



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 21, 2023
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. CITIZEN COMMENTS
4. ITEMS FOR CONSIDERATION

- 4.1. Consideration and approval of a request of MFS Group, LLC. for the approval of a final plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205 identified as Lot 1, Block 1 of the SH 205/550. The Rockwall CAD number is 101321.

3 - 8

[Application](#)

[Staff Recommendation](#)

- 4.2. Consideration and action to recommend to the Mayor and City Council to hold a joint work session with City Council, P&Z and BOA in January to discuss the Comprehensive Plan and related issues to discuss desired growth characteristics/outcomes and to identify necessary future actions.

5. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

- 5.1. Chairman Kipphut
 - 5.2. Co-Chairman Rohde
 - 5.3. Commissioner Eoff
 - 5.4. Commissioner Freeze
 - 5.5. Commissioner Dale
 - 5.6. Commissioner Easter (Alternate)
 - 5.7. Commissioner Hritz (Alternate)
 - 5.8. Commissioner Velosquez (Alternate)

6. CONSIDERATION OF FUTURE AGENDA ITEMS AND GUIDANCE TO STAFF

7. ADJOURN

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

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., November 17, 2023 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 10/31/23

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): SH 205/550 ADDITION Current Zoning: GB

No. of Acres: 1.51 No. of Lots: 1 Proposed Zoning: GB

General Location of Property: SE quadrant of the intersection of SH 205 and FM 550

Proposed Use for Property: Retail Building and Drive Thru Restaurant Building

Applicant Name: CAMERON SLOWN

Company: TNP, INC.

Address: 825 WATTERS CREEK BLVD., SUITE M300 City, State, Zip: ALLEN, TX 75013

Phone(s): 817-889-5050 Email: CSLOWN@TNPINC.COM

Owner Name: MFS GROUP, LLC.

Address: 2357 JUPITER ROAD City, State, Zip: PLANO, TX 75074

Legal Description of the Property: LOT 1, BLOCK 1 OF THE SH 205/550 ADDITION

County Parcel ID: 101321

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 \$ 170 to cover the cost of this application, and an initial deposit of \$ 3000 for consulting fees has been paid to the City of McLendon-Chisholm on this 31st day of OCTOBER, 2023.

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

Signature of Applicant: _____

City Secretary: _____

(Seal)





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

DATE: November 16, 2023

APPLICANT: Cameron Slown
TNP, Inc.
825 Watters Creek Blvd, Suite M300
Allen, Texas 75013

PROPERTY OWNER: MFS Group, LLC
2357 Jupiter Road
Plano, Texas 75074

REPRESENTATIVE: Cameron Slown

LOCATION: South quadrant of the intersection of FM 550 and State Highway 205

PLANNING AND ZONING COMMISSION MEETING DATE: November 21, 2023

Note: The Planning and Zoning Commission has three options when considering this final plat:

- Approval;
- Approval with conditions [conditions must be specified];
- or disapproval [if disapproved, the elements where the application fails to comply with the Subdivision Regulations must be specified.]

REQUEST:

The applicant is requesting approval of a final plat on a one and one-half acre tract of land located at the south corner of the intersection of FM 550 and SH 205 identified as Lot 1, Block 1 of the SH 205/550 Addition.

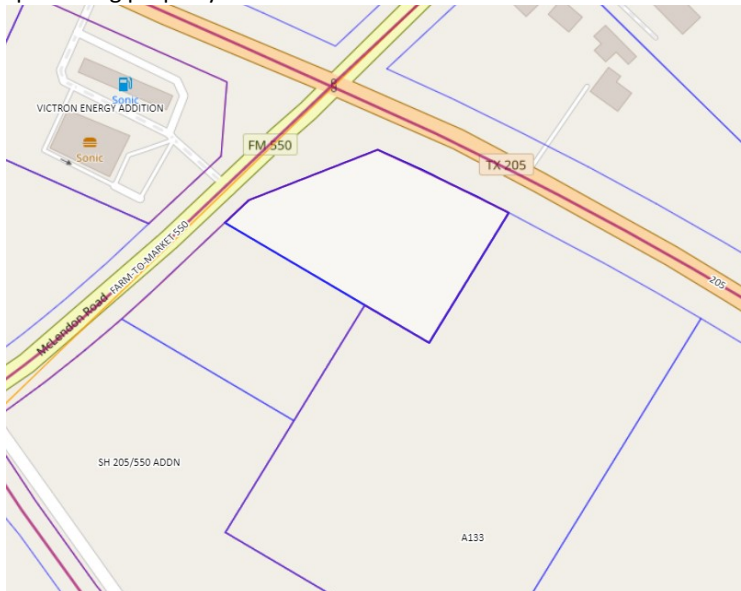
STAFF RECOMMENDATION: Approval of the final plat. The final plat conforms to the approved preliminary plat and the approved site plan.

