



**AGENDA
SPECIAL PLANNING AND ZONING COMMISSION MEETING
MAY 5, 2026**

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. PUBLIC HEARING
 - 4.1. A public hearing to receive comments on a proposed ordinance amending Article 5, "Special Districts," Section 5.2, entitled "State Highway 205 Overlay District" of the City's Zoning Ordinance. The proposed amendment relates specifically to provisions governing temporary signs within the overlay district. The amendment will modify regulations to allow for an additional temporary sign per tenant or unit and establish a requirement that such signs be removed within thirty (30) days following the issuance of a Certificate of Occupancy.
 - 4.2. A public hearing to receive comments on a request to rezone approximately 9.17 acres of land from Single Family Residential (SF 2.5) to a Planned Development District (PD) with additional development and use standards, with a base zoning district of "GB" General Business, as defined in the City's Code of Ordinances. The subject property is generally located at the northeast corner of State Highway 205 and FM 550 within the City of McLendon-Chisholm, Texas, and is identified as Rockwall County Property ID Nos. 108612, 11443, 11446, and 83468.
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
 - 6.1. Consider approving minutes from Feb 17, 2026 P & Z Meeting
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Discuss and consider the request to amend Section 5.2, "State Highway 205 Overlay District", of Article V, "Special Districts", of the City's Zoning Ordinance, specifically related to temporary sign regulations.
 - 7.2. Discuss and consider an ordinance for a request to rezone approximately 9.17 acres of land from Single-Family Residential (SF 2.5) to a Planned Development District (PD) with additional development and use standards,

with a base zoning district of "GB" General Business, as defined in the City's Code of Ordinances.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

9. ADJOURN

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., April 28, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



AGENDA
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 17, 2026
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. PUBLIC HEARING
 - 4.1. A hearing on the proposed ordinance establishing a corridor overlay district along State Highway 205 intended to supplement the underlying zoning district by providing additional development standards and regulations. The purpose of the overlay district is to promote compatible land uses, encourage high-quality development, and support the City's long-term economic development goals.
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Discuss and elect a new Chairman and a new Co-Chairman
 - 7.2. Discuss and consider approval of a final plat for the Infrastructure Phase 1 portion of the Horizon Lakes master-planned community. The final plat facilitates installation of supporting infrastructure and dedication of required easements. The Pullen Road abandonment ordinance is attached as an exhibit and incorporated by reference into this staff report. The subject property designates 73 residential lots and 8 common areas.
 - 7.3. Discuss and consider approval of a final plat for the Infrastructure Phase 2 portion of the Horizon Lakes master-planned community. The final plat facilitates installation of supporting infrastructure and dedication of required easements. The Pullen Road abandonment ordinance is attached as an exhibit and incorporated by reference into this staff report. The final plat designates 35 residential lots and 6 common areas.
 - 7.4. Discuss and consider approval of a final plat for the Village 3, Phase 1 portion of the Horizon Lakes master-planned community. The Pullen Road abandonment ordinance is attached as an exhibit and incorporated by

reference into this staff report. The final plat designates 105 residential lots and one common area.

7.5. Discuss and consider approval of a Preliminary Plat for the Sonoma Verde subject property "North Tract" on approximately 315 acres. The preliminary plat is designating 691 residential lots, 31 open space lots and one amenity center.

7.6. Discuss and consider approval of the proposed ordinance establishing a corridor overlay district along State Highway 205 intended to supplement the underlying zoning district by providing additional development standards and regulations. The purpose of the overlay district is to promote compatible land uses, encourage high-quality development, and support the City's long-term economic development goals.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

9. ADJOURN

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Feb. 10, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm

Staff Report

Date: May 5, 2026

Agenda Item: Discuss and consider the request to amend Section 5.2, "State Highway 205 Overlay District," of Article V, "Special Districts," of the City's Zoning Ordinance, specifically related to temporary sign regulations.

Background:

The State Highway 205 Overlay District was approved by City Council on February 24, 2026, to establish additional development standards along a key arterial corridor within the City. As part of ongoing implementation and refinement of the overlay district, staff has identified the need to clarify and adjust provisions related to temporary signage.

The proposed amendment focuses specifically on temporary signs within the overlay district. The amendment would:

- Allow one (1) temporary sign per tenant or unit; and
- Require that all temporary signs be removed within thirty (30) days following the issuance of a Certificate of Occupancy.

These revisions are intended to provide flexibility for businesses during initial occupancy while ensuring that temporary signage does not remain in place indefinitely, thereby maintaining the aesthetic quality and intent of the overlay district.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the request, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommend approval of the request, as presented.

Attachments:

- Exhibit A – State Highway 205 Overlay District Regulations (proposed amendment)

Presenter: Fabrice Kabona, City Manager

Section 5-2 Special Districts: State Highway 205 Overlay District

5.2.1 Purpose

Recognizing that SH 205 is a major historic, cultural and non-residential arterial through the City of McLendon- Chisholm, Texas the City hereby provides additional development standards for non-residential developments in this corridor.

5.2.2 Limits of Overlay District.

The area encompassed by these standards shall include all those properties that extend from the centerline of State Highway 205 to a point 1,500 feet parallel on each side of the centerline of SH 205 from the northernmost to the southernmost City of McLendon-Chisholm city limit lines. The Overlay District is intended to apply to all non-residential developments within the SH 205 corridor. Any property zoned for non-residential development within this corridor, in full or in part, shall be subject to the development standards contained herein. This Overlay District will extend from the northern City limit line to the southern city limit line as they exist or as they may be amended in the future. The provisions of the State Highway 205 Overlay District shall apply to all properties fully or partially within the defined area. Due to the varying locations of property lines, tract lines or other ownership or geographic criteria, the City Council may approve modifications to the strict adherence to this Overlay District upon a request by a property owner or applicant.

5.2.3 Applicability.

Existing base zoning districts of properties within the area shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, site circulation, and landscaping shall be those specified for each individual district except as may be amended herein.

This Overlay District shall apply as follows:

- (1) Property Not Zoned or Zoned AG - Agriculture:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “prefix” to base zoning.
 - b. All future zoning regulations shall conform to the criteria set herein.
- (2) Property with existing non-residential straight zoning:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “suffix” to property currently zoned as non-residential.
 - b. The existing base zoning district shall prevail except in cases where the base district is silent or there is a direct conflict with this Overlay District
 - i. Where the base zoning district is silent on any specific development standard, the Overlay District shall prevail.
 - ii. Where the base zoning district and this Overlay District have conflicting standards, the stricter standard shall prevail.
- (3) Property with existing residential zoning:
 - a. This overlay district shall not apply to any properties with existing residential zoning
 - b. Existing residential zoning shall be grandfathered.
 - c. If property with existing residential zoning is rezoned, the City of McLendon-Chisholm shall consider this Overlay District as part of the rezoning evaluation process, but may waive the application of this Overlay District.
- (4) Property with an existing “PD – Planned Development District”:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “suffix” to property currently zoned as PD-Planned Development District.

- b. Existing PD-Planned Development District standards shall prevail **except** in instances where the PD-Planned Development District is silent. Where the PD-Planned Development District is silent on any specific development standard found in the Overlay District, the Overlay District shall prevail.
 - c. Where the PD-Planned Development District and this Overlay District have conflicting standards, the PD-Planned Development District shall prevail.
- (5) Except as noted herein, the requirements below shall apply to all lots or tracts located fully or partially within the geographic limits of the Overlay District. Any future changes to a site plan and/or a platted property after the adoption of this Overlay District may be subject to the standards herein as may be applicable. The City Council may approve amendments to specific standards herein and may adopt alternative regulations through the Specific Use Permit or a rezoning process.

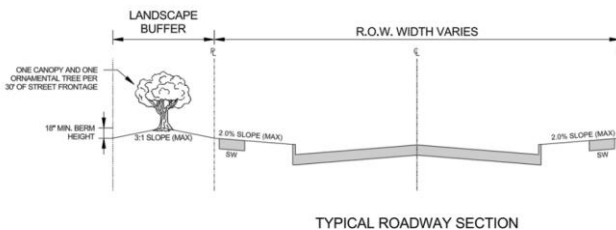
5.2.4 Non-Residential Uses.

Property within the State Highway 205 Overlay District shall be primarily developed as non-residential. No residential zoning shall be permitted within this overlay district.

5.2.5 Landscaping requirements:

The purpose of this section is to promote a unified landscaped corridor through the City, to enhance the City’s major thoroughfare, provide for a noise pollution barrier for the residential development on either side of the Overlay District and promote an environmentally responsible corridor.

- (1) A minimum 30-foot wide landscape buffer (as measured from the front property line, exclusive of rights-of-way, site visibility easements, future thoroughfare setbacks, etc.) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations, as currently adopted or modified in the future.



- (2) The landscape buffer shall generally consist of street trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - a. A minimum of one three-inch caliper canopy tree and one ornamental tree (measured at twelve inches above the soil line and six-foot planted height) per 30 feet of street frontage. The number of street trees required shall be calculated as one (1) each (canopy and ornamental) per thirty (30) feet of street frontage, but the trees may be planted in groups or clusters as indicated in a commercial development landscape plan. Up to thirty percent (30%) of the canopy trees are eligible for substitution with additional ornamental trees at a 1:3 ratio. For every canopy tree that is substituted, three ornamental trees will be required.
 - b. Headlight screening:
 - i. The inclusion of a landscape screen is important for screening headlights from adjacent non-residential development parking. The headlight screening minimizes glare for adjacent arterial traffic.

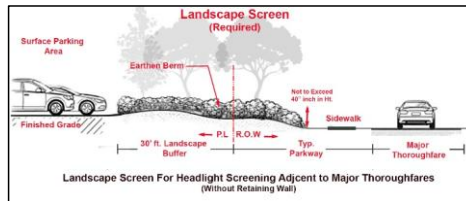
- ii. A minimum height of eighteen inches (18") inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from State Highway 205 or another major thoroughfare.



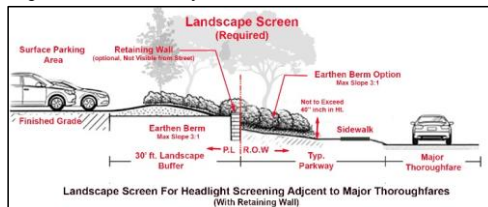
- iii. Planting material shall be an evergreen variety, at least twelve inches (12") in height at planting, spaced no more than twelve inches (12") apart and the species shall reach an eighteen-inch (18") height within twenty-four months and grow into a continuous hedgerow.
- iv. All planting material shall include an irrigation plan to ensure viability. Landscape Plans shall include an irrigation note to this effect.

- c. The use of earthen berms in the landscape buffer is encouraged under the following criteria:

- i. The minimum height of a berm shall be eighteen inches (18") as measured from the parkway elevation at the corresponding right-of-way line.



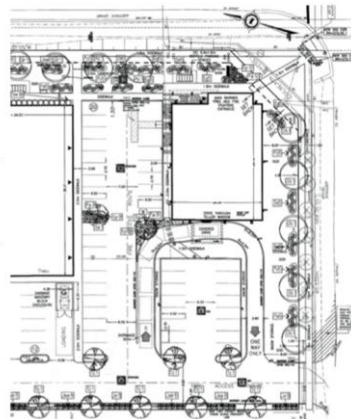
- ii. Maximum height of berms shall be four (4) feet as measured from the parkway elevation at the corresponding right-of-way line.
- iii. Berms shall have a maximum slope of three (3) feet of horizontal run for every one (1) foot of height.
- iv. A retaining wall with an independent footer may be used on the side furthest away from the right-of-way to tie into the associated development grade line. Retaining walls shall not be incorporated into standard curbs.



