



AGENDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
OCTOBER 21, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. CITIZEN COMMENTS
5. APPROVAL OF MINUTES
 - 5.1. Consider Approving Meeting Minutes from Planning and Zoning Commission meeting of Sept. 16, 2025
6. ITEMS FOR CONSIDERATION AND ACTION
 - 6.2. Discuss and consider approval of the request to construct a new residence and designate the existing structure as a detached guesthouse.
 - 6.3. Discuss and consider approval of a final plat combining tract into one lot. This property is located in the Extra-Territorial Jurisdiction.
 - 6.4. Discuss and consider approval of a site plan for a convenience store with fuel sales. This site is located on the east side of the corner of SH 205 and FM 550. Rockwall CAD ID# 11384
7. COMMISSIONERS REPORTS AND 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 seek 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., Oct. 14, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



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

DATE: October 21st, 2025

Applicant: Tim Seymore

Property owner: Tim Seymore

Subject Property: The subject property is a 23.10 -acre lot located in the Single Family 2.5 District.

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

BACKGROUND INFORMATION:

The applicant plans to construct a new primary residence and designate the existing structure as a detached guesthouse incidental to the main dwelling. The property complies with all zoning and land-use regulations, with platting approved by City Council on September 23, 2025. The proposal is consistent with the intent of the zoning district and the Comprehensive Plan’s emphasis on preserving low-density residential character.

REQUEST:

The applicant is requesting approval of a detached dwelling guesthouse.

STAFF RECOMMENDATION:

Approval of a detached dwelling guesthouse.

NOTES:

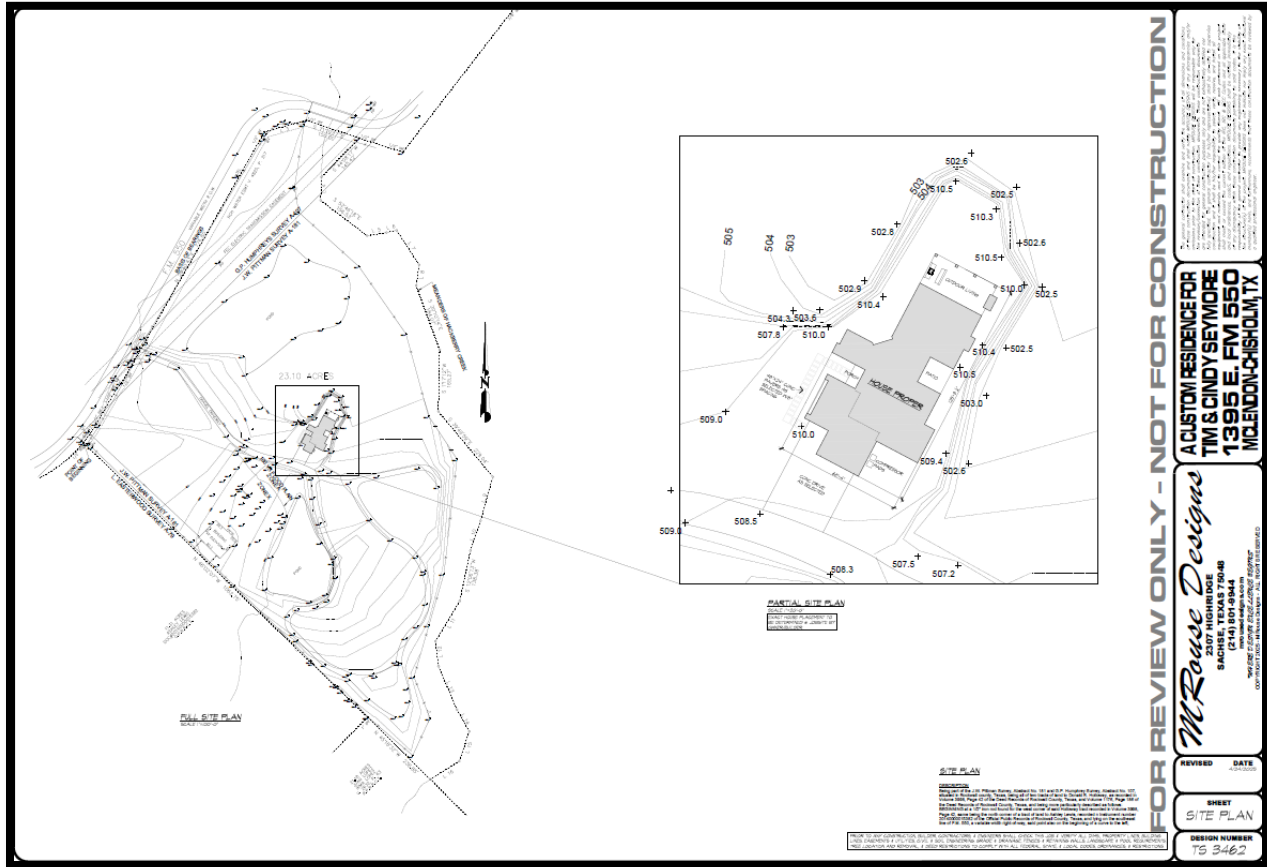
1. The proposed primary structure, currently pending permit approval with Burgess, complies with the area regulations and development standards of the Single-Family SF-2.5 Zoning District. Issuance of the Burgess building permits are contingent upon approval of this Specific Use Permit request.
2. The existing structure’s setbacks and dimensions conform to the requirements of the McLendon-Chisholm Zoning Ordinance.

