by the Heritage Center.

Thoroughfare/Streets:

FM 550 is an existing principal arterial street with potential for widening in the future to support a neighborhood commercial corridor. Smith Road is an existing minor arterial street.

Legal Property Description:

Property ID: 11438
A0133 K LATHAM, TRACT 62, ACRES: 50
Property ID: 11447
A0133 K LATHAM, TRACT 64, ACRES: 94.4

Property ID: 11452

ABS A0133, K LATHAM, TRACT 67, ACRES: 4.106



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 11/08/2024

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): Legacy Trails Phase 1 Current Zoning: PD

No. of Acres: 67.52 No. of Lots: 84 Proposed Zoning: PD

General Location of Property: FM 550 & Smith Road

Proposed Use for Property: Residential Single-Family Homes

Applicant Name: Gabriel Novak, P. E.

Company: Petitt-ECD, LP

Address: 1600 N. Collins Blvd., Suite 3300 City, State, Zip: Richardson, TX 75080

Phone(s): 214-502-1021 Email: jayw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S. State Hwy 205 City, State, Zip: Rockwell, TX 75032

Legal Description of the Property: See Exhibit Attached

County Parcel ID: 11438, 11447, 11452

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.

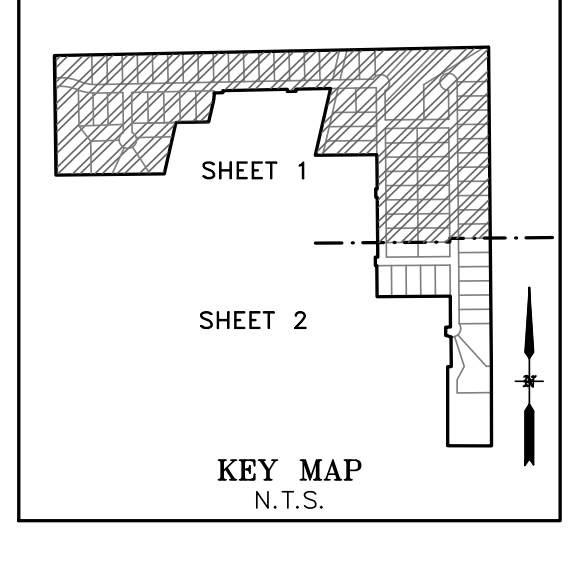
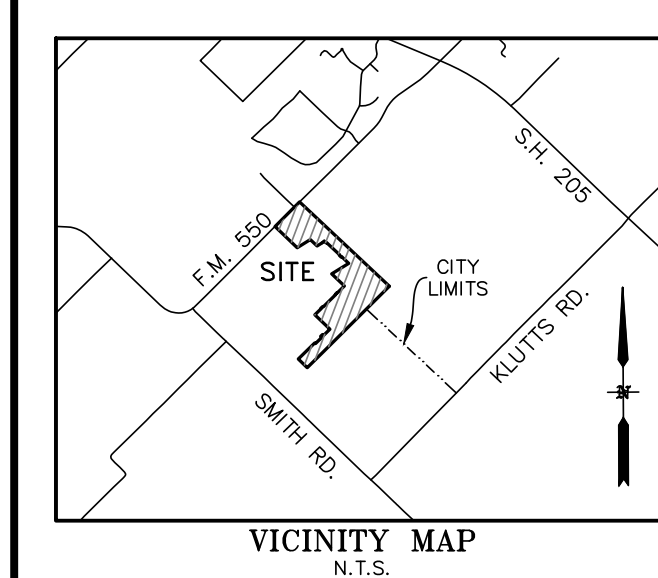
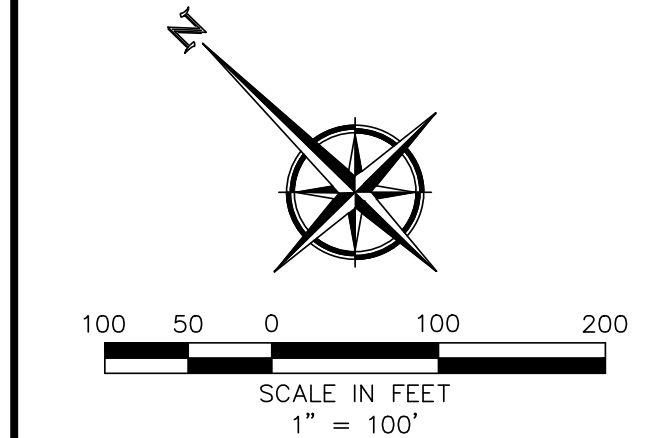
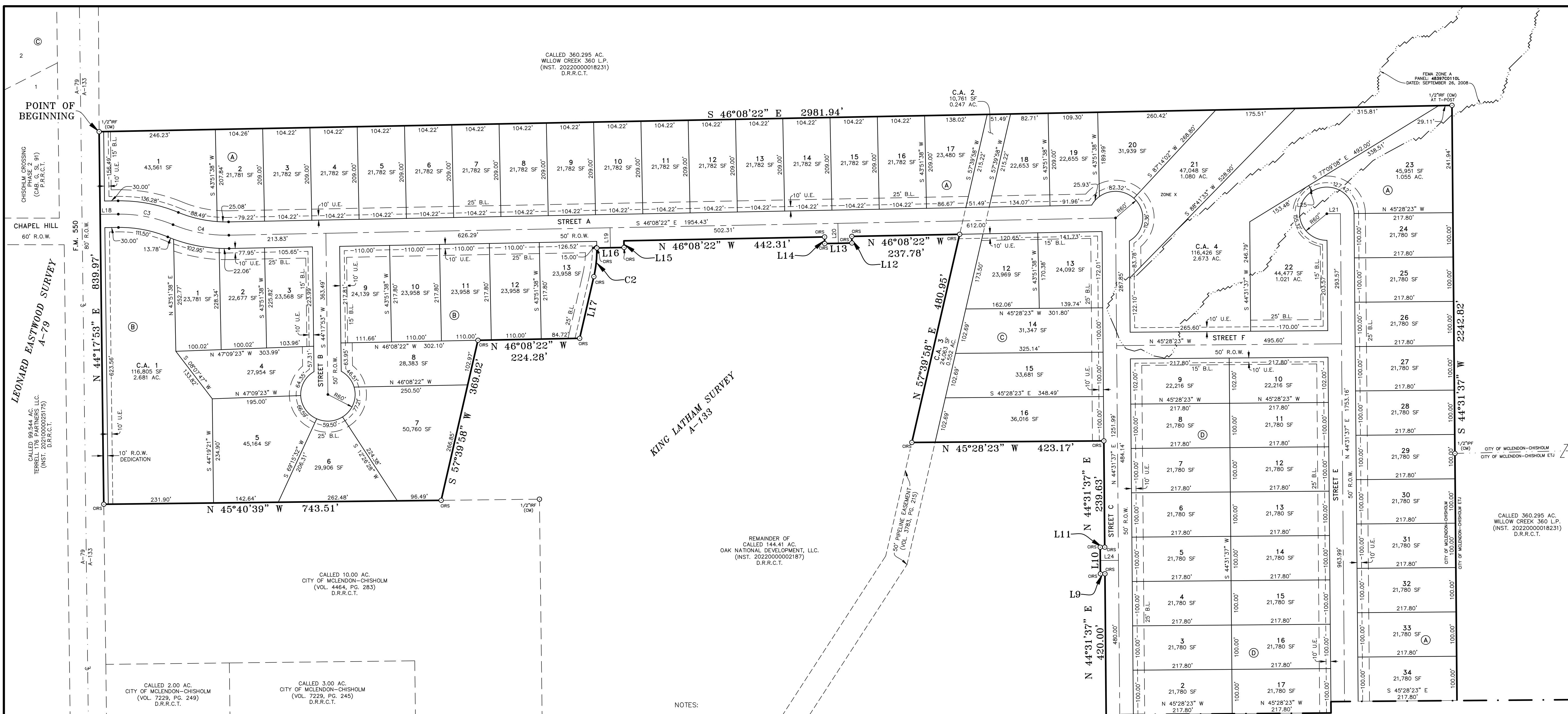
ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants 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 \$ _____ to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant:  _____ (Seal)

City Secretary: _____



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	26°31'43"	60.00'	14.14'	27.78'	N 25°11'50" W	27.53'
C2	13°48'20"	270.00'	32.69'	65.06'	S 50°45'48" W	64.90'
C3	23°39'43"	300.00'	62.84'	123.89'	N 33°52'16" W	123.02'
C4	24°05'58"	300.00'	64.04'	126.18'	S 34°05'23" E	125.26'

LEGEND	
ORIS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

STREET	
15' B.L.	25' B.L.
5' B.L.	25' B.L.
5' B.L.	5' B.L.
5' B.L.	5' B.L.