- v. A minimum of thirty percent (30%) of the landscape buffer area shall include shrubs, hedges, ground cover, boulders, xeriscape elements, or a combination thereof.
 - i. No shrubbery, hedges, other plant material or retaining walls shall impede site visibility triangles.
 - ii. Shrubby hedges forming a continuous living screen and retaining walls used in conjunction with berms shall not exceed 40 inches in height as measured from the parkway elevation at the right-of-way line.

- (3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan for review and approval. Landscape Plans:
- a. Shall accompany all non-residential site plan submittals
 - b. Shall be prepared by either a Registered Professional Engineer (PE) or a Registered Landscape Architect (RLA). A PE or RLA shall be responsible for insuring that the Landscape Plans adhere to these criteria by sealing and signing such plans.
 - c. Landscape Plans shall include the following (at a minimum):

- a. Site Features (north arrow, scale, site plan details, project name, owner, name of professional preparing the plan and other relevant information as required by City staff).
- b. General Notes including irrigation notes, planting material and other site data as required by City staff.
- c. Plan view of the proposed landscaped areas with dimensions and other critical site details.
- d. Street Tree calculations and notes: required and provided
- e. Plant material selected including name (common and Botanical), planting size (gallons, caliper inches, canopy dimensions), planting separation, full height notes, and related information.
- f. Plant installation details which adhere to nurseryman standards
- g. Irrigation plan by a State of Texas licensed irrigation specialist shall be submitted with the civil engineering construction documents.



SAMPLE PLANT LIST
PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	HT.	SIZE	ZONE
A1	WILLOW BRANCHING	Salix alba (var. pendula)	12'	12"	W1
A2	RED TWIG DOGWOOD	Cornus alternifolia	12'	12"	W1
A3	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A4	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A5	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A6	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A7	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A8	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A9	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A10	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A11	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A12	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A13	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A14	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A15	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A16	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A17	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A18	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A19	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1
A20	SMOOTH BAYONET	Yucca filamentosa	12'	12"	W1

- (4) Administrative modifications to the landscape requirements.
- a. An applicant shall have the opportunity to request a modification from these landscape standards when the strict interpretation and/or enforcement of these landscape standards would prevent a property's reasonable development in a safe and efficient manner.
 - b. A request for the modified standard is reserved for unanticipated situations or specific site constraints and not merely for the convenience of the applicant.
 - c. The standards shall not be modified on the basis of financial hardship.
 - d. The acceptable modifications under this provision do not constitute a variance.
 - e. Any modifications sought by an applicant beyond the limits summarized herein shall require a rezoning request or consideration by the Zoning Board of Adjustment.
 - f. An applicant requesting a modified standard shall submit a written request at the time of the Site Plan submittal process and shall summarize the modification sought and the reasons for such request.

- g. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape buffer by as much as ten (10) feet administratively upon a finding that the strict enforcement of the full landscape buffer requirement would prevent a property's reasonable development in a safe and efficient manner. Additionally, the Planning and Zoning Commission (or the City Council upon appeal) may reduce any development criteria by as much as ten percent (10%) upon a finding that strict enforcement of the landscape requirements would prevent a property's reasonable development in a safe and efficient manner.

5.2.6 Public Art Program:

The purpose of this section is to promote cultural identity, enhance visual character, and integrate art into the built environment. The City of McLendon-Chisholm finds that public art increases community engagement, strengthens economic vitality, and enhances the aesthetic quality of public places.

- (1) Applicability.
 - a. This section applies to all new commercial development, redevelopment, or major renovation projects within the Overlay District located on a lot greater than one (1) acre.
 - b. Projects subject to this section shall comply prior to the issuance of a certificate of occupancy.
- (2) Public Art Requirement. All non-residential developments shall contribute to the City of McLendon-Chisholm's public art program by:
 - a. Installation of public art as per the guidelines contained herein; OR
 - b. Payment into a Public Art fee in lieu of the installation of the public art in an amount equal to 0.5% of the total construction cost of the development; AND
 - c. Dedicating an area for the future public art of no less than 0.1% of the lot area or 1,000 square feet whichever is lesser. City Council may adjust the total area of the public art easement upon a formal request by an applicant. Public Art area location:
 - i. Shall be subject to the approval of the Public Arts Committee, city planning staff, Planning and Zoning Commission and/or the City Council.
 - ii. Shall be located in an area visible from the right-of-way.
 - iii. Shall not be located in a visibility site triangle area.
 - iv. Shall not be encumbered or limited by utility easements.
 - v. Shall be noted on the site plan and a corresponding plat for recordation.
 - vi. Shall have four (4) two-inch (2") electric conduits routed from the electricity transformer and stubbed out to the Public Art area.
 - d. The City Council shall make the final determination as to whether to accept the installation of public art or to accept the fee in lieu of.
- (3) Site Plan – Plat Designations and Notation.
 - a. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - b. Proposed public art area reservation shall be designated on a Site Plan submittal.
 - c. Proposed public art area reservation shall be designated on a Plat as a "Public Art Easement"
- (4) The City Council shall designate a Public Art Committee:
 - a. The Committee can be comprised of any combination of the following:
 - i. City Council Members
 - ii. Planning and Zoning Commission Members
 - iii. General Public
 - iv. City Staff
 - b. The Committee shall be composed as follows:

- i. 3 members
 - ii. Staggering terms of three (3) years
 - iii. City Council shall appoint the chair of committee
 - c. The purpose of the committee shall be:
 - i. Establish public art goals and strategic plan.
 - ii. Establish public art guidelines.
 - iii. Review and approve public art proposals.
 - iv. Administer the public art program and make recommendations to the City Council.
 - v. Prepare an annual report to City Council on the status of the public art program.
 - vi. All expenditures using the Public Arts Fund shall be approved by the City Council.
- (5) Eligible projects may provide public art through:
 - a. On-site installation.
 - b. Combination of installation and/or fee-in-lieu of contribution; or
 - c. Full fee-in-lieu payment to the City Public Art Fund.
- (6) Public Art Guidelines
 - a. Commercial logos or advertising shall not qualify as public art.
 - b. Types
 - i. Sculpture or statues.
 - ii. Murals (paint, mosaic, mixed media).
 - iii. Integrated architectural art.
 - iv. Artist-designed infrastructure.
 - v. Other original visual works accessible to the public.
 - c. Design Standards.
 - i. Artwork shall be site-specific and integrated into project architecture or landscape design.
 - ii. Artwork shall be durable, safe, and designed for long-term public display.
 - iii. Artwork shall enhance the public realm and contribute to placemaking.
 - d. McLendon-Chisholm Public Art Themes
 - i. Within this Overlay District, public art shall reflect or interpret themes associated with Texas heritage and specifically the history of McLendon-Chisholm.
 - ii. These themes may include:
 - 1. City history and local historical figures
 - 2. Regional history or cultural traditions
 - 3. Agricultural or ranching themes
 - 4. Native ecology or landscape
 - 5. Notable Texans or historic events
 - 6. Western, frontier, or transportation themes
 - e. Artist Qualifications.
 - i. Artwork shall be designed and executed by a professional artist or design professional with demonstrated artistic experience
 - ii. City Council may allow alternative artwork which:
 - 1. May not be prepared by a professional artist.
 - 2. May not follow the stated themes described herein.
 - f. Maintenance.
 - i. Property owners shall maintain artwork in good condition.
 - ii. Public Art Fund shall not be eligible for maintenance expenses.

5.2.7 Land Use Spacing Regulations:

The following land uses shall comply with the residential adjacency standards herein:

Land Use	Conditional Land Use Adjacency Provisions
Amusement center, outdoor	1000 feet from any property zoned for residential development
Auto impound lot/wrecker business	1000 feet from any property zoned for residential development
Auto paint and body shop	1000 feet from any property zoned for residential development
Auto repair garage	1000 feet from any property zoned for residential development
Auto service station	1000 feet from any property zoned for residential development
Truck Stops (commercial vehicles)	1,000 feet from any property zoned for residential development
Bail Bonds	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
CBD Retail Stores	1,000 feet from any property zoned for residential development
Convenience Stores (with or without fuel sales) with alcohol sales	1,000 feet from any property zoned for residential development
Game rooms / Arcades	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks
Go cart track and other vehicular track or facility	1,000 feet from any property zoned for residential development
Kennel	1,000 feet from any property zoned for residential development
Massage Parlors	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
Outdoor storage	1000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Pawn Shops	1,000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Payday Lenders / title loan stores	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
Recycling collection center	1,000 feet from any property zoned for residential development
Restaurant, drive-in/drive-thru	1000 feet from any property zoned for residential development
Sexually Orientated Business	1,000 feet from any property zoned for residential development and/or 2,000 feet from any school, day care center, or public parks
Tattoo parlor/body piercing studio	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks 2,000 feet from another similar establishment
Tobacco shop (with greater than 51% of sales related to tobacco products)	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks 2,000 feet from another similar establishment
Shooting range, outdoor	1,000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Vape Stores / Smoke Shops / Hookah Lounges	1,000 feet from any property zoned for residential development, schools, day care centers or public parks 2,000 feet from another similar establishment
Veterinary hospital with outside pens	1,000 feet from any property zoned for residential development

5.2.8 Site Development Standards

The following site design standards shall apply for all non-residential developments within the Overlay District.

- (1) Signs. For safety purposes, the Overlay District shall regulate the number and type of freestanding or pole signs along the corridor.
- a. In addition to its usual definition a “sign” shall be any structure erected for the purpose of advertising or attracting attention to any business or activity.
 - b. The City of McLendon-Chisholm’s sign ordinance shall govern the use, placement, design and or permitting processes for all signs. In addition to the City’s sign ordinance, the following provisions shall apply. Where there may be a conflict between the City’s sign ordinance and the criteria set forth herein, the stricter provision shall prevail.
 - c. Prohibited Signs
 - i. Off-Premise Signs – Billboard Signs shall be prohibited in this overlay district.
 1. For definition purposes of this Section, an “off-premise” sign shall generally be considered a “billboard” sign or a free standing sign which is not associated with the immediately adjacent primary land use and identifies, advertises or attracts attention to a business, product, service, event or activity sold, existing or offered at a different location.
 2. For definition purposes of this Section, a “billboard sign” shall be defined as a commercial sign which meets the following criteria:
 - a. Permanent structure sign which is used for the display of off-site commercial messages
 - b. Permanent structure sign which constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located;
 - c. Outdoor sign used as advertising for hire; as an example, on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration; or
 - d. Off-site outdoor advertising sign on which space is leased or rented
 - ii. Painted or hand marked advertising on windows or buildings shall be prohibited.
 - iii. Flags, inflatable signs, portable signs, trailer signs, spotlights, or other temporary signs shall be prohibited unless a temporary sign permit is approved.
 - iv. Temporary Signs
 1. Shall be allowed as per the City Sign Ordinance.
 2. Shall be limited to one (1) sign per address; however, one (1) additional sign per tenant or unit shall be permitted. Signs associated with tenant occupancy and shall be removed within thirty (30) days following the issuance of the Certificate of Occupancy.
 3. Shall be associated with a valid construction permit, where applicable.
 4. Shall be removed promptly upon the expiration of the temporary permit; any costs incurred by the City of McLendon-Chisholm to

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~~remove temporary signs shall be the responsibility of the permit holder.~~