[note: full sized copies of the SUP Site Plan, are available at City Hall for inspection]

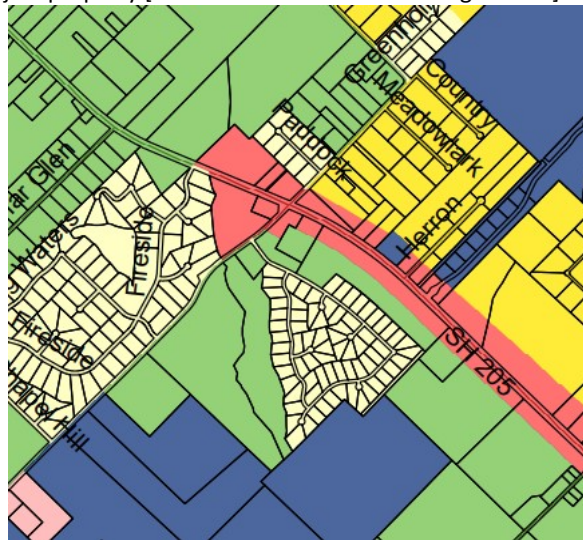
BACKGROUND INFORMATION:

The subject property is a 1.5-acre tract of land located at the south corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. The zoning district designation for this property is GB General Business.

Rockwall CAD map showing property



City Zoning map for subject property [Red is General Business Zoning District]



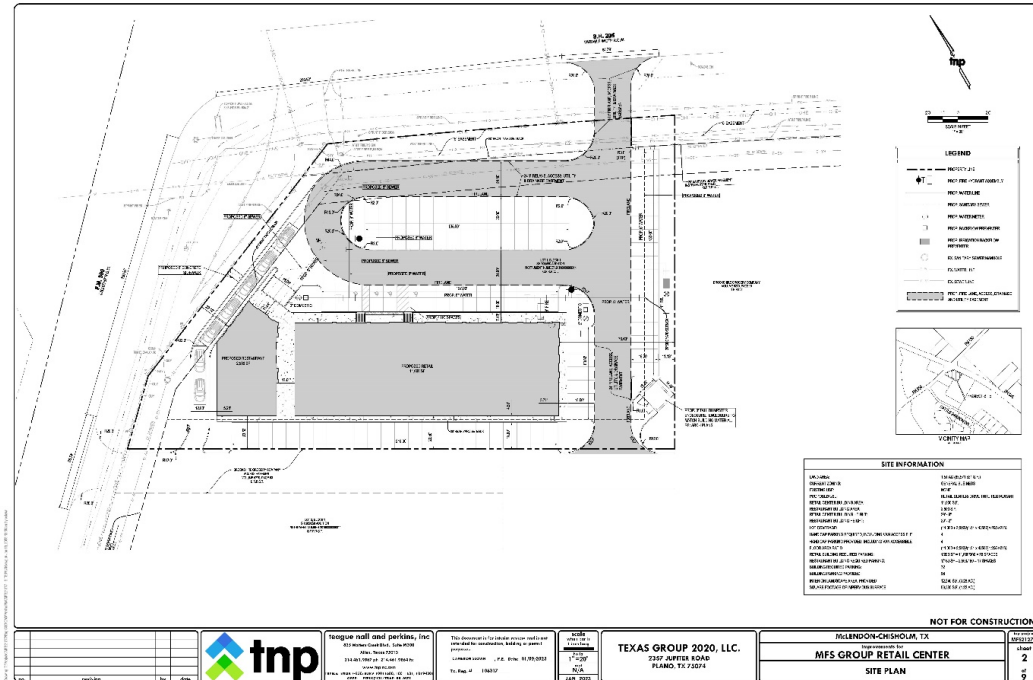
Thoroughfares/streets:

This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided. There is an existing access easement providing access to the subject property from FM 550 that is being constructed coincident with the development of this project. Driveway permits from TXDOT are required for the construction of the drives on FM 550 and SH 205.

[illegible]

Page 7 of 8

Council Approved Site Plan [for reference]



THIS AREA INTENTIONALLY LEFT BLANK