TYPICAL BUILDING SETBACKS

- NOTES:
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
 - All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
 - Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
 - Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone A (No Base Flood Elevation), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas - Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
 - Concrete monuments eight (8) inches in diameter and fifteen (15) inches long shall be placed at reasonable intervals at all corners of the boundary lines of a subdivision. The intersection point on the monument shall be marked by a reinforced bar one-half (1/2) inch in diameter and (12) inches long embedded in the concrete monument. Intermediate property corners, curve points and angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
 - The Common Area Lots will be owned and maintained by the Homeowners Association.

LINE TABLE			LINE TABLE		
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 45°29'25" E	24.23'	L14	N 43°51'38" E	15.00'
L2	N 44°30'35" E	208.25'	L15	S 43°51'38" W	15.00'
L3	N 45°29'25" W	10.00'	L16	N 46°08'22" W	60.00'
L4	N 44°30'35" E	60.00'	L17	S 57°39'58" W	142.49'
L5	S 45°29'25" E	33.17'	L18	S 45°42'07" E	40.00'
L6	N 45°29'25" W	10.00'	L19	N 43°51'38" E	45.00'
L7	N 44°30'35" E	60.00'	L20	N 43°51'38" E	45.00'
L8	S 45°29'25" E	16.52'	L21	S 45°28'23" E	30.00'
L9	N 45°29'25" W	10.00'	L22	N 00°28'54" W	28.28'
L10	N 44°31'37" E	60.00'	L23	N 45°29'25" W	63.16'
L11	S 45°29'25" E	10.00'	L24	N 45°29'25" W	40.01'
L12	S 43°51'38" W	15.00'	L25	N 12°50'52" E	15.00'
L13	N 46°08'22" W	60.00'	L26	S 45°29'25" E	34.35'

84 SINGLE FAMILY LOTS
4 COMMON AREA LOTS

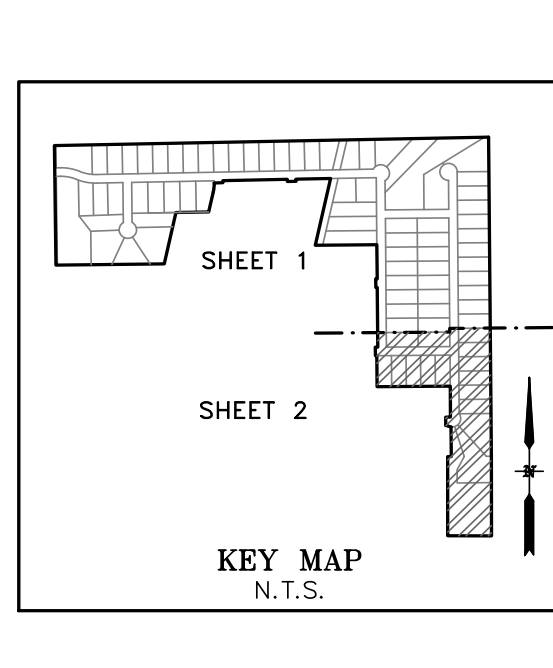
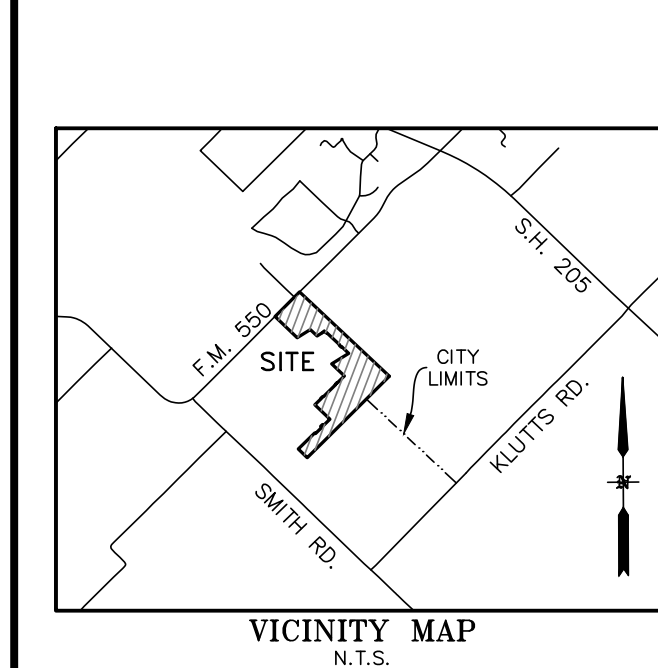
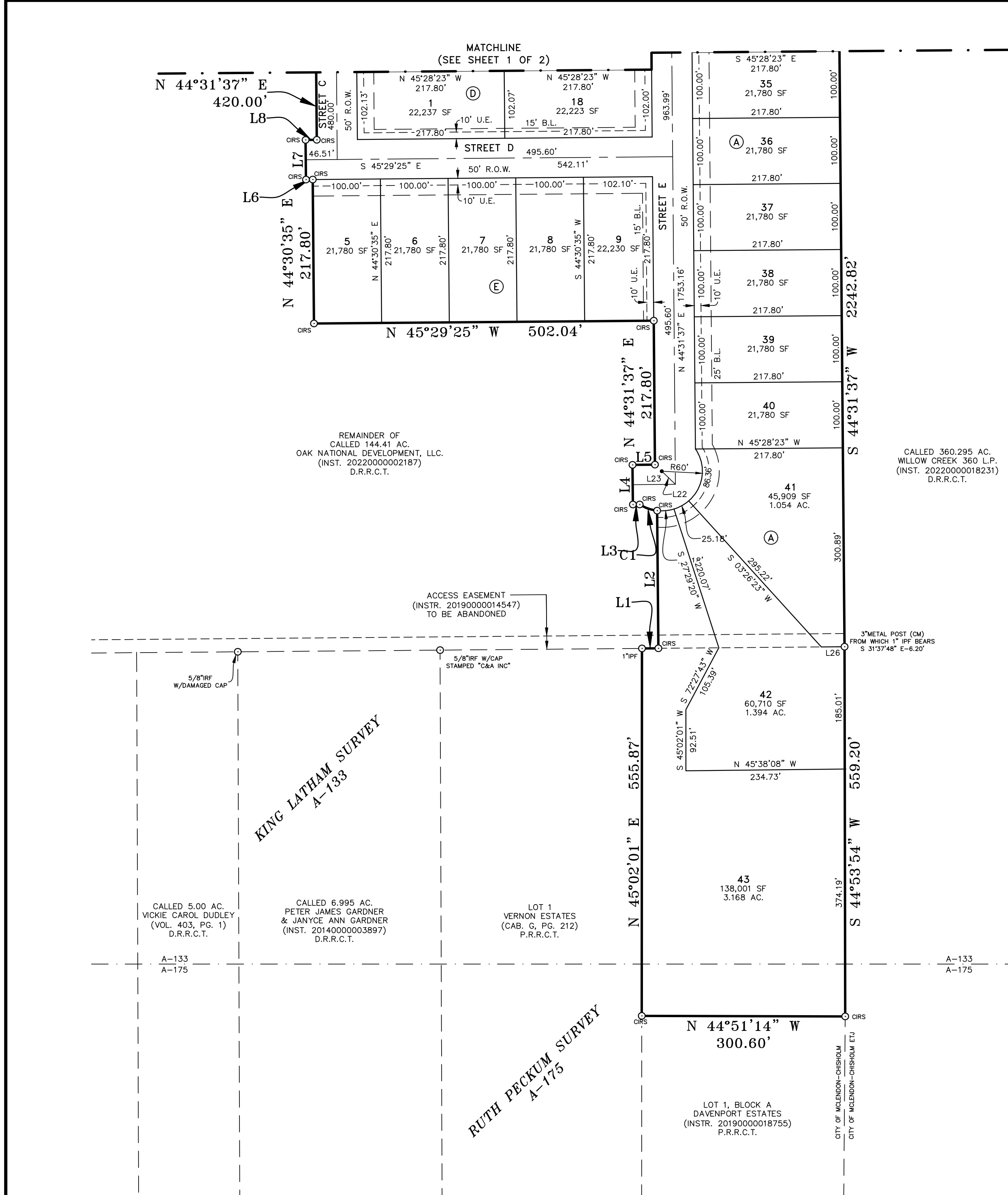
OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75082

