



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
JUNE 16, 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. Public Hearing to receive comments regarding adoption of the City of McLendon-Chisholm Parks Master Plan and Parkland Dedication Ordinance.
 - 4.2. Public hearing to receive comments on proposed zoning change from Single-Family Residential (SF 2.5) to General Business (GB), on approximately 9.17 acres addressed as 201 and 211 E FM 550 in the King Latham Survey, Abstract No. 133, in the City of McLendon-Chisholm, Rockwall County, Texas.
 - 4.3. Public Hearing to receive comments on a zoning change from General Business (GB) to Planned Development (PD) to develop a Tractor Supply store, on approximately 3.93 acres addressed as 201 and 211 E FM 550 in the Leonard Easterwood Survey, Abstract No. 79 in the City of McLendon-Chisholm, Rockwall County, Texas.
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
 - 6.1. Consider approval of minutes from May 5, 2026 P & Z meeting
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Discuss and consider a recommendation to City Council regarding adoption of the City of McLendon-Chisholm Parks Master Plan and Parkland Dedication Ordinance.
 - 7.2. Discuss and consider a zoning change from Single-Family Residential (SF 2.5) to General Business (GB), on approximately 9.17 acres addressed as 201 and 211 E FM 550 in the King Latham Survey, Abstract No. 133, in the City of McLendon-Chisholm, Rockwall County, Texas.
 - 7.3. Discuss and consider a zoning change from General Business (GB) to

Planned Development (PD) to develop a Tractor Supply store, on approximately 3.93 acres addressed as 201 and 211 E FM 550 in the Leonard Easterwood Survey, Abstract No. 79 in the City of McLendon-Chisholm, Rockwall County, Texas.

7.4. Discuss proposed regulations governing data centers, hyperscaler data centers, digital infrastructure facilities, and related accessory infrastructure within the City of McLendon-Chisholm.

7.5. Discuss and consider final plats for Horizon Lakes Village 1A Phase 1, Horizon Lakes Village 1B Phase 1, and Horizon Lakes Village 2 Phase 1 to create residential lots and common areas out of a total of 41.017 acres located in the Antonio Rodriguez Survey, Abstract No. 231, in the City of McLendon-Chisholm, Rockwall County, Texas

7.6. Discuss and consider a preliminary plat for Sonoma Verde East to create 365 residential lots, 8 open space lots, and 1 amenity center lot out of 148.870 acres located in the King Latham Survey, Abstract No. 133, in the McLendon-Chisholm Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

9. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Jun 9, 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: June 16, 2026

Agenda Item: Conduct a public hearing and consider a recommendation to City Council regarding adoption of the City of McLendon-Chisholm Parks Master Plan and Parkland Dedication Ordinance.

Background:

During the preparation of the City's 2021 Comprehensive Plan, residents expressed strong support for the creation of parks, trails, greenspaces, and community gathering areas. Community feedback indicated a desire for walking trails, bike paths, neighborhood connectivity, water features, and recreational amenities. The Comprehensive Plan further recommended the preparation of a Parks Master Plan and the establishment of funding mechanisms to support future park acquisition, development, and maintenance.

Consistent with those recommendations, the City established a Parks Board through its Home Rule Charter and directed staff and the Parks Board to prepare the City's first Parks Master Plan. The Parks Master Plan establishes a framework for the future development of neighborhood parks, community parks, special purpose parks, hike and bike trails, greenbelts, and other recreational facilities to serve existing and future residents.

To implement the Parks Master Plan and ensure that new residential development contributes proportionately toward the park system needed to serve future residents, staff has also prepared a Parkland Dedication Ordinance. The proposed ordinance establishes requirements for parkland dedication, fees in lieu of dedication, park development fees, trail construction requirements, and related standards for residential development.

Analysis:

The proposed Parks Master Plan serves as a policy document that:

- Establishes a park classification system based on National Recreation and Park Association (NRPA) guidelines.
- Identifies future park and trail needs within the City.
- Provides a framework for future park acquisition, development, and maintenance.

- Creates a process for periodic review and updates to ensure the plan remains responsive to community needs.

The proposed Parkland Dedication Ordinance provides the implementation mechanism necessary to achieve the goals outlined in the Parks Master Plan. Key components of the ordinance include:

- Parkland dedication requirements for new residential development.
- Fee-in-lieu options where land dedication is not practical.
- Park development fees to fund future park improvements.
- Hike and bike trail dedication and construction requirements.
- Procedures for acceptance of parkland and construction of park improvements.
- Establishment of a Parks Board oversight process for future amendments and implementation.

Together, these documents establish both the City's long-term vision for parks and recreation and the regulatory framework necessary to fund and implement that vision as growth continues.

Fiscal Impact:

Adoption of the Parkland Dedication Ordinance will establish a mechanism whereby future residential development contributes toward the acquisition and development of parks, trails, and recreational facilities, therefore reducing the burden on existing taxpayers to fund growth-related park infrastructure.

Notification:

Notice of the public hearing was published in accordance with applicable state law and City requirements.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the proposed Parks Master Plan and Parkland Dedication Ordinance, as presented.
2. The Planning and Zoning Commission may recommend denial of the proposed Parks Master Plan and Parkland Dedication Ordinance.

Recommendation:

Staff recommend that the Planning & Zoning Commission recommend approval of the Parks Master Plan and Parkland Dedication Ordinance to the City Council for final consideration.

Attachments:

- Ordinance
- Parks Master Plan

Presenter: Fabrice Kabona, City Manager

CHAPTER 10: SUBDIVISION ORDINANCE

SECTION: 10.05 – CONVEYANCE OF LAND FOR RECREATIONAL AREAS AND FACILITIES

The Subdivision Ordinance of the City of McLendon-Chisholm is hereby amended to add this Section: Parkland Dedication Master Plan and Ordinance as set forth below:

10.05.1 Purpose

This Subchapter is adopted to provide open space and recreational areas in the form of parks as a function of subdivision and site development in the City of McLendon-Chisholm and its extra-territorial jurisdiction (ETJ). This Subchapter is enacted in accordance with the home rule powers of the City of McLendon-Chisholm granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Government Code Chapter 212 as may be amended from time to time.

It is hereby declared by the City Council that public parks, recreational facilities, and open spaces are valuable assets that advance the public's health, safety, and welfare, and improve the overall quality of life of the community's residents. New residential development in the city creates the need for additional parks and recreation resources because of the increased population. Requiring that new residential development dedicate parkland and pay park development fees in proportion to its impacts on the City's parks and recreation resources is recognized as a fair, reasonable and uniform method of financing these assets that does not impose an unfair burden on new or existing development. The parkland dedication and park development fee requirements established in this article aim to create and maintain a level of service in the City consistent with the City's Comprehensive Master Plan (2021), and as it may be amended from time to time. Accordingly, this article requires the dedication of parkland and payment of park development fees to:

- Meet the goals and objectives set forth in the Parks Master Plan.
- Deliver new and/or updated parks, recreation, trails and open space resources to meet the increased demand generated by new development on the parks system.
- Establish proportionate costs that are associated with providing new or updated parks and facilities, so the increased costs are borne by those who are responsible for creating the additional demand.
- Create a variety of recreational opportunities for residents within reasonable proximity to their homes.
- Provide credit for applicable private and semi-public parkland and/or park like amenities that offset the increased demand on the parks system generated by new development.

Parks provide for a variety of indoor and outdoor recreational and healthy living opportunities and are located in various locations throughout the city. The land area of the City of McLendon-Chisholm being less than 15 square miles shall be prima facie evidence that any park located therein is within a convenient distance from any residence located therein. The primary cost of purchasing or acquiring, developing, and improving parks shall be borne by the landowners of residential property or projects who, by reason of the proximity of their property to such parks, are the primary beneficiaries of such facilities.

Due to McLendon-Chisholm's small size, a typical park in McLendon-Chisholm is designed to serve the needs of residents from the entire community no matter where the park is or will be located in McLendon-Chisholm. Parks serve both active and passive leisure and recreation needs of residents and their visitors, in addition to serving the essential purposes of providing open space to

maintain the rural character of McLendon-Chisholm as desired by the community. The purchase, acquisition, development, and improvement of the basic infrastructure and facilities for parks in McLendon-Chisholm are based upon the demand from the residents they are intended to serve.

Recognizing that there are different sizes, scales, and types of park facilities, the required level of service contained herein has been designed based on the smallest of park facilities at existing level of service, a neighborhood park of two to 10 acres, to meet the "basic" infrastructure and facilities standard. Any fees collected per these requirements can, however, be utilized in the purchase or acquisition of parkland, development, and/or improvement of any size or scale park facility in McLendon-Chisholm as planned for or recommended in the Parks, Recreation, and Trails Master Plan (expressly or via intent), as may be amended from time to time, which is hereby adopted by reference and incorporated herein for all purposes.

Therefore, pursuant to the public input obtained during the preparation of the City of McLendon-Chisholm 2021 Comprehensive Plan and the subsequent guidance and direction from the 2026 citizen led committee for the update of the City's Comprehensive Plan, the City hereby formerly approves and adopts a Parks Master Plan for the City of McLendon-Chisholm, Texas. Specifically, during the 2021 Comprehensive Plan preparation a series of community forums were held, including one "in-person" community forum and one digital community forum (which took place on www.planMCTX.com). The results of these forums significantly supported the City's intent to prepare a Master Parks Plan and subsequent Parkland Dedication Ordinance in order to codify the orderly process for the creation and development of walking trails, bike paths, connectivity of neighborhoods, water features and children's equipment. Furthermore, the 2021 Comprehensive Plan clearly outlines the citizens intent to focus on smart fiscal spending; require commercial development to incorporate green / open spaces; and the establishment of funding mechanisms that can support the development and maintenance expenses of parks.

10.05.2 Authority

Pursuant to the City of McLendon-Chisholm Home Rule Charter adopted XXXXXX 2025, the City Council hereby creates and appoints a Park Board (Board) that shall be composed of not more than seven (7) members, each of whom shall be a citizen of the City of McLendon-Chisholm.

- Members shall be appointed for two (2) year staggered terms.
- Such appointees shall serve without compensation.
- A vacancy in an unexpired term shall be filled by the City Council for the remainder of the term.
- A majority of the appointed members shall constitute a quorum, and decisions may only be made by the affirmative vote of the majority of those members present and voting.
- The Park Board shall select from any of its members a Chairperson and Vice Chairperson.
- The Park Board shall be charged with responsibility for oversight of all parks and the trail system within the City of McLendon-Chisholm.
- The Park Board may sponsor such other activities for the betterment of civic life within the City as it shall be deemed appropriate and shall have such other duties and responsibilities as may be assigned to it by the City Council.
- The Park Board may make recommendations to the City Council for improvements to and expansion of existing parks and locations for future parks.

Unless otherwise specified, the daily administration of the provisions of this section shall be administered by the City Manager or their designee ("Director"). The standards and criteria contained within this article are deemed to be minimum standards. The City Manager or their

designee shall process the following items through the Parks Board for consideration and action:

- Amendments to the Parks Master Plan
- Amendments to the Parkland Dedication Ordinance (this ordinance)
- Amendments to the Comprehensive Plan Parks Section
- Amendments to the Parkland Fee methodology or assumptions
- Any appeals to this ordinance by a land owner / applicant / developer

10.05.3 Definitions.

For the purpose of this Subchapter. If there are any conflicts between these definitions and those found in the City's Code of Ordinance, the stricter shall prevail. An applicant shall have the express right to petition the City for an official interpretation and clarification of any definitions which may be in conflict.

DEVELOPER. Landowner(s) of the subject property containing a proposed development or project.

DWELLING UNIT. Any building, or portion thereof, which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code, for not more than one family. Dwelling units include temporary or quasi-dwelling units such as: suites within hotel or motel- type uses, suites within senior care or assisted care-type facilities, accessory dwelling units, and mobile or semi-mobile living facilities since they all house people who will impact the Parks and Recreation System.

PARK. Includes a variety of parks, trails, open spaces, natural preserves, gathering spaces, and recreational opportunities and facilities that are open and accessible to the general public and are located within a convenient distance of the residences to be served thereby.

SINGLE FAMILY RESIDENTIAL. Structure(s) with one dwelling unit on one lot, not to include mixed-use or live-work structures. Any one proposed lot containing only one proposed dwelling unit shall be assessed parkland fees and pay parkland fees of this Subchapter prior to filing an associated plat for record.

RESIDENTIAL USES. Includes single family residential and multi-family residential uses.

10.05.4 Applicability.

This Subchapter applies to a landowner who subdivides, develops or redevelops land for residential uses located within the city.

(1) Exemptions

- a. Non-residential Uses
- b. Assisted living / Memory Care / Skilled Nursing Uses
- c. Properties located within the City's Extraterritorial Jurisdiction ("ETJ") at the time development occurs.
- d. The remodeling, rehabilitation, or other improvements to an existing residential structure, or the rebuilding of a damaged structure that does not increase the number of residential units.
- e. If a parkland dedication requirement was satisfied or a park development fee was paid for residential development on a particular tract prior to the amendment of this article, then subsequent development of the subject tract to which the parkland dedication requirement and/or park development fee applies may be exempt from any increased requirements. However, if there is an increase in the number of dwelling units on such a site, then there shall be a proportional increase in the parkland dedication requirement and the payment of

- park development fees.
- f. Residential development on a lot of record, and which development was approved prior to the effective date of the ordinance from which this article derives. However, if there is an increase in the number of dwelling units on such a site, then there shall be a proportional increase in the parkland dedication requirement and the payment of park development fees.
 - g. Residential development constructed or to be constructed in accordance with a building permit issued prior to the effective date of the ordinance from which this article derives provided such building permit has not lapsed or otherwise expired and has not been modified to increase the number of residential units allowed.

10.05.5 Parkland Dedication and Park Development Fee Standards in General

(1) Effective Date

- a. The provisions of this article shall take effect on XXXXX.
- b. Notwithstanding subparagraph 1.a. herein, a landowner / developer / applicant may request that all the parkland dedication and park development fee requirements established by this article be applied to a new residential development after its adoption and publication as required by state law and prior to XXXXXX, subject to the approval of the City Council.
- c. The City Manager or his designee shall administer this Subchapter with certain review, recommendation and approval authorities being assigned to the Parks Board as may exist or may be created, and/or various City departments as specified herein. Unless provided otherwise herein, final action by the City shall be provided by the City Council.
- d. Until the Parks Board is established, the Planning and Zoning Commission under this Subchapter shall be considered the Parks Board. Upon the formal establishment of a Parks Board and the appointment of Parks Board members the Planning and Zoning Commission shall cease to have any direct oversight or purview over the Parks Master Plan or this ordinance.
- e. The Parks Board shall review the Parks Master Plan and this Ordinance from time to time, to recommend adjustments or edits to the City Council.
- f. The Parks Board shall consider any petitions or appeals from an applicant / developer.
- g. Generally, the landowner / applicant / developer of property with residential uses must address the following requirements pursuant to this Subchapter:
 - i. As a condition of subdivision development, a developer of property for residential uses shall dedicate land for parks or pay a fee in lieu of dedicating land or a combination of both as approved by the Director.
 - ii. In addition to the parkland dedication requirement, a developer of residential property shall pay a park development fee. Subject to the approval of the City, a developer may elect to construct required park improvements as identified by the Director on City-owned parkland in lieu of paying the associated park development fee as set forth in this article.
 - iii. City Council has established four (4) geographical park zones and one (1) citywide park zone as depicted on Appendix A attached hereto and incorporated herein by reference for all purposes allowed by law. Except as provided below, parkland dedications including any fees paid in lieu of parkland dedication and park development fees from a residential development shall (with certain exceptions identified in this article) be located, conveyed, held, and utilized in the geographical park zone in which the subject development is located or in an adjacent geographical park zone where the subject development occurs near the perimeter of or overlaps geographic park zones subject to the discretion of the Director.
 - iv. Up to ten percent (10%) of any fees paid in lieu of parkland dedication and park

development fee(s) collected may be applied to the citywide park zone for use anywhere in the City's parks system at the discretion of the Director. No less than ninety percent (90%) of any fees paid in lieu of parkland dedication and park development fee(s) collected shall (with certain exceptions identified in this article) be applied to the applicable geographical park zone.