~~4. Shall be associated with a valid Certificate of Occupancy~~

~~5. Shall be removed promptly upon the expiration of the temporary permit; any costs incurred by the City of McLendon-Chisholm to remove temporary signs shall be the responsibility of the permit holder.~~

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- d. Building Signs.
 - i. Signs affixed to individual buildings, suites or demised premises shall be subject to and conform with the City's Sign Ordinance.
 - ii. Painted or hand marked advertising on windows or buildings shall be prohibited.
 - iii. Any free standing signs on the site, not affixed to the building, shall be considered a "Monument Sign" and shall conform to the criteria herein.
- e. Real Estate signs and real estate directional signs shall be allowed as per the City's Sign Ordinance.
 - i. A "real estate sign" shall be defined as a temporary sign that is located on the same lot as it is advertising, with the sole purpose of advertising that particular property for sale, for rent, or for lease.
 - ii. A "real estate directional sign" shall be defined as a temporary sign that is located on the same lot as it is advertising; with the sole purpose to direct the public to a particular property or properties for purposes of sale, rent or lease.
- f. Monument Signs.
 - i. Multi-tenant non-residential development shall collocate freestanding signs into a cohesive monument sign on the overall property.
 - ii. The number of monument signs allowed on a property shall be consistent with the number of driveway access points to an adjacent right-of-way allowed on the property.
 - iii. A monument sign shall be dimensioned as such:
 - 1. No greater than six (6) feet in height from the footer at grade
 - 2. No greater than fifteen (15) feet in width of the structure
 - 3. Maximum sign face of sixty (60) square feet per side of actual signage
 - iv. Each monument sign shall be designed by a structural engineer according to the City's approved and adopted International Building Code.
 - v. Each monument sign shall include the following:
 - 1. Site Address: letters and numbers shall be between 4 and 8 inches in height
 - 2. Total number of slots or slats available per monument sign shall be the sum of the total number of suites plus four (4) per monument sign. The additional slots or slats are for possible expansion.
 - 3. Approved, or as amended in the future, City of McLendon-Chisholm Logo and slogan shall be incorporated into each monument sign banner.
 - a. Logo shall be no greater than eight inches (8") in diameter.
 - b. Logo may be incorporated into the slats / slots
 - c. Logo may be placed on the monument sign frame

- d. Logo specifications shall be provided by the City and may change from time to time.



- vi. All sign electrical equipment and structural supports shall be enclosed and secured with exterior finishing materials to be consistent with the exterior finishing material of the main building.
 - vii. Shall be constructed with exterior finishing materials similar to those of the main associated building structure.
 - g. Sign Lighting.
 - i. Backlit signs within a monument sign shall be permitted with the following conditions:
 1. Property owner shall be responsible for the adherence to these provisions.
 2. Violations of these provisions shall be considered a violation of the City's Ordinances and shall be subject to fines and/or revocation of a Certificate of Occupancy.
 3. Monument sign lighting shall be set to turn off by no later than 11:00 p.m. Sunday – Thursday and midnight Friday – Saturday. Sign lighting shall be on a timer and shall be consistent with the normal hours of operation of the associated business. The intent of this provision is to limit the amount of light pollution during non-business hours. Select businesses (i.e. emergency care, fuel sales, etc.) may request an exemption from this standard.
 - ii. Directional lighting shall be allowed under the following conditions:
 1. Property owners shall be responsible for adherence to these provisions.
 2. Violations of these provisions shall be considered a violation of the City's Ordinances and shall be subject to fines and/or revocation of a Certificate of Occupancy.
 3. No lighting shall be pointed or directed towards a right-of-way
 4. There shall be no more than one (1) foot candle spillover at the property line as measured three (3) feet from the natural grade.
 5. The average foot candle across a commercial site shall not exceed five (5) foot-candles as measured at four and one-half feet from natural grade.
 - h. Site Plan – Plat Designations and Notation.
 - i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Proposed monument signs shall be designated on a Site Plan submittal.
 - iii. Proposed monument signs shall be designated on a Plat as a "Sign Easement"
- (2) Cross Access. For safety purposes and traffic access management purposes, the Overlay District shall regulate the access and circulation of non-residential developments.

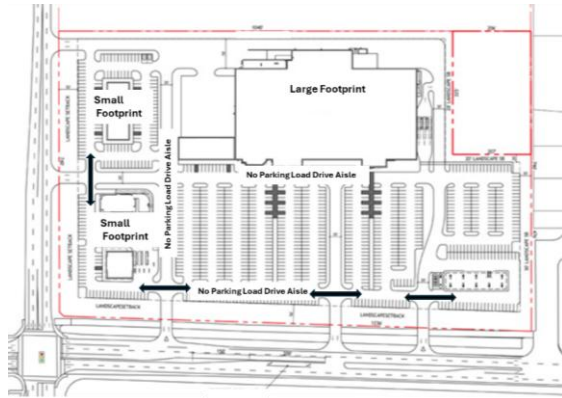
- a. All non-residential developments shall be required to provide cross access from a non-residential development to an adjacent non-residential development in order to limit the number of driveway openings and thereby limiting local vehicle trips from congesting SH 205.
- b. Site Plan – Plat Designation and Notation.
 - i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Cross-access shall be required on all non-residential development adjacent to other non-residential developments (existing or future).
 - iii. Cross-access shall be noted on a proposed Site Plan as a connection to an existing development or as a stub-out to future development.
 - iv. Cross-access shall be designated on a plat as a “Fire Lane, Access and Utility Easement”
 - v. Fire lanes shall be consistent with the International Fire Code as adopted or amended by City Council. At a minimum, fire lanes shall be defined as:
 - 1. Thirty feet (30’) wide with a twenty foot (20’) radius measured from curb return to curb return; OR
 - 2. Twenty-four feet (24’) wide with a thirty foot (30’) radius measured from curb return to curb return; or
 - 3. Twenty-six feet (26’) wide for all buildings two (2) stories or taller, in which case, the fire lane shall be located at least fifteen feet (15’) but no further than thirty feet (30’) feet from the front face of the structure along one of the long sides of the structure.
 - 4. All points of a building shall be within one-hundred fifty feet (150’) (hose lay length) to a fire lane as determined by the Fire Marshal / Fire Chief of the City of McLendon-Chisholm. The Fire Marshal / Fire Chief of the City of McLendon-Chisholm may allow a hose lay length of up to two-hundred feet (200’).
- c. Cross-access connections shall be required as follows:
 - i. Shall be required from non-residential development to all adjacent non-residential developments (current or future).
 - ii. Shall be required to be identified on a Site Plan and all associated plats and constructed by the applicant to the property line in such a manner as to allow an adjacent development to connect into the cross-access connection without requiring additional permission or easements from the original applicant.
 - iii. Shall be appropriately striped as a fire lane (see fire lane definitions previously).
 - iv. If the adjacent property is not yet developed, the City Engineer shall determine the type of barriers required to indicate a “no through traffic” cross access connection. Appropriate barriers may include:
 - 1. “No Thru Traffic”, “Dead End” or similar type signs
 - 2. Type I, II or III barricades (in ground or on sleds)
 - 3. Traffic barrels
 - 4. Construction barriers
 - 5. Other as approved by the City Engineer
 - v. Cross-access fire lanes

1. Shall be dimensioned as a fire lane if required by the Fire Marshall / Fire Chief and/or the City Engineer. Dimensions shall follow the criteria previously defined.
2. Pavement standards for fire lane cross access connections:
 - a. Concrete thickness: Six inches (6")
 - b. Concrete strength:
 - i. Four thousand (4,000) pounds per square inch (psi); OR
 - ii. Dust free, all weather surface, with sufficient strength to support a proposed load of a two (2) axle vehicle capable of withstanding a 75,000 lb. fire apparatus
 - c. Steel Reinforcement: #4 rebar on twenty-four inch (24") centers on concrete chairs
 - d. Base course thickness:
 - i. Six inches (6")
 - ii. Lime stabilization; OR
 - iii. Cementitious stabilization
 - iv. Following geotechnical report (to be submitted to the City Engineer as part of the Civil Engineering construction plans)

(3) Solid Waste Dumpsters

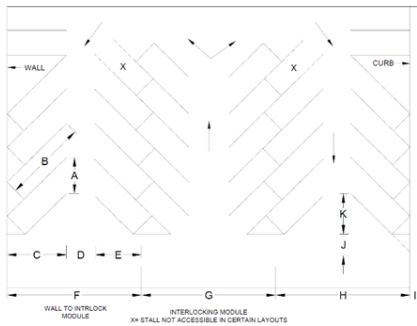
- a. All non-residential developments shall be required to provide solid waste dumpsters and dumpster enclosures
- b. All dumpsters shall be screened as follows:
 - i. Exterior finish material shall be consistent with the exterior finishing material of the associated primary structure of the commercial development.
 - ii. The gate for the dumpster enclosure shall be a solid metal gate to be painted or powder coated.
 - iii. The gate shall have a closing latch or other system to insure that the gate is closed when not in use.
 - iv. The height of the dumpster enclosure shall be at least two feet (2') taller than the dumpster.
 - v. The width of the dumpster enclosure shall be at least three feet (3') wider on all sides than the dumpster.
 - vi. Vegetative screen shall be provided on outside on three sides and consist of evergreen shrubs that will grow at least ten eight (8') in height.
- c. Dumpster enclosure shall include:
 - i. Concrete thickness: Eight inches (8")
 - ii. Concrete strength: Five thousand (5,000) pounds per square inch (psi)
 - iii. Have a permanent water source with a shut off valve
 - iv. Have a slatted drain/ grate inlet connected to an enclosed stormwater system
 - v. At least one (1) security pole light or wall pack light with a photocell or motion sensor.
 - vi. Protective bollards adjacent to any firelane, on-site access and circulation routes.
 - vii. Signage
 1. No parking in front of gate

2. No storage of flammable material
 3. City shall provide sign criteria
- d. Dumpster Placement
- i. Dumpsters shall not be placed within one-hundred feet of a residential development or property zoned for residential development.
 - ii. Shall have a clear path of at least forty feet (40') back up area which is not in conflict with any parking space or structure.
 - iii. Shall be situated at a forty-five degree angle from the approaching access.
- e. Site Plan – Plat Designations and Notation.
- i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Dumpsters and dumpster enclosures shall be designated on a Site Plan submittal.
- (4) Multi-lot Development Standards. For safety purposes, the Overlay District shall regulate the building orientation, parking, pedestrian and vehicular site circulation for multi-lot non-residential developments with multiple lots, buildings and/or larger footprint developments.
- a. Building Orientation. Building orientation for multi-lot non-residential developments shall conform to the following criteria:
- i. Larger footprint buildings, over twenty thousand (20,000) square feet, shall be set back from the right-of-way providing sufficient area between the building(s) and the right-of-way for either parking for the main building or for the development of smaller footprint buildings on individual lots.
 - ii. Smaller footprint buildings, under twenty-thousand (20,000) square feet, shall be within one-hundred fifty feet (150') of the right-of-way.
 - iii. Longest side of the building shall be parallel to the adjacent right-of-way from which the building is addressed.
 - iv. Where a building is located on a corner of two major arterials or there exists other site constraints, the building's longest side shall be orientated parallel to the right-of-way corresponding to the building's address.



- b. Parking Field Standards. Parking lot designs for multi-lot nonresidential developments shall conform to the following criteria:
 - i. Texas Accessibility Standards and the Americans with Disabilities Act (ADA) parking requirements:
 - 1. All commercial developments shall adhere to both the TAS and ADA standards.
 - 2. Where there may be a conflict between TAS or ADA standards, the stricter standard shall prevail.
 - 3. TAS/ADA parking spaces shall be located adjacent to the main doors of the building.
 - 4. TAS/ADA accessible routes shall be clearly designed and striped.

c. Parking lot design shall follow the following criteria.