FINAL PLAT
LEGACY TRAILS
PHASE 1
67.520 ACRES
SITUATED IN THE
KING LATHAM SURVEY, ABST. NO. 133
& RUTH PECKUM SURVEY, ABST. NO. 175
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

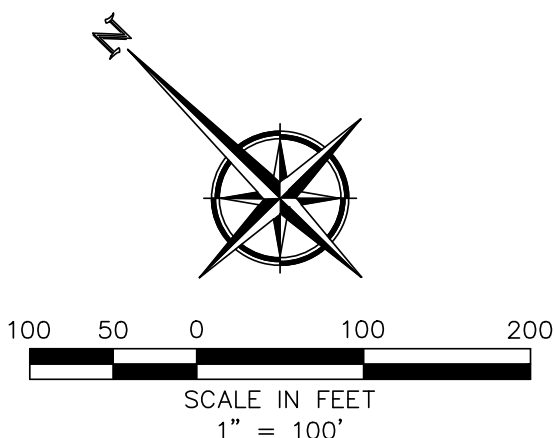
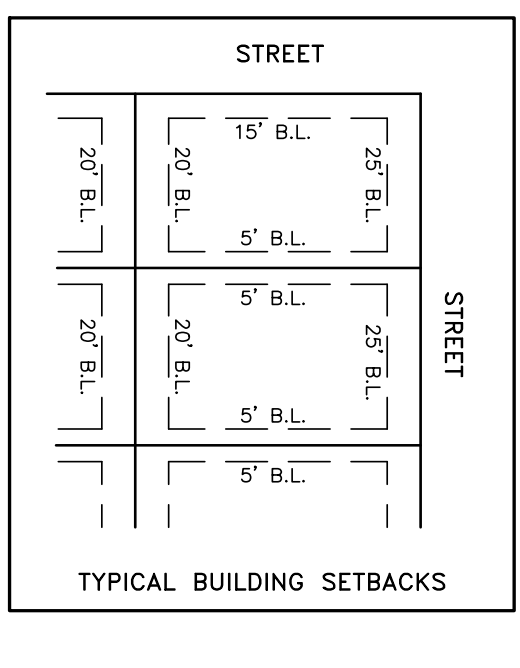
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TPEL'S FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 100
RICHARDSON, TX 75080

201 WINDCO CIR. SUITE 100
WYLLIE, TX 75098
(972) 941-8400



LEGEND	
CRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Oak National Development, LLC, is the owner of a 67.520 Acres of land located in the King Latham Survey, Abstract Number 133, and the Ruth Peckum Survey, Abstract Number 175, Rockwall County, Texas, being part of a called 144.41-acre tract, described in a deed to Oak National Development, LLC, recorded in Instrument Number 2022000002187, Deed Records Rockwall County, Texas, (D.R.R.C.T.), and being all of a called 4.106-acre tract, described in a deed to Oak National Development, LLC, recorded in Instrument Number 2022000002272, D.R.R.C.T., and being more particularly described as follows by metes and bounds:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said 144.41-acre tract and being in the south right-of-way line of FM 550 and being the west corner of a called 360.295-acre tract described in a deed to Willow Creek 360 L.P., recorded in Instrument Number 20220000018231, (D.R.R.C.T.);

THENCE South 46 degrees 08 minutes 22 seconds East, along the northeast line of said 144.41-acre tract and the southwest line of said 360.295-acre tract, a distance of 2981.94 feet to a 1/2-inch iron rod found for northeast corner of said 144.4-acre tract;

THENCE South 44 degrees 31 minutes 37 seconds West, along the southwest line of said 144.41-acre tract a distance of 2242.82 feet to a 3-inch Metal Post found at the southernmost corner of said 144.41-acre tract also being the eastern most corner of said 4.106-acre tract;

THENCE South 44 degrees 53 minutes 54 seconds West, along the southeast line of said 4.106-acre tract a distance of 599.20 feet a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" (hereinafter called "iron rod set") set for corner;

THENCE North 44 degrees 51 minutes 14 seconds South, along the south line of said 4.106-acre tract, a distance of 300.60 feet to an iron rod set for corner in the southern line of Lot 1, Vernon Estates, as recorded in Cabinet 6, Page 212, Plat Records Rockwall County Texas (P.R.R.C.T.);

THENCE North 45 degrees 02 minutes 01 seconds East, a distance of 555.87 feet along the northeast line of said 4.106-acre tract, to a 1-inch pipe found for corner in the south line of said 144.41-acre tract;

THENCE South 45 degrees 29 minutes 25 seconds East, along the south line of said 144.41-acre tract, a distance of 24.23 feet to an iron rod set for corner;

THENCE over and across said 144.41-acre tract, the following thirty (30) courses and distances:

- North 44 degrees 30 minutes 35 seconds East, a distance of 208.25 feet to an iron rod set at the beginning of a non-tangent curve to the right;
- northwesterly, with said curve which has a central angle of 26 degrees 31 minutes 43 seconds, a radius of 60.00 feet, a chord that bears North 25 degrees 11 minutes 50 seconds West with a chord distance of 27.53 feet, and an arc length of 27.78 feet to an iron rod set at the end of said curve;
- North 45 degrees 29 minutes 25 seconds West, a distance of 10.00 feet to an iron rod set;
- North 44 degrees 30 minutes 35 seconds East, a distance of 60.00 feet to an iron rod set;
- South 45 degrees 29 minutes 25 seconds East, a distance of 33.17 feet to an iron rod set;
- North 44 degrees 31 minutes 37 seconds East, a distance of 217.80 feet to an iron rod set;
- North 45 degrees 29 minutes 25 seconds West, a distance of 502.04 feet to an iron rod set;
- North 44 degrees 30 minutes 35 seconds East, a distance of 217.80 feet to an iron rod set;
- North 45 degrees 29 minutes 25 seconds West, a distance of 10.00 feet to an iron rod set;
- North 44 degrees 30 minutes 35 seconds East, a distance of 60.00 feet to an iron rod set;
- North 45 degrees 29 minutes 25 seconds East, a distance of 16.52 feet to an iron rod set;
- North 44 degrees 31 minutes 37 seconds East, a distance of 420.00 feet to an iron rod set;
- North 45 degrees 29 minutes 25 seconds West, a distance of 10.00 feet to an iron rod set;
- North 44 degrees 30 minutes 35 seconds East, a distance of 60.00 feet to an iron rod set;
- South 45 degrees 29 minutes 25 seconds East, a distance of 10.00 feet to an iron rod set;
- North 44 degrees 31 minutes 37 seconds East, a distance of 239.63 feet to an iron rod set;
- North 45 degrees 28 minutes 23 seconds West, a distance of 423.17 feet to an iron rod set;
- North 57 degrees 39 minutes 58 seconds East, a distance of 480.95 feet to an iron rod set;
- North 46 degrees 08 minutes 22 seconds West, a distance of 237.78 feet to an iron rod set;
- North 46 degrees 08 minutes 22 seconds West, a distance of 60.00 feet to an iron rod set;
- North 43 degrees 51 minutes 38 seconds East, a distance of 15.00 feet to an iron rod set;
- North 46 degrees 08 minutes 22 seconds West, a distance of 442.31 feet to an iron rod set;
- South 43 degrees 51 minutes 38 seconds West, a distance of 15.00 feet to an iron rod set;
- North 46 degrees 08 minutes 22 seconds West, a distance of 60.00 feet to an iron rod set at the beginning of a non-tangent curve to the right;
- southwesterly, with said curve which has a central angle of 13 degrees 48 minutes 20 seconds, a radius of 270.00 feet, a chord that bears South 50 degrees 45 minutes 48 seconds West with a chord distance of 64.90 feet, and an arc length of 65.06 feet to an iron rod set at the end of said curve;
- South 57 degrees 39 minutes 58 seconds West, a distance of 142.49 feet to an iron rod set;
- North 46 degrees 08 minutes 22 seconds West, a distance of 224.28 feet to an iron rod set;
- South 57 degrees 39 minutes 58 seconds West, a distance of 369.82 feet to an iron rod set;
- North 45 degrees 40 minutes 39 seconds West, a distance of 743.51 feet to an iron rod set in the said south right-of-way line of FM 550;