- v. The transfer of fees identified in this article between and among geographical park zones are permitted subject to review and approval by the Parks Board and the repayment of such fees to the originating geographical park zone.
- vi. Parkland dedication requirements (and/or payment of fees in lieu of parkland dedication) and payment of Park Development Fees shall be satisfied at the time of plat recordation for single family and duplex residential units, and prior to the issuance of any building permits for all other residential development.
- vii. Requirements herein are based on the actual number of dwelling units for an entire development. Increases or decreases in the final unit count may require an adjustment in park development fees paid or parkland dedicated.
- viii. Requirements herein are based on actual or approved dwelling units on a Final Plat for an entire development or project.
 - 1. Increases or decreases in final dwelling unit count may require an adjustment in fees paid or land dedicated.
 - 2. If the actual number of dwelling units exceeds the original estimate, additional parkland and additional park development fees may be required in accordance with the requirements in this Subchapter.
 - 3. If the actual number of dwelling units is less than the original estimate, the Applicant may request a refund.

(2) Parks, Recreation, and Trails Master Plan.

- a. The City of McLendon-Chisholm Comprehensive Plan and the Parks, Recreation, and Trails Master Plan, as may be adopted and/or amended by City Council from time to time, shall be the planning basis for this Subchapter.
- b. The City of McLendon-Chisholm shall consider the need to regularly update the Parks, Recreation, and Trails Master Plan to ensure that the Plan remains current and provides an equitable, effective framework from which to pursue the acquisition and development of public parks throughout the city.
- c. All land and subsequently proposed land development activity within the City Limits of the City of McLendon-Chisholm shall be subject to the criteria set forth herein:
 - i. Hike and Bike Trails:
 - 1. The City of McLendon-Chisholm has adopted a Hike and Bike Trail Plan (see Plate XX) which illustrates the general location of all future hike and bike trail locations.
 - 2. Proposed developments adjacent to or including these designated "Hike and Bike" trails shall provide for the dedication of the necessary hike and bike trail and shall construct the aforementioned hike and bike trail consistent with the City's Comprehensive Plan and Parks, Recreation and Trails Master Plan.
 - 3. General requirements.

- a. Land dedication for hike and bike trails on residentially zoned property, in instances where land is required for trail construction in accordance with the Parks, Recreation and Trails Master Plan in the City's Comprehensive Plan, the City shall:
 - i. Require the land be labeled as a "Hike – Bike Trail" for approval on the Site Plan or refuse the same if the proposed trail improvements are to be located within the public right-of-way.
 - ii. Require the land dedication as a "Pedestrian Access Easement" for approval on the final plat or refuse the same if the proposed trail improvement are to be on private property.
 - iii. In instances where land dedication for trail development is required, the Developer shall construct the trail in accordance with the City's Engineering and Design Guidelines, Comprehensive Master Plan and/or best practices as outlined by either North Central Texas Council of Governments and or the National Recreation and Parks Association best practices.
 - iv. Construction of a trail shall be completed in conjunction with all other public improvements/infrastructure and approved by the City prior to release of a building permit or as a part of the building improvement as approved by the City Council. All improvements or construction on or within the dedicated area to be installed by the applicant/developer shall be completed in accordance with the approved construction plans. Finished projects shall be maintainable and acceptable as determined by the City Engineer.
 - v. In instances where a sidewalk and trail are in the same location, the trail will replace the sidewalk.

vi. Hike-Bike Trail construction shall be as follows:

1. Minimum eight feet (8') in width
2. Cross slope and longitudinal slope shall not exceed ADA maximum criteria.
3. Reinforced concrete with a strength of at least 3,000 lbs. per square inch (psi).
4. One (1) bench and one (1) trash receptacle on a four foot (4') deep by six foot (6') wide concrete pad of no less than four inches (4") of reinforced concrete shall be required every one-quarter (1/4) mile. City staff shall calculate the general locations and developer shall be responsible for the installation of such.
5. For every 1,000 linear feet of hike and bike trail responsibility, Developer shall install a pro rata share of landscaping improvements along the hike / bike trail as follows:
 - a. Four (4) canopy trees of no less than two caliper inches (2") and four feet (4') in height
 - b. Four (4) ornamental trees of no less than two caliper inches (2") and four feet (4" in height)
 - c. Twenty (20) bushes from the approved landscaping list
 - d. Two way-finding signs or historical markers of no less than two square feet each consistent (city to provide the layout and type face) and including the City's logo.
 - e. Developer may pay a "hike and bike" trail landscaping fee of twenty-five dollars (\$25) per linear foot (or pro rata share) in lieu of installing the improvements.
6. A trail head shall be required every two miles. City Staff shall calculate the generalized locations for these trail heads which shall include at least four (4) of the following elements:
 - a. Two (2) water fountains; with dog bowls;

- b. Free standing architectural shade structure of at least four hundred square feet (400 sq. ft.);
- c. At least ten (10) canopy trees and ten (10) ornamental trees;
- d. Picnic area with at least a thirty-six square foot (36 sq. ft.) shade structure, one (1) picnic bench, one (1) dog waste station and two (2) trash receptacles.
- e. Public Restrooms
- f. Architectural way finding and trail location structure of at least thirty-six square feet (36 sq. ft.) (staff to provide specific criteria for each structure)
- g. Four (4) dedicated, striped and clearly marked parking spaces (at least one to be constructed and signed as an ADA parking space)
- h.

b. Land Dedication on non-residentially zoned property, in instances where land is required for trail construction in accordance with the Parks, Recreation and Trails Master Plan in the City's Comprehensive Plan, the City shall:

- i. Require the land dedication as a "Pedestrian Access Easement" for approval on the final plat or refuse the same if the proposed trail improvements are to be on private property.
- ii. Require the land be labeled as a "Hike – Bike Trail" for approval on the Site Plan or refuse the same if the proposed trail improvements are to be located within the public right-of-way.
- iii. Hike and bike trail construction shall not be required in non-residential districts; however, the City may require an oversizing of sidewalks consistent with the dimensions and criteria of the required hike and bike trail construction. In such an event, the City shall be responsible for the cost difference between the developer required sidewalk and the oversized sidewalk as funds may be available from the parkland dedication fee budget. The City shall enter into a Development Agreement with the Developer in this event to specify the City's cost contribution and reimbursement options.

(3) Fee Calculations and Updates.

- a. The schedule of fees and required land dedications, along with the associated methodology, are attached hereto as Appendix I, Appendix II, and Appendix III respectively and are incorporated and made a part of this Subchapter for all purposes.
- b. A quantifiable and reasonable methodology was established to base the parkland

be deeded to the City until such time that all necessary roadway, utility and other public improvements are constructed to provide accessibility to the proposed parkland and have been accepted by the City, or at the request of the Director.

ii. Guidelines

1. The City of McLendon-Chisholm generally will not accept dedications of land for parks that are less than XXX (DISCUSSION POINT: 2 ACRES IS MY RECOMMENDED SMALLEST PARK) acres in area. Maintaining many small parks is inefficient and too costly for the City to sustain over the long-term.
2. **Encumbrances.** Parkland shall be dedicated to the City free and clear of any and all liens and encumbrances that may interfere with the use of the land for park purposes. The City's representatives must be permitted to make onsite inspections of the proposed parkland for the purposes of determining site suitability and identifying any visual hazards or impediments to park development and use.
3. **Environmental Assessment.** If the landowner / applicant / developer has any form of environmental assessment on the tract, a copy of that assessment shall be provided to the City. The City may initiate and/or require the developer to initiate specific environmental studies or assessments if the City's visual inspection of the proposed parkland gives rise to the belief that an environmental problem may exist on the site. The City may also require the employment of consultants necessary to evaluate any environmental issues relating to the site. If an environmental hazard is identified, the landowner / applicant / developer must remove or remediate the hazard prior to City's acceptance of the proposed parkland dedication. The City will not accept parkland dedication sites previously or currently encumbered by hazardous and/or waste materials or dump sites.
4. **Infrastructure.** The developer is responsible for providing, at no cost to City, convenient access by improved streets, sidewalks, and adequate drainage improvements so the proposed parkland is suitable for the purpose intended. The developer is responsible for providing water, sewer, and electrical utilities to the proposed parkland in accordance with the procedures applicable to other public improvements as specified in the City's subdivision ordinances.
5. If soils have been disturbed, they shall be restored to their pre-disturbance condition, and the soil stabilized by vegetative cover by the developer prior to dedication of the proposed parkland to the City.
6. Parks should be easy to access and open to public view to benefit area development, enhance the visual character of the City, protect public safety, and minimize conflict with adjacent land uses.
7. A current title insurance policy acceptable to the City in an amount equal to the fair market value of the proposed parkland dedication must be provided to the City.
8. The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the parkland dedication by the City. A tax certificate from the County Tax Assessor shall be submitted with the parkland dedication.

iii. Land Requirements.

1. Land parcels that are unsuitable for development are typically unsuitable for neighborhood/ community parks. Hence, parkland dedication sites should be selected by the developer prior to a subdivision being platted and acquired as a part of the development process.
2. Parkland dedication sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to

minimize the number of users crossing arterial roadways to access the proposed parkland dedication site.

3. Where feasible, parkland dedication sites should be located adjacent to schools to encourage shared facilities and joint development of new sites.
 4. Parks should have well-drained and suitable soils and level topography. Parkland dedication sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities.
 5. Parks must be adjacent to a street for ease of access and pedestrian, bike or parking accommodations.
 6. No more than two (2) sides of a park may be adjacent to the rear lot lines of homes.
 7. Parks must include visible, attractive and suitable means of ingress and egress proportionate to the size and amenities of the parkland dedication site.
 8. The parkland dedication site should not be encumbered by overhead utility lines or above-ground improvements or easements that might create a dangerous condition or limit the opportunity for park development and use. i. Where appropriate, proposed parkland dedication sites with existing trees or other scenic elements are preferred and may be reviewed by the City (or its consultants) to make recommendations.
 9. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for consideration of a parkland dedication site pursuant to this article.
 10. Consideration will be given to a potential parkland dedication site that is in the floodplain or an area which may be considered "floodable" even though not in a federally regulated floodplain if the proposed parkland site is suitable for park improvements. At the discretion of the City, land in floodplains may be considered as part of a parkland dedication requirement on a three-to-one (3:1) basis. That is, three (3) acres of floodplain will be deemed equal to one (1) acre of parkland, but not more than 20% of any parkland dedication site shall be allowed in a floodplain.
 11. Detention/ retention areas may not be used to meet parkland dedication requirements but may be accepted by City in addition to the required parkland dedication. If accepted as part of a park, the detention/ retention area design must meet the City's specifications.
- c. The amount of land to be dedicated for parkland purposes shall be as set forth in Appendix I. Upon the sole discretion of the City, the required dedication may be met by payment of cash in lieu of land when permitted or required by other provisions of this Subchapter. The total amount of land dedicated for a development or project shall be dedicated to the City in fee simple:
- i. Prior to the issuance of any building permits for any residential development on an associated plat or via separate instrument;
 - ii. Concurrently with the final plat for a single phase single family residential development, clearly labeled and dedicated as City parkland (or with applicable notes as stipulated in this Section for the ETJ);
 - iii. For a multi-phased single family residential development, the entire park(s) shall be either platted concurrently with the plat of the first phase of the development, clearly labeled and dedicated as City parkland (or with applicable notes as stipulated in this Section for the ETJ);OR
 - iv. The Developer may provide the City with financial security against the future dedication by providing a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit in the amount equal to the number of

acres parkland required and in a form acceptable to the City. The amount of the financial guarantee shall be the amount of Fee-In-Lieu of Land Dedication as set forth in Appendix I. The financial guarantee will be released and returned to the Developer, without interest, upon the filing of the final plat for the phase that dedicates the required parkland.

- d. For residential development located within the ETJ of the city, the dedication requirements of this Subchapter may be met through the creation of private parkland in the same amount required as set forth in Appendix I provided the Developer enters into a written agreement that all such private parkland be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development, is inscribed with a notation regarding same.
 - e. The obligation of an applicant/Developer to dedicate parkland or make payments or improvements in lieu thereof shall be in addition to/independent of the requirements of the applicant/Developer to provide open space in accordance with any Planned Development (PD) development criteria.
 - f. Floodplain land may be dedicated at a ratio of three (3) acres of floodplain for every one (1) acre of Parkland Dedication due. The City Council shall have the final authority in determining how much, if any, floodplain land shall be allowed to be used to satisfy the Parkland Dedication requirement.
- (5) Fee-In-Lieu of Land.
- a. In lieu of dedicating parkland for parks, a Developer may request to meet some or all of the parkland dedication requirements through payment of a Fee-In-Lieu thereof in the amounts set forth in Appendix I. Such fees shall be due prior to filing an associated plat for record for single family residential uses and prior to the issuance of a building permit for multi-family residential uses.
 - b. The fee to be paid in lieu of parkland dedication will be the average fair market value per acre of the land which is being subdivided determined at the time of the final plat approval or the issuance of a building permit, as applicable. The fair market value shall be established by the most recent appraisal of all or part of the subject property as adopted by the appropriate Central Appraisal District and in effect on the date the final plat is recorded on which the land for which the payment of fees in lieu of parkland dedication is required. At its discretion, the City may opt to commission an independent appraisal of the subject land by a third party and adjust the amount of assessed value based on any difference between the independent appraisal and the Appraisal District's valuation.
 - c. Fees collected in lieu of parkland dedication shall be used for the purpose of acquisition, development and/or improvement of park facilities.
- (6) City Approval.
- a. The City Council shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required land dedication. The City Council may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Appendix I. Likewise, the City Council may, from time to time, require that land be dedicated in amounts as set forth in Appendix I and that no Fee-In-Lieu of land will be accepted.
- (7) Approval Process for Parkland Dedication.
- a. Land Dedications equal to or exceeding two acres, and Dedications of Floodplains and Greenways:
 - i. For any proposed required parkland dedication equaling to or exceeding two acres of land or equaling to or exceeding payment of a Fee-In-Lieu thereof or for any proposed land dedication containing floodplain or greenway, the

Developer must:

1. Obtain a recommendation from the Park Board or Planning and Zoning Commission, and
 2. Obtain approval from the City Council.
- ii. Should a proposed dedication proposal be considered by the Parks Board or Planning and Zoning Commission as part of a required project approval, the Parks Board or Planning and Zoning Commission shall forward their recommendation to the City Council for final consideration.
- b. Criteria for consideration.
- i. For any proposed required parkland dedication equaling to or exceeding two acres of land or equaling to or exceeding payment of a Fee-In-Lieu thereof or for any proposed land dedication containing floodplain or greenway, the Park Board or Planning and Zoning Commission and City Council shall utilize the following criteria for considering approval of the proposed parkland dedication:
 1. The Comprehensive Plan and the Parks Master Plan for the City of McLendon-Chisholm.
 2. The useability of the proposed parkland dedication.
 3. The proposed plat shall clearly identify the proposed public parkland to be dedicated.
 4. The proposed dedication or fee shall provide sufficient parkland in the area of the proposed development for required parkland dedication;
 5. Where the proposed dedication is insufficient for a park site under existing park design standards, some or all of the dedication requirements may be in the form of a fee in amounts as set forth in Appendix I;
 6. Determination of acceptability of a proposed parkland dedication is based upon the City of McLendon-Chisholm's Comprehensive Plan and Parks, Recreation, and Trails Master Plan, as may be amended from time to time and the criteria contained herein;
 - a. The proposed development of the park is at a minimum consistent with McLendon-Chisholm's park criteria as set forth in the City of McLendon-Chisholm's Parks, Recreation, and Trails Master Plan, as may be amended from time to time.
 - b. Land is usable and compatible with the Comprehensive Plan, Parks, Recreation, and Trails Master Plan, and other approved public plans.
 - c. There is no nearby existing park that would be served with the funds better or more by expansion or improvement.
 - d. Availability of public access and infrastructure considerations.
 - c. Development and maintenance of a park less than two acres in size for public park purposes is impractical and does not allow for appropriate improvements consistent with necessary level of service. Therefore, if fewer than two acres-worth of dwelling units as specified in Appendix I under Land Dedication are proposed by a plat for single family residential, the Developer shall pay the applicable cash in lieu of land dedication. An exception may be considered if the dedication is voluntarily greater than two acres or will increase the size of an existing park adjacent to the proposed parkland dedication or will provide a beneficial trail connection or right-of-way or will provide