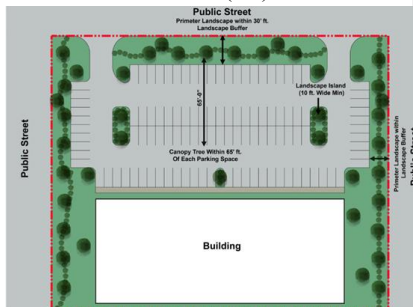
STALL LAYOUT ELEMENTS				
Element	On Diagram	45°	60°	75° 90°
Stall width parallel to aisle	A	12.7	10.4	9.3 9.0
Stall length of line	B	25.0	22.0	20.0 18.5
Stall depth to wall	C	17.5	19.0	19.5 18.5
Aisle width between stall lines	D	12.0	16.0	23.0 26.0
Stall depth, interlock	E	15.3	17.5	18.8 18.5
Module, wall to interlock	F	44.8	52.5	61.3 63.0
Module, interlocking	G	42.6	51.0	61.0 63.0
Module, interlock to curb face	H	42.8	50.2	58.8 60.5
Bumper overhang (typical)	I	2.0	2.3	2.5 2.5
Offset	J	6.3	2.7	0.5 0.0
Setback	K	11.0	8.3	5.0 0.0
Cross aisle, one-way	L	14.0	14.0	14.0 14.0
Cross aisle, two-way	M	24.0	24.0	24.0 24.0

- d. Pedestrian Accommodations
 - i. Access Easements
 - 1. Shall be required for parking lots with more than forty (40) parking spaces in a perpendicular row to the main building.

- a. At least one pedestrian route shall be required.
 - b. Shall be at least eight feet (8') wide raised pedestrian access way with six-inch (6") curbs located between two adjacent head in parking rows perpendicular to the main building; OR
 - c. Shall be designated as a six foot (6') sidewalk perpendicular to the main building.
2. Shall include barrier free ramps (BFR's) according to the TAS/ADA.
- ii. Shopping cart corral
 1. Retail developments with shopping carts shall require shopping cart corrals.
 2. Shopping cart corrals shall be installed at the rate of 1 corral per 100 parking spaces.
 3. Shopping cart corrals shall be distributed throughout parking field
 4. Design Criteria:
 - a. Width: minimum ten feet (10')
 - b. Length: minimum fifteen feet (15')

- iii. On-site trees

1. A canopy tree shall be provided at the end of every parking row
2. A canopy tree shall be provided so that every parking space is within sixty-five feet (65') of a tree.
3. A canopy tree shall be provided for every seven (7) parking spaces. Trees required for this provision may be installed throughout the site but shall not be counted towards the required street trees.
4. Every canopy tree located in a paved area shall be in a landscape island with a dimension of at least one-hundred eighty square feet.



- e. Vehicular circulation

- i. For parking lots with more than one-hundred (100) parking spaces, internal access and circulation routes shall be provided with no direct parking.
- ii. Site visibility triangle criteria shall apply for all internal vehicular drive aisles, drive aisles intersections, driveways, placement of monument signs and other site features
- iii. Stacking depths may be required as part of the site plan review process to insure pedestrian and vehicular safety.
- iv. City may require traffic signs, speed bumps or other traffic calming devices as part of the site plan review process to insure pedestrian safety.

5.2.9 Variances and Appeals.

The Applicant may request a variance of any of the Site Development Standards based on a bona fide hardship. Variance requests shall be processed through and considered by the Zoning Board of Adjustments.



City of McLendon-Chisholm

Staff Report

Date: May 5, 2026

Agenda Item: Discuss and consider an ordinance for a request to rezone approximately 9.17 acres of land from Single-Family Residential (SF 2.5) to a Planned Development District (PD) with additional development and use standards, with a base zoning district of "GB" General Business, as defined in the City's Code of Ordinances

Background: The applicant requests to rezone the subject property from Single-Family Residential (SF 2.5) to a Planned Development District (PD) with a General Business (GB) base zoning district. The PD establishes additional development standards and permitted uses and remains subject to the SH 205 Overlay District regulations.

Staff Recommendation:

1. Staff recommends approval of a maximum building area of 60,000 square feet.
2. The remaining requested modifications shall be at the sole discretion of the Planning and Zoning Commission.
3. Staff recommends that all approved modifications be expressly limited to the subject property as identified in the application materials and shall not apply to any land area beyond the subject property as depicted in the concept plan.
4. Staff recommends approval of internal landscape dedications in lieu of the required 30-foot landscape dedication along the property boundary, applicable to all property boundary areas except land area with immediate frontage to FM 550. The in lieu area shall be equal to the area otherwise required under the 30-foot landscape dedication standard.

Attachments

- Zoning Change Application
- Subject Property Boundary Exhibit
- Proposed Concept Plan

- Proposed Planned Development District with Additional Development and Use Standards
- Planned Development District Zoning Regulations
- General Business District Regulations
- State Highway 205 Overlay Zoning Regulations

Presenter: Peyton Sherman, City Planner

Zoning Map:



RCAD:

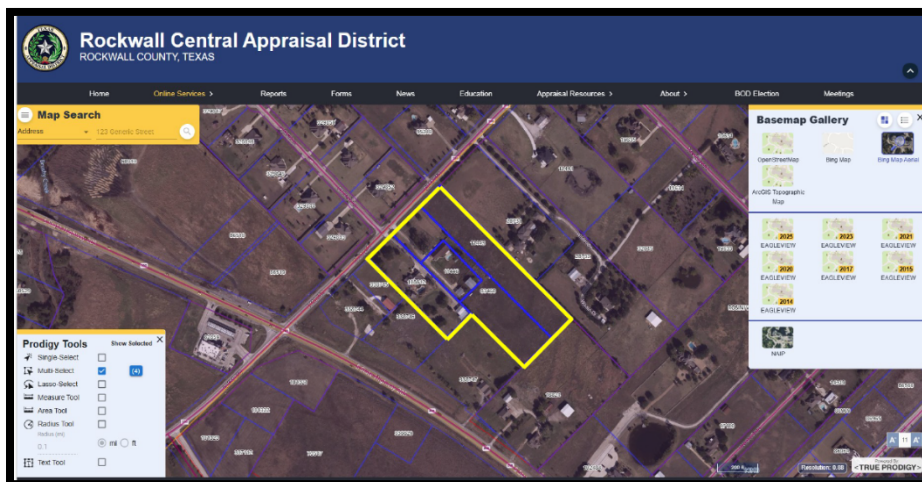


Exhibit A: Concept Plan

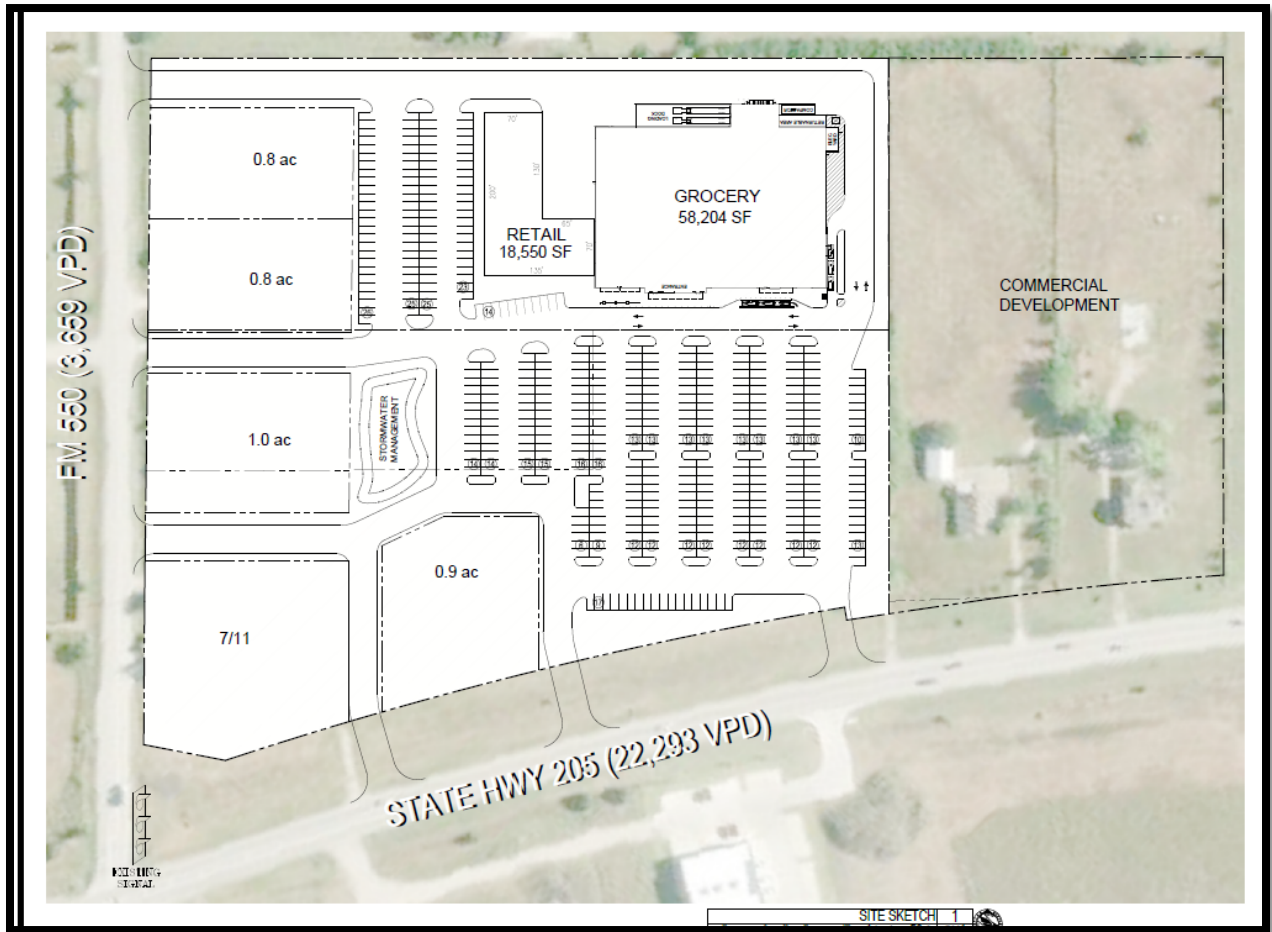


Exhibit B: Permitted Uses / Prohibited Uses / Specific Use Permit Uses:

Permitted Uses

All uses permitted by right in the GB (General Business) District of the City of McLendon-Chisholm Zoning Ordinance shall be permitted within this Planned Development District, except as expressly modified herein.

1. Alcohol sales shall be permitted by right, subject to all applicable TABC regulations and compliance.
2. The permissibility of alcohol sales shall not violate any other condition of this planned development district or applicable zoning regulations applicable per the SH 205 Overlay.

Specific Use Permits

Any use requiring a Specific Use Permit in the GB District shall require approval of a Specific Use Permit within this Planned Development District, except as expressly modified herein.

Prohibited Uses

Any use not permitted by right or by Specific Use Permit in the GB District is prohibited, unless expressly authorized herein.

Applicable Regulations on Permitted Uses/ Prohibited Uses/ Specific Use Permit Uses:

This Planned Development District shall comply with all use regulations of the GB District and is subject to the State Highway 205 Overlay District and all other applicable provisions of the City Code of Ordinances, as amended, except as expressly modified herein.