THENCE North 44 degrees 17 minutes 53 seconds East, along said south-right-of-way line, a distance of 839.97 feet to the POINT OF BEGINNING and containing 67.520 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the above described property as LEGACY TRAILS, PHASE 1, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and does hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

This also waives any claim for damages against the City of McLendon-Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

For: OAK NATIONAL DEVELOPMENT, LLC.
By: Kevin Webb, Vice-President of Land

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.
James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

"APPROVED"

Mayor, City of McLendon-Chisholm, Texas Date

ACKNOWLEDGED:
This approval shall be invalid unless approved Final Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.
WITNESS MY HAND THIS ____ DAY OF _____, 2024.

CITY SECRETARY
CITY OF McLENDON-CHISHOLM, TEXAS

FINAL PLAT
LEGACY TRAILS
PHASE 1
67.520 ACRES
SITUATED IN THE
KING LATHAM SURVEY, ABST. NO. 133
& RUTH PECKUM SURVEY, ABST. NO. 175
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TIPPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLER, TX 75088
(972) 941-8400

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC.
5763 S. STATE HIGHWAY 205
ROCKWALL, TX 75082



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

DATE: November 13, 2024

Applicant: Brian Berry
7.0 Holdings, LLC
4210 Ridge Road, Suite 201
Heath, Texas, 75032

Representative: Brian Berry

Property Owner: Brian Berry
4210 Ridge Road, Suite 201
Heath, Texas, 75032

Location: This property is located on the East side of SH 205 adjacent and south of FM 550 with frontage along FM 550 and SH 205. Block 1 includes Lot 1, Lot 2, and Lot 3 which encompasses 6.884 acres of land. Rockwall CAD Property ID numbers are # 11384, 108612, and 11442.

PLANNING AND ZONING MEETING DATE: November 19, 2024

REQUEST:

The applicant is requesting approval of a final plat that provides for the development of three lots for a commercial shopping center, The Crossroads of McLendon-Chisholm, at the Southeast corner of FM 550 and SH 205.

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

(A)

Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

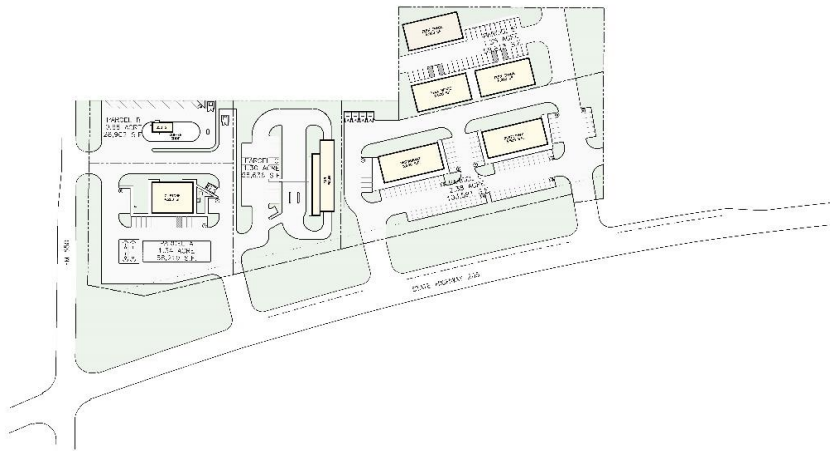
(B)

The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C)

Is a minimum of two and one-half acres in total area.

Concept Plan for The Crossroads of McLendon-Chisholm Planned Development District



1 ARCHITECTURAL SITE PLAN
SCALE: 1"=40'

NO.	REVISION	DATE

7.0 COMMERCIAL SITE
SEC SH 205 & FM 550
McLendon-Chisholm, Texas



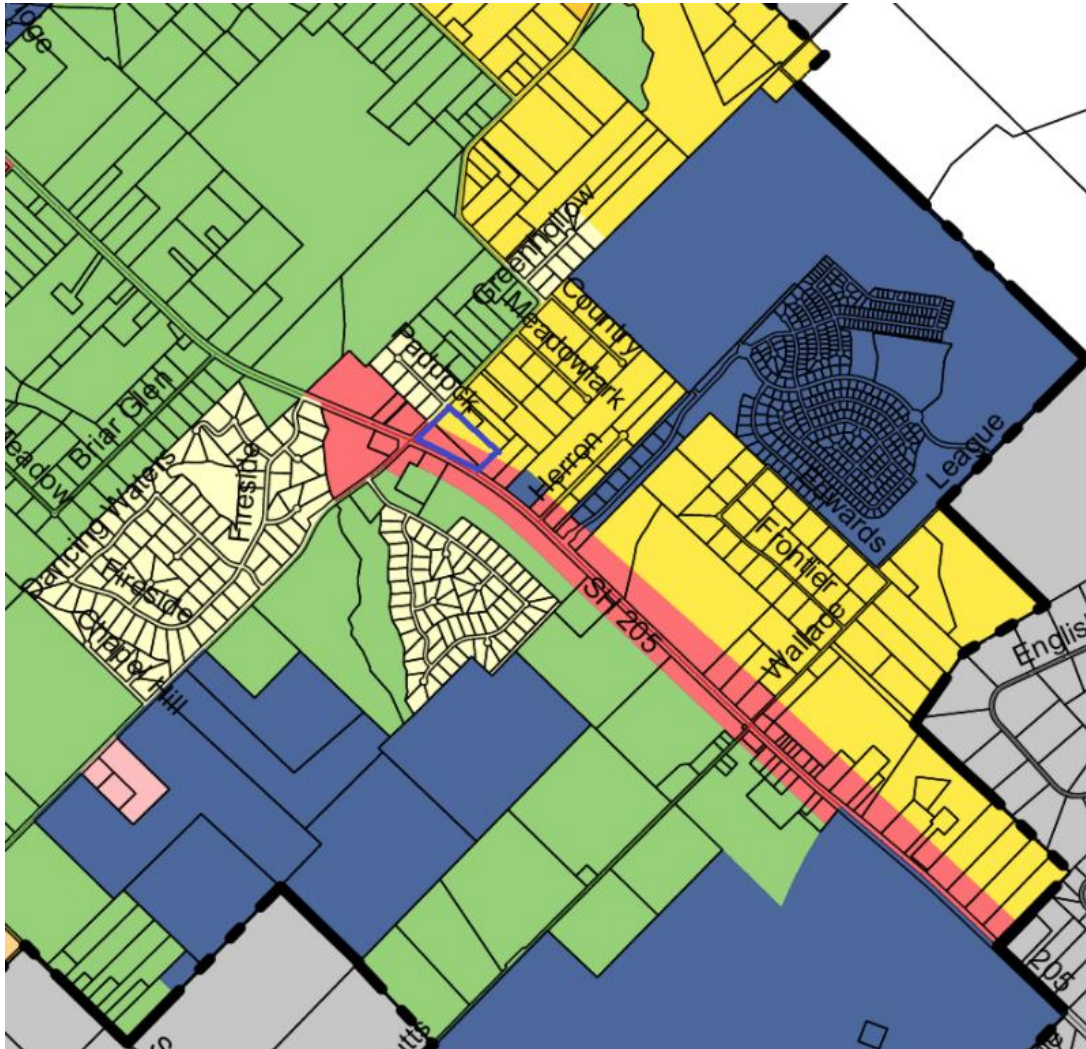
ARCHITECTURAL
SITE PLAN

PROJECT NO. 2023-001
DATE: 01/11/2023
DRAWN BY: JLD
SCALE: 1"=40'
SHEET NO. SP-1

BACKGROUND INFORMATION:

Current Zoning: The current zoning for this property is PDD [Planned Development District]. This zoning change was approved in 2022.