- a synergistic benefit not otherwise listed, at the discretion of the City Council.
- d. Park Development Fee.
 - i. In addition to the land dedication requirements for parks, there is a park development fee established herein sufficient to develop parks in ways that meet the City of McLendon-Chisholm's citizen input as determined in the City of McLendon-Chisholm's Comprehensive Plan and Parks, Recreation, and Trails Master Plan.
 - ii. The park development fees are hereby established and imposed on residential development for the purpose of assuring that park facilities, including neighborhood/ community parks and passive park conservation areas, are available and adequate to meet the needs created by such development while maintaining current and proposed parks and recreation standards that meet the City of McLendon-Chisholm' s standards. Park development fees are supplementary to, and not in substitution of, the parkland dedication requirement.
 1. The park development fee assessed to a Developer, subject to this Subchapter, is as shown in Appendix I. The process for the approval and collection of park development fees shall be the same as for the parkland dedication requirements to which the development relates, and shall be processed simultaneously with the parkland dedication requirements.
 2. The City shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required park development. The City may, from time to time, require that a fee be submitted in lieu of park development in amounts as set forth in Appendix I. Likewise, the City may, from time to time, require that parks be developed to a level of service as reflected in Appendix II and that no Fee-In- Lieu of park development will be accepted.
 - e. Construction of Park Improvements in Lieu of Park Development Fee.
 - i. Subject to the City's approval, a developer may enter into a development agreement with the City to construct required park improvements in lieu of paying the associated park development fees, in whole or in part, as set forth herein. In such event:
 1. Facilities and improvements provided by a developer shall be constructed on lands dedicated to the City as public parkland, and shall be designed and installed to meet the terms, conditions and requirements under this article, the Parks Master Plan, and as approved by the Director, in accordance with related federal, national, state or local codes including, but not limited to, the following:
 - a. International Play Equipment Manufacturer' s Association (IPEMA);
 - b. Consumer Product Safety Commission (CPSC) Handbook for Public Safety;
 - c. American Society for Testing and Materials (ASTM and ASTM F08);
 - d. Accessibility Standards for Play Areas through the ADA Accessibility Guidelines (ADAAG);
 - e. Illuminating Engineering Society of North American (IESNA RP 6-01); and/or

- f. Sports Turf Management Association (STMA).
 2. The amount of park development fees that the developer must pay will be reduced by the actual costs paid by the developer for developer's construction of the park improvements required and approved by City on the City's parklands as such costs are demonstrated by and through approved pay applications and invoices submitted to developer by developer's contractors and materialmen together with documentation demonstrating developer's payment thereof and such additional information as may be requested by City to confirm compliance with the standards referenced in this section. In no event shall City be responsible for paying developer any amounts in excess of the park development fees that developer must otherwise pay, or any amounts for park improvements not approved in advance by City or park improvements not properly constructed and installed.
- ii. Upon City approval, the developer's election to construct required park improvements in lieu of paying the associated Park Development Fee:
 1. A park site plan, developed in cooperation with the City staff, must be reviewed and approved by the Planning and Zoning Commission or Park Board and City Council upon submission of final plat for single family residential uses.
 2. Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats and for building permits issuance, whichever is applicable.
 3. Detailed plans and specifications for park improvements shall be prepared by a Registered Landscape Architect (RLA) or a registered Professional Civil Engineer (PE) and shall be sealed and signed by the design professional.
 4. All plans and specifications shall meet or exceed the City's level of service standards and/or scale-specific intent as specified in the City of McLendon-Chisholm's Comprehensive Plan or Parks, Recreation, and Trails Master Plan, as may be amended from time to time, and the criteria contained herein, in effect at the time of the submission.
 5. If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the Developer must post payment and performance bonds to guarantee the payment to subcontractors and suppliers and to guarantee the Developer completes the work in accordance with the approved plans, specifications, ordinances, other applicable laws.
 6. The construction of all improvements, including any required trails, must be completed in accordance with the requirements relating to the construction of public improvements for final plats and issuance of building permits, whichever is applicable. This includes providing performance guarantees (cash, bond, irrevocable line of credit or other surety) in lieu of completing the park improvements prior to final plat approval. Notwithstanding any other applicable ordinances, park improvements should be completed within two years from the date of the approval.
 7. Park development will be considered complete and a Certificate of

Completion will be issued after the following requirements are met:

- a. Improvements have been constructed in accordance with the approved plans;
 - b. All parkland upon which the improvements have been constructed has been dedicated as required under this Subchapter; and
 - c. All warranties as specified herein have been provided for any equipment installed in the park as part of these improvements.
 - d. Upon issuance of a Certificate of Completion, the Developer warrants the improvements for a period of two years.
8. The Developer shall be liable for any costs required to complete park development if:
- a. Developer fails to complete the improvements in accordance with the approved plans
 - b. Developer fails to complete the improvements within the required timeframe; and/or
 - c. Developer fails to complete any warranty work.
- f. Credits for Private Amenities
- i. Up to fifty percent (50%) of the total park development fee required by this article to be paid by a developer may be eligible for reimbursement if the developer provides private parkland and/or park-like amenities on the site situated within the property being subdivided as determined in the sole discretion of the Director. The remaining 50% of the park development fee is retained for deposit in the City's park development fund for the purpose of defraying the financial burden that new residential units impose on the City's existing public park system within the citywide park zone and the applicable geographical park zone as provided above in this article.
 - ii. Private facilities eligible for credit are those outdoor park-like amenities typically found in public parks that will substitute for the park improvements otherwise funded by a park development fee to meet the outdoor recreation needs of the development's residents. These park-like amenities might include by way of illustration, and not limitation, parkland (minimum size of 1 acre), playground equipment, shade structures, splash pads, "pick-up" basketball courts or volleyball courts, tennis courts, walking and jogging trails, and any associated lighting improvements.
 - iii. The design of private park amenities must be reviewed and approved by the Director prior to the platting of the first unit within the subdivision.
 - iv. The amount of park development fee credit shall be based on actual out-of-pocket dollar costs that the developer incurred in providing the outdoor and/or indoor private park recreation improvements evidenced as follows:
 1. The developer is required to submit all invoices and checks paid toward the construction of the private park-like amenities; and
 2. The developer must allow PARD staff to conduct a site visit to verify the private park-like improvements.
 - v. Yards, court areas, setbacks and other open areas required to be maintained by the zoning and subdivision rules and regulation ordinances shall not be included in any park development fee credit computation.
 - vi. Private park recreation improvements shall be owned by an incorporated nonprofit homeowners' association comprised of all property owners in the subdivision. The organization should operate under recorded land agreements through which each

property unit owner in the subdivision is automatically a member, and each unit is subject to a charge for a proportionate share of expenses for maintaining the private park facilities.

- vii. Should the homeowners' association fail to maintain the developer- provided private park facilities in a safe and clean condition, then each property owner agrees that the Director may access the provided private park facilities to operate, maintain and repair them. The costs of such maintenance, operations and repairs by the City shall be charged to the homeowners' association.
 - viii. Use of the private parkland and facilities shall be restricted for park and recreation purposes by a recorded covenant that runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the prior written consent of the City.
 - ix. Private park facilities must be similar or comparable to the facilities that would be required to meet public park standards and recreational needs as required per the City's development regulations and Parks Master Plan and other federal, state and local laws.
 - x. All private park-like amenities must be constructed and accepted prior to the plat recordation of the same phase in which the private park improvements are located.
- g. Reimbursement for City Acquired Parkland
- i. The City may from time to time acquire land for parks and develop and improve park facilities on such land in advance of actual or potential development. If the City acquires parkland and/or develops and improves park facilities thereon in advance of development, the City may require subsequent parkland dedications to be made in the form of paying a fee in lieu of parkland dedication only.
 - ii. The fees paid in lieu of parkland dedication may, in the discretion of the Director, be used to reimburse the City for the cost(s) of such prior parkland acquisition. In addition, any park development fees collected may, in the discretion of the Director, be used to reimburse the City for the cost(s) of development and improvement of park facilities on such parkland in advance of actual or potential development.
- h. Standards for Private Parkland.
- i. A Developer may submit an application to satisfy up to 100 percent of the parkland dedication and construction required for a development or project by providing a Public Access and Recreational Easement rather than deeding the land to the City in fee simple.
 - ii. In order to earn credit for private parkland, the park shall:
 - 1. Provide signage visible from a right-of-way frontage to be reviewed and approved through the application and consideration process, and the sign shall state that the area, including any recreational amenities, is open and available for public use, the park hours, and City contact information, and it must be posted at the park entrance or in a location visible to the public; and
 - 2. Provide language in the Public Access and Recreational Easement document or associated plat that specifies maintenance, capital replacement, the right of the City to conduct safety inspections, future construction rights, and penalties and arrangements for lack of compliance, and language that specifies that re-payment of the credits will be required via alternate land or compensation for release of the easement.
 - 3. Provide a design and features consistent with the guidelines and

requirements contained herein.

- iii. The required dedication and development shall be calculated per the requirements in Appendix I and then the proposal shall be evaluated to determine the amount of parkland dedication and/or development credit to be given using the following factors:
 1. The presence of active recreational amenities including, but not limited to, playscapes, sport courts, table game recreation, and climbing or exercise structures or trails.
 2. The ability of the public to access and use the land for recreation purposes in perpetuity.
 3. The presence of group gathering spaces, such as open lawns, seating, picnic areas, plazas or pavilions.
 4. Landscaping that enhances McLendon-Chisholm and the park by providing shade, educational opportunities, trees, and/or wildlife habitat.
 5. The ability of the City to provide programming in the space.
- iv. If park development fees are credited, recreational amenities and other improvements must be constructed onsite and approved by the City during site plan or subdivision review at a specific time concurrent or prior to residential uses, as stipulated in the associated development agreement. Amenities must be shown on the site plan and/or construction plan as determined by the City.
- v. A Developer must post cash escrow, irrevocable line of credit, bond or other financial surety in a form approved by the City for amenities included on private parkland during site plan or subdivision review.
- vi. If credited acreage does not satisfy the entire parkland construction requirement, the City will calculate the remaining fee using the same requirements in Appendix I, proportionally assessed.
- i. Submitting Fee.
 - i. Any fees required to be paid pursuant to this Subchapter shall be remitted:
 1. Prior to the issuance of any building permits for multi-family use or development; or
 2. Prior to filing an associated plat for record for single family residential use or development.
- j. Use of Fees.
 - i. Fees may be used only for the purchase, acquisition, development, and/or improvement of park facilities in the City of McLendon-Chisholm. Potential parkland in underserved areas within one mile of developments that have paid parkland dedication fees, which have not yet been refunded, shall be a top consideration (but not the only consideration) when evaluating potential land for purchase or acquisition for future parks.

10.05.6 Parkland Guidelines and Requirements.

The following guidelines and requirements shall be used in designing and accepting parks and adjacent development:

Parks should be:

- Easy to access
- Have readily available utility infrastructure

- Open to public view to benefit area development
 - Enhance the visual character of the City
 - Be designed in accordance with local, state and federal requirements
 - Protect public safety
 - Minimize conflict with adjacent land uses
- (1) Any land dedicated to the City under this Subchapter must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The City Manager or his designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication. The Developer shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Rockwall County Tax Assessor or Kaufman County Tax Assessor, whichever is applicable, shall be submitted with the dedication or plat.
- (2) Land in floodplains or designated greenways is not preferred but can be considered on a thirty-three percent (33%) per acre basis, at the discretion of the City Council (i.e. three (3) acres of floodplain or greenway will be equal to one acres of potential parkland). The following factors shall be considered for potential parkland in the floodplain or in designated greenways:
- a. Sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities or for improvements. At least 50 percent of a parkland site shall be less than 10% grade, well drained, and suitable for active play, unless the intent of the dedication is to provide a beneficial connection or to preserve an environmental, natural, or cultural resource/asset.
 - b. Placement of recreational or parkland support amenities, including paths or access for maintenance purposes, can be placed in the area in compliance with applicable watershed requirements.
 - c. It is preferred that the floodplain area provide suitable passive recreation, scenic views, wildlife habitat protection, water quality protection, tree protection, and/or trail connectivity to the more intensive uses in non-floodplain areas.
 - i. Park sites shall have access to water and sewer lines prior to or upon dedication. Site plans and subdivision applications must demonstrate sufficient water and wastewater capacity to serve the park.
 - ii. Park sites should be located adjacent to greenways and/or schools, where available, in order to encourage shared facilities and joint development of new sites.
 - iii. Park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
 - iv. Where appropriate, sites with existing trees or other scenic elements or natural assets are preferred.
 - v. Detention/retention areas shall not be utilized to meet dedication requirements unless they are designed in an innovative manner so as to provide for suitable recreational purposes, but they may be accepted in addition to the required dedication. If accepted as part of the park, the detention/retention area design must meet the standards as specified in all City of McLendon-Chisholm codes and regulations.
 - vi. Where park sites are adjacent to greenways, schools, or existing or proposed subdivisions, access ways may be required to facilitate public access to provide public access to parks.
 - vii. A minimum of fifty percent (50%) of the perimeter of a park shall abut a public street or public access easement. Public view of the park from a public street

is desirable to facilitate community connections and provide for crime prevention through environmental design.

- viii. Community-scale parks should be accessible from major arterial streets so as to be accessible by large numbers of people.
- ix. Areas for potential parkland that are encumbered by overhead utility lines or easements of any type which would limit the opportunity for recreational and park development shall not be satisfy the Parkland Dedication requirement.
- x. All rubbish, trash, junk and other offensive materials shall be removed from all dedicated lands and the property returned to its natural condition except as to approved construction and improvement thereon.
- xi. For dedications of more than two acres of land and upon the request of the City Engineer, a Developer-funded environmental or engineering study, audit, or assessment may be required in some cases demonstrating that the property is: in a condition that would allow the City to utilize the property for public park purposes without expenditures to remove or mitigate environmental or hazardous materials or conditions; suitable and safe for use as a public park; and free from environmental or engineering-related problems.

10.05.7 Warranty Required.

- (1) All materials and equipment dedicated to the City shall be new with existing factory or manufacturing warranties.
- (2) All work will be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, and drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.
- (3) All work by the Developer not conforming to these requirements, including, but not limited to, unapproved substitutions, shall be considered defective and the City shall reserve the right to reject the improvements and/or equipment which may or may not repeal any permits or Certificates of Occupancy.
- (4) This warranty is in addition to any rights or warranties expressed or implied by law.
- (5) Where more than a two-year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.
- (6) This warranty obligation may be covered by any maintenance bond tendered in compliance with this Ordinance.
- (7) If any of the work performed by the Developer is found or determined to be either defective, including obvious defects, or otherwise not in accordance with this Ordinance, the designs, plans, drawings or specifications within two years after the date of the issuance of a certificate of Final Completion of the work or a designated portion thereof, whichever is longer, or within two years after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this ordinance, Developer shall promptly correct the defective work at no cost to the City.
- (8) The failure, including cracking or other indication of failure, of an improvement shall be deemed conclusive that the workmanship or product is defective.
- (9) During the applicable warranty period and after receipt of written notice from the City to begin corrective work, Developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this Code of Ordinances. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.
- (10) If within 20 calendar days after the City has notified Developer of a defect, failure, or abnormality in the work, Developer has not started to make, and continuously worked to complete, the necessary corrections or adjustments, the City is hereby authorized to make the corrections or adjustments, or

- to order the work to be done by a third party. The cost of the work shall be paid by Developer.
- (11) The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects shall be paid by Developer, its contractors, or subcontractors or by the surety.
 - (12) The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be two years after the installation or completion. The two-year warranty shall cover all work, equipment, and materials that are part of the improvements made under this Subchapter of the ordinance.

10.05.8 Amendment to Fee Schedule.

The City Fee Schedule is amended to add the Park Development fees as set herein.

10.05.9 Appeal Process

Any decision under this article made by the City may be appealed to the City’s Zoning Board of Adjustment within thirty (30) days following the Director’s decision. Filing an appeal shall not stay the required parkland dedication (and/or payment of fees in lieu of parkland dedication) or the payment and collection of the park development fee due.

10.05.10 Review and Indexing of Fees.

The city shall review the park development fees established and the amount of parkland dedication required in this article at least once every five (5) years. Failure to timely commence or complete review by the City Council shall not invalidate this ordinance. If the City fails to timely review the park development fees any person who has paid a park development fee may present a written request that the City perform the review of the park development fees within 60 days after the date of the request. If the City finds it is late performing such review, the City will cause the review of the park development fees to commence within 60 days after the date of the request and continue until completion. The park development fee shall be updated annually in the interim five-year period as part of City’s annual budgeting process.

10.05.11 Right to Refund

The City shall account for all fees paid in lieu of parkland dedication and all park development fees paid under this article with reference to the individual plat(s) involved. Any fees paid for such purposes should be encumbered or expended by the City within fifteen (15) years from the date received by the City for acquisition, development and/or improvement of parks as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated share of such sum without interest, computed based on the number of dwelling units in the residential development for which such unencumbered and unexpended park related fees were paid. The owners of such property must request such refund within one (1) year of entitlement, in writing. Failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund.