Exhibit C: Planned Development District Additional Development Standards

1. The Planned Development District is subject to the General Business (GB) zoning district and the SH 205 Overlay district regulations and all other City Code of Ordinance's unless expressly authorized herein.
2. Maximum building area for any single non-residential building shall not exceed 60,000 square feet.
3. The required landscape buffer shall be reduced from thirty (30) feet to twenty (20) feet for landscape dedications fronting FM 550.

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Planned Development District Regulations

City of McLendon-Chisholm, TX

§ 5-1. PD Planned Development District.

- A. General purpose and description. The Planned Development District "PD" prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.
- B. Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.
- C. Development standards.
1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
 2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
 3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.
- D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).
1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.
 - (a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other

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pertinent development data.

- (b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.
 - (c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.
2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to section 5-1 D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:
- (a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.
 - (b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.
 - (c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

- (d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.
 - (e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.
3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in section 1-14, Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.
- (a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:
 - (b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or
 - (c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
 - (d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
 - (e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
 - (f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.
 - (g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.
- E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.
- F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein,

shall be maintained in an appendix of this ordinance.
(Ordinance 2017-22, ex. 2, adopted 12/19/17)



City of McLendon-Chisholm

1371 West FM 550 • McLendon-Chisholm, Texas 75032

TEL: (972) 524-2077 FAX: (972) 524-9128

ZONING CHANGE APPLICATION

Date of Application: 2/9/26 Receipt _____

Fee: \$500 + \$20 per acre (acreage rounded to the next whole acre)

Applicant's Name: Justin Ruggiano, Warren Walker, Miguel Gil

Phone No.: 512-415-5603 Email: Jrooge@yahoo.com

Owner's Name: Warren Walker, Miguel Gil

Phone No.: (361) 442-4481 + (972) 302-1910 Email: _____

Status of Applicant: Owner ___ or Authorized Agent

Applicant's Address: 2885 W FM 550 McLendon Chisolm

Owner's Address: 211 E FM 550 + 201 E FM 550

I certify that I am the owner of the property described in this petition/application and Justin Ruggiano is the authorized agent to file this application on my behalf.

Signature of Owner: [Signature] Date: 2-9-26

Signature of Applicant: [Signature] Date: 2-9-26

Address and/or Location of Request:

211 E FM 550 + 201 E FM 550

Property Legal Description:

Lot 63-12 + Lot 63-14

County Parcel ID:

11443, 11446, 83468, 108612

Existing Zoning:

Residential

Requested Zoning:

General Business

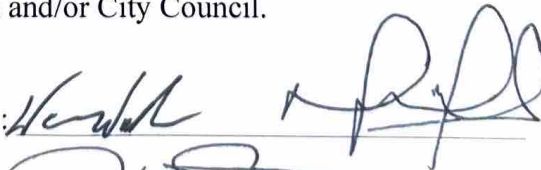
Development Fees & Consulting Costs

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 two half-hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultations will be arranged by City Staff (limit of one per property).

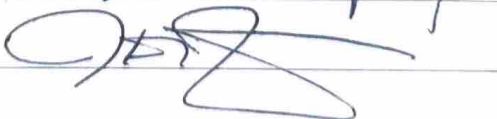
The applicant must pay the actual fee (for small/simple projects) or deposit the estimated fee with the City prior to consultant review. If actual consultant costs exceed the estimate, the applicant will be invoiced for the balance. Unused deposits will be refunded within 60 days of project completion.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted is true and correct and the application fee of \$ _____ has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_. Further, I 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 (Owner/):



Signature of Authorized Agent:



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Address



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- EAGLEVIEW 2025
- EAGLEVIEW 2023
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- EAGLEVIEW 2020
- EAGLEVIEW 2017
- EAGLEVIEW 2015
- EAGLEVIEW 2014
- NAIP

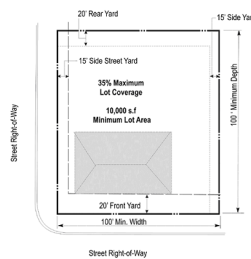
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- Single-Select
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- Radius Tool
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- Text Tool

200 ft Resolution: 0.88 Powered By: TRUE PRODIGY

§ 4-8. GB General Business District.

- A. Purpose. The GB General Business District is to provide for a wide range of retail and service establishments for the community.
- B. Permitted uses. Uses in the GB district shall be in accordance with section 3-1, Permitted use table.
- C. Density, area, yard, height, and lot coverage requirements. The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the GB Zoning District (below).



GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

- D. Highway 205 distance limitations. Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:
 1. The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

2. The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.
 3. This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.
- E. Off-street parking and loading requirements. Off-street parking and loading requirements shall conform to the provisions of section 6-7, Off-street parking and loading requirements.
- F. Landscaping. Landscaping requirements shall comply with the provisions in [section] 6-10, Landscaping requirements.
- G. Screening and buffer requirements. Screening and buffer requirements shall comply with the provisions in section 6-8, Screening and buffer requirements.
- H. Masonry requirement. Masonry requirements shall comply with the provisions in section 6-9, Construction materials.
- I. Site plan requirement.
1. Applicants of a rezoning to NC Neighborhood Commercial District shall submit a detailed conceptual site plan depicting all elements required within this zoning district and a traffic impact analysis for the proposed development as an exhibit accompanying the request for a change of zoning.
 2. The conceptual site plan shall become an exhibit accompanying the change of zoning amendment if such amendment is passed. Such site plan shall be filed of record in the city offices specified for recording the zoning ordinance.
- J. Miscellaneous provisions.
1. The planning and zoning commission and the city council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of nearby residential properties. In the event of conflict between the maintenance of such values and the proposed development, the planning and zoning commission and city council shall weigh the equities between the two using the criterion of community service and maintaining the concept of city's land-use and zoning plan in assessing the position of the proposed development.
- K. Restaurants.
1. Purpose and applicability. This section establishes regulations for restaurants that do not serve alcoholic beverages and are located within 300 feet of any parcel zoned for residential use. These provisions are intended to preserve neighborhood character, protect residents from late-night disturbances, and minimize adverse lighting and noise impacts. For the purposes of this section, "restaurant" shall mean an establishment primarily engaged in the preparation and sale of food for on-

premises consumption and not licensed to serve alcoholic beverages.

2. Hours of operation. Operational hours for restaurants, as defined in this ordinance, shall not operate later than 12:00 a.m. This limitation applies to dine-in, take-out, and drive-through services.
3. Noise and sound restrictions.
 - (a) Outdoor amplified sound, including music, public address systems, or speaker systems, is prohibited after 10:00 p.m. on Sunday through Thursday and 11:00 p.m. Friday and Saturday.
 - (b) At all times, noise levels at the nearest residential property line (measured from the property line on which the restaurant is located to the property line of the nearest residence) shall not exceed:
 - (1) 85 dB(A) between 7:00 a.m. and 10:00 p.m.
 - (2) 70 dB(A) between 10:00 p.m. and 7:00 a.m.

The above Subsection (b)(2) does not apply to a food service establishment that is located within 300 feet of a residence that was occupied before any food service establishment was located on the property. For such establishments, noise levels at the nearest residential property line (measured from the property line on which the restaurant is located to the property line of the nearest residence) shall not exceed: 85dB(A) between 7:00 a.m. and 10:00 p.m. and 45dB(A) between 10:00 p.m. and 7:00 a.m.

- (c) Plainly audible standard: After 10:00 p.m. on Sunday through Thursday and after 11:00 p.m. on Friday and Saturday, no person shall operate or permit any amplified sound, music, or other noise associated with a restaurant use that is plainly audible at or beyond the property line of any residentially zoned or occupied parcel. "Plainly audible" means any sound that can be clearly identified and understood, such as music, bass, lyrics, or spoken words, without the aid of a sound-level meter. This provision may be enforced independently of the decibel limits specified above.
4. Exterior lighting regulations.
 - (a) Fixture type and mounting.
 - (1) Pole-mounted lighting fixtures are prohibited for restaurants located within 300 feet of a residentially zoned parcel.
 - (2) All luminaires must be full cutoff. Floodlights must be aimed no higher than 45 degrees below horizontal. This can be accomplished using full-cutoff fixture design, shielding, visors, louvers or other devices.
 - (3) Exterior lighting must have soft, indirect illumination concealed behind landscaping or placed in outdoor lighting fixtures that do not produce

direct glare. Lighting must be focused on and provide the minimum amount of illumination required for safety.

- (4) On-site lighting design must be used to identify and illuminate entries, walks and parking areas. Site lighting used for building illumination must be down wall washing only.
 - (5) Security lighting must be designed to avoid glare and must direct light toward the building or storage area instead of away. Security lighting must be designed to avoid glare and directed toward the building or on-site amenities, including but not limited to parking areas, walkways, or storage areas consistent with the standards set forth in this ordinance.
 - (6) All building-mounted lighting installations associated with nonresidential concept plans, site plans, or planned developments shall be subject to city staff and board review.
 - (7) No light source may be aimed at or projected toward the right-of-way or any parcel designated with residential zoning.
- (b) Light trespass limits.
- (1) No line of sight to a bulb is permitted five feet or more beyond a residential property line or public street right-of-way by an observer viewing from a position that is level with or higher than the ground below the fixture. Compliance is achieved with full cutoff fixtures, fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim or a combination of these factors.
- (c) Hours of operation for lighting.
- (1) Non-security lighting must be turned off by 10:00 p.m., or within one hour after business closing, whichever is later.
 - (2) Security lighting may remain operational but must be dimmed to 50% of normal output during overnight hours. Security lighting may remain on but must be dimmed to 50% of normal output overnight between 10:00 p.m. and 7:00 a.m.

5. Measurement and enforcement.

- (a) Distance measurement. Measured in a straight line from the restaurant's nearest property line to the nearest property line of the residentially zoned parcel. Measured in a straight line, without regard to intervening structures, from the nearest property line of the restaurant use to the nearest property line of the residentially zoned and/or occupied property line.
- (b) Noise measurement. Taken with a calibrated sound level meter, using A-weighted decibels (dB(A)) in accordance with ANSI standards.
- (c) Lighting measurement. Taken using a calibrated light meter in accordance with

IESNA standards.

(d) Enforcement. The City's Code Compliance Officer or Zoning Administrator is authorized to conduct inspections and enforce compliance.

6. Variations. In accordance with the provisions of the Texas Local Government Code, chapter 211, and this Zoning Ordinance, the Board of Adjustment (BOA) has the authority to hear and take final action on requests for a Variance from standards as set forth in this section.

(Ordinance 2011-06, sec. 1, adopted 10/11/11; Ordinance 2015-21 adopted 8/11/15; Ordinance 2025-33 adopted 12/9/2025)

ARTICLE 5 SPECIAL DISTRICTS

☑ § 5-1 PD Planned Development District.

- A.** General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.
- B.** Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.
- C.** Development standards.
1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
 2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
 3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.
- D.** Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).
1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant’s intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.
 - (a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.
 - (b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and

to provide data for approval which is to be used in drafting the final development plan.

- (c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to section 5-1 D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

- (a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.
- (b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.
- (c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.
- (d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.
- (e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in section 1-14, Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

- (a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:
- (b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

- (c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
 - (d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
 - (e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
 - (f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.
 - (g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.
- E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.
- F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

(Ordinance 2017-22, ex. 2, adopted 12/19/17)

Section 5-2 Special Districts: State Highway 205 Overlay District

5.2.1 Purpose

Recognizing that SH 205 is a major historic, cultural and non-residential arterial through the City of McLendon- Chisholm, Texas the City hereby provides additional development standards for non-residential developments in this corridor.