Previous Zoning Map [shows the property as originally zoned, generally outlined in blue.]



Additional background information:

This property, zoning map above, originally had a mixed zoning status of GB [General Business] for the front of the property and SF2.5 [Single-Family Residential] in the rear portion of the property. In October 2022, the zoning was changed to a PDD [Planned Development District] with an accompanying ordinance, No. 2022-11, which provides for the development standards for the district. A concept plan for this development district was also approved by the city council.

Thoroughfare/Streets:

FM 550 is an existing principal arterial street and there will be an access point on this road State Highway 205 is a major highway that is owned and operated by the Texas Department of Transportation (TxDOT).

Legal Property Description:

Property ID's: 11384, 108612, 11442

11384: A0133 K LATHAM, TRACT 13, ACRES 3.43

108612: A0133 K LATHAM, LOT 63-14, 2.1600 ACRES

11442: ABS A0133, K LATHAM, TRACT 63-08, 2.014 ACRES



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 11-8-24

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 450+70 = \$520
- 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): The Crossroads of McLendon ^{Chisholm} Current Zoning: PD

No. of Acres: 6.884 No. of Lots: 3 Proposed Zoning: _____

General Location of Property: SEC. of FM 550 & SH 205

Proposed Use for Property: Commercial

Applicant Name: Brian Berry

Company: 7.0 Holdings, LLC

Address: 4210 Ridge Rd. Ste 201 City, State, Zip: Heath, TX 75032

Phone(s): 469-583-5976 Email: bberry@lonetfirm.com

Owner Name: same

Address: _____ City, State, Zip: _____

Legal Description of the Property: see attached

County Parcel ID: 11384, 108612 & 11442

Other Information: _____



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

DATE: November 14, 2024

Applicant: Brian White
Oak National Development
5763 S. State Highway 205
Rockwall, Texas, 75032

Representative: Brian White

Property Owner: Oak National Development, LLC
5763 S. State Highway 205
Rockwall, Texas, 75032

Location: Generally located along Pullen Road between FM 550 and SH 205. The property is located along Pullen within the Heritage master planned development. The property, Phase 3, is a 68.598-acre tract of land. The Rockwall CAD Property ID numbers are: 51678, 10848, 10850, 46003, and 69591.

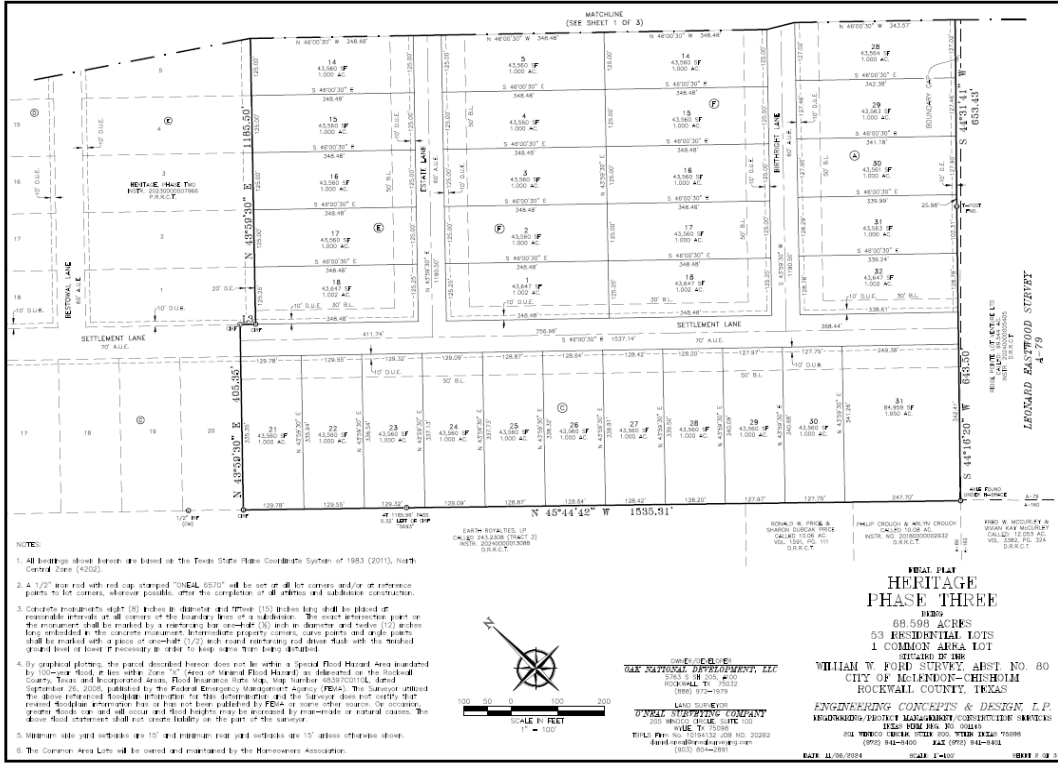
PLANNING AND ZONING MEETING DATE: November 19, 2024

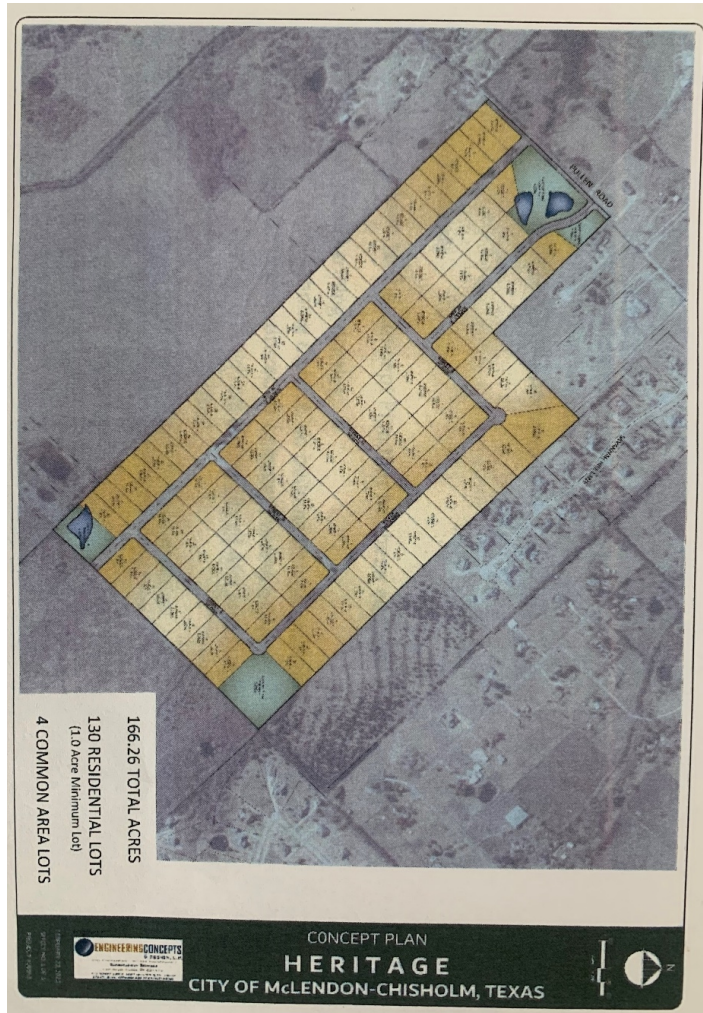
REQUEST:

The applicant is requesting approval of a final plat for Heritage Phase 3 that provides for the development of 53 single-family lots each with a minimum lot size of one acre per lot on 68.598 acres of land located generally along Pullen Road.

STAFF RECOMMENDATION: Approval. This application is consistent with the approved Conceptual plan. This application is administratively complete and complies with the City of McLendon-Chisholm subdivision regulations and is consistent with the comprehensive plan.