10.05.12 Penalties, sanctions and redeterminations.

- a) **Requirements to be satisfied prior to development.** It shall be unlawful for any person who is required to convey land or pay money in lieu of dedicating parkland and pay park development fees as required by this article, to begin, or allow any other person or contractor to begin, any construction or improvements on any land within any residential development to which this article applies until the required conveyance of parkland or payment of money in lieu of dedicating parkland and the payment of park development fees is made to the city in accordance

with this article.

- b) **Permits and services to be withheld.** No building permits shall be issued for, and no permanent utility services shall be provided to, any land within any residential development to which this article applies until the required conveyance of parkland or payment of money in lieu of dedicating parkland and the payment of park development fees is made to the city in accordance with this article.
- c) **Redetermination of requirements for proposed additional dwelling units.** After the city council has made a determination of the requirements of this article, or after the requirements of this article have been met, based upon the proposed number of residential dwelling units for any land to which this article applies, any person who desires to construct a number of dwelling units in excess of the number of dwelling units for which the requirements of this article were determined or met must submit to the city council a revised zoning proposal for additional dwelling units for the residential development. Once the city council has approved a zoning ordinance increasing the number of dwelling units allowed on a platted lot or within a residential subdivision, the developer shall either convey the additional parkland through a plat or replat or shall pay a fee in lieu of dedicating parkland and pay additional park development fees for the additional dwelling units at the issuance of the building permits. Where a payment of money in lieu of dedicating parkland was originally made to meet the requirements of this article, the person proposing to construct additional dwelling units may be required to convey parkland for all or part of the development. In such case, after the required conveyance is made, the payments, or portion thereof, previously made, which are satisfied by the dedication of parkland shall be returned by the city.

10.05.13 Penalty.

Any person, firm, entity or corporation who violates any provision of this Ordinance or the City's Subdivisions Ordinance Chapter 158, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in accordance with 10.99 of the Code of Ordinances. Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

10.05.14 Cumulative Clause.

This Ordinance shall be cumulative of all provisions of state or federal law and other ordinances of the City of McLendon-Chisholm, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such other ordinances are hereby repealed.

10.05.15 Severability Clause.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

10.05.16 Repealer Clause.

Any provisions of any prior ordinance of the City whether codified or uncoded, which are

in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

10.05.17 Effective Date.

This Ordinance shall become effective immediately upon its passage and publication as required by law.

**APPENDIX I.
PARKLAND DEDICATION AND PARK DEVELOPMENT FEES**

Dedication Requirements for Parks.

Land Dedication Policy:	One (1) acre per 50 Dwelling Units
Fee-In-Lieu of Land Dedication:	\$1,496 / dwelling unit
Park Development Fee:	\$583 per Dwelling Unit
Total Park Fees:	\$2,079 per unit

Zillow / Realtor / Redfin May 2026 [McLendon-Chisholm Housing Market: House Prices & Trends | Redfin](#)

**APPENDIX II.
PARKLAND DEDICATION AND PARK DEVELOPMENT METHODOLOGY**

Variable	Calculation Factor	Description
Parkland Dedication Inputs		
Existing City Population	6,108	2026 City population estimate (NCTCOG)
Existing City Park Acres	TBD	
City Persons per Household	3.19	2012-2016 Persons per Household per most recently available US Census data

Methodology and Examples:

A. Parkland Dedication Formula:

1 ac / 50 dwelling units

B. Fee In-Lieu of Land Formula:

Calculation: Total Parkland Dedication Due x CAD Value = Fee In-Lieu of Land
 \$50,000 - \$90,000 / lot
 Average: \$75,000 / lot
 Ex: 125 lot subdivision = 2.5 acres of parkland dedication; OR
 2.5 ac x \$75,000 = \$187,000 Fee In-Lieu
 \$1,496 / dwelling unit

C. Park Development Fee Formula:

STEP 1: Parkland Development Cost Factor/ Population = Park Development Cost Per Person
 \$1,117,852 neighborhood park cost/ 6,108 people per developed park= \$183 per person

STEP 2: City Persons per Household X Park Development Fee Per Person = Parkland Development Fee
 3.19 PPH X \$183 per person= \$583 per unit

D. Total Parkland Fee per Unit:

Fee In-Lieu of Land by Density+ Parkland Development Fee by Density= Total Parkland Fee per Unit
\$1,496 + \$583 = \$2,079 per unit

Value of Lots as reported: Zillow / Realtor / Redfin May 2026 [McLendon-Chisholm Housing Market: House Prices & Trends | Redfin](#)

Appendix III.
PARKLAND DEVELOPMENT:
NEIGHBORHOOD PARK LEVEL OF SERVICE ESTIMATE

Item	Quantity	Unity	Unity Price	Extension
Mobilization	1	LS	\$50,000	\$25,000
Demo	1	LS	\$10,000	\$10,000
Earthwork / Site Preparation	1	LS	\$20,000	\$20,000
Park Sign	1	LS	\$10,000	\$10,000
8' Concrete Sidewalk (1/2 mile)	21,120	SF	\$6	\$126,720
Picnic Unit (Slab, Table, Trash Receptacle, Grill)	3	EA	\$4,500	\$13,500
Shade Pavilion (Slab and Shelter)	1	LS	\$50,000	\$50,000
Benches	5	EA	\$2,500	\$12,500
Bicycle Rack	1	EA	\$1,500	\$1,500
Trash Receptacles	5	EA	\$350	\$1,750
Drinking Fountain w/ dog bowl	1	EA	\$5,000	\$5,000
Playground (Equipment, Surfacing, and Drainage)	1	LS	\$200,000	\$200,000
Fencing / Screening	1	LS	\$75,000	\$75,000
Parking Lot (25 Spaces)	25	EA	\$7,500	\$187,500
BFR	4	EA	\$1,500	\$6,000
Storm drainage	1	% of pavement	45%	\$84,375
Site Utilities (Water Meter, Electrical Service, etc.)	1	LS	\$25,000	\$25,000
Landscaping (Shrubs, Ground Cover, Bed Preparation and Irrigation)	1	LS	\$50,000	\$50,000
Shade Trees (including irrigation)	20	EA	\$500	\$10,000
Finish Sod	1	EA	\$10,000	\$10,000
Sub-Total				\$923,845
Contingency			10%	\$92,385
Construction Total				\$1,016,230
Soft Costs			10%	\$101,623
Typical Neighborhood Park Total:				\$1,117,852

CHAPTER 10: SUBDIVISION ORDINANCE

SECTION: 10.05 – CONVEYANCE OF LAND FOR RECREATIONAL AREAS AND FACILITIES

The Subdivision Ordinance of the City of McLendon-Chisholm is hereby amended to add this Section: Parkland Dedication Master Plan and Ordinance as set forth below:

10.05.1 Purpose

This Subchapter is adopted to provide open space and recreational areas in the form of parks as a function of subdivision and site development in the City of McLendon-Chisholm and its extra-territorial jurisdiction (ETJ). This Subchapter is enacted in accordance with the home rule powers of the City of McLendon-Chisholm granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Government Code Chapter 212 as may be amended from time to time.

It is hereby declared by the City Council that public parks, recreational facilities, and open spaces are valuable assets that advance the public's health, safety, and welfare, and improve the overall quality of life of the community's residents. New residential development in the city creates the need for additional parks and recreation resources because of the increased population. Requiring that new residential development dedicate parkland and pay park development fees in proportion to its impacts on the City's parks and recreation resources is recognized as a fair, reasonable and uniform method of financing these assets that does not impose an unfair burden on new or existing development. The parkland dedication and park development fee requirements established in this article aim to create and maintain a level of service in the City consistent with the City's Comprehensive Master Plan (2021), and as it may be amended from time to time. Accordingly, this article requires the dedication of parkland and payment of park development fees to:

- Meet the goals and objectives set forth in the Parks Master Plan.
- Deliver new and/or updated parks, recreation, trails and open space resources to meet the increased demand generated by new development on the parks system.
- Establish proportionate costs that are associated with providing new or updated parks and facilities, so the increased costs are borne by those who are responsible for creating the additional demand.
- Create a variety of recreational opportunities for residents within reasonable proximity to their homes.
- Provide credit for applicable private and semi-public parkland and/or park like amenities that offset the increased demand on the parks system generated by new development.

Parks provide for a variety of indoor and outdoor recreational and healthy living opportunities and are located in various locations throughout the city. The land area of the City of McLendon-Chisholm being less than 15 square miles shall be prima facie evidence that any park located therein is within a convenient distance from any residence located therein. The primary cost of purchasing or acquiring, developing, and improving parks shall be borne by the landowners of residential property or projects who, by reason of the proximity of their property to such parks, are the primary beneficiaries of such facilities.

Due to McLendon-Chisholm's small size, a typical park in McLendon-Chisholm is designed to serve the needs of residents from the entire community no matter where the park is or will be located in McLendon-Chisholm. Parks serve both active and passive leisure and recreation needs of residents and their visitors, in addition to serving the essential purposes of providing open space to

maintain the rural character of McLendon-Chisholm as desired by the community. The purchase, acquisition, development, and improvement of the basic infrastructure and facilities for parks in McLendon-Chisholm are based upon the demand from the residents they are intended to serve.

Recognizing that there are different sizes, scales, and types of park facilities, the required level of service contained herein has been designed based on the smallest of park facilities at existing level of service, a neighborhood park of two to 10 acres, to meet the "basic" infrastructure and facilities standard. Any fees collected per these requirements can, however, be utilized in the purchase or acquisition of parkland, development, and/or improvement of any size or scale park facility in McLendon-Chisholm as planned for or recommended in the Parks, Recreation, and Trails Master Plan (expressly or via intent), as may be amended from time to time, which is hereby adopted by reference and incorporated herein for all purposes.

Therefore, pursuant to the public input obtained during the preparation of the City of McLendon-Chisholm 2021 Comprehensive Plan and the subsequent guidance and direction from the 2026 citizen led committee for the update of the City's Comprehensive Plan, the City hereby formerly approves and adopts a Parks Master Plan for the City of McLendon-Chisholm, Texas. Specifically, during the 2021 Comprehensive Plan preparation a series of community forums were held, including one "in-person" community forum and one digital community forum (which took place on www.planMCTX.com). The results of these forums significantly supported the City's intent to prepare a Master Parks Plan and subsequent Parkland Dedication Ordinance in order to codify the orderly process for the creation and development of walking trails, bike paths, connectivity of neighborhoods, water features and children's equipment. Furthermore, the 2021 Comprehensive Plan clearly outlines the citizens intent to focus on smart fiscal spending; require commercial development to incorporate green / open spaces; and the establishment of funding mechanisms that can support the development and maintenance expenses of parks.

10.05.2 Authority

Pursuant to the City of McLendon-Chisholm Home Rule Charter adopted **XXXXXXX 2025**, the City Council hereby creates and appoints a Park Board (Board) that shall be composed of not more than seven (7) members, each of whom shall be a citizen of the City of McLendon-Chisholm.

- Members shall be appointed for two (2) year staggered terms.
- Such appointees shall serve without compensation.
- A vacancy in an unexpired term shall be filled by the City Council for the remainder of the term.
- A majority of the appointed members shall constitute a quorum, and decisions may only be made by the affirmative vote of the majority of those members present and voting.
- The Park Board shall select from any of its members a Chairperson and Vice Chairperson.
- The Park Board shall be charged with responsibility for oversight of all parks and the trail system within the City of McLendon-Chisholm.
- The Park Board may sponsor such other activities for the betterment of civic life within the City as it shall be deemed appropriate and shall have such other duties and responsibilities as may be assigned to it by the City Council.
- The Park Board may make recommendations to the City Council for improvements to and expansion of existing parks and locations for future parks.

Unless otherwise specified, the daily administration of the provisions of this section shall be administered by the City Manager or their designee (" Director"). The standards and criteria contained within this article are deemed to be minimum standards. The City Manager or their

designee shall process the following items through the Parks Board for consideration and action:

- Amendments to the Parks Master Plan
- Amendments to the Parkland Dedication Ordinance (this ordinance)
- Amendments to the Comprehensive Plan Parks Section
- Amendments to the Parkland Fee methodology or assumptions
- Any appeals to this ordinance by a land owner / applicant / developer

10.05.3 Definitions.

For the purpose of this Subchapter. If there are any conflicts between these definitions and those found in the City's Code of Ordinance, the stricter shall prevail. An applicant shall have the express right to petition the City for an official interpretation and clarification of any definitions which may be in conflict.

DEVELOPER. Landowner(s) of the subject property containing a proposed development or project.

DWELLING UNIT. Any building, or portion thereof, which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code, for not more than one family. Dwelling units include temporary or quasi-dwelling units such as: suites within hotel or motel- type uses, suites within senior care or assisted care-type facilities, accessory dwelling units, and mobile or semi-mobile living facilities since they all house people who will impact the Parks and Recreation System.

PARK. Includes a variety of parks, trails, open spaces, natural preserves, gathering spaces, and recreational opportunities and facilities that are open and accessible to the general public and are located within a convenient distance of the residences to be served thereby.

SINGLE FAMILY RESIDENTIAL. Structure(s) with one dwelling unit on one lot, not to include mixed-use or live-work structures. Any one proposed lot containing only one proposed dwelling unit shall be assessed parkland fees and pay parkland fees of this Subchapter prior to filing an associated plat for record.

RESIDENTIAL USES. Includes single family residential and multi-family residential uses.

10.05.4 Applicability.

This Subchapter applies to a landowner who subdivides, develops or redevelops land for residential uses located within the city.

(1) Exemptions

- a. Non-residential Uses
- b. Assisted living / Memory Care / Skilled Nursing Uses
- c. Properties located within the City's Extraterritorial Jurisdiction ("ETJ") at the time development occurs.
- d. The remodeling, rehabilitation, or other improvements to an existing residential structure, or the rebuilding of a damaged structure that does not increase the number of residential units.
- e. If a parkland dedication requirement was satisfied or a park development fee was paid for residential development on a particular tract prior to the amendment of this article, then subsequent development of the subject tract to which the parkland dedication requirement and/or park development fee applies may be exempt from any increased requirements. However, if there is an increase in the number of dwelling units on such a site, then there shall be a proportional increase in the parkland dedication requirement and the payment of

- park development fees.
- f. Residential development on a lot of record, and which development was approved prior to the effective date of the ordinance from which this article derives. However, if there is an increase in the number of dwelling units on such a site, then there shall be a proportional increase in the parkland dedication requirement and the payment of park development fees.
- g. Residential development constructed or to be constructed in accordance with a building permit issued prior to the effective date of the ordinance from which this article derives provided such building permit has not lapsed or otherwise expired and has not been modified to increase the number of residential units allowed.

10.05.5 Parkland Dedication and Park Development Fee Standards in General

(1) Effective Date

- a. The provisions of this article shall take effect on **XXXXXX**.
- b. Notwithstanding subparagraph 1.a. herein, a landowner / developer / applicant may request that all the parkland dedication and park development fee requirements established by this article be applied to a new residential development after its adoption and publication as required by state law and prior to **XXXXXX**, subject to the approval of the City Council.
- c. The City Manager or his designee shall administer this Subchapter with certain review, recommendation and approval authorities being assigned to the Parks Board as may exist or may be created, and/or various City departments as specified herein. Unless provided otherwise herein, final action by the City shall be provided by the City Council.
- d. Until the Parks Board is established, the Planning and Zoning Commission under this Subchapter shall be considered the Parks Board. Upon the formal establishment of a Parks Board and the appointment of Parks Board members the Planning and Zoning Commission shall cease to have any direct oversight or purview over the Parks Master Plan or this ordinance.
- e. The Parks Board shall review the Parks Master Plan and this Ordinance from time to time, to recommend adjustments or edits to the City Council.
- f. The Parks Board shall consider any petitions or appeals from an applicant / developer.
- g. Generally, the landowner / applicant / developer of property with residential uses must address the following requirements pursuant to this Subchapter:
 - i. As a condition of subdivision development, a developer of property for residential uses shall dedicate land for parks or pay a fee in lieu of dedicating land or a combination of both as approved by the Director.
 - ii. In addition to the parkland dedication requirement, a developer of residential property shall pay a park development fee. Subject to the approval of the City, a developer may elect to construct required park improvements as identified by the Director on City-owned parkland in lieu of paying the associated park development fee as set forth in this article.
 - iii. City Council has established **four (4)** geographical park zones and **one (1)** citywide park zone as depicted on **Appendix A** attached hereto and incorporated herein by reference for all purposes allowed by law. Except as provided below, parkland dedications including any fees paid in lieu of parkland dedication and park development fees from a residential development shall (with certain exceptions identified in this article) be located, conveyed, held, and utilized in the geographical park zone in which the subject development is located or in an adjacent geographical park zone where the subject development occurs near the perimeter of or overlaps geographic park zones subject to the discretion of the Director.
 - iv. Up to ten percent (10%) of any fees paid in lieu of parkland dedication and park

development fee(s) collected may be applied to the citywide park zone for use anywhere in the City's parks system at the discretion of the Director. No less than ninety percent (90%) of any fees paid in lieu of parkland dedication and park development fee(s) collected shall (with certain exceptions identified in this article) be applied to the applicable geographical park zone.