5.2.2 Limits of Overlay District.

The area encompassed by these standards shall include all those properties that extend from the centerline of State Highway 205 to a point 1,500 feet parallel on each side of the centerline of SH 205 from the northernmost to the southernmost City of McLendon-Chisholm city limit lines. The Overlay District is intended to apply to all non-residential developments within the SH 205 corridor. Any property zoned for non-residential development within this corridor, in full or in part, shall be subject to the development standards contained herein. This Overlay District will extend from the northern City limit line to the southern city limit line as they exist or as they may be amended in the future. The provisions of the State Highway 205 Overlay District shall apply to all properties fully or partially within the defined area. Due to the varying locations of property lines, tract lines or other ownership or geographic criteria, the City Council may approve modifications to the strict adherence to this Overlay District upon a request by a property owner or applicant.

5.2.3 Applicability.

Existing base zoning districts of properties within the area shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, site circulation, and landscaping shall be those specified for each individual district except as may be amended herein.

This Overlay District shall apply as follows:

- (1) Property Not Zoned or Zoned AG - Agriculture:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “prefix” to base zoning.
 - b. All future zoning regulations shall conform to the criteria set herein.
- (2) Property with existing non-residential straight zoning:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “suffix” to property currently zoned as non-residential.
 - b. The existing base zoning district shall prevail except in cases where the base district is silent or there is a direct conflict with this Overlay District
 - i. Where the base zoning district is silent on any specific development standard, the Overlay District shall prevail.
 - ii. Where the base zoning district and this Overlay District have conflicting standards, the stricter standard shall prevail.
- (3) Property with existing residential zoning:
 - a. This overlay district shall not apply to any properties with existing residential zoning
 - b. Existing residential zoning shall be grandfathered.
 - c. If property with existing residential zoning is rezoned, the City of McLendon-Chisholm shall consider this Overlay District as part of the rezoning evaluation process, but may waive the application of this Overlay District.
- (4) Property with an existing “PD – Planned Development District”:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “suffix” to property currently zoned as PD-Planned Development District.

- b. Existing PD-Planned Development District standards shall prevail **except** in instances where the PD-Planned Development District is silent. Where the PD-Planned Development District is silent on any specific development standard found in the Overlay District, the Overlay District shall prevail.
 - c. Where the PD-Planned Development District and this Overlay District have conflicting standards, the PD-Planned Development District shall prevail.
- (5) Except as noted herein, the requirements below shall apply to all lots or tracts located fully or partially within the geographic limits of the Overlay District. Any future changes to a site plan and/or a platted property after the adoption of this Overlay District may be subject to the standards herein as may be applicable. The City Council may approve amendments to specific standards herein and may adopt alternative regulations through the Specific Use Permit or a rezoning process.

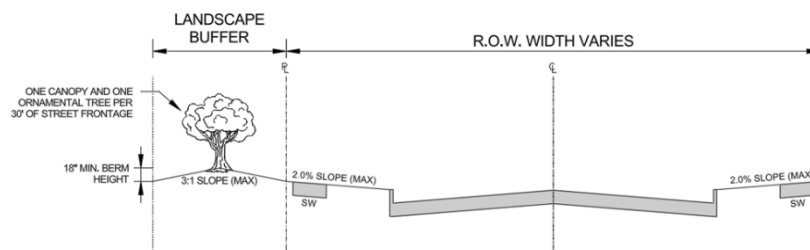
5.2.4 Non-Residential Uses.

Property within the State Highway 205 Overlay District shall be primarily developed as non-residential. No residential zoning shall be permitted within this overlay district.

5.2.5 Landscaping requirements:

The purpose of this section is to promote a unified landscaped corridor through the City, to enhance the City’s major thoroughfare, provide for a noise pollution barrier for the residential development on either side of the Overlay District and promote an environmentally responsible corridor.

- (1) A minimum 30-foot wide landscape buffer (as measured from the front property line, exclusive of rights-of-way, site visibility easements, future thoroughfare setbacks, etc.) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations, as currently adopted or modified in the future.



TYPICAL ROADWAY SECTION

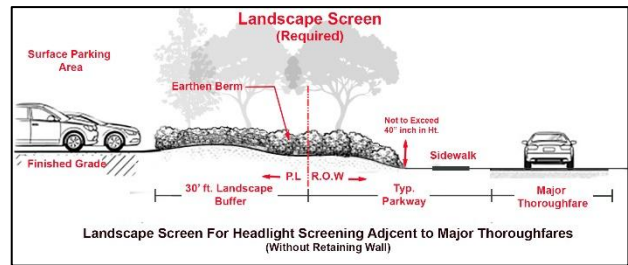
- (2) The landscape buffer shall generally consist of street trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - a. A minimum of one three-inch caliper canopy tree and one ornamental tree (measured at twelve inches above the soil line and six-foot planted height) per 30 feet of street frontage. The number of street trees required shall be calculated as one (1) each (canopy and ornamental) per thirty (30) feet of street frontage, but the trees may be planted in groups or clusters as indicated in a commercial development landscape plan. Up to thirty percent (30%) of the canopy trees are eligible for substitution with additional ornamental trees at a 1:3 ratio. For every canopy tree that is substituted, three ornamental trees will be required.
 - b. Headlight screening:
 - i. The inclusion of a landscape screen is important for screening headlights from adjacent non-residential development parking. The headlight screening minimizes glare for adjacent arterial traffic.

- ii. A minimum height of eighteen inches (18") inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from State Highway 205 or another major thoroughfare.
- iii. Planting material shall be an evergreen variety, at least twelve inches (12") in height at planting, spaced no more than twelve inches (12") apart and the species shall reach an eighteen-inch (18") height within twenty-four months and grow into a continuous hedgerow.
- iv. All planting material shall include an irrigation plan to ensure viability. Landscape Plans shall include an irrigation note to this effect.

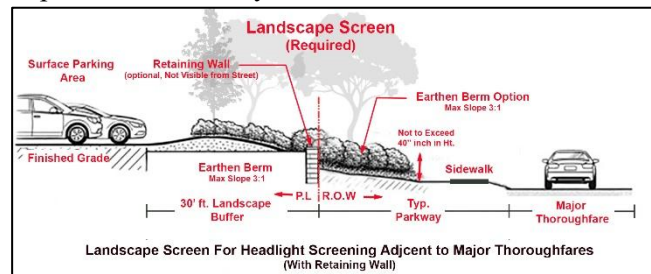


- c. The use of earthen berms in the landscape buffer is encouraged under the following criteria:

- i. The minimum height of a berm shall be eighteen inches (18") as measured from the parkway elevation at the corresponding right-of-way line.
- ii. Maximum height of berms shall be four (4) feet as measured from the parkway elevation at the corresponding right-of-way line.
- iii. Berms shall have a maximum slope of three (3) feet of horizontal run for every one (1) foot of height.
- iv. A retaining wall with an independent footer may be used on the side furthest away from the right-of-way to tie into the associated development grade line. Retaining walls shall not be incorporated into standard curbs.



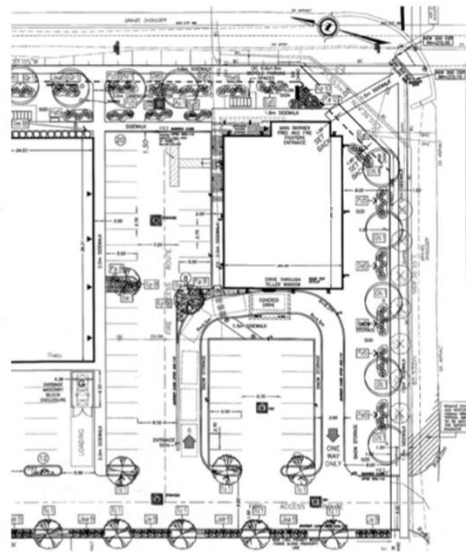
- v. A minimum of thirty percent (30%) of the landscape buffer area shall include shrubs, hedges, ground cover, boulders, xeriscape elements, or a combination thereof.



- i. No shrubbery, hedges, other plant material or retaining walls shall impede site visibility triangles.
- ii. Shrubby hedges forming a continuous living screen and retaining walls used in conjunction with berms shall not exceed 40 inches in height as measured from the parkway elevation at the right-of-way line.

(3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan for review and approval. Landscape Plans:

- a. Shall accompany all non-residential site plan submittals
- b. Shall be prepared by either a Registered Professional Engineer (PE) or a Registered Landscape Architect (RLA). A PE or RLA shall be responsible for insuring that the Landscape Plans adhere to these criteria by sealing and signing such plans.
- c. Landscape Plans shall include the following (at a minimum):
 - a. Site Features (north arrow, scale, site plan details, project name, owner, name of professional preparing the plan and other relevant information as required by City staff).
 - b. General Notes including irrigation notes, planting material and other site data as required by City staff.
 - c. Plan view of the proposed landscaped areas with dimensions and other critical site details.
 - d. Street Tree calculations and notes: required and provided
 - e. Plant material selected including name (common and Botanical), planting size (gallons, caliper inches, canopy dimensions), planting separation, full height notes, and related information.
 - f. Plant installation details which adhere to nurseryman standards
 - g. Irrigation plan by a State of Texas licensed irrigation specialist shall be submitted with the civil engineering construction documents.



SAMPLE PLANT LIST
PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
AL	RED BERRY CERCANERBY	<i>Andropogon scoparius</i> 'Red Berry'	3	5000	POT
AR	RED YUCCA	<i>Yucca elata</i> 'Red Yucca'	1	4000	UB
CA	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DA	HAGEN VASE TREE	<i>Quercus laevis</i>	1	4000	UB
DB	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DC	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DE	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DF	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DG	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DH	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DI	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DJ	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DK	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DL	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DM	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DN	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DO	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DP	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DQ	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DR	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DS	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DT	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DU	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DV	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DW	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DX	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DY	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB
DZ	ADONIS BLUE	<i>Adonis vernalis</i>	1	4000	UB

(4) Administrative modifications to the landscape requirements.

- a. An applicant shall have the opportunity to request a modification from these landscape standards when the strict interpretation and/or enforcement of these landscape standards would prevent a property's reasonable development in a safe and efficient manner.
- b. A request for the modified standard is reserved for unanticipated situations or specific site constraints and not merely for the convenience of the applicant.
- c. The standards shall not be modified on the basis of financial hardship.
- d. The acceptable modifications under this provision do not constitute a variance.
- e. Any modifications sought by an applicant beyond the limits summarized herein shall require a rezoning request or consideration by the Zoning Board of Adjustment.
- f. An applicant requesting a modified standard shall submit a written request at the time of the Site Plan submittal process and shall summarize the modification sought and the reasons for such request.

- g. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape buffer by as much as ten (10) feet administratively upon a finding that the strict enforcement of the full landscape buffer requirement would prevent a property's reasonable development in a safe and efficient manner. Additionally, the Planning and Zoning Commission (or the City Council upon appeal) may reduce any development criteria by as much as ten percent (10%) upon a finding that strict enforcement of the landscape requirements would prevent a property's reasonable development in a safe and efficient manner.

5.2.6 Public Art Program:

The purpose of this section is to promote cultural identity, enhance visual character, and integrate art into the built environment. The City of McLendon-Chisholm finds that public art increases community engagement, strengthens economic vitality, and enhances the aesthetic quality of public places.