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

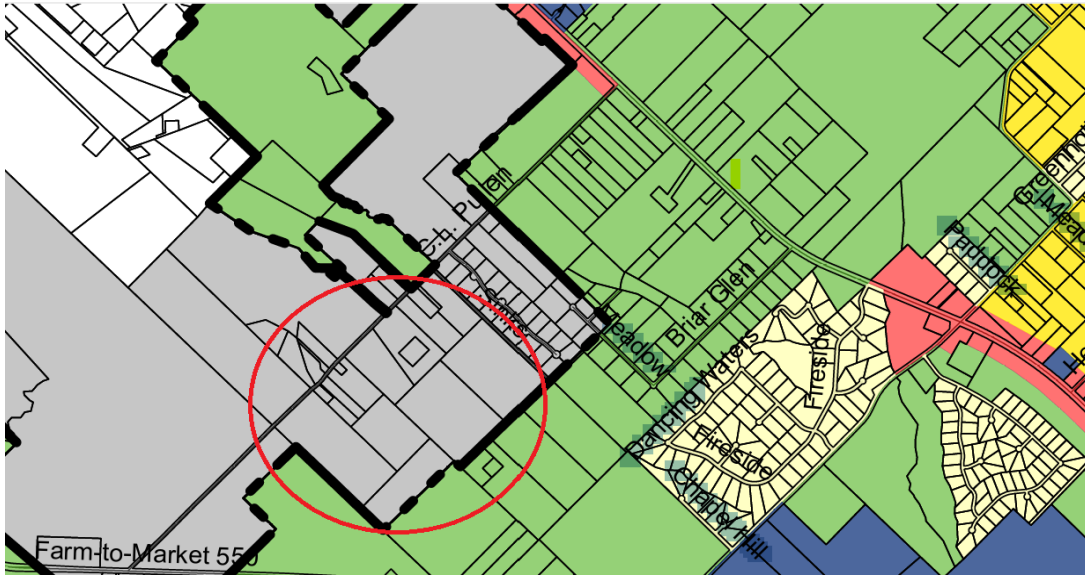




BACKGROUND INFORMATION:

Current Zoning: This final plat is part of a larger Master Planned Development, Heritage, along Pullen Road.

Previous Zoning Map [shows the property as originally zoned, generally circled in red.]



Additional background information:

This property, Phase 3, is part of a larger master planned community, Heritage. This property backs up to the development of Ridge Pointe Estates, currently in progress across from city hall. This development is near the South Ridge Addition, Glen Hills Ranch and Chiscolm Crossing Phase II.

Thoroughfare/Streets:

Pullen Road is an existing minor arterial road.

Legal Property Description:

Property ID: 51678
A0080 W W FORD, TRACT 34-2, ACRES: 24.375

Property ID: 10848
A0080 W W FORD, TRACT 33, ACRES: 24.581

Property ID: 10850
A0080 W W FORD, TRACT 34, ACRES: 20.625

Property ID: 46003
ABS A0080, W W FORD, TRACT 34-1, ACRES: 1.5

Property ID: 69591

ABS A0080, W W FORD, TRACT 34-3, ACRES: 3.5



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 11/8/2024

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): Heritage Current Zoning: PD

No. of Acres: 68.598 No. of Lots: 53 Proposed Zoning: PD

General Location of Property: Pullen Rd 1/2 way between FM 550 & SH 205

Proposed Use for Property: Residential Single-Family Homes

Applicant Name: Brian White

Company: Orte National Development, LLC

Address: 5763 S SH 205 Ste 100 City, State, Zip: Rockwall, Tx. 75032

Phone(s): 972-965-8185 Email: brianw@alturahomes.com

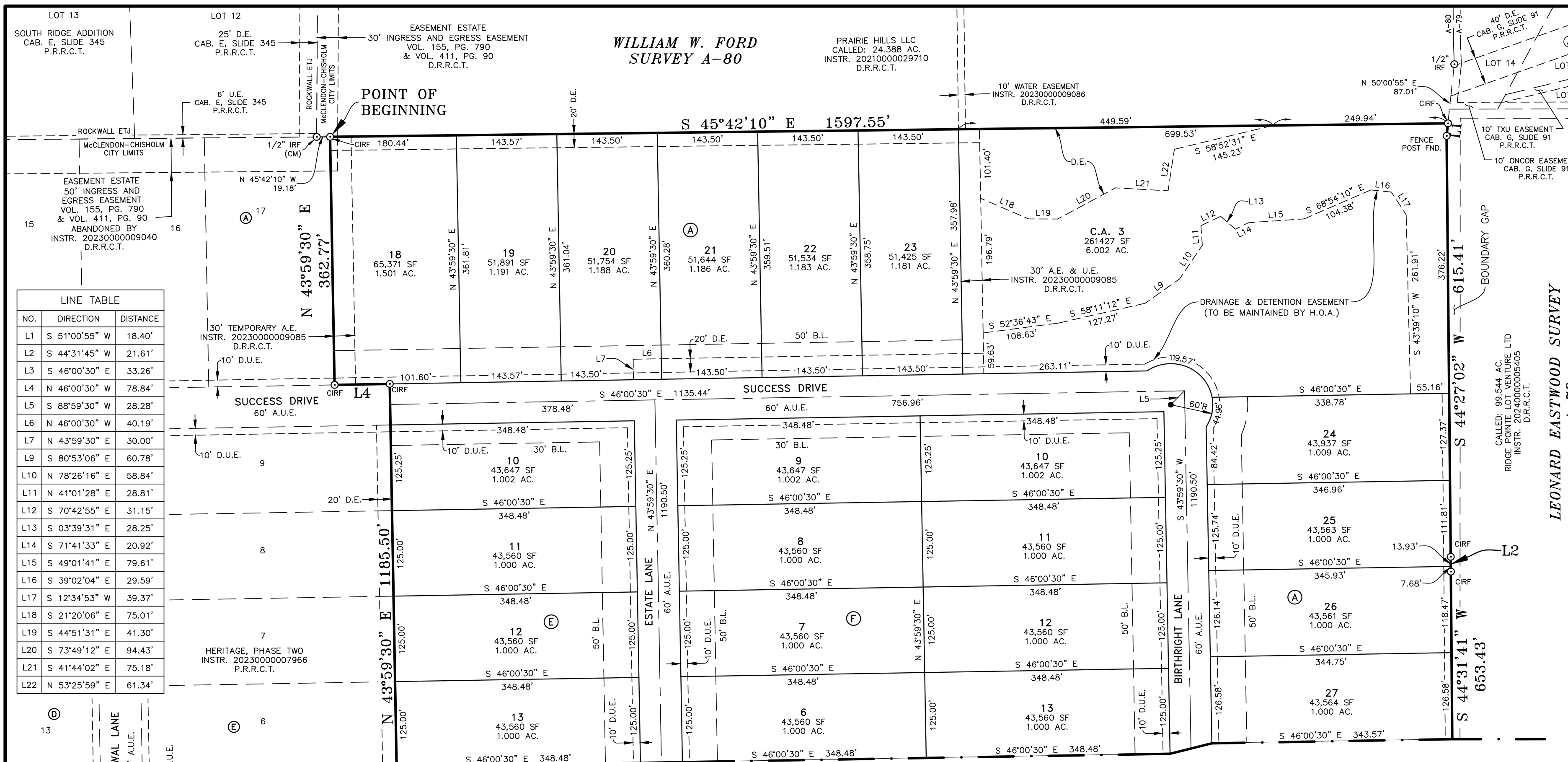
Owner Name: Orte National Development, LLC

Address: 5763 S SH 205 Ste 100 City, State, Zip: Rockwall, Tx. 75032

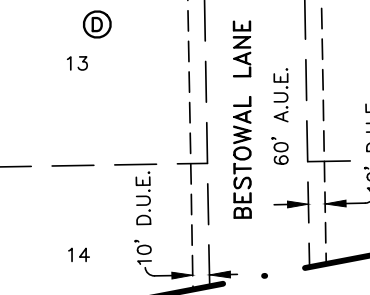
Legal Description of the Property: See Final Plat