- v. The transfer of fees identified in this article between and among geographical park zones are permitted subject to review and approval by the Parks Board and the repayment of such fees to the originating geographical park zone.
- vi. Parkland dedication requirements (and/or payment of fees in lieu of parkland dedication) and payment of Park Development Fees shall be satisfied at the time of plat recordation for single family and duplex residential units, and prior to the issuance of any building permits for all other residential development.
- vii. Requirements herein are based on the actual number of dwelling units for an entire development. Increases or decreases in the final unit count may require an adjustment in park development fees paid or parkland dedicated.
- viii. Requirements herein are based on actual or approved dwelling units on a Final Plat for an entire development or project.
 - 1. Increases or decreases in final dwelling unit count may require an adjustment in fees paid or land dedicated.
 - 2. If the actual number of dwelling units exceeds the original estimate, additional parkland and additional park development fees may be required in accordance with the requirements in this Subchapter.
 - 3. If the actual number of dwelling units is less than the original estimate, the Applicant may request a refund.

(2) Parks, Recreation, and Trails Master Plan.

- a. The City of McLendon-Chisholm Comprehensive Plan and the Parks, Recreation, and Trails Master Plan, as may be adopted and/or amended by City Council from time to time, shall be the planning basis for this Subchapter.
- b. The City of McLendon-Chisholm shall consider the need to regularly update the Parks, Recreation, and Trails Master Plan to ensure that the Plan remains current and provides an equitable, effective framework from which to pursue the acquisition and development of public parks throughout the city.
- c. All land and subsequently proposed land development activity within the City Limits of the City of McLendon-Chisholm shall be subject to the criteria set forth herein:
 - i. Hike and Bike Trails:
 - 1. The City of McLendon-Chisholm has adopted a Hike and Bike Trail Plan (see Plate XX) which illustrates the general location of all future hike and bike trail locations.
 - 2. Proposed developments adjacent to or including these designated "Hike and Bike" trails shall provide for the dedication of the necessary hike and bike trail and shall construct the aforementioned hike and bike trail consistent with the City's Comprehensive Plan and Parks, Recreation and Trails Master Plan.
 - 3. General requirements.

- a. Land dedication for hike and bike trails on residentially zoned property, in instances where land is required for trail construction in accordance with the Parks, Recreation and Trails Master Plan in the City's Comprehensive Plan, the City shall:
 - i. Require the land be labeled as a "Hike – Bike Trail" for approval on the Site Plan or refuse the same if the proposed trail improvements are to be located within the public right-of-way.
 - ii. Require the land dedication as a "Pedestrian Access Easement" for approval on the final plat or refuse the same if the proposed trail improvement are to be on private property.
 - iii. In instances where land dedication for trail development is required, the Developer shall construct the trail in accordance with the City's Engineering and Design Guidelines, Comprehensive Master Plan and/or best practices as outlined by either North Central Texas Council of Governments and or the National Recreation and Parks Association best practices.
 - iv. Construction of a trail shall be completed in conjunction with all other public improvements/infrastructure and approved by the City prior to release of a building permit or as a part of the building improvement as approved by the City Council. All improvements or construction on or within the dedicated area to be installed by the applicant/developer shall be completed in accordance with the approved construction plans. Finished projects shall be maintainable and acceptable as determined by the City Engineer.
 - v. In instances where a sidewalk and trail are in the same location, the trail will replace the sidewalk.

vi. Hike-Bike Trail construction shall be as follows:

1. Minimum eight feet (8') in width
2. Cross slope and longitudinal slope shall not exceed ADA maximum criteria.
3. Reinforced concrete with a strength of at least 3,000 lbs. per square inch (psi).
4. One (1) bench and one (1) trash receptacle on a four foot (4') deep by six foot (6') wide concrete pad of no less than four inches (4") of reinforced concrete shall be required every one-quarter (1/4) mile. City staff shall calculate the general locations and developer shall be responsible for the installation of such.
5. For every 1,000 linear feet of hike and bike trail responsibility, Developer shall install a pro rata share of landscaping improvements along the hike / bike trail as follows:
 - a. Four (4) canopy trees of no less than two caliper inches (2") and four feet (4') in height
 - b. Four (4) ornamental trees of no less than two caliper inches (2") and four feet (4' in height)
 - c. Twenty (20) bushes from the approved landscaping list
 - d. Two way-finding signs or historical markers of no less than two square feet each consistent (city to provide the layout and type face) and including the City's logo.
 - e. Developer may pay a "hike and bike" trail landscaping fee of twenty-five dollars (\$25) per linear foot (or pro rata share) in lieu of installing the improvements.
6. A trail head shall be required every two miles. City Staff shall calculate the generalized locations for these trail heads which shall include at least four (4) of the following elements:
 - a. Two (2) water fountains; with dog bowls;

- b. Free standing architectural shade structure of at least four hundred square feet (400 sq. ft.);
- c. At least ten (10) canopy trees and ten (10) ornamental trees;
- d. Picnic area with at least a thirty-six square foot (36 sq. ft.) shade structure, one (1) picnic bench, one (1) dog waste station and two (2) trash receptacles.
- e. Public Restrooms
- f. Architectural way finding and trail location structure of at least thirty-six square feet (36 sq. ft.) (staff to provide specific criteria for each structure)
- g. Four (4) dedicated, striped and clearly marked parking spaces (at least one to be constructed and signed as an ADA parking space)
- h.

b. Land Dedication on non-residentially zoned property, in instances where land is required for trail construction in accordance with the Parks, Recreation and Trails Master Plan in the City's Comprehensive Plan, the City shall:

- i. Require the land dedication as a "Pedestrian Access Easement" for approval on the final plat or refuse the same if the proposed trail improvements are to be on private property.
- ii. Require the land be labeled as a "Hike – Bike Trail" for approval on the Site Plan or refuse the same if the proposed trail improvements are to be located within the public right-of-way.
- iii. Hike and bike trail construction shall not be required in non-residential districts; however, the City may require an oversizing of sidewalks consistent with the dimensions and criteria of the required hike and bike trail construction. In such an event, the City shall be responsible for the cost difference between the developer required sidewalk and the oversized sidewalk as funds may be available from the parkland dedication fee budget. The City shall enter into a Development Agreement with the Developer in this event to specify the City's cost contribution and reimbursement options.

(3) Fee Calculations and Updates.

- a. The schedule of fees and required land dedications, along with the associated methodology, are attached hereto as Appendix I, Appendix II, and Appendix III respectively and are incorporated and made a part of this Subchapter for all purposes.
- b. A quantifiable and reasonable methodology was established to base the parkland

dedication requirements, fees-in-lieu of dedication, and parkland development fees contained herein on data and levels of service relevant to McLendon-Chisholm that are based on density, as well as best practices.

- i. The City of McLendon-Chisholm has not constructed any parks and therefore has relied on constructed related data that is readily available. The City has made every attempt to be conservative in the cost analysis by underrepresenting the costs of construction for a typical park. Future Parks Master Plans shall incorporate actual land acquisition data, construction data, and maintenance and operation data.
 - ii. The park development fee is calculated utilizing empirical details of how much an average neighborhood park.
 - iii. The methodology and fees shall be reviewed annually and updated on a regular basis when warranted and updated in appendices contained herein.
 - c. City Staff has prepared Appendix I, II and III, as directed by the citizen input of the 2021 Comprehensive Plan and the City Council, a parkland dedication fee system and a parkland construction cost fee system that are consistent with neighboring communities as a benchmark.
 - i. The Parkland Dedication requirement is a function of parkland dedication per dwelling units. The Parkland Dedication for the City of McLendon-Chisholm shall be 1 acre of land dedication for every 50 dwelling units proposed.
 - ii. The parkland dedication Fee In-Lieu system has been calculated from the variables and formula(s) reflected in Appendix II.
 - iii. The Parkland Dedication Construction Fee has been calculated from readily available construction data in the local market. The City has been conservative in the construction cost analysis by underestimating the cost of construction.
 - d. The updated fees and dedication will be presented for adoption by City Council with the City's Fee Schedule.
- (4) Land Dedication.
- a. Parkland Dedication Procedures.
 - i. Through the City's pre-development meeting process, it may be determined whether parkland shall be conveyed or cash in lieu of parkland dedication shall be paid to the City under this article. Additional meetings between the developer and the City may be needed in order to evaluate the suitability of potential land for parkland dedication. Additionally, the City may request a site visit to the subject property as a part of its determination. The following information may be required as a part of the process, prior to the City accepting land as a public parks dedication.
 1. A narrative outlining the intended use, number of residential units proposed, and description of housing type(s) within the subject property.
 2. Lot dimensions or metes and bounds acreage of parkland to be dedicated.
 3. Total acreage of floodplain as well as the land located outside of the floodplain proposed to be dedicated to the City for parkland.
 4. A tree survey of the proposed parkland.
 5. A slope analysis of the proposed parkland.
 6. An environmental survey identifying critical environmental features such as, but not limited to, protected species, habitat, and water features within and about the proposed parkland.
 - b. Parkland Acceptance Criteria.
 - i. General Parkland Dedication Requirements
 1. Must be conveyed in fee simple by general warranty deed.
 2. Must be by lot and block and shown on a recorded plat of record.
 3. For a phased development the entire parkland dedication area shall not

be deeded to the City until such time that all necessary roadway, utility and other public improvements are constructed to provide accessibility to the proposed parkland and have been accepted by the City, or at the request of the Director.

ii. Guidelines

1. The City of McLendon-Chisholm generally will not accept dedications of land for parks that are less than XXX (DISCUSSION POINT: 2 ACRES IS MY RECOMMENDED SMALLEST PARK) acres in area. Maintaining many small parks is inefficient and too costly for the City to sustain over the long-term.
2. **Encumbrances.** Parkland shall be dedicated to the City free and clear of any and all liens and encumbrances that may interfere with the use of the land for park purposes. The City's representatives must be permitted to make onsite inspections of the proposed parkland for the purposes of determining site suitability and identifying any visual hazards or impediments to park development and use.
3. **Environmental Assessment.** If the landowner / applicant / developer has any form of environmental assessment on the tract, a copy of that assessment shall be provided to the City. The City may initiate and/or require the developer to initiate specific environmental studies or assessments if the City's visual inspection of the proposed parkland gives rise to the belief that an environmental problem may exist on the site. The City may also require the employment of consultants necessary to evaluate any environmental issues relating to the site. If an environmental hazard is identified, the landowner / applicant / developer must remove or remediate the hazard prior to City's acceptance of the proposed parkland dedication. The City will not accept parkland dedication sites previously or currently encumbered by hazardous and/or waste materials or dump sites.
4. **Infrastructure.** The developer is responsible for providing, at no cost to City, convenient access by improved streets, sidewalks, and adequate drainage improvements so the proposed parkland is suitable for the purpose intended. The developer is responsible for providing water, sewer, and electrical utilities to the proposed parkland in accordance with the procedures applicable to other public improvements as specified in the City's subdivision ordinances.
5. If soils have been disturbed, they shall be restored to their pre-disturbance condition, and the soil stabilized by vegetative cover by the developer prior to dedication of the proposed parkland to the City.
6. Parks should be easy to access and open to public view to benefit area development, enhance the visual character of the City, protect public safety, and minimize conflict with adjacent land uses.
7. A current title insurance policy acceptable to the City in an amount equal to the fair market value of the proposed parkland dedication must be provided to the City.
8. The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the parkland dedication by the City. A tax certificate from the County Tax Assessor shall be submitted with the parkland dedication.

iii. Land Requirements.

1. Land parcels that are unsuitable for development are typically unsuitable for neighborhood/ community parks. Hence, parkland dedication sites should be selected by the developer prior to a subdivision being platted and acquired as a part of the development process.
2. Parkland dedication sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to

minimize the number of users crossing arterial roadways to access the proposed parkland dedication site.

3. Where feasible, parkland dedication sites should be located adjacent to schools to encourage shared facilities and joint development of new sites.
 4. Parks should have well-drained and suitable soils and level topography. Parkland dedication sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities.
 5. Parks must be adjacent to a street for ease of access and pedestrian, bike or parking accommodations.
 6. No more than two (2) sides of a park may be adjacent to the rear lot lines of homes.
 7. Parks must include visible, attractive and suitable means of ingress and egress proportionate to the size and amenities of the parkland dedication site.
 8. The parkland dedication site should not be encumbered by overhead utility lines or above-ground improvements or easements that might create a dangerous condition or limit the opportunity for park development and use. i. Where appropriate, proposed parkland dedication sites with existing trees or other scenic elements are preferred and may be reviewed by the City (or its consultants) to make recommendations.
 9. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for consideration of a parkland dedication site pursuant to this article.
 10. Consideration will be given to a potential parkland dedication site that is in the floodplain or an area which may be considered "floodable" even though not in a federally regulated floodplain if the proposed parkland site is suitable for park improvements. At the discretion of the City, land in floodplains may be considered as part of a parkland dedication requirement on a three-to-one (3:1) basis. That is, three (3) acres of floodplain will be deemed equal to one (1) acre of parkland, but not more than 20% of any parkland dedication site shall be allowed in a floodplain.
 11. Detention/ retention areas may not be used to meet parkland dedication requirements but may be accepted by City in addition to the required parkland dedication. If accepted as part of a park, the detention/ retention area design must meet the City's specifications.
- c. The amount of land to be dedicated for parkland purposes shall be as set forth in Appendix I. Upon the sole discretion of the City, the required dedication may be met by payment of cash in lieu of land when permitted or required by other provisions of this Subchapter. The total amount of land dedicated for a development or project shall be dedicated to the City in fee simple:
- i. Prior to the issuance of any building permits for any residential development on an associated plat or via separate instrument;
 - ii. Concurrently with the final plat for a single phase single family residential development, clearly labeled and dedicated as City parkland (or with applicable notes as stipulated in this Section for the ETJ);
 - iii. For a multi-phased single family residential development, the entire park(s) shall be either platted concurrently with the plat of the first phase of the development, clearly labeled and dedicated as City parkland (or with applicable notes as stipulated in this Section for the ETJ);OR
 - iv. The Developer may provide the City with financial security against the future dedication by providing a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit in the amount equal to the number of

acres parkland required and in a form acceptable to the City. The amount of the financial guarantee shall be the amount of Fee-In-Lieu of Land Dedication as set forth in Appendix I. The financial guarantee will be released and returned to the Developer, without interest, upon the filing of the final plat for the phase that dedicates the required parkland.