Zoning Map:



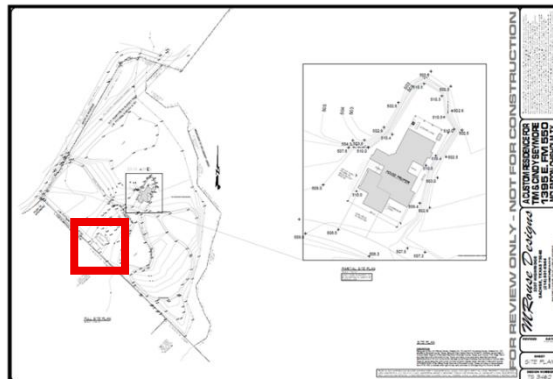
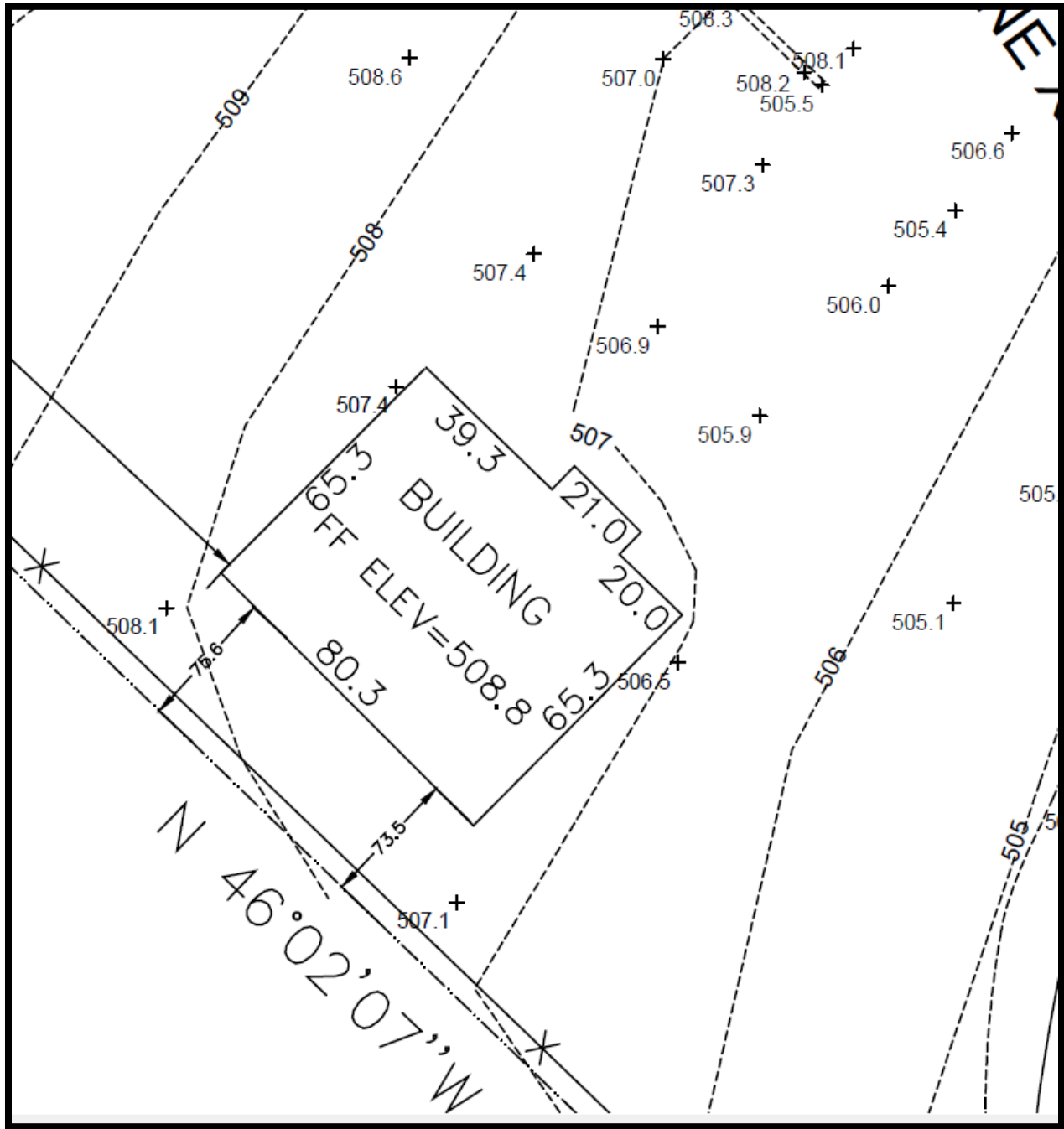
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Plot Plan:



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Plot Plan, existing guesthouse:



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Sarah Simons and Zachariah Simons, are the owners of a 5.00 acre tract of land situated in the T.K. Jordan Survey, Abstract Number 233, Rockwall County, Texas, same being that tract of land conveyed to Sarah Simons and Zachariah Simons, by Warranty Deed with vendors lien, recorded in Instrument Number 2018000009547, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the West corner of Lot 1, Block A, Skinner Addition, an Addition to the City of McLendon-Chisholm-ETJ, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 302, Map Records, Rockwall County, Texas, and being on the Southeast line of a tract of land conveyed to Robert A. Langley, by Warranty deed, recorded in Instrument Number 2013-489106, Official Public Records, Rockwall County, Texas, same being along the Southwest right-of-way line of Stevens Road (a variable width right-of-way):

THENCE South 45 degrees 33 minutes 02 seconds East, along the southwest line of said Lot 1 of Skinner addition, a distance of 581.48 feet to a 3/8 inch iron rod found with for corner, said corner being on the Northwest line of a tract of land conveyed to Fred McCurley and wife Vivian Kay McCurley, by Deed Recorded in Volume 200, Page 880, Deed Records, Rockwall County, Texas, and being the Southwest corner of said Lot 1, of Skinner Addition;

THENCE South 44 degrees 15 minutes 42 seconds West, along the Northwest line of said McCurley tract, a distance of 371.80 feet to a point for corner, said corner being the West corner of said McCurley tract, and being the East corner of a tract of land conveyed to Vincent F. Alai Jr. and Judy N. Alai in their capacities as trustees of the Vincent Jr and Judy Alai 2000 Family Trust, by Deed Recorded in Volume 2729, Page 25, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 00 minutes 36 seconds West, along the Northeast line of said Alai tract, a distance of 582.74 feet to a point for corner, said corner being along the Southeast right-of-way line of said Stevens Road, and being along the Southeast line of a tract of land conveyed to Britta Jo, by general warranty Deed, Instrument Number 2022000006890, Official Public records of, Rockwall County, Texas;

THENCE North 44 degrees 27 minutes 08 seconds East, along the Southeast Right-of-way line of Stevens road a distance of 376.47 feet to the POINT OF BEGINNING and containing 217,783.34 square feet and or 5.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Sarah Simons and Zachariah Simons, does hereby adopt this plat, designating the herein described property as STEVENS ADDITION, BLOCK A, LOT 1, an addition to the City of McLendon-Chisholm-ETJ, Rockwall County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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 fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed 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 same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may 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 of ingress and egress to or from the 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 or service required or ordinarily performed by that utility).

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

WITNESS, my hand _____, Texas, this the _____ day of _____, 2025.

BY: _____ BY: _____
Zachariah Simons (Owner) Sarah Simons (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sarah Simons, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public for The State of Texas.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Zachariah Simons, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public for The State of Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, R.P.L.S. No. 5513 do hereby certify that I prepared this plat, and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McLendon-Chisholm ETJ.