County Parcel ID: 51678, 10848, 10850, 46003, 69591

Other Information: _____

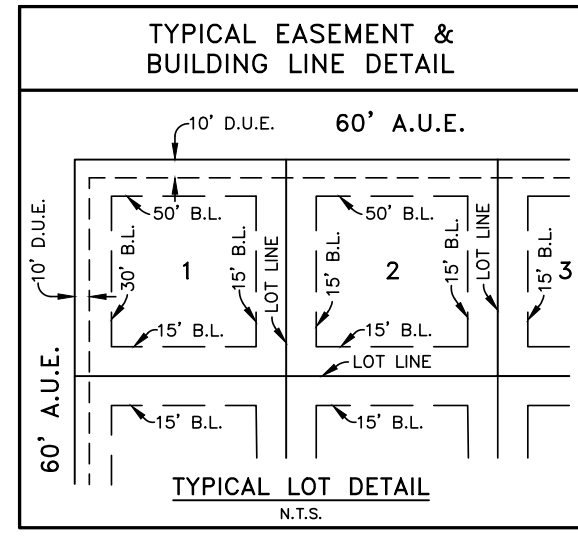


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 51°00'55" W	18.40'
L2	S 44°31'45" W	21.61'
L3	S 46°00'30" E	33.26'
L4	N 46°00'30" W	78.84'
L5	S 88°59'30" W	28.28'
L6	N 46°00'30" W	40.19'
L7	N 43°59'30" E	30.00'
L9	S 80°53'06" E	60.78'
L10	N 78°26'16" E	58.84'
L11	N 41°01'28" E	28.81'
L12	S 70°42'55" E	31.15'
L13	S 03°39'31" E	28.25'
L14	S 71°41'33" E	20.92'
L15	S 49°01'41" E	79.61'
L16	S 39°02'04" E	29.59'
L17	S 12°34'53" W	39.37'
L18	S 21°20'06" E	75.01'
L19	S 44°51'31" E	41.30'
L20	S 73°49'12" E	94.43'
L21	S 41°44'02" E	75.18'
L22	N 53°25'59" E	61.34'

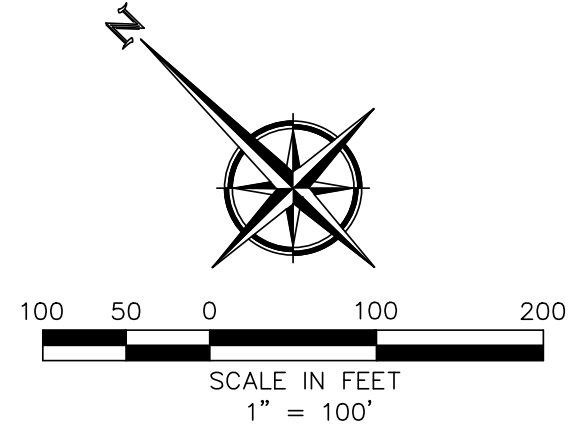


VICINITY MAP
N.T.S.

LEGEND	
CIRS	1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET
CIRF	1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" FOUND
IRF	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
A.E.	ACCESS EASEMENT
C.A.	COMMON AREA LOT
A.U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT



MATCHLINE
(SEE SHEET 2 OF 3)



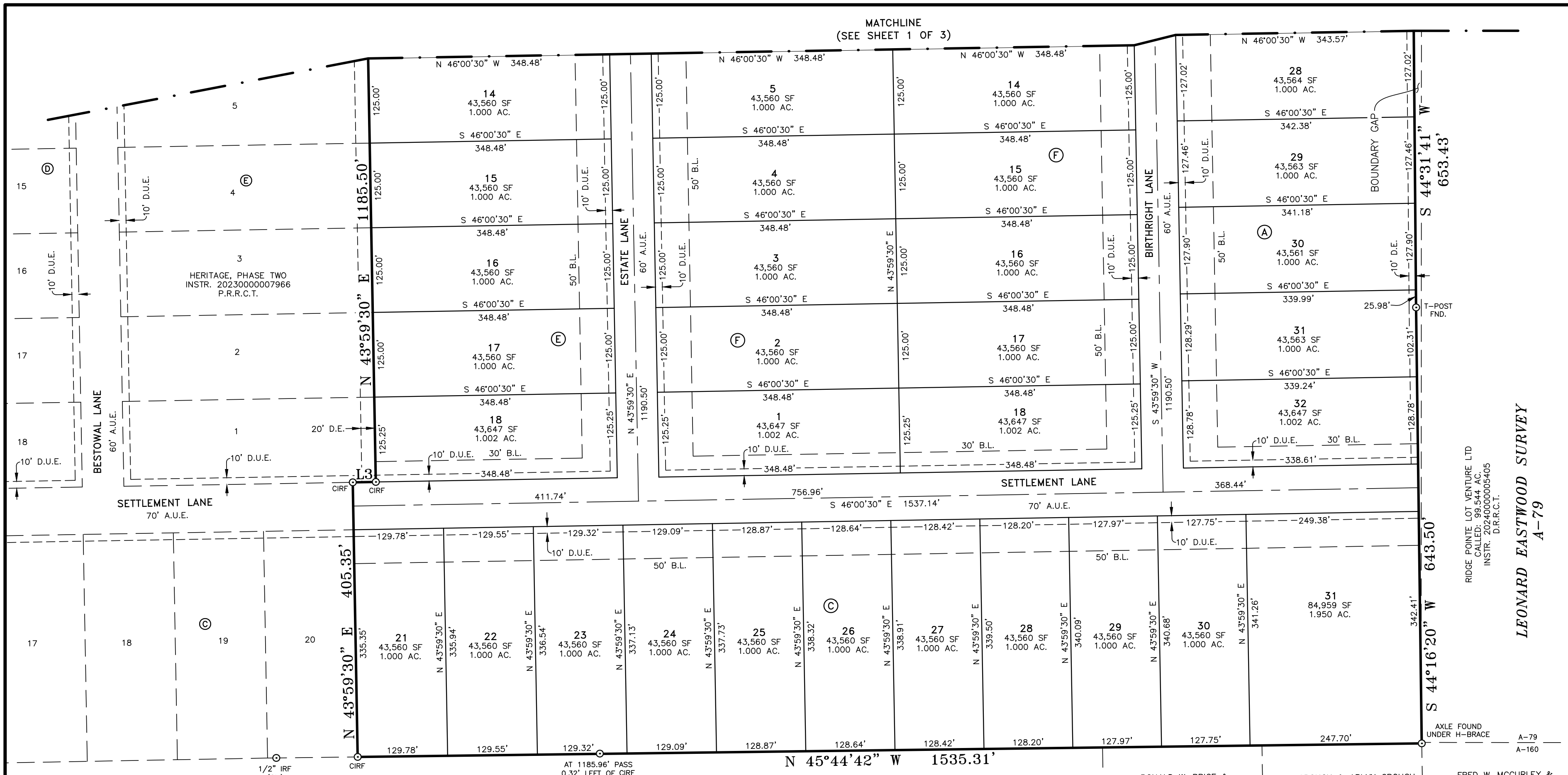
OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 20262
daniel.oneal@onealsurveying.com
(903) 804-2891

FINAL PLAT
**HERITAGE
PHASE THREE**
BEING
68.598 ACRES
53 RESIDENTIAL LOTS
1 COMMON AREA LOT
SITUATED IN THE
WILLIAM W. FORD SURVEY, ABST. NO. 80
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 11/06/2024 SCALE: 1"=100' SHEET 1 OF 3
Y:\PROJECTS\08843 Heritage - McLendon-Chisholm\dwg\Plats\8843 Final Plat Ph 3.dwg



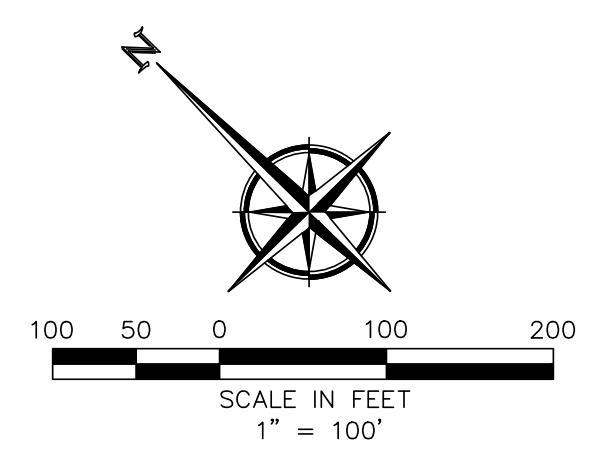
- NOTES:
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
 - A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
 - Concrete monuments eight (8) inches in diameter and fifteen (15) inches long shall be placed at reasonable intervals at all corners of the boundary lines of a subdivision. The exact intersection point on the monument shall be marked by a reinforcing bar one-half (1/2) inch in diameter and twelve (12) inches long embedded in the concrete monument. Intermediate property corners, curve points and angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
 - By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "X" (Area of Minimal Flood Hazard) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0110L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - Minimum side yard setbacks are 15' and minimum rear yard setbacks are 15' unless otherwise shown.
 - The Common Area Lots will be owned and maintained by the Homeowners Association.