- d. For residential development located within the ETJ of the city, the dedication requirements of this Subchapter may be met through the creation of private parkland in the same amount required as set forth in Appendix I provided the Developer enters into a written agreement that all such private parkland be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development, is inscribed with a notation regarding same.
 - e. The obligation of an applicant/Developer to dedicate parkland or make payments or improvements in lieu thereof shall be in addition to/independent of the requirements of the applicant/Developer to provide open space in accordance with any Planned Development (PD) development criteria.
 - f. Floodplain land may be dedicated at a ratio of three (3) acres of floodplain for every one (1) acre of Parkland Dedication due. The City Council shall have the final authority in determining how much, if any, floodplain land shall be allowed to be used to satisfy the Parkland Dedication requirement.
- (5) Fee-In-Lieu of Land.
- a. In lieu of dedicating parkland for parks, a Developer may request to meet some or all of the parkland dedication requirements through payment of a Fee-In-Lieu thereof in the amounts set forth in Appendix I. Such fees shall be due prior to filing an associated plat for record for single family residential uses and prior to the issuance of a building permit for multi-family residential uses.
 - b. The fee to be paid in lieu of parkland dedication will be the average fair market value per acre of the land which is being subdivided determined at the time of the final plat approval or the issuance of a building permit, as applicable. The fair market value shall be established by the most recent appraisal of all or part of the subject property as adopted by the appropriate Central Appraisal District and in effect on the date the final plat is recorded on which the land for which the payment of fees in lieu of parkland dedication is required. At its discretion, the City may opt to commission an independent appraisal of the subject land by a third party and adjust the amount of assessed value based on any difference between the independent appraisal and the Appraisal District's valuation.
 - c. Fees collected in lieu of parkland dedication shall be used for the purpose of acquisition, development and/or improvement of park facilities.
- (6) City Approval.
- a. The City Council shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required land dedication. The City Council may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Appendix I. Likewise, the City Council may, from time to time, require that land be dedicated in amounts as set forth in Appendix I and that no Fee-In-Lieu of land will be accepted.
- (7) Approval Process for Parkland Dedication.
- a. Land Dedications equal to or exceeding two acres, and Dedications of Floodplains and Greenways:
 - i. For any proposed required parkland dedication equaling to or exceeding two acres of land or equaling to or exceeding payment of a Fee-In-Lieu thereof or for any proposed land dedication containing floodplain or greenway, the

Developer must:

1. Obtain a recommendation from the Park Board or Planning and Zoning Commission, and
 2. Obtain approval from the City Council.
- ii. Should a proposed dedication proposal be considered by the Parks Board or Planning and Zoning Commission as part of a required project approval, the Parks Board or Planning and Zoning Commission shall forward their recommendation to the City Council for final consideration.
- b. Criteria for consideration.
- i. For any proposed required parkland dedication equaling to or exceeding two acres of land or equaling to or exceeding payment of a Fee-In-Lieu thereof or for any proposed land dedication containing floodplain or greenway, the Park Board or Planning and Zoning Commission and City Council shall utilize the following criteria for considering approval of the proposed parkland dedication:
 1. The Comprehensive Plan and the Parks Master Plan for the City of McLendon-Chisholm.
 2. The useability of the proposed parkland dedication.
 3. The proposed plat shall clearly identify the proposed public parkland to be dedicated.
 4. The proposed dedication or fee shall provide sufficient parkland in the area of the proposed development for required parkland dedication;
 5. Where the proposed dedication is insufficient for a park site under existing park design standards, some or all of the dedication requirements may be in the form of a fee in amounts as set forth in Appendix I;
 6. Determination of acceptability of a proposed parkland dedication is based upon the City of McLendon-Chisholm's Comprehensive Plan and Parks, Recreation, and Trails Master Plan, as may be amended from time to time and the criteria contained herein;
 - a. The proposed development of the park is at a minimum consistent with McLendon-Chisholm's park criteria as set forth in the City of McLendon-Chisholm's Parks, Recreation, and Trails Master Plan, as may be amended from time to time.
 - b. Land is usable and compatible with the Comprehensive Plan, Parks, Recreation, and Trails Master Plan, and other approved public plans.
 - c. There is no nearby existing park that would be served with the funds better or more by expansion or improvement.
 - d. Availability of public access and infrastructure considerations.
 - c. Development and maintenance of a park less than two acres in size for public park purposes is impractical and does not allow for appropriate improvements consistent with necessary level of service. Therefore, if fewer than two acres-worth of dwelling units as specified in Appendix I under Land Dedication are proposed by a plat for single family residential, the Developer shall pay the applicable cash in lieu of land dedication. An exception may be considered if the dedication is voluntarily greater than two acres or will increase the size of an existing park adjacent to the proposed parkland dedication or will provide a beneficial trail connection or right-of-way or will provide

- a synergistic benefit not otherwise listed, at the discretion of the City Council.
- d. Park Development Fee.
 - i. In addition to the land dedication requirements for parks, there is a park development fee established herein sufficient to develop parks in ways that meet the City of McLendon-Chisholm's citizen input as determined in the City of McLendon-Chisholm's Comprehensive Plan and Parks, Recreation, and Trails Master Plan.
 - ii. The park development fees are hereby established and imposed on residential development for the purpose of assuring that park facilities, including neighborhood/ community parks and passive park conservation areas, are available and adequate to meet the needs created by such development while maintaining current and proposed parks and recreation standards that meet the City of McLendon-Chisholm' s standards. Park development fees are supplementary to, and not in substitution of, the parkland dedication requirement.
 1. The park development fee assessed to a Developer, subject to this Subchapter, is as shown in Appendix I. The process for the approval and collection of park development fees shall be the same as for the parkland dedication requirements to which the development relates, and shall be processed simultaneously with the parkland dedication requirements.
 2. The City shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required park development. The City may, from time to time, require that a fee be submitted in lieu of park development in amounts as set forth in Appendix I. Likewise, the City may, from time to time, require that parks be developed to a level of service as reflected in Appendix II and that no Fee-In- Lieu of park development will be accepted.
 - e. Construction of Park Improvements in Lieu of Park Development Fee.
 - i. Subject to the City's approval, a developer may enter into a development agreement with the City to construct required park improvements in lieu of paying the associated park development fees, in whole or in part, as set forth herein. In such event:
 1. Facilities and improvements provided by a developer shall be constructed on lands dedicated to the City as public parkland, and shall be designed and installed to meet the terms, conditions and requirements under this article, the Parks Master Plan, and as approved by the Director, in accordance with related federal, national, state or local codes including, but not limited to, the following:
 - a. International Play Equipment Manufacturer' s Association (IPEMA);
 - b. Consumer Product Safety Commission (CPSC) Handbook for Public Safety;
 - c. American Society for Testing and Materials (ASTM and ASTM F08);
 - d. Accessibility Standards for Play Areas through the ADA Accessibility Guidelines (ADAAG);
 - e. Illuminating Engineering Society of North American (IESNA RP 6-01); and/or

- f. Sports Turf Management Association (STMA).
- 2. The amount of park development fees that the developer must pay will be reduced by the actual costs paid by the developer for developer's construction of the park improvements required and approved by City on the City's parklands as such costs are demonstrated by and through approved pay applications and invoices submitted to developer by developer's contractors and materialmen together with documentation demonstrating developer's payment thereof and such additional information as may be requested by City to confirm compliance with the standards referenced in this section. In no event shall City be responsible for paying developer any amounts in excess of the park development fees that developer must otherwise pay, or any amounts for park improvements not approved in advance by City or park improvements not properly constructed and installed.
- ii. Upon City approval, the developer's election to construct required park improvements in lieu of paying the associated Park Development Fee:
 - 1. A park site plan, developed in cooperation with the City staff, must be reviewed and approved by the Planning and Zoning Commission or Park Board and City Council upon submission of final plat for single family residential uses.
 - 2. Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats and for building permits issuance, whichever is applicable.
 - 3. Detailed plans and specifications for park improvements shall be prepared by a Registered Landscape Architect (RLA) or a registered Professional Civil Engineer (PE) and shall be sealed and signed by the design professional.
 - 4. All plans and specifications shall meet or exceed the City's level of service standards and/or scale-specific intent as specified in the City of McLendon-Chisholm's Comprehensive Plan or Parks, Recreation, and Trails Master Plan, as may be amended from time to time, and the criteria contained herein, in effect at the time of the submission.
 - 5. If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the Developer must post payment and performance bonds to guarantee the payment to subcontractors and suppliers and to guarantee the Developer completes the work in accordance with the approved plans, specifications, ordinances, other applicable laws.
 - 6. The construction of all improvements, including any required trails, must be completed in accordance with the requirements relating to the construction of public improvements for final plats and issuance of building permits, whichever is applicable. This includes providing performance guarantees (cash, bond, irrevocable line of credit or other surety) in lieu of completing the park improvements prior to final plat approval. Notwithstanding any other applicable ordinances, park improvements should be completed within two years from the date of the approval.
 - 7. Park development will be considered complete and a Certificate of

Completion will be issued after the following requirements are met:

- a. Improvements have been constructed in accordance with the approved plans;
 - b. All parkland upon which the improvements have been constructed has been dedicated as required under this Subchapter; and
 - c. All warranties as specified herein have been provided for any equipment installed in the park as part of these improvements.
 - d. Upon issuance of a Certificate of Completion, the Developer warrants the improvements for a period of two years.
8. The Developer shall be liable for any costs required to complete park development if:
- a. Developer fails to complete the improvements in accordance with the approved plans
 - b. Developer fails to complete the improvements within the required timeframe; and/or
 - c. Developer fails to complete any warranty work.
- f. Credits for Private Amenities
- i. Up to fifty percent (50%) of the total park development fee required by this article to be paid by a developer may be eligible for reimbursement if the developer provides private parkland and/or park-like amenities on the site situated within the property being subdivided as determined in the sole discretion of the Director. The remaining 50% of the park development fee is retained for deposit in the City's park development fund for the purpose of defraying the financial burden that new residential units impose on the City's existing public park system within the citywide park zone and the applicable geographical park zone as provided above in this article.
 - ii. Private facilities eligible for credit are those outdoor park-like amenities typically found in public parks that will substitute for the park improvements otherwise funded by a park development fee to meet the outdoor recreation needs of the development's residents. These park-like amenities might include by way of illustration, and not limitation, parkland (minimum size of 1 acre), playground equipment, shade structures, splash pads, "pick-up" basketball courts or volleyball courts, tennis courts, walking and jogging trails, and any associated lighting improvements.
 - iii. The design of private park amenities must be reviewed and approved by the Director prior to the platting of the first unit within the subdivision.
 - iv. The amount of park development fee credit shall be based on actual out-of-pocket dollar costs that the developer incurred in providing the outdoor and/or indoor private park recreation improvements evidenced as follows:
 1. The developer is required to submit all invoices and checks paid toward the construction of the private park-like amenities; and
 2. The developer must allow PARD staff to conduct a site visit to verify the private park-like improvements.
 - v. Yards, court areas, setbacks and other open areas required to be maintained by the zoning and subdivision rules and regulation ordinances shall not be included in any park development fee credit computation.
 - vi. Private park recreation improvements shall be owned by an incorporated nonprofit homeowners' association comprised of all property owners in the subdivision. The organization should operate under recorded land agreements through which each

- property unit owner in the subdivision is automatically a member, and each unit is subject to a charge for a proportionate share of expenses for maintaining the private park facilities.
- vii. Should the homeowners' association fail to maintain the developer- provided private park facilities in a safe and clean condition, then each property owner agrees that the Director may access the provided private park facilities to operate, maintain and repair them. The costs of such maintenance, operations and repairs by the City shall be charged to the homeowners' association.
 - viii. Use of the private parkland and facilities shall be restricted for park and recreation purposes by a recorded covenant that runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the prior written consent of the City.
 - ix. Private park facilities must be similar or comparable to the facilities that would be required to meet public park standards and recreational needs as required per the City's development regulations and Parks Master Plan and other federal, state and local laws.
 - x. All private park-like amenities must be constructed and accepted prior to the plat recordation of the same phase in which the private park improvements are located.
- g. Reimbursement for City Acquired Parkland
- i. The City may from time to time acquire land for parks and develop and improve park facilities on such land in advance of actual or potential development. If the City acquires parkland and/or develops and improves park facilities thereon in advance of development, the City may require subsequent parkland dedications to be made in the form of paying a fee in lieu of parkland dedication only.
 - ii. The fees paid in lieu of parkland dedication may, in the discretion of the Director, be used to reimburse the City for the cost(s) of such prior parkland acquisition. In addition, any park development fees collected may, in the discretion of the Director, be used to reimburse the City for the cost(s) of development and improvement of park facilities on such parkland in advance of actual or potential development.
- h. Standards for Private Parkland.
- i. A Developer may submit an application to satisfy up to 100 percent of the parkland dedication and construction required for a development or project by providing a Public Access and Recreational Easement rather than deeding the land to the City in fee simple.
 - ii. In order to earn credit for private parkland, the park shall:
 - 1. Provide signage visible from a right-of-way frontage to be reviewed and approved through the application and consideration process, and the sign shall state that the area, including any recreational amenities, is open and available for public use, the park hours, and City contact information, and it must be posted at the park entrance or in a location visible to the public; and
 - 2. Provide language in the Public Access and Recreational Easement document or associated plat that specifies maintenance, capital replacement, the right of the City to conduct safety inspections, future construction rights, and penalties and arrangements for lack of compliance, and language that specifies that re-payment of the credits will be required via alternate land or compensation for release of the easement.
 - 3. Provide a design and features consistent with the guidelines and

requirements contained herein.

- iii. The required dedication and development shall be calculated per the requirements in Appendix I and then the proposal shall be evaluated to determine the amount of parkland dedication and/or development credit to be given using the following factors:
 1. The presence of active recreational amenities including, but not limited to, playscapes, sport courts, table game recreation, and climbing or exercise structures or trails.
 2. The ability of the public to access and use the land for recreation purposes in perpetuity.
 3. The presence of group gathering spaces, such as open lawns, seating, picnic areas, plazas or pavilions.
 4. Landscaping that enhances McLendon-Chisholm and the park by providing shade, educational opportunities, trees, and/or wildlife habitat.
 5. The ability of the City to provide programming in the space.
- iv. If park development fees are credited, recreational amenities and other improvements must be constructed onsite and approved by the City during site plan or subdivision review at a specific time concurrent or prior to residential uses, as stipulated in the associated development agreement. Amenities must be shown on the site plan and/or construction plan as determined by the City.
- v. A Developer must post cash escrow, irrevocable line of credit, bond or other financial surety in a form approved by the City for amenities included on private parkland during site plan or subdivision review.
- vi. If credited acreage does not satisfy the entire parkland construction requirement, the City will calculate the remaining fee using the same requirements in Appendix I, proportionally assessed.
- i. Submitting Fee.
 - i. Any fees required to be paid pursuant to this Subchapter shall be remitted:
 1. Prior to the issuance of any building permits for multi-family use or development; or
 2. Prior to filing an associated plat for record for single family residential use or development.
- j. Use of Fees.
 - i. Fees may be used only for the purchase, acquisition, development, and/or improvement of park facilities in the City of McLendon-Chisholm. Potential parkland in underserved areas within one mile of developments that have paid parkland dedication fees, which have not yet been refunded, shall be a top consideration (but not the only consideration) when evaluating potential land for purchase or acquisition for future parks.

10.05.6 Parkland Guidelines and Requirements.

The following guidelines and requirements shall be used in designing and accepting parks and adjacent development:

Parks should be:

- Easy to access
- Have readily available utility infrastructure

- Open to public view to benefit area development
 - Enhance the visual character of the City
 - Be designed in accordance with local, state and federal requirements
 - Protect public safety
 - Minimize conflict with adjacent land uses
- (1) Any land dedicated to the City under this Subchapter must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The City Manager or his designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication. The Developer shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Rockwall County Tax Assessor or Kaufman County Tax Assessor, whichever is applicable, shall be submitted with the dedication or plat.
- (2) Land in floodplains or designated greenways is not preferred but can be considered on a thirty-three percent (33%) per acre basis, at the discretion of the City Council (i.e. three (3) acres of floodplain or greenway will be equal to one acres of potential parkland). The following factors shall be considered for potential parkland in the floodplain or in designated greenways:
- a. Sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities or for improvements. At least 50 percent of a parkland site shall be less than 10% grade, well drained, and suitable for active play, unless the intent of the dedication is to provide a beneficial connection or to preserve an environmental, natural, or cultural resource/asset.
 - b. Placement of recreational or parkland support amenities, including paths or access for maintenance purposes, can be placed in the area in compliance with applicable watershed requirements.
 - c. It is preferred that the floodplain area provide suitable passive recreation, scenic views, wildlife habitat protection, water quality protection, tree protection, and/or trail connectivity to the more intensive uses in non-floodplain areas.
 - i. Park sites shall have access to water and sewer lines prior to or upon dedication. Site plans and subdivision applications must demonstrate sufficient water and wastewater capacity to serve the park.
 - ii. Park sites should be located adjacent to greenways and/or schools, where available, in order to encourage shared facilities and joint development of new sites.
 - iii. Park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
 - iv. Where appropriate, sites with existing trees or other scenic elements or natural assets are preferred.
 - v. Detention/retention areas shall not be utilized to meet dedication requirements unless they are designed in an innovative manner so as to provide for suitable recreational purposes, but they may be accepted in addition to the required dedication. If accepted as part of the park, the detention/retention area design must meet the standards as specified in all City of McLendon-Chisholm codes and regulations.
 - vi. Where park sites are adjacent to greenways, schools, or existing or proposed subdivisions, access ways may be required to facilitate public access to provide public access to parks.
 - vii. A minimum of fifty percent (50%) of the perimeter of a park shall abut a public street or public access easement. Public view of the park from a public street

- is desirable to facilitate community connections and provide for crime prevention through environmental design.
- viii. Community-scale parks should be accessible from major arterial streets so as to be accessible by large numbers of people.
 - ix. Areas for potential parkland that are encumbered by overhead utility lines or easements of any type which would limit the opportunity for recreational and park development shall not be satisfy the Parkland Dedication requirement.
 - x. All rubbish, trash, junk and other offensive materials shall be removed from all dedicated lands and the property returned to its natural condition except as to approved construction and improvement thereon.
 - xi. For dedications of more than two acres of land and upon the request of the City Engineer, a Developer-funded environmental or engineering study, audit, or assessment may be required in some cases demonstrating that the property is: in a condition that would allow the City to utilize the property for public park purposes without expenditures to remove or mitigate environmental or hazardous materials or conditions; suitable and safe for use as a public park; and free from environmental or engineering-related problems.