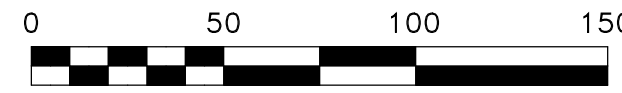
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public for The State of Texas.



POINT OF BEGINNING

ROBERT A. LANGLEY
INST. NO. 2013-489106
(O.P.R.R.C.T.)

ANTONIO RODRIGUEZ
ABSTRACT A231

BRITTA JO
INST. NO. 2022000006890
(O.P.R.R.C.T.)

ZONING - MCLENDON CHISHOLM ETJ

ANTONIO RODRIGUEZ
ABSTRACT NUMBER A231

T.K. JORDAN
ABSTRACT NUMBER A233

3/8" IRF FOR WITNESS
S 45°57'21" E 18.54'

VINCENT F. ALOI, JR
AND JUDY N. ALOI,
IN THEIR CAPACITIES AS TRUSTEES
OF THE VINCENT JR. AND JUDY ALOI
2000 FAMILY TRUST
VOL. 2729, PG. 25
(D.R.R.C.T.)

ZONING - MCLENDON CHISHOLM ETJ

ZACHARIAH J. SIMONS AND
WIFE SARAH B. SIMONS
INST. NO. 2018000009547
(O.P.R.R.C.T.)
ZONING - MCLENDON
CHISHOLM ETJ

T.K. JORDAN
ABSTRACT NUMBER
A233

FRED MCCURLEY
AND WIFE,
VIVIAN KAY MCCURLEY
VOL. 200, PG. 880
(D.R.R.C.T.)

ZONING - MCLENDON CHISHOLM ETJ

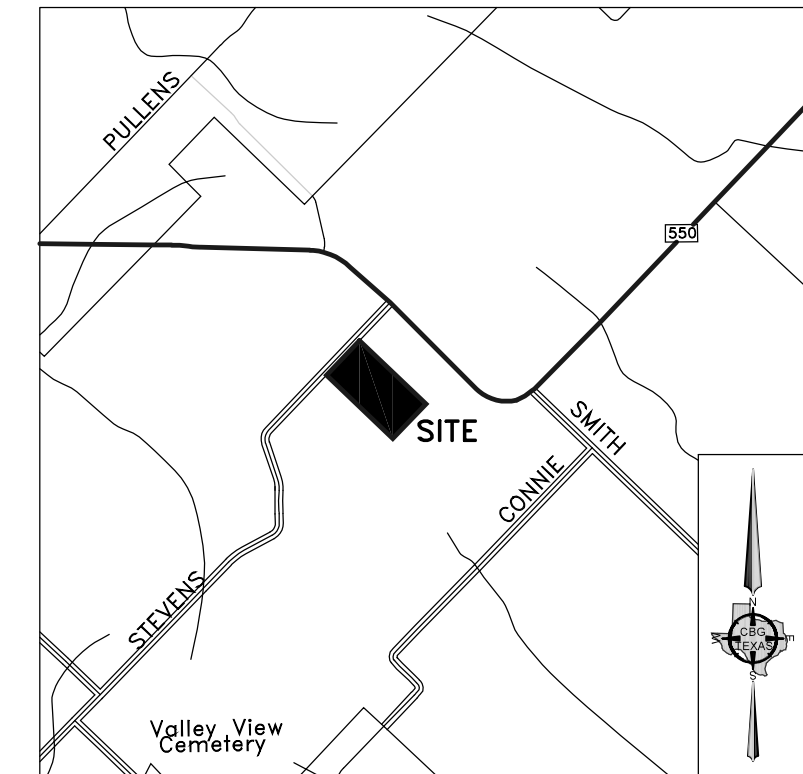
JOHN R. CARREL AND
TAMMY L. CARREL
INST. NO. 2025000004675
(O.P.R.R.C.T.)
ZONING
- MCLENDON CHISHOLM ETJ