- (1) Applicability.
 - a. This section applies to all new commercial development, redevelopment, or major renovation projects within the Overlay District located on a lot greater than one (1) acre.
 - b. Projects subject to this section shall comply prior to the issuance of a certificate of occupancy.
- (2) Public Art Requirement. All non-residential developments shall contribute to the City of McLendon-Chisholm's public art program by:
 - a. Installation of public art as per the guidelines contained herein; OR
 - b. Payment into a Public Art fee in lieu of the installation of the public art in an amount equal to 0.5% of the total construction cost of the development; AND
 - c. Dedicating an area for the future public art of no less than 0.1% of the lot area or 1,000 square feet whichever is lesser. City Council may adjust the total area of the public art easement upon a formal request by an applicant. Public Art area location:
 - i. Shall be subject to the approval of the Public Arts Committee, city planning staff, Planning and Zoning Commission and/or the City Council.
 - ii. Shall be located in an area visible from the right-of-way.
 - iii. Shall not be located in a visibility site triangle area.
 - iv. Shall not be encumbered or limited by utility easements.
 - v. Shall be noted on the site plan and a corresponding plat for recordation.
 - vi. Shall have four (4) two-inch (2") electric conduits routed from the electricity transformer and stubbed out to the Public Art area.
 - d. The City Council shall make the final determination as to whether to accept the installation of public art or to accept the fee in lieu of.
- (3) Site Plan – Plat Designations and Notation.
 - a. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - b. Proposed public art area reservation shall be designated on a Site Plan submittal.
 - c. Proposed public art area reservation shall be designated on a Plat as a "Public Art Easement"
- (4) The City Council shall designate a Public Art Committee:
 - a. The Committee can be comprised of any combination of the following:
 - i. City Council Members
 - ii. Planning and Zoning Commission Members
 - iii. General Public
 - iv. City Staff
 - b. The Committee shall be composed as follows:

- i. 3 members
 - ii. Staggering terms of three (3) years
 - iii. City Council shall appoint the chair of committee
 - c. The purpose of the committee shall be:
 - i. Establish public art goals and strategic plan.
 - ii. Establish public art guidelines.
 - iii. Review and approve public art proposals.
 - iv. Administer the public art program and make recommendations to the City Council.
 - v. Prepare an annual report to City Council on the status of the public art program.
 - vi. All expenditures using the Public Arts Fund shall be approved by the City Council.
- (5) Eligible projects may provide public art through:
 - a. On-site installation.
 - b. Combination of installation and/or fee-in-lieu of contribution; or
 - c. Full fee-in-lieu payment to the City Public Art Fund.
- (6) Public Art Guidelines
 - a. Commercial logos or advertising shall not qualify as public art.
 - b. Types
 - i. Sculpture or statues.
 - ii. Murals (paint, mosaic, mixed media).
 - iii. Integrated architectural art.
 - iv. Artist-designed infrastructure.
 - v. Other original visual works accessible to the public.
 - c. Design Standards.
 - i. Artwork shall be site-specific and integrated into project architecture or landscape design.
 - ii. Artwork shall be durable, safe, and designed for long-term public display.
 - iii. Artwork shall enhance the public realm and contribute to placemaking.
 - d. McLendon-Chisholm Public Art Themes
 - i. Within this Overlay District, public art shall reflect or interpret themes associated with Texas heritage and specifically the history of McLendon-Chisholm.
 - ii. These themes may include:
 - 1. City history and local historical figures
 - 2. Regional history or cultural traditions
 - 3. Agricultural or ranching themes
 - 4. Native ecology or landscape
 - 5. Notable Texans or historic events
 - 6. Western, frontier, or transportation themes
 - e. Artist Qualifications.
 - i. Artwork shall be designed and executed by a professional artist or design professional with demonstrated artistic experience
 - ii. City Council may allow alternative artwork which:
 - 1. May not be prepared by a professional artist.
 - 2. May not follow the stated themes described herein.
 - f. Maintenance.
 - i. Property owners shall maintain artwork in good condition.
 - ii. Public Art Fund shall not be eligible for maintenance expenses.

5.2.7 Land Use Spacing Regulations:

The following land uses shall comply with the residential adjacency standards herein:

Land Use	Conditional Land Use Adjacency Provisions
Amusement center, outdoor	1000 feet from any property zoned for residential development
Auto impound lot/wrecker business	1000 feet from any property zoned for residential development
Auto paint and body shop	1000 feet from any property zoned for residential development
Auto repair garage	1000 feet from any property zoned for residential development
Auto service station	1000 feet from any property zoned for residential development
Truck Stops (commercial vehicles)	1,000 feet from any property zoned for residential development
Bail Bonds	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
CBD Retail Stores	1,000 feet from any property zoned for residential development
Convenience Stores (with or without fuel sales) with alcohol sales	1,000 feet from any property zoned for residential development
Game rooms / Arcades	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks
Go cart track and other vehicular track or facility	1,000 feet from any property zoned for residential development
Kennel	1,000 feet from any property zoned for residential development
Massage Parlors	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
Outdoor storage	1000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Pawn Shops	1,000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Payday Lenders / title loan stores	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
Recycling collection center	1,000 feet from any property zoned for residential development
Restaurant, drive-in/drive-thru	1000 feet from any property zoned for residential development
Sexually Orientated Business	1,000 feet from any property zoned for residential development and/or 2,000 feet from any school, day care center, or public parks
Tattoo parlor/body piercing studio	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks 2,000 feet from another similar establishment
Tobacco shop (with greater than 51% of sales related to tobacco products)	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks 2,000 feet from another similar establishment
Shooting range, outdoor	1,000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Vape Stores / Smoke Shops / Hookah Lounges	1,000 feet from any property zoned for residential development, schools, day care centers or public parks 2,000 feet from another similar establishment
Veterinary hospital with outside pens	1,000 feet from any property zoned for residential development

5.2.8 Site Development Standards

The following site design standards shall apply for all non-residential developments within the Overlay District.

- (1) Signs. For safety purposes, the Overlay District shall regulate the number and type of freestanding or pole signs along the corridor.
 - a. In addition to its usual definition a “sign” shall be any structure erected for the purpose of advertising or attracting attention to any business or activity.
 - b. The City of McLendon-Chisholm’s sign ordinance shall govern the use, placement, design and or permitting processes for all signs. In addition to the City’s sign ordinance, the following provisions shall apply. Where there may be a conflict between the City’s sign ordinance and the criteria set forth herein, the stricter provision shall prevail.
 - c. Prohibited Signs
 - i. Off-Premise Signs – Billboard Signs shall be prohibited in this overlay district.
 1. For definition purposes of this Section, an “off-premise” sign shall generally be considered a “billboard” sign or a free standing sign which is not associated with the immediately adjacent primary land use and identifies, advertises or attracts attention to a business, product, service, event or activity sold, existing or offered at a different location.
 2. For definition purposes of this Section, a “billboard sign” shall be defined as a commercial sign which meets the following criteria:
 - a. Permanent structure sign which is used for the display of off-site commercial messages
 - b. Permanent structure sign which constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located;
 - c. Outdoor sign used as advertising for hire; as an example, on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration; or
 - d. Off-site outdoor advertising sign on which space is leased or rented
 - ii. Painted or hand marked advertising on windows or buildings shall be prohibited.
 - iii. Flags, inflatable signs, portable signs, trailer signs, spotlights, or other temporary signs shall be prohibited unless a temporary sign permit is approved.
 - iv. Temporary Signs
 1. Shall be allowed as per the City Sign Ordinance.
 2. Shall be limited to one (1) sign per address
 3. Shall be associated with a valid construction permit
 4. Shall be associated with a valid Certificate of Occupancy
 5. Shall be removed promptly upon the expiration of the temporary permit; any costs incurred by the City of McLendon-Chisholm to remove temporary signs shall be the responsibility of the permit holder.
 - d. Building Signs.

- i. Signs affixed to individual buildings, suites or demised premises shall be subject to and conform with the City’s Sign Ordinance.
 - ii. Painted or hand marked advertising on windows or buildings shall be prohibited.
 - iii. Any free standing signs on the site, not affixed to the building, shall be considered a “Monument Sign” and shall conform to the criteria herein.
- e. Real Estate signs and real estate directional signs shall be allowed as per the City’s Sign Ordinance.
 - i. A “real estate sign” shall be defined as a temporary sign that is located on the same lot as it is advertising, with the sole purpose of advertising that particular property for sale, for rent, or for lease.
 - ii. A “real estate directional sign” shall be defined as a temporary sign that is located on the same lot as it is advertising; with the sole purpose to direct the public to a particular property or properties for purposes of sale, rent or lease.
- f. Monument Signs.
 - i. Multi-tenant non-residential development shall collocate freestanding signs into a cohesive monument sign on the overall property.
 - ii. The number of monument signs allowed on a property shall be consistent with the number of driveway access points to an adjacent right-of-way allowed on the property.
 - iii. A monument sign shall be dimensioned as such:
 - 1. No greater than six (6) feet in height from the footer at grade
 - 2. No greater than fifteen (15) feet in width of the structure
 - 3. Maximum sign face of sixty (60) square feet per side of actual signage
 - iv. Each monument sign shall be designed by a structural engineer according to the City’s approved and adopted International Building Code.
 - v. Each monument sign shall include the following:
 - 1. Site Address: letters and numbers shall be between 4 and 8 inches in height
 - 2. Total number of slots or slats available per monument sign shall be the sum of the total number of suites plus four (4) per monument sign. The additional slots or slats are for possible expansion.
 - 3. Approved, or as amended in the future, City of McLendon-Chisholm Logo and slogan shall be incorporated into each monument sign banner.
 - a. Logo shall be no greater than eight inches (8”) in diameter.
 - b. Logo may be incorporated into the slats / slots
 - c. Logo may be placed on the monument sign frame
 - d. Logo specifications shall be provided by the City and may change from time to time.



- vi. All sign electrical equipment and structural supports shall be enclosed and secured with exterior finishing materials to be consistent with the exterior finishing material of the main building.
 - vii. Shall be constructed with exterior finishing materials similar to those of the main associated building structure.
 - g. Sign Lighting.
 - i. Backlit signs within a monument sign shall be permitted with the following conditions:
 - 1. Property owner shall be responsible for the adherence to these provisions.
 - 2. Violations of these provisions shall be considered a violation of the City's Ordinances and shall be subject to fines and/or revocation of a Certificate of Occupancy.
 - 3. Monument sign lighting shall be set to turn off by no later than 11:00 p.m. Sunday – Thursday and midnight Friday – Saturday. Sign lighting shall be on a timer and shall be consistent with the normal hours of operation of the associated business. The intent of this provision is to limit the amount of light pollution during non-business hours. Select businesses (i.e. emergency care, fuel sales, etc.) may request an exemption from this standard.
 - ii. Directional lighting shall be allowed under the following conditions:
 - 1. Property owners shall be responsible for adherence to these provisions.
 - 2. Violations of these provisions shall be considered a violation of the City's Ordinances and shall be subject to fines and/or revocation of a Certificate of Occupancy.
 - 3. No lighting shall be pointed or directed towards a right-of-way
 - 4. There shall be no more than one (1) foot candle spillover at the property line as measured three (3) feet from the natural grade.
 - 5. The average foot candle across a commercial site shall not exceed five (5) foot-candles as measured at four and one-half feet from natural grade.
 - h. Site Plan – Plat Designations and Notation.
 - i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Proposed monument signs shall be designated on a Site Plan submittal.
 - iii. Proposed monument signs shall be designated on a Plat as a “Sign Easement”
- (2) Cross Access. For safety purposes and traffic access management purposes, the Overlay District shall regulate the access and circulation of non-residential developments.
- a. All non-residential developments shall be required to provide cross access from a non-residential development to an adjacent non-residential development in order to limit the number of driveway openings and thereby limiting local vehicle trips from congesting SH 205.
 - b. Site Plan – Plat Designation and Notation.
 - i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.