10.05.7 Warranty Required.

- (1) All materials and equipment dedicated to the City shall be new with existing factory or manufacturing warranties.
- (2) All work will be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, and drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.
- (3) All work by the Developer not conforming to these requirements, including, but not limited to, unapproved substitutions, shall be considered defective and the City shall reserve the right to reject the improvements and/or equipment which may or may not repeal any permits or Certificates of Occupancy.
- (4) This warranty is in addition to any rights or warranties expressed or implied by law.
- (5) Where more than a two-year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.
- (6) This warranty obligation may be covered by any maintenance bond tendered in compliance with this Ordinance.
- (7) If any of the work performed by the Developer is found or determined to be either defective, including obvious defects, or otherwise not in accordance with this Ordinance, the designs, plans, drawings or specifications within two years after the date of the issuance of a certificate of Final Completion of the work or a designated portion thereof, whichever is longer, or within two years after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this ordinance, Developer shall promptly correct the defective work at no cost to the City.
- (8) The failure, including cracking or other indication of failure, of an improvement shall be deemed conclusive that the workmanship or product is defective.
- (9) During the applicable warranty period and after receipt of written notice from the City to begin corrective work, Developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this Code of Ordinances. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.
- (10) If within 20 calendar days after the City has notified Developer of a defect, failure, or abnormality in the work, Developer has not started to make, and continuously worked to complete, the necessary corrections or adjustments, the City is hereby authorized to make the corrections or adjustments, or

to order the work to be done by a third party. The cost of the work shall be paid by Developer.

- (11) The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects shall be paid by Developer, its contractors, or subcontractors or by the surety.
- (12) The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be two years after the installation or completion. The two-year warranty shall cover all work, equipment, and materials that are part of the improvements made under this Subchapter of the ordinance.

10.05.8 Amendment to Fee Schedule.

The City Fee Schedule is amended to add the Park Development fees as set herein.

10.05.9 Appeal Process

Any decision under this article made by the City may be appealed to the City's Zoning Board of Adjustment within thirty (30) days following the Director's decision. Filing an appeal shall not stay the required parkland dedication (and/or payment of fees in lieu of parkland dedication) or the payment and collection of the park development fee due.

10.05.10 Review and Indexing of Fees.

The city shall review the park development fees established and the amount of parkland dedication required in this article at least once every five (5) years. Failure to timely commence or complete review by the City Council shall not invalidate this ordinance. If the City fails to timely review the park development fees any person who has paid a park development fee may present a written request that the City perform the review of the park development fees within 60 days after the date of the request. If the City finds it is late performing such review, the City will cause the review of the park development fees to commence within 60 days after the date of the request and continue until completion. The park development fee shall be updated annually in the interim five-year period as part of City's annual budgeting process.

10.05.11 Right to Refund

The City shall account for all fees paid in lieu of parkland dedication and all park development fees paid under this article with reference to the individual plat(s) involved. Any fees paid for such purposes should be encumbered or expended by the City within fifteen (15) years from the date received by the City for acquisition, development and/or improvement of parks as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated share of such sum without interest, computed based on the number of dwelling units in the residential development for which such unencumbered and unexpended park related fees were paid. The owners of such property must request such refund within one (1) year of entitlement, in writing. Failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund.

10.05.12 Penalties, sanctions and redeterminations.

- a) **Requirements to be satisfied prior to development.** It shall be unlawful for any person who is required to convey land or pay money in lieu of dedicating parkland and pay park development fees as required by this article, to begin, or allow any other person or contractor to begin, any construction or improvements on any land within any residential development to which this article applies until the required conveyance of parkland or payment of money in lieu of dedicating parkland and the payment of park development fees is made to the city in accordance

with this article.

- b) **Permits and services to be withheld.** No building permits shall be issued for, and no permanent utility services shall be provided to, any land within any residential development to which this article applies until the required conveyance of parkland or payment of money in lieu of dedicating parkland and the payment of park development fees is made to the city in accordance with this article.
- c) **Redetermination of requirements for proposed additional dwelling units.** After the city council has made a determination of the requirements of this article, or after the requirements of this article have been met, based upon the proposed number of residential dwelling units for any land to which this article applies, any person who desires to construct a number of dwelling units in excess of the number of dwelling units for which the requirements of this article were determined or met must submit to the city council a revised zoning proposal for additional dwelling units for the residential development. Once the city council has approved a zoning ordinance increasing the number of dwelling units allowed on a platted lot or within a residential subdivision, the developer shall either convey the additional parkland through a plat or replat or shall pay a fee in lieu of dedicating parkland and pay additional park development fees for the additional dwelling units at the issuance of the building permits. Where a payment of money in lieu of dedicating parkland was originally made to meet the requirements of this article, the person proposing to construct additional dwelling units may be required to convey parkland for all or part of the development. In such case, after the required conveyance is made, the payments, or portion thereof, previously made, which are satisfied by the dedication of parkland shall be returned by the city.

10.05.13 Penalty.

Any person, firm, entity or corporation who violates any provision of this Ordinance or the City's Subdivisions Ordinance Chapter 158, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in accordance with 10.99 of the Code of Ordinances. Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

10.05.14 Cumulative Clause.

This Ordinance shall be cumulative of all provisions of state or federal law and other ordinances of the City of McLendon-Chisholm, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such other ordinances are hereby repealed.

10.05.15 Severability Clause.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

10.05.16 Repealer Clause.

Any provisions of any prior ordinance of the City whether codified or uncoded, which are

in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

10.05.17 Effective Date.

This Ordinance shall become effective immediately upon its passage and publication as required by law.

**APPENDIX I.
PARKLAND DEDICATION AND PARK DEVELOPMENT FEES**

Dedication Requirements for Parks.

Land Dedication Policy:	One (1) acre per 50 Dwelling Units
Fee-In-Lieu of Land Dedication:	\$1,496 / dwelling unit
Park Development Fee:	\$583 per Dwelling Unit
Total Park Fees:	\$2,079 per unit

Zillow / Realtor / Redfin May 2026 [McLendon-Chisholm Housing Market: House Prices & Trends | Redfin](#)

**APPENDIX II.
PARKLAND DEDICATION AND PARK DEVELOPMENT METHODOLOGY**

Variable	Calculation Factor	Description
Parkland Dedication Inputs		
Existing City Population	6,108	2026 City population estimate (NCTCOG)
Existing City Park Acres	TBD	
City Persons per Household	3.19	2012-2016 Persons per Household per most recently available US Census data

Methodology and Examples:

A. Parkland Dedication Formula:

1 ac / 50 dwelling units

B. Fee In-Lieu of Land Formula:

Calculation: Total Parkland Dedication Due x CAD Value = Fee In-Lieu of Land
 \$50,000 - \$90,000 / lot
 Average: \$75,000 / lot
 Ex: 125 lot subdivision = 2.5 acres of parkland dedication; OR
 2.5 ac x \$75,000 = \$187,000 Fee In-Lieu
 \$1,496 / dwelling unit

C. Park Development Fee Formula:

STEP 1: Parkland Development Cost Factor/ Population = Park Development Cost Per Person
 \$1,117,852 neighborhood park cost/ 6,108 people per developed park= \$183 per person

STEP 2: City Persons per Household X Park Development Fee Per Person = Parkland Development Fee
 3.19 PPH X \$183 per person= \$583 per unit

D. Total Parkland Fee per Unit:

Fee In-Lieu of Land by Density+ Parkland Development Fee by Density= Total Parkland Fee per Unit
\$1,496 + \$583 = \$2,079 per unit

Value of Lots as reported: Zillow / Realtor / Redfin May 2026 [McLendon-Chisholm Housing Market: House Prices & Trends | Redfin](#)

Appendix III.
PARKLAND DEVELOPMENT:
NEIGHBORHOOD PARK LEVEL OF SERVICE ESTIMATE

Item	Quantity	Unity	Unity Price	Extension
Mobilization	1	LS	\$50,000	\$25,000
Demo	1	LS	\$10,000	\$10,000
Earthwork / Site Preparation	1	LS	\$20,000	\$20,000
Park Sign	1	LS	\$10,000	\$10,000
8' Concrete Sidewalk (1/2 mile)	21,120	SF	\$6	\$126,720
Picnic Unit (Slab, Table, Trash Receptacle, Grill)	3	EA	\$4,500	\$13,500
Shade Pavilion (Slab and Shelter)	1	LS	\$50,000	\$50,000
Benches	5	EA	\$2,500	\$12,500
Bicycle Rack	1	EA	\$1,500	\$1,500
Trash Receptacles	5	EA	\$350	\$1,750
Drinking Fountain w/ dog bowl	1	EA	\$5,000	\$5,000
Playground (Equipment, Surfacing, and Drainage)	1	LS	\$200,000	\$200,000
Fencing / Screening	1	LS	\$75,000	\$75,000
Parking Lot (25 Spaces)	25	EA	\$7,500	\$187,500
BFR	4	EA	\$1,500	\$6,000
Storm drainage	1	% of pavement	45%	\$84,375
Site Utilities (Water Meter, Electrical Service, etc.)	1	LS	\$25,000	\$25,000
Landscaping (Shrubs, Ground Cover, Bed Preparation and Irrigation)	1	LS	\$50,000	\$50,000
Shade Trees (including irrigation)	20	EA	\$500	\$10,000
Finish Sod	1	EA	\$10,000	\$10,000
Sub-Total				\$923,845
Contingency			10%	\$92,385
Construction Total				\$1,016,230
Soft Costs			10%	\$101,623
Typical Neighborhood Park Total:				\$1,117,852



CITY OF McLENDON-CHISHOLM
1371 W FM 550 • Rockwall, TX 75032

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McLendon-Chisholm Parks Master Plan

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Acknowledgements and Credits

We wish to acknowledge the following who were instrumental in guiding the Parks Master Plan process. Also, thank you to the community of McLendon-Chisholm for their vision and contributions to this plan.

Mayor and Council

Mayor Jerry Brewer
Mayor Pro Tem John Powers
Council Member Donald Goodwin
Council Member Dennis London
Council Member Arik Towry Place 3
Council Member Mike Hermansen Place 4
Council Member Rich Dean Place 6

McLendon-Chisholm Parks Board 2026

Vincent Woods
Shari London
Skyler Finley
Erika McAneill
Jaelyn Tinker

Comprehensive Plan Advisory Committee 2026

Mark Russo, Chairman
Gary Nickel
Rebecca Freeze
Justin Ruggiano
David Black

City Staff

Fabrice Kabona, City Manager
Eddie Stogh, Fire Chief / Fire Marshall
Angela Jennings, City Secretary
Mark Woodruff, Public Works Manager
Michael Halla, City Attorney

INTRODUCTION

Located in east DFW, McLendon-Chisholm is widely recognized as an exceptional community in the region. The qualities that make McLendon-Chisholm attractive are what continue to attract new residents and visitors. These qualities include natural open spaces, trees and distinct rural yet upscale residential neighborhoods. As McLendon-Chisholm continues to grow, the residents have expressed significant interest in establishing a connected system of parks, open spaces and hike and bike trails. It is the intent for the parks system to be a treasure for its citizens and connect the overall community.

GROWING COMMUNITY

Uniquely located on SH 205 between Rockwall County and Kaufman County, within an hour of both downtown Dallas and Fort Worth, McLendon-Chisholm is a “small-town with small town charm.” While many factors combine to make McLendon-Chisholm a truly special place, it’s the people of McLendon-Chisholm who bring these qualities to life. A community spirit is evident in a friendly, safe and inviting city that holds strong ties to its roots and cultural heritage. The City has a deep history and has made a commitment to celebrate that history.

COMMUNITY INVOLVEMENT - INPUT

During the preparation of the 2021 Comprehensive Master Plan, the residents of McLendon-Chisholm enthusiastically supported the creation of a Parks Master Plan. Subsequently, the City’s Home Rule Charter expressly provided for the creation of a Parks Board. Several Community Forums were held during the 2021 Comprehensive Plan update, including in-person Community Forums and digital Community Forums which took place on www.PlanMCTX.com. The in-person Community Forum was held on May 15, 2021, at McLendon-Chisholm City Hall from 10:00 am to 2:00 pm, come-and-go. Through these community forums, the residents indicated their support:

- Parks and Recreation:
 - The in-person Community Forum attendees voted 3:1 ratio in favor of establishing city parks, greenspaces, and gathering spaces.
 - Specifically, the residents indicated preference to walking trails, bike paths, connectivity of neighborhoods, water features, and children’s equipment.
 - Of the responses gathered the major themes included:
 - A desire for smart fiscal spending
 - Require commercial development to incorporate green spaces
 - Town square park development is desirable

Parks are an instrumental component of a city’s framework. The Community Forum in the 2021 Comprehensive Plan identified significant support for a “city parks, greenspaces, and gathering spaces”. From the data collected, there were 73.8% of the respondents were in support of a parks system.

ACTION AGENDA

The City Council of McLendon-Chisholm has taken specific steps towards the preparation and implementation of this Parks Master Plan:

- Heritage Center Study (2023)
- Updating the City's Subdivision Ordinance (2026)
- Preparing the "SH 205 Urban Design Overlay District" (2026)
- Update the City's Comprehensive Plan (2025)
- Preparation of this Parks Master Plan (2026)
- Preparation of a Park Ordinance (2026)

The Parks Board utilized some of the published recommendations by the National Recreation and Park Association (NRPA) as the baseline for this Parks Master Plan. The Parks Board also reviewed other local municipalities in the DFW area for best practices regarding standards for both park acreages and facilities. A series of work sessions were utilized to determine the park and recreation needs of the community. This Parks Master Plan has been prepared from the research and feedback the team was able to obtain. Since this 2026 Parks Master Plan is the first ever for the City of McLendon-Chisholm, the Parks Board has planned an annual review of the Parks Master Plan for the first three years. This will allow the Parks Board to edit and evolve the plan as a living document. After the initial three (3) years, the Parks Board intends to review the Parks Master Plan every five (5) years.

- Annual Reviews:
 - o The Board will create a priority criteria system for ranking high, moderate, and low priority parks needs.
 - o The Board will prepare specific recommendations in an Action Plan that outlines renovations and new development of parks and recreational facilities to meet current and future needs within the community.
 - o The Board will prepare budget recommendations for the City in terms of park development, use of park fees collected from developments, and maintenance budgets.
 - o An Implementation Plan will be developed which will include projected costs within the Action Plan.
 - o The implementation and budgeting plan will include anticipated funding needs over a 10-year period.
- Five (5) Year Plan Reviews:
 - o The Board will oversee a citizen survey regarding parks and recreation.
 - o The Board will review the need for updating the Parks Master Plan.
 - o The Board will review and update the priority criteria system.
 - o The Board will update the 10-year implementation and budget plan every five years.

CRITERIA FOR STANDARDS

This Parks Master Plan includes some traditional standards established by the National Recreation and Park Association (NRPA), especially applicable to growing communities like McLendon-Chisholm. The NRPA standards have been the most widely accepted and used standards throughout the United States for decades. Although the NRPA standards are guidelines and a summary of “best practices” from across the country, they are the foundation of most Cities’ parks plans. This is the City’s inaugural Parks Master Plan and therefore is considered a work in progress plan. NRPA’s broader philosophy of providing parks of various sizes and for various uses has been interwoven into McLendon-Chisholm’s parks master plan.

The purpose of the NRPA standards is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks systems. These standards should be viewed as a guideline by those municipalities that use them. The standards are to be coupled with the expertise of comprehensive land use planning efforts when evaluating a community to which they are applied. Each community should customize and adjust these standards to reflect their citizen needs and stated desires.

NRPA recognizes the importance of establishing and using park and recreation standards. As such, McLendon-Chisholm Parks Board will review the NRPA guidelines as:

- A national expression of minimum acceptable facilities for the citizens of urban and rural communities
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities
- A basis for relating recreation needs to spatial analysis within a community wide system of parks and open spaces
- One of the major structuring elements that can be used to guide and assist regional development
- A means to justify the need for parks and open space within the overall land use pattern of a region or community

PARK CLASSIFICATION SYSTEM

In preparing McLendon-Chisholm’s first Parks Master Plan, the City acknowledged the parks that private land developers had constructed, the natural environment and floodplains and the citizen input studies. The Parks Board has used the NRPA functional classification of parks to determine how parks will be developed in the future.

