



**AGENDA
CITY COUNCIL MEETING
MAY 26, 2026**

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 5:30 PM

1. CALL TO ORDER

2. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney, §551.072 - Real Property; §551.073

2.1. Discuss matters as authorized by Texas Government Code, Chapter §551.072 - Real Property; Land acquisition

2.2. Update on sale of Sonoma Verde Water Pipes

3. INVOCATION AND PLEDGE

4. RULES OF DECORUM

5. SWEARING IN OF COUNCIL MEMBER

5.1. Swear in Council Member Mike Hermansen, Council Place 4

6. CITIZEN COMMENTS

7. CONSENT AGENDA

7.1. Consider approval of Minutes from May 12, 2026 meeting

8. ITEMS FOR DISCUSSION

8.1. Discuss changing the start time of the City Council Meetings.

8.2. Discuss and consider approving a Resolution amending section 3.01.001 of Article 3.01 of Chapter 3, "Building Regulations, " of the Code of Ordinances by amending the fee schedule

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official,

public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

10. ADJOURN

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., May 19, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, ADOPTING AN AMENDED FEE SCHEDULE FOR ALL FEES AND CHARGES ASSESSED AND COLLECTED BY THE CITY; INCORPORATING THE AMENDED FEE SCHEDULE AS EXHIBIT “A”; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of McLendon-Chisholm, Texas (“City”), periodically reviews the City’s fees and charges to ensure they are reasonable, equitable, and reflective of the cost of providing services; and

WHEREAS, City staff has prepared an amended Fee Schedule to update certain fees and charges assessed and collected by the City; and

WHEREAS, the City Council has reviewed the proposed amended Fee Schedule and finds that its adoption is in the best interest of the City.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF MCLENDON-CHISHOLM, TEXAS THAT:

SECTION 1. That the amended Fee Schedule, attached hereto and incorporated herein as Exhibit “A”, is hereby adopted to establish the fees and charges assessed and collected by the City.

SECTION 2. That all resolutions or parts of resolutions of the City Council in conflict with the provisions of this Resolution are hereby repealed to the extent of such conflict, and all other resolutions or parts thereof not in conflict shall remain in full force and effect.

SECTION 3. That this Resolution shall become effective immediately upon passage and approval, or on such date as specified within Exhibit “A,” in accordance with applicable law.

PASSED AND APPROVED by the City Council of the City of McLendon-Chisholm, Texas, on this the 26th day of May, 2026.

APPROVED:

Jerry Brewer, Mayor

ATTEST:

Angela Jennings, City Secretary

Exhibit A

McLendon-Chisholm Fees & Charges
Effective 03/24/2026

****Double Fee for all work started or completed without a permit****

Residential Building Permits:

****All Building Permit Applications are subject to an additional 3rd Party Plan Review Fee and additional Inspection Fees****

New Building Permit/Accessory Building Permit/Remodel Permit

Above permits are \$1.25 per square foot plus inspection fees (includes Total Square Footage - living, garages, porches, etc.)

Residential Minor Construction Projects: \$0.75 per square foot plus inspection fees (porch addition, patio covers, garages, non-habitable living space, etc.)

Sign Permit: \$50.00

Trade Permits:

Additional Inspection Fees May be Required

Electrical Permit: \$200.00 (plan review fee may apply)

Mechanical Permit (HVAC): \$200 (plan review fee may apply)

Plumbing Permit: \$200.00 (plan review fee may apply)

Fence Permit: \$250.00

Swimming Pool Permit: \$600.00

Irrigation Permit: \$340.00

Solar Permit: \$250.00

Concrete Permit: \$100.00

Roof Permit: \$100.00

Generator Permit: \$100.00

Reinspection Fee: \$100.00

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Commercial Building Permits:

****All Building Permit Applications are subject to an additional 3rd Party Plan Review Fee and additional Inspection Fees****

****All Valuations Rounded up to the Next \$1,000****

Valuation under \$5,000: Actual Inspection Charges + \$50.00

Valuation of \$5,000-\$249,999: Actual Inspection Charges + 1.000% of Valuation

Valuation of \$250,000-\$449,999: Actual Inspection Charges + 1.050% of Valuation

Valuation of \$450,000-\$649,999: Actual Inspection Charges + 1.075% of Valuation

Valuation of \$650,000-\$849,999: Actual Inspection Charges + 1.100% of Valuation

Valuation of \$850,000-\$999,999: Actual Inspection Charges + 1.2500% of Valuation

Valuation of \$1,000,000 or more: Actual Inspection Charges + 1.150% of Valuation

OSSF Permit Fees:

OSSF Permit Fee: \$575.00

Resubmittal OSSF Fee: \$125.00

Pool Installation OSSF Review Fee (no inspection): \$100.00

OSSF Modification Fee: \$235.00

Food Establishment Permit Fees:

Food Truck Health Inspection: \$100.00

Temporary Establishment: \$150.00

Food Establishment: \$500.00

Catering Truck: \$300.00

Day Care Facility: \$500.00

Grocery Store (per Outlet): \$1,000.00

Limited Service: \$300.00

Additional Inspections: \$100.00

Season Events: \$250.00

Prepackaged Food and Beverage: \$150.00

Forced Mow Fees:

- 1st Offense in rolling 12-month period: \$2125/up to 1 acre + \$100 administrative fee
- 2nd Offense in rolling 12-month period: \$2125/up to 1 acre + \$200 administrative fee
- 3rd Offense in rolling 12-month period: \$2125/up to 1 acre + \$300 administrative fee
- 4th Offense in rolling 12-month period: \$2125/up to 1 acre + \$400 administrative fee
- 5th and Subsequent Offense in rolling 12-month period: \$2125/up to 1 acre + \$500 administrative fee

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Other Fees:

- Contractor Registration (other than plumbing, electrical & HVAC): \$150.00
- Commercial Certificate of Occupancy: \$175.00
- Demolition Fee: \$100.00
- Monument Sign Permit: \$200.00
- Solicitor Permit: \$100.00 (for up to 4 individuals), \$25.00 for each additional person
- Tree Removal Permit: \$150.00 (+\$10/tree)
- Reinspection Fee: \$100.00
- Vendor Registration Fee: \$25.00
- Credit Card Fee: 5%
- NSF Payment Fee: \$35.00

Plan Review Fees:

Commercial New Construction:

PROJECT VALUATION	Fee (Based on Project Valuation)
Up to \$100,000	\$295
\$100,001 - \$500,000	\$295 for first \$100,000 plus \$2.75 each additional \$1,000
\$500,001 - \$1,000,000	\$1,375 for first \$500,000 plus \$2.25 each additional \$1,000
\$1,000,001 - \$5,000,000	\$2,485 for first \$1,000,000 plus \$1.50 each additional \$1,000
\$5,000,001 and up	\$8,485 for first \$5,000,000 plus \$1.25 each additional \$1,000

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1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to support informed decision-making.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection and provide powerful analytical capabilities.

4. The final part of the document provides a summary of the key findings and recommendations. It stresses the importance of ongoing monitoring and evaluation to ensure the effectiveness of the data management system.

Residential New Construction:

- 0-1,500 Square Feet: \$0.11 per square foot
- 1,501-6,000 Square Feet - \$0.09 per square foot
- 6,001-10,000 Square Feet - \$0.08 per square foot
- Over 10,000 Square Feet - \$0.09 per square foot

Other Residential Projects: \$150.00

Plan Re-review: \$90.00

Sewer/Wastewater Fees:

- Tap Fee: \$3,000
- Customer Deposit: \$135 (\$110 refundable)
- Monthly Fee (Residential): \$95.79
- Monthly Fee (Commercial): \$0.011/gallon usage
- Late Payment Fee: \$15.00
- NSF Payment Fee: \$35.00

Solid Waste & Recycling Fees:

- Basic Service (Trash, Recycling, X-treme Green event): \$32.61
- Franchise Fee - 9% of total bill
- Additional Cart Fee: \$9.87
- Lost/Stolen Cart Fee: \$109.35
- Late Payment Fee: \$15.00
- NSF Payment Fee: \$35.00

Plat Fees:

- Preliminary Plat:
 - 1-5 lots-\$1000 and \$25 per lot
 - 6+ lots-\$1500 and \$50 per lot
- Final Plat:
 - 1-5 lots-\$800 and \$25 per lot
 - 6+ lots-\$1,000 and \$50 per lot
- Replat or Amended Plat: \$500.00 + \$25.00 per lot

ETJ Preliminary or Final Plat: Same as all City Fees. May also require review by Rockwall County and be subject to county fees.

Zoning Related Fees:

Acreage Rounded up to the Next Whole Number

Zoning Change Request: \$500.00 + \$20.00 per acre

Zoning Board of Adjustment Request: \$500.00

Special Use Permit: \$1,000

** Please consult the City of McLendon-Chisholm Code of Ordinances for subdivision and zoning projects prior to submitting an application. **All land use projects begin by contacting City Staff at 972-524-2077.**

Development Related Fees:

Concept Plan:\$500

Site Plan Application: 1,000 +\$10/acre (150-acre max)

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

**All Consulting Costs, including City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City, will incur a 20% administrative fee on top of the actual cost charged by the consultant.

** A request will not be scheduled for an agenda until all outstanding fees are current.

FIRE MARSHAL INSPECTION AND PERMITTING FEES

Fire Marshal Inspections:

Certificate of Occupancy - \$60.00
Temporary Certificate of Occupancy - \$60.00
After Hours Inspections (after 5:00 p.m. or on weekend)
\$150.00 per hour for first two hours
\$50.00 per hour for each additional hour beyond the first two hours

Fire Protection System

1-10 devices: \$75.00
11-25 devices: \$100.00
26-100 devices: \$200.00
101-200 devices: \$275.00
201-500 Vices: \$500.00
Per device for each device over 500: \$1.00

Fire Sprinkler Systems

Underground: \$150.00
Aboveground, 1-19 heads: \$75.00
Aboveground 20-100 heads: \$100.00
Aboveground, 101-300 heads: \$200.00
Aboveground 301-1,000 heads: \$400.00
Per head/or each over 1,000 heads: \$1.00
Fire Pump, additional: \$150.00

Access Control

1-10 Doors: \$75.00
11-25 Doors: \$100.00
26-100 Doors: \$200.00
101-200 Doors: \$275.00
201-500 Doors: \$500.00
Per device for each device over 500: \$1.00

Fire Alarm System Permits

Residential Permit Fee: \$50.00 annually (This residential fee shall be waived if a burglar alarm permit fee has already been paid)
Non-Residential Permit Fee: \$100.00 annually

False Alarm Billing Fee (Residential)

The first three (3) false alarm calls within a twelve (12) month period are free of charge
The fee for the fourth (4th) and fifth (5th) false alarm calls within a twelve (12) month period is \$75.00 per call.
The fee for the sixth (6th) and seventh (7th) false alarm calls within a twelve (12) month period is \$250.00 per call.
The fee for the eighth (8th) false alarm call and any false alarm call beyond the eighth (8th) within a twelve (12) month period is \$500.00 per call.

False Alarm Fee (Non-Residential)

The first three (3) false alarm calls within a twelve (12) month period are free of charge.
The fee for the fourth (4th) and fifth (5th) false alarm calls within a twelve (12) month period is \$150.00 per call.
The fee for the sixth (6th) and seventh (7th) false alarm calls within a twelve (12) month period is \$500.00 per call.
The fee for the eighth (8th) false alarm call and any false alarm call beyond the eighth (8th) within a twelve (12) month period is \$1,000.00 per call.

Fire Marshal Annual Inspection Fee

1-1,500 sq.ft.: \$50.00 annually
1,501 - 3,000 sq. ft.: \$55.00 annually
3,001 - 5,000 sq. ft.: \$60.00 annually
5,001 - 10,000 sq. ft.: \$65.00 annually
10,001 - 25,000 sq. ft.: \$70.00 annually
25,001 - 50,000 sq. ft.: \$75.00 annually
50,001 - 75,000 sq. ft.: \$80.00 annually
75,001 - 100,000 sq. ft.: \$100.00 annually
100,001 - 200,000 sq. ft.: \$120.00 annually
200,001 sq. ft. and greater: \$280.00 annually

Hazardous Materials Annual Permit (includes flammable/combustible liquids)

Powders and Solids

1,000 lbs. and less: \$25.00
1,001 - 2,000 lbs.: \$37.50
2,001 - 5,000 lbs.: \$70.00
5,001 lbs. and over: \$137.50

Liquids and Gels

25 gallons or less: \$25.00
26 -100 gallons: \$37.50
101 - 1,000 gallons: \$70.00
1,001 gallons or more: \$137.50

Plan Review Fees

Plan Review: \$60.00
Fire Alarm System: \$70.00
Fire Sprinkler System: \$150.00
Emergency Lighting: \$37.50
Special Lighting: \$30.00
Liquid storage tanks, hazardous materials: \$70.00

Special Permits

Blasting operation: \$65.00 per day
Pyrotechnic display: \$65.00 per day
Tent permit
1 - 30 days: \$30.00
Each additional 30 days or portion thereof: \$30.00
Other Non-Listed Miscellaneous Permits: \$120

Underground Storage Tanks Installation

The fees set forth in this subsection are applicable to both temporary and permanent underground storage tanks

0 - 1,000 gallons: \$50.00
More than 1,000 gallons: \$100.00

LPG Tank Installation or Removal - \$50.00

Special Event Fees

Fire marshal permit
\$125.00 for first day
\$75.00 per each additional day thereafter
Fire marshal on premises: \$65.00 per hour
Standby fire personnel, no apparatus: \$65.00 per hour (each, three-hour minimum)
Standby ambulance, with personnel: \$130.00 per hour (three-hour minimum)
Standby engine or truck, with personnel: \$195.00 per hour (three-hour minimum).

State Mandated Inspections

Hospitals - \$100.00
Nursing and long-term care homes - \$75.00
Daycare/Mother's Day out- \$50.00
Foster home or adoptive home - \$10.00
Home inspection (insurance) - \$50.00

Reinspection Fee: \$60.00