EARTH ROYALTIES, LP
 CALLED 243.2308 (TRACT 2)
 INSTR. 20240000013088
 D.R.R.C.T.

RONALD W. PRICE &
 SHARON DUBCAK PRICE
 CALLED 10.06 AC.
 VOL. 1591, PG. 111
 D.R.R.C.T.

PHILIP CROUCH & ARLYN CROUCH
 CALLED 10.08 AC.
 INSTR. NO. 20180000002932
 D.R.R.C.T.

FRED W. MCCURLEY &
 VIVIAN KAY MCCURLEY
 CALLED 12.053 AC.
 VOL. 3382, PG. 324
 D.R.R.C.T.



OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC
 5763 S SH 205, #100
 ROCKWALL, TX 75032
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WILLIAM W. FORD SURVEY, ABST. NO. 80
 CITY OF McLENDON-CHISHOLM
 ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
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 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

DATE: 11/06/2024 SCALE: 1"=100' SHEET 2 OF 3

Y:\PROJECTS\08843 Heritage - McLendon-Chisholm\dwg\Plats\8843 Final Plat Ph 3.dwg

RIDGE POINTE LOT VENTURE LTD
 CALLED 99.544 AC.
 INSTR. 202400000059405
 D.R.R.C.T.

LEONARD EASTWOOD SURVEY
 A-79

S 44°16'20" W 643.50'
 342.41'
 A-80
 A-160

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OAK NATIONAL DEVELOPMENT, LLC BEING THE OWNER OF 68.598 acres of land located in the William Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of the Oak National Development, LLC called 73.896-acre tract described as Tract 1 in Instrument 20210000011007, Deed Records, Rockwall County, Texas (DRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "ONEAL 6570" found (hereinafter referred to as "iron rod found") at the east corner of Heritage, Phase Two, an addition to the City of McLendon-Chisholm, as recorded in plat thereof recorded in Instrument 20230000007966, Plat Records, Rockwall County, Texas (PRRCT), same being in the northeast line of the above-mentioned 73.896-acre tract, common to the southwest line of the Prairie Hills, LLC called 24.388-acre tract, described in Instrument 20210000029710, DRRCT, from which a 1/2-inch iron rod found at the north corner of said 73.896-acre tract and the west corner of said 24.388-acre tract bears North 45 degrees 42 minutes 10 seconds West, a distance of 19.18 feet;

THENCE South 45 degrees 42 minutes 10 seconds East, along the common line of said 73.896-acre tract and said 24.388-acre tract, a distance of 1597.55 feet to an iron rod found at the east corner of said 73.896-acre tract and the south corner of said 24.388-acre tract, from which a 1/2-inch iron rod found in the southeast line of said 24.388-acre tract bears North 50 degrees 00 minutes 55 seconds East, a distance of 87.01 feet;

THENCE along the southeast line of said 73.896-acre tract, the following five (5) courses and distances:

- 1) South 51 degrees 00 minutes 55 seconds West, a distance of 18.40 feet to a fence post found;
- 2) South 44 degrees 27 minutes 02 seconds West, a distance of 615.41 feet to an iron rod found;
- 3) South 44 degrees 31 minutes 45 seconds West, a distance of 21.61 feet to an iron rod found;
- 4) South 44 degrees 31 minutes 41 seconds West, a distance of 653.43 feet to a T-Post found;
- 5) South 44 degrees 16 minutes 20 seconds West, a distance of 643.50 feet to an axle found under H-Brace found at the south corner of said 73.896-acre tract and the east corner of the Philip Couch and Arlyn Crouch called 10.08-acre tract described in Instrument 2018000002932, DRRCT;

THENCE North 45 degrees 44 minutes 42 seconds West along the southwest line of said 73.896-acre tract and the northeast lines of said 10.08-acre tract, the Ronald W. Price & Sharon Dubcak Price called 10.06-acre tract described in Volume 1591, Page 111 and the Earth Royalties, LP called 243.2308 acre tract described as Tract 2 in Instrument 20240000013088, at a distance of 1185.96 feet pass 0.32' left of a 1/2-inch iron rod with cap stamped "RPLS 5693" found, and continuing for a total distance of 1535.31 feet to an iron rod found at the south corner of the above-mentioned Heritage, Phase Two;

THENCE along said Heritage, Phase Two, the following five (5) courses and distances:

- 1) North 43 degrees 59 minutes 30 seconds East, a distance of 405.35 feet to an iron rod found;
- 2) South 46 degrees 00 minutes 30 seconds East, a distance of 33.26 feet to an iron rod found;
- 3) North 43 degrees 59 minutes 30 seconds East, a distance of 1185.50 feet to an iron rod found;
- 4) North 46 degrees 00 minutes 30 seconds West, a distance of 78.84 feet to an iron rod found;
- 5) North 43 degrees 59 minutes 30 seconds East, a distance of 362.77 feet to the point of beginning and containing 68.598 acres of land, more or less.

THAT, OAK NATIONAL DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as HERITAGE, PHASE THREE, an addition to the City of McLendon Chisholm, Rockwall County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same, all, and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction. Maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby waive any claim for damages against the City of McLendon-Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

We do hereby dedicate the mutual access easements shown for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

FOR: OAK NATIONAL DEVELOPMENT, LLC

By: _____
Kevin Webb, Vice-President of Land

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I Daniel Chase O'Neal, do hereby certify that this plat was prepared under my supervision from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the development code of the City of McLendon-Chisholm, Texas.



DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairperson _____ Date _____
Planning & Zoning Commission

Approved for Preparation of Final Plat:

Mayor _____ Date _____

Attest: _____

City Secretary _____ Date _____

"APPROVED"

Mayor, City of McLendon-Chisholm, Texas _____ Date _____

ACKNOWLEDGED:

This approval shall be invalid unless approved Final Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

WITNESS MY HAND THIS ____ DAY OF _____, A.D. 2024.

CITY SECRETARY
CITY OF McLENDON-CHISHOLM, TEXAS

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
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daniel.oneal@onealsurveying.com
(903) 804-2891

LOT WIDTH TABLE			
BLOCK	LOT	BUILDING LINE (FT)	WIDTH AT B.L. (FT)
A	18	50	180.44
A	19	50	143.57
A	20	50	143.50
A	21	50	143.50
A	22	50	143.50
A	23	50	143.50
A	24	50	128.82
A	25	50	125.74
A	26	50	126.14
A	27	50	126.58
A	28	50	127.02
A	29	50	127.46
A	30	50	127.90
A	31	50	128.29
A	32	50	128.78
C	21	50	129.78
C	22	50	129.55
C	23	50	129.32
C	24	50	129.09
C	25	50	128.87
C	26	50	128.64
C	27	50	128.42
C	28	50	128.20
C	29	50	127.97
C	30	50	127.75
C	31	50	249.13
E	10	50	125.25
E	11	50	125.00
E	12	50	125.00
E	13	50	125.00
E	14	50	125.00
E	15	50	125.00
E	16	50	125.00
E	17	50	125.00
E	18	50	125.25
F	1	50	125.25
F	2	50	125.00
F	3	50	125.00
F	4	50	125.00
F	5	50	125.00
F	6	50	125.00
F	7	50	125.00
F	8	50	125.00
F	9	50	125.25
F	10	50	125.25
F	11	50	125.00
F	12	50	125.00
F	13	50	125.00
F	14	50	125.00
F	15	50	125.00
F	16	50	125.00
F	17	50	125.00
F	18	50	125.25

**FINAL PLAT
HERITAGE
PHASE THREE**

BEING
68.598 ACRES
53 RESIDENTIAL LOTS
1 COMMON AREA LOT
SITUATED IN THE

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DATE: 11/06/2024 SCALE: 1"=100' SHEET 3 OF 3

Y:\PROJECTS\08843 Heritage - McLendon-Chisholm\dwg\Plats\8843 Final Plat Ph 3.dwg