While each park will be unique in its own right, parks can also be assigned to one of the following categories:

Type	Size/Acres	Service Area*	Acres per 1,000 Population
Neighborhood Park	1-15 Acres	One Neighborhood ¼ to ½ Mile Radius	1.0-2.0 ac/1,000
Community Park	16-99 Acres	Several Neighborhoods 1 to 2 Mile Radius	5.0-8.0 ac/1,000
Regional Park	500+	Several Communities Within 1 Hour Driving	Variable
Special Purpose Park	Varies Depending on Desired Size	No Applicable Standard	Variable
Linear Park & Open Space	Sufficient Width to Protect the Resource and Provide Maximum Usage	No Applicable Standard	Variable

- **Neighborhood Parks** are typically between 10 and 15 acres in size and serve their surrounding neighborhoods. These parks are usually accessible by walking or bicycling and are typically spaced based on a 1/4 to 1/2 mile service radius.

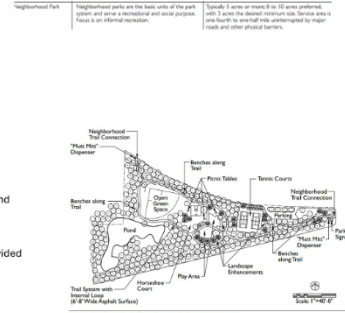
Neighborhood parks constitute the core of the parks system and generally serve 3,000 to 4,000 residents. As a rule of thumb, most neighborhood parks may include benches, picnic tables, basketball courts, multi-purpose fields (for formal practice and/or informal play), and backstops.

NEIGHBORHOOD PARK
Neighborhood parks are the basic unit of the park system and serve a recreational and social purpose. Development focuses on informal recreation. Programmed activities are typically limited to youth sports practices and occasionally games.

Should contain the following:

- Play area for multiple age groups
- Accessible trail loop internal to the park, with a connection to the community trail system and local streets
- Open maintained green space for informal use (2 to 3 acres optimal)
- Basketball halfcourt, volleyball court, hardcourt area (for games such as hopscotch and four square), or tennis court.
- General site amenities, such as benches, picnic tables, trash containers, and security lighting
- Picnic shelter and picnic area (for larger neighborhood parks)
- Ornamental landscape planting near active use areas
- Parking, on a limited on-demand-only basis. Frequently parking can be provided on street.
- Controlled-glare security lighting

**Planning one neighborhood park every 400-900 units



- **Community Parks** are larger than neighborhood parks, typically 25 to 100+ acres in size and have more amenities. Although these parks often serve specific neighborhoods, it is ideal to evenly distribute these parks across the City so that they are easily accessed by all residents. The ideal distribution is such that all residents are within a 1 to 2 mile radius of a community park. Typically, community parks will have all of the amenities of a neighborhood park (playgrounds, pavilions, open areas for free play, trails, basketball courts, multi-purpose practice fields, backstops, etc.), but with the addition of amenities such as lighted competitive athletic fields, larger areas of open space for free play, natural areas, and restrooms. Quite often, community parks will include special facilities such as recreation centers and skateboard parks.

COMMUNITY AND LARGE URBAN PARKS

• Size varies for community parks, with 20 acres (8.1 hectares) being the typical minimum. Parks of 40 acres (16.2 hectares) or more are preferred, although smaller ones offering unique features with community wide appeal are not uncommon.

Development parameter and Amenities:

The design for each type of park is a reflection of the community. The common objective of community and large urban parks is to bring people together to recreate, socialize, and find quiet space. Active, programmed recreation is appropriate in these parks as long as it does not unduly interfere with other activities.

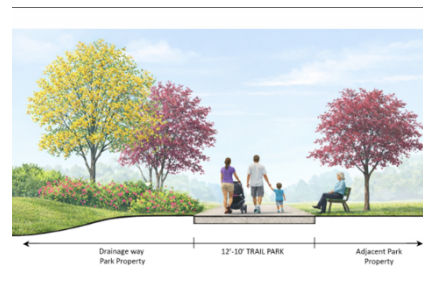
- Group picnic facilities—smaller and large-scale
 - Extensive looped internal trails, often serving multiple purposes
 - Larger open spaces for passive and active use
 - Modest level of athletic facilities (formal and informal) that blend into the character of the park (An athletic complex character is not typically desirable.)
 - Open maintained green space
 - Winter activities, such as ice skating, sledding, and cross-country skiing
 - Special-use facilities that serve a specific recreational purpose (i.e., beaches, aquatic centers, ice arenas, campgrounds, dog parks, skateboard parks, and marinas)
 - Adequate parking
- **1 community park per 15,000-25,000 residents



CLASSIFICATION	GENERAL DESCRIPTION	SIZE AND SERVICE AREA CRITERIA
Neighborhood Park	Neighborhood parks are the basic units of the park system and serve a recreational and social purpose. Focus is on informal recreation.	Typically 5 acres or more; 8 to 10 acres preferred, with 3 acres the desired minimum size. Service area is one-fourth to one-half mile uninterrupted by major roads and other physical barriers.
Community Park	Serves a broader purpose than neighborhood parks. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.	Varies, depending on function. A minimum of 20 acres is preferred, with 40 or more acres optimal. Service area can be communitywide or several neighborhoods in given area of the community.
Large Urban Park	Large urban parks are generally associated with larger urban centers with large populations. Focus is on meeting wide-ranging community needs and preserving unique and sometimes extensive landscapes and open spaces.	Varies depending on circumstances. A typical minimum size is 50 acres (20.2 hectares), with hundreds of acres not uncommon, such as Central Park in New York City.
Youth Athletic Complex/Facility	Consolidates programmed youth athletic fields and associated facilities to fewer strategically located sites throughout the community. Also can provide some neighborhood use functions.	Varies, with 20 acres or more desirable, but not absolute. Optimal size is 40 to 80 acres (16.2 to 32.4 hectares).
Community Athletic Complex/Facility	Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Tournament-level facilities are appropriate.	Varies, with 20 acres (8.1 hectares) or more desirable, but not absolute. Optimal size is 40 to 80 acres (16.2 to 32.4 hectares).
Greenway	Lands set aside for preserving natural resources, remnant landscapes, and open space, and providing visual aesthetic buffering. Also provides passive-use opportunities. Ecological resource stewardship and wildlife protection are high priorities. Suitable for ecologically sensitive trail corridors.	Varies, depending on opportunity and general character of natural systems within the community.
Parkway	Linear parklike transportation corridors between public parks, monuments, institutions, and sometimes business centers. Can be maintained green space or natural in character.	Varies.
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose uses, such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds, and golf courses.	Varies, depending on need.
Park-School	School sites that are used in concert with, or in lieu of, other types of parks to meet community park and recreation needs. School sites often provide the majority of indoor recreational facilities within a community.	Varies, depending on specific site opportunities.
Private Park/Recreation Facility	Parks and recreation facilities that are privately owned, yet contribute to the public park and recreation system.	Varies.
Regional Parks and Park Reserves	Largerscale, regionally based parks and open spaces that focus on natural resource preservation and stewardship.	Typically a minimum of 500 acres (202.3 hectares) and up to several thousand acres or several hundred hectares. Service area is regional, which generally

- **Special Purpose Parks** include:

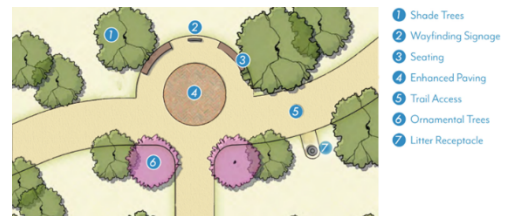
- 1 - 3 acre pocket parks
- 1 - 2 acre trailheads
- 0.25 - 1 acre plazas, athletic complexes, and practice fields
- May include “special interest” parks that are not otherwise part of another neighborhood or community parks
 - Examples of special purpose parks include dog parks, skate parks, or any other type of park designed to accommodate a limited number of specific recreational activities.
 - While parks less than 5 acres are typically discouraged because they are often difficult to maintain efficiently, small park areas are often necessary to serve special purposes.
 - Smaller parks are also desirable in urbanized areas, such as downtown.



- **Linear Parks & Open Spaces** are built

connections or natural corridors that link parks together. Typically, the linear park is developed for one or more modes of recreational travel such as walking, jogging, biking, in-line skating, hiking, horseback riding, and canoeing. NRPA does not have any specific standards for linear parks other than they should be sufficient to protect the resources and provide maximum usage.

- **Hike and Bike Trails.** As part of a Comprehensive Plan and a Parks Master Plan, a city may adopt and require the installation of hike and bike trails. There are specific details and nuances that limit the hike and bike trail requirements.



- **Greenbelt corridors** typically follow creeks, railroads, or utility lines and in unique situations as part of the roadway system. Greenbelts usually contain trails and are ideal for providing alternative, non-motorized transportation to parks, schools, neighborhoods, libraries, retail, and major destinations. Other than providing connections, these parks provide recreational value by themselves. In addition, greenbelts along creeks have the added benefit of providing habitat and migration/movement corridors for wildlife. They also provide opportunities for improving watershed management in an aesthetically pleasing and sustainable manner.

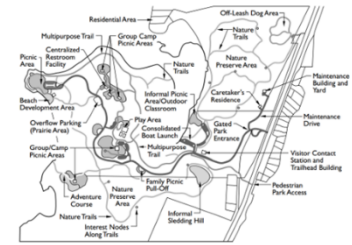


- **Regional Parks** are very large multi-use parks that serve several communities within a particular region. They range in size from 100 to 500 acres (and above) and serve those areas within a one-hour driving distance. The regional park provides both active and passive recreation, with a wide selection of facilities for all age groups. They may also include areas of nature preservation for activities such as sightseeing, nature study area, wildlife habitat, and conservation areas. NRPA standards for regional parks vary due to the specific site and natural resources.

Regional park

- regional parks are an extension of the large urban park classification. In addition to preserving natural resources and open space, these parks also provide active recreational areas, gardens, picnic facilities, and other forms of special use. In parts of the country, regional parks include major national monuments and historic landscapes
- Size varies for regional parks, with several thousand acres (several hundred hectares) being common. A size of less than 100 acres (40.5 hectares) is uncommon.
- Connection to the adjoining cities and region via trails is desirable. Regional parks are often the terminus point for trail systems.
- Direct connection to a greenway system is desirable to expand the sense of open space associated with the park.
- Its amenities is a reflection of the open-space, recreational, and social needs of the region they serve. The level of development is driven by regional standards and needs.
- ***1 regional park per 50,000+ residents

Typically a minimum of 500 acres (202.3 hectares) and up to several thousand acres or several hundred hectares. Service area is regional, which generally encompasses several cities.

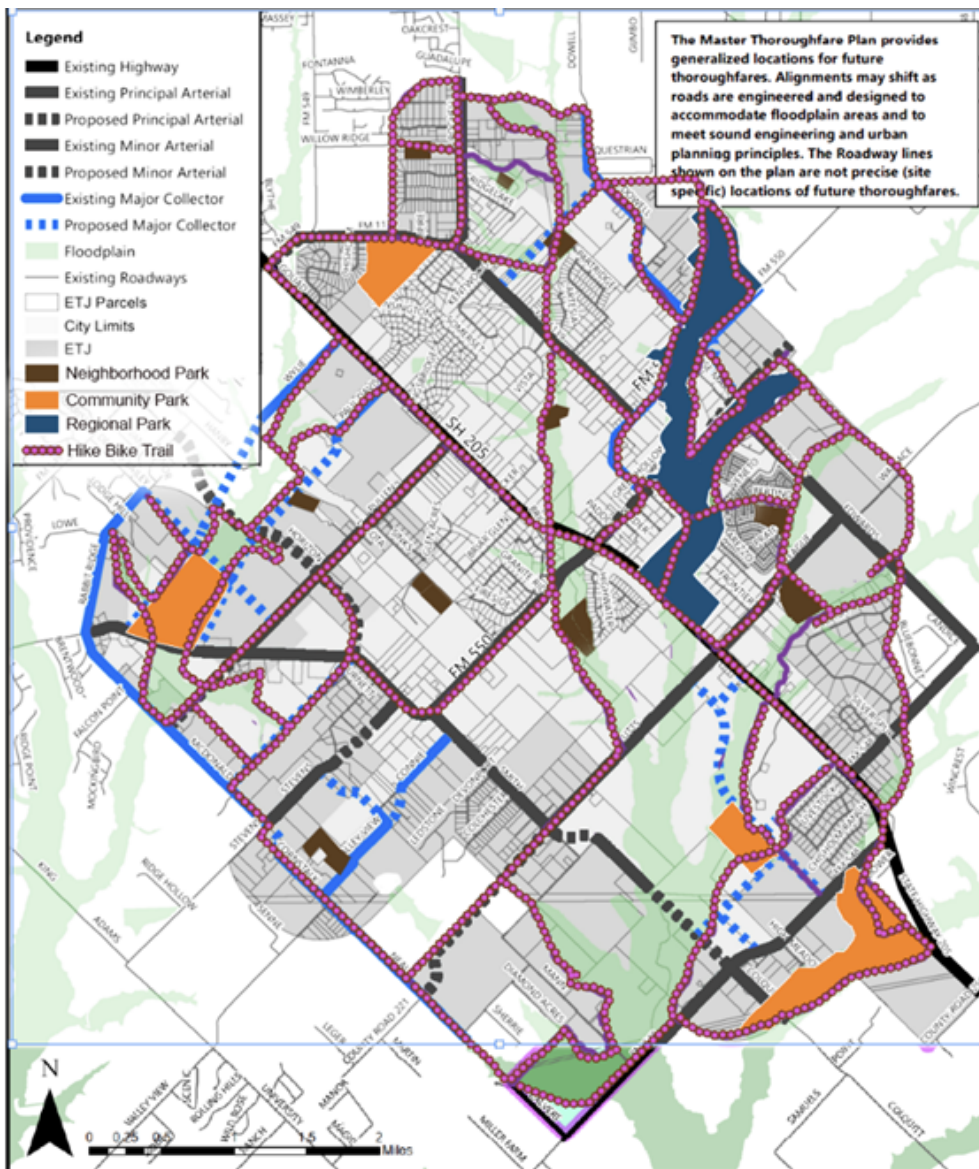


REGIONAL PARK, CARVER COUNTY, MINNESOTA
 Source: Brauer and Associates, Ltd.

McLendon-Chisholm Parks Master Plan

The McLendon-Chisholm Parks Master Plan has identified the following park plan elements:

Element	Description
Hike-Bike Trail	XXXX Miles of hike and bike trails
Neighborhood Park	10 sites distributed amongst the four quadrants of the Parks Master Plan
Community Park	4 sites distributed amongst the four quadrants of the Parks Master Plan
Regional Park	XX acres utilizing the flood plain of XXXX Creek flood plain area





City of McLendon-Chisholm

Staff Report

Meeting Date: June 16, 2026

Agenda Item: Discuss and consider a zoning change from Single-Family Residential (SF 2.5) to General Business (GB), on approximately 9.17 acres addressed as 201 and 211 E FM 550 in the King Latham Survey, Abstract No. 133, in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is requesting to rezone approximately 9.17 acres for general business uses.

Subject Property: The properties are generally located near the northeast intersection of State Highway 205 and E FM 550.

Current Zoning: The subject property is zoned Single-Family Residential (SF 2.5).

Adjacent Property Zoning:

North: Single-Family Residential (SF 2.5), Single-Family Residential (SF 1.5), Agriculture (A)

East: Single-Family Residential (SF 2.5)

South: Planned Development (The Crossroads of McLendon-Chisholm)

West: General Business (GB), Planned Development (The Crossroads of McLendon-Chisholm)

Comprehensive Plan Designation: The Future Land Use Plan of the Comprehensive Plan identifies the area including the subject property as Existing Neighborhood. The Existing Neighborhood designation predominantly consists of low-density, single family detached residential in existing residential neighborhoods.

Staff Recommendation:

The subject property is adjacent to the State Highway 205 corridor, which is projected to be a major commercial corridor, and the Future Land Use Plan designation permits neighborhood-oriented commercial uses. Due to the adjacency and compatibility with the Comprehensive Plan, staff recommends approval of the zoning change.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the zoning change.
2. The Planning and Zoning Commission may recommend approval of the zoning change with conditions and state the conditions.
3. The Planning and Zoning Commission may recommend denial of the zoning change.

Attachments

- Exhibit A – Subject Property (Rockwall CAD)
- Exhibit B – Zoning Map
- Exhibit C – Comprehensive Plan Future Land Use Plan
- Exhibit D - General Business District Regulations

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



Exhibit B – Zoning Map