STATE PLANE
COORDINATES
N:6,993,188.71
E:2,609,440.35

3/8" IRF
CM

BLOCK A, LOT 1,
217,783.34 SQ.FT.
5.00 ACRES

STATE PLANE
COORDINATES
N:6,992,795.84
E:2,609,840.81



VICINITY MAP
NOT TO SCALE

- LEGEND**
M.R.R.C.T. = MAP RECORDS,
ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC
RECORDS, ROCKWALL COUNTY,
TEXAS
D.R.R.C.T. = DEED RECORDS,
ROCKWALL COUNTY, TEXAS
CAB. = CABINET
SLD. = SLIDE
INST. = INSTRUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
PFC = POINT FOR CORNER
IRF = IRON ROD FOUND
WM. = WATER METER
ESMT. = EASEMENT
SQ.FT. = SQUARE FEET
3/8" IRF = 3/8 INCH IRON ROD
FOUND
1/2" IRF = 1/2 INCH IRON ROD
FOUND

GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48397C0110L, DATED 09/26/2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- 7) ACCORDING TO THE CITY OF MCLENDON-CHISHOLM COMPREHENSIVE PLAN UP TO 60 FEET FROM CENTERLINE MAY BE USED AS RIGHT-OF-WAY FOR STEVENS ROAD.

APPROVED

Approved: _____

Mayor _____

Date _____

Acknowledged:

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

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

City Secretary, City of McLendon-Chisholm, Texas

City Secretary
City of McLendon-Chisholm, Texas

DATE _____

OWNER: SARAH SIMONS,
ZACHARIAH SIMONS
247 STEVENS ROAD
ROCKWALL, TEXAS 75032
PHONE: 214-707-3745

SURVEYOR: BRYAN CONNALLY
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



SCALE: 1"=100' / DATE: 10-07-2025 / JOB No. 1711610-02 / DRAWN BY: CP

FINAL PLAT
STEVENS ADDITION
BLOCK A, LOTS 1,
217,783.34 SQ. FT. / 5.00 ACRES
T.K. JORDAN SURVEY, ABSTRACT NO. 233
CITY OF MCLENDON-CHISHOLM - ETJ, ROCKWALL
COUNTY, TEXAS



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

DATE: October 21st, 2025

Applicant: Patience Hawkins
CBG Surveying
1413 E Interstate 30
Garland, TX 75043

Property owner: Sarah and Zachary Simmons

Subject Property: The subject property is a 5-acre tract located in the extra-territorial jurisdiction of McLendon-Chisholm.

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

REQUEST:

The applicant is requesting approval of a final plat to combine the tract into one lot.

STAFF RECOMMENDATION: Approval. The application is administratively complete and conforms to the City of McLendon-Chisholm ordinances.

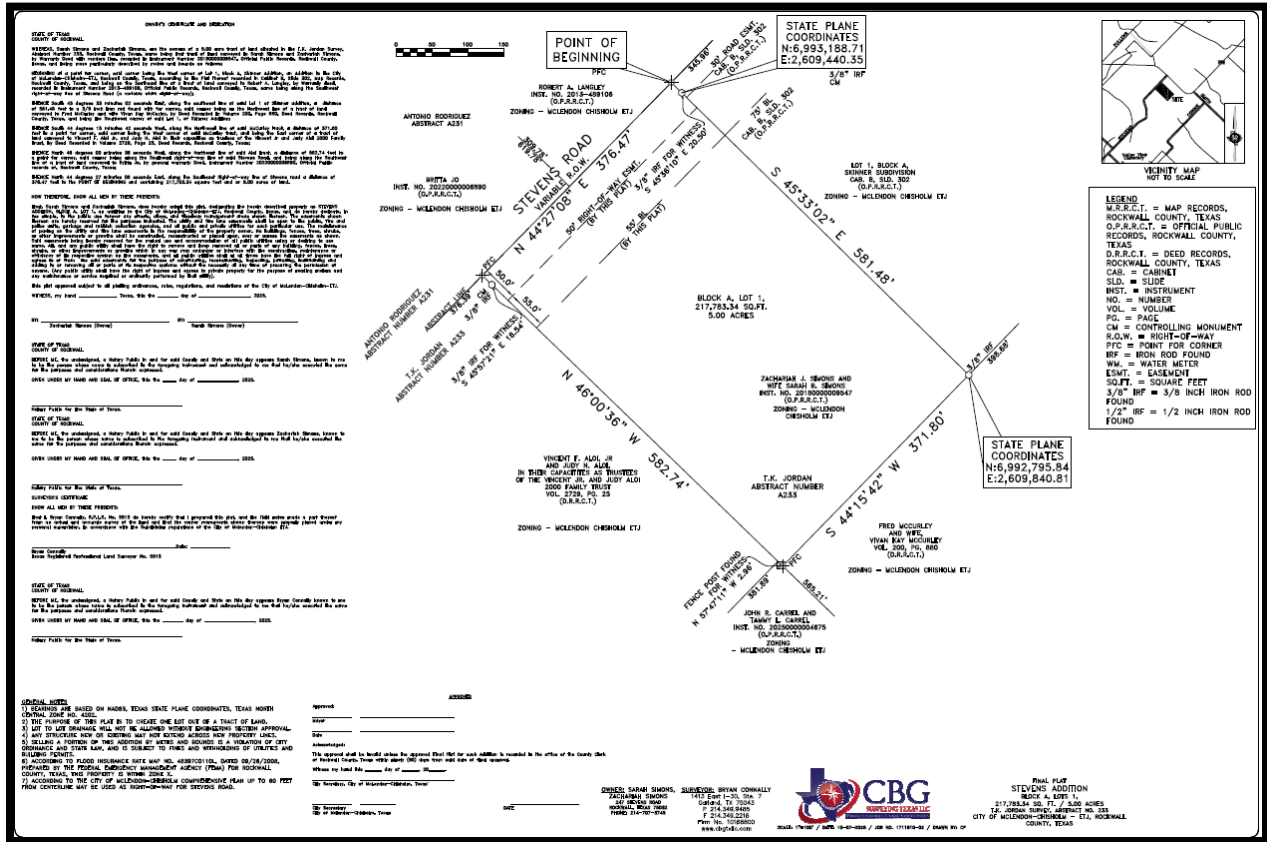
NOTE: Full sized copies of the final plat are available for review at McLendon-Chisholm City Hall.