- ii. Cross-access shall be required on all non-residential development adjacent to other non-residential developments (existing or future).
- iii. Cross-access shall be noted on a proposed Site Plan as a connection to an existing development or as a stub-out to future development.
- iv. Cross-access shall be designated on a plat as a “Fire Lane, Access and Utility Easement”
- v. Fire lanes shall be consistent with the International Fire Code as adopted or amended by City Council. At a minimum, fire lanes shall be defined as:
 - 1. Thirty feet (30’) wide with a twenty foot (20’) radius measured from curb return to curb return; OR
 - 2. Twenty-four feet (24’) wide with a thirty foot (30’) radius measured from curb return to curb return; or
 - 3. Twenty-six feet (26’) wide for all buildings two (2) stories or taller, in which case, the fire lane shall be located at least fifteen feet (15’) but no further than thirty feet (30’) feet from the front face of the structure along one of the long sides of the structure.
 - 4. All points of a building shall be within one-hundred fifty feet (150’) (hose lay length) to a fire lane as determined by the Fire Marshal / Fire Chief of the City of McLendon-Chisholm. The Fire Marshal / Fire Chief of the City of McLendon-Chisholm may allow a hose lay length of up to two-hundred feet (200’).
- c. Cross-access connections shall be required as follows:
 - i. Shall be required from non-residential development to all adjacent non-residential developments (current or future).
 - ii. Shall be required to be identified on a Site Plan and all associated plats and constructed by the applicant to the property line in such a manner as to allow an adjacent development to connect into the cross-access connection without requiring additional permission or easements from the original applicant.
 - iii. Shall be appropriately striped as a fire lane (see fire lane definitions previously).
 - iv. If the adjacent property is not yet developed, the City Engineer shall determine the type of barriers required to indicate a “no through traffic” cross access connection. Appropriate barriers may include:
 - 1. “No Thru Traffic”, “Dead End” or similar type signs
 - 2. Type I, II or III barricades (in ground or on sleds)
 - 3. Traffic barrels
 - 4. Construction barriers
 - 5. Other as approved by the City Engineer
 - v. Cross-access fire lanes
 - 1. Shall be dimensioned as a fire lane if required by the Fire Marshall / Fire Chief and/or the City Engineer. Dimensions shall follow the criteria previously defined.
 - 2. Pavement standards for fire lane cross access connections:
 - a. Concrete thickness: Six inches (6’’)
 - i. Four thousand (4,000) pounds per square inch (psi); OR
 - ii. Dust free, all weather surface, with sufficient strength to support a proposed load of a two (2)

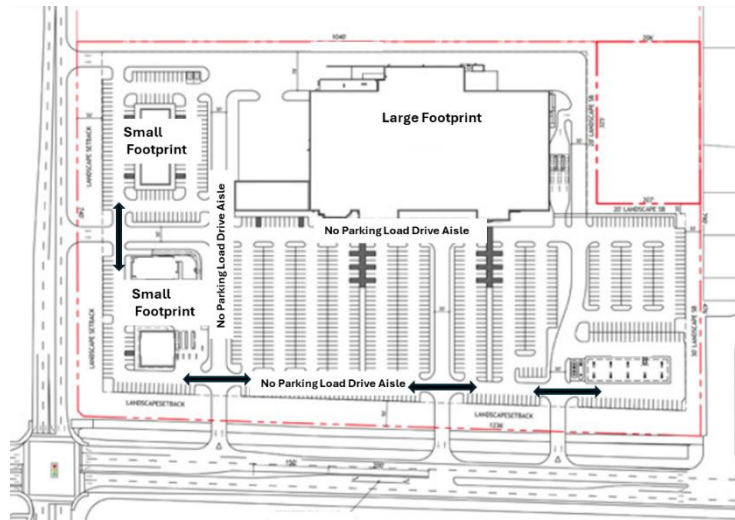
axle vehicle capable of withstanding a 75,000 lb. fire apparatus

- c. Steel Reinforcement: #4 rebar on twenty-four inch (24") centers on concrete chairs
- d. Base course thickness:
 - i. Six inches (6")
 - ii. Lime stabilization; OR
 - iii. Cementitious stabilization
 - iv. Following geotechnical report (to be submitted to the City Engineer as part of the Civil Engineering construction plans)

(3) Solid Waste Dumpsters

- a. All non-residential developments shall be required to provide solid waste dumpsters and dumpster enclosures
- b. All dumpsters shall be screened as follows:
 - i. Exterior finish material shall be consistent with the exterior finishing material of the associated primary structure of the commercial development.
 - ii. The gate for the dumpster enclosure shall be a solid metal gate to be painted or powder coated.
 - iii. The gate shall have a closing latch or other system to insure that the gate is closed when not in use.
 - iv. The height of the dumpster enclosure shall be at least two feet (2') taller than the dumpster.
 - v. The width of the dumpster enclosure shall be at least three feet (3') wider on all sides than the dumpster.
 - vi. Vegetative screen shall be provided on outside on three sides and consist of evergreen shrubs that will grow at least ten eight (8') in height.
- c. Dumpster enclosure shall include:
 - i. Concrete thickness: Eight inches (8")
 - ii. Concrete strength: Five thousand (5,000) pounds per square inch (psi)
 - iii. Have a permanent water source with a shut off valve
 - iv. Have a slatted drain/ grate inlet connected to an enclosed stormwater system
 - v. At least one (1) security pole light or wall pack light with a photocell or motion sensor.
 - vi. Protective bollards adjacent to any firelane, on-site access and circulation routes.
 - vii. Signage
 - 1. No parking in front of gate
 - 2. No storage of flammable material
 - 3. City shall provide sign criteria
- d. Dumpster Placement
 - i. Dumpsters shall not be placed within one-hundred feet of a residential development or property zoned for residential development.
 - ii. Shall have a clear path of at least forty feet (40') back up area which is not in conflict with any parking space or structure.
 - iii. Shall be situated at a forty-five degree angle from the approaching access.
- e. Site Plan – Plat Designations and Notation.

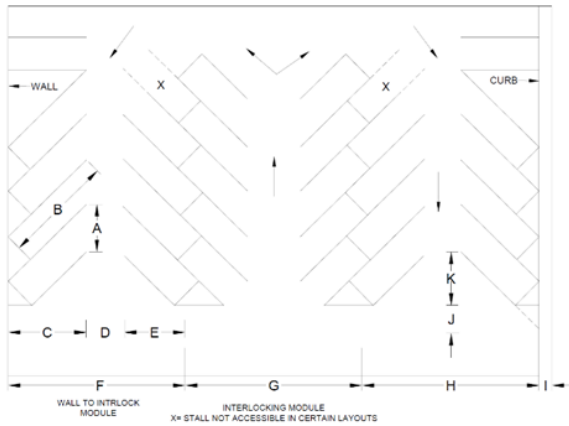
- i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Dumpsters and dumpster enclosures shall be designated on a Site Plan submittal.
- (4) Multi-lot Development Standards. For safety purposes, the Overlay District shall regulate the building orientation, parking, pedestrian and vehicular site circulation for multi-lot non-residential developments with multiple lots, buildings and/or larger footprint developments.
 - a. Building Orientation. Building orientation for multi-lot non-residential developments shall conform to the following criteria:
 - i. Larger footprint buildings, over twenty thousand (20,000) square feet, shall be set back from the right-of-way providing sufficient area between the building(s) and the right-of-way for either parking for the main building or for the development of smaller footprint buildings on individual lots.
 - ii. Smaller footprint buildings, under twenty-thousand (20,000) square feet, shall be within one-hundred fifty feet (150') of the right-of-way.
 - iii. Longest side of the building shall be parallel to the adjacent right-of-way from which the building is addressed.
 - iv. Where a building is located on a corner of two major arterials or there exists other site constraints, the building's longest side shall be orientated parallel to the right-of-way corresponding to the building's address.



- b. Parking Field Standards. Parking lot designs for multi-lot nonresidential developments shall conform to the following criteria:
 - i. Texas Accessibility Standards and the Americans with Disabilities Act (ADA) parking requirements:
 - 1. All commercial developments shall adhere to both the TAS and ADA standards.
 - 2. Where there may be a conflict between TAS or ADA standards, the stricter standard shall prevail.

3. TAS/ADA parking spaces shall be located adjacent to the main doors of the building.
4. TAS/ADA accessible routes shall be clearly designed and striped.

c. Parking lot design shall follow the following criteria.



STALL LAYOUT ELEMENTS					
Element	On Diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlock to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0

d. Pedestrian Accommodations

i. Access Easements

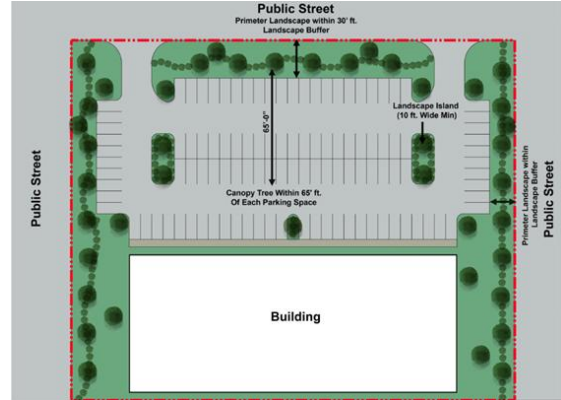
1. Shall be required for parking lots with more than forty (40) parking spaces in a perpendicular row to the main building.
 - a. At least one pedestrian route shall be required.
 - b. Shall be at least eight feet (8') wide raised pedestrian access way with six-inch (6") curbs located between two adjacent head in parking rows perpendicular to the main building; OR
 - c. Shall be designated as a six foot (6') sidewalk perpendicular to the main building.
2. Shall include barrier free ramps (BFR's) according to the TAS/ADA.

ii. Shopping cart corral

1. Retail developments with shopping carts shall require shopping cart corrals.
2. Shopping cart corrals shall be installed at the rate of 1 corral per 100 parking spaces.
3. Shopping cart corrals shall be distributed throughout parking field
4. Design Criteria:
 - a. Width: minimum ten feet (10')
 - b. Length: minimum fifteen feet (15')

iii. On-site trees

1. A canopy tree shall be provided at the end of every parking row
2. A canopy tree shall be provided so that every parking space is within sixty-five feet (65') of a tree.
3. A canopy tree shall be provided for every seven (7) parking spaces. Trees required for this provision may be installed throughout the site but shall not be counted towards the required street trees.
4. Every canopy tree located in a paved area shall be in a landscape island with a dimension of at least one-hundred eighty square feet.



e. Vehicular circulation

- i. For parking lots with more than one-hundred (100) parking spaces, internal access and circulation routes shall be provided with no direct parking.
- ii. Site visibility triangle criteria shall apply for all internal vehicular drive aisles, drive aisles intersections, driveways, placement of monument signs and other site features
- iii. Stacking depths may be required as part of the site plan review process to insure pedestrian and vehicular safety.
- iv. City may require traffic signs, speed bumps or other traffic calming devices as part of the site plan review process to insure pedestrian safety.

5.2.9 Variances and Appeals.

The Applicant may request a variance of any of the Site Development Standards based on a bona fide hardship. Variance requests shall be processed through and considered by the Zoning Board of Adjustments.