Zoning Map:



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Final Plat:





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

DATE: October 21st, 2025

Applicant: Brian Berry
2 Essex Court
Heath, Texas 75032

Representative: Moises Castro

Property owner: 7.0 Holdings

Location: The subject property consists of approximately 1.367 acres on a single lot within the Crossroads Planned Development District, with a base zoning designation of “GB” General Business. The site is located on the east side, at the hard corner of SH 205 and FM 550 and is identified by Rockwall CAD Property ID 11384.

PLANNING AND ZONING COMMISSION: MEETING DATE: October 21st, 2025

REQUEST:

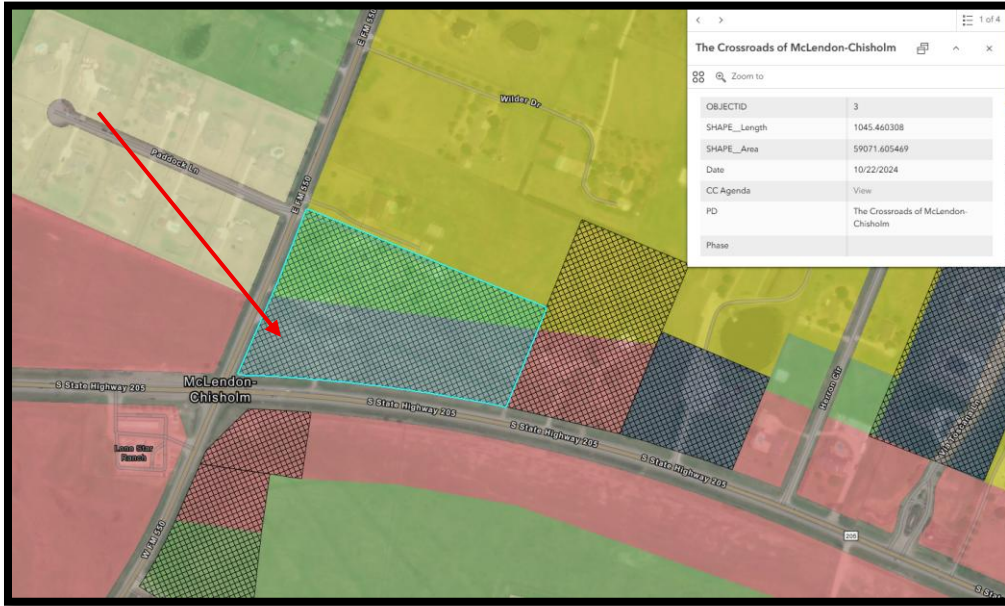
The applicant is requesting approval of a site plan for a convenience store with fuel sales. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Approval subject to conditions:

1. Engineering approval

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

ZONING MAP (General location):



Comprehensive Plan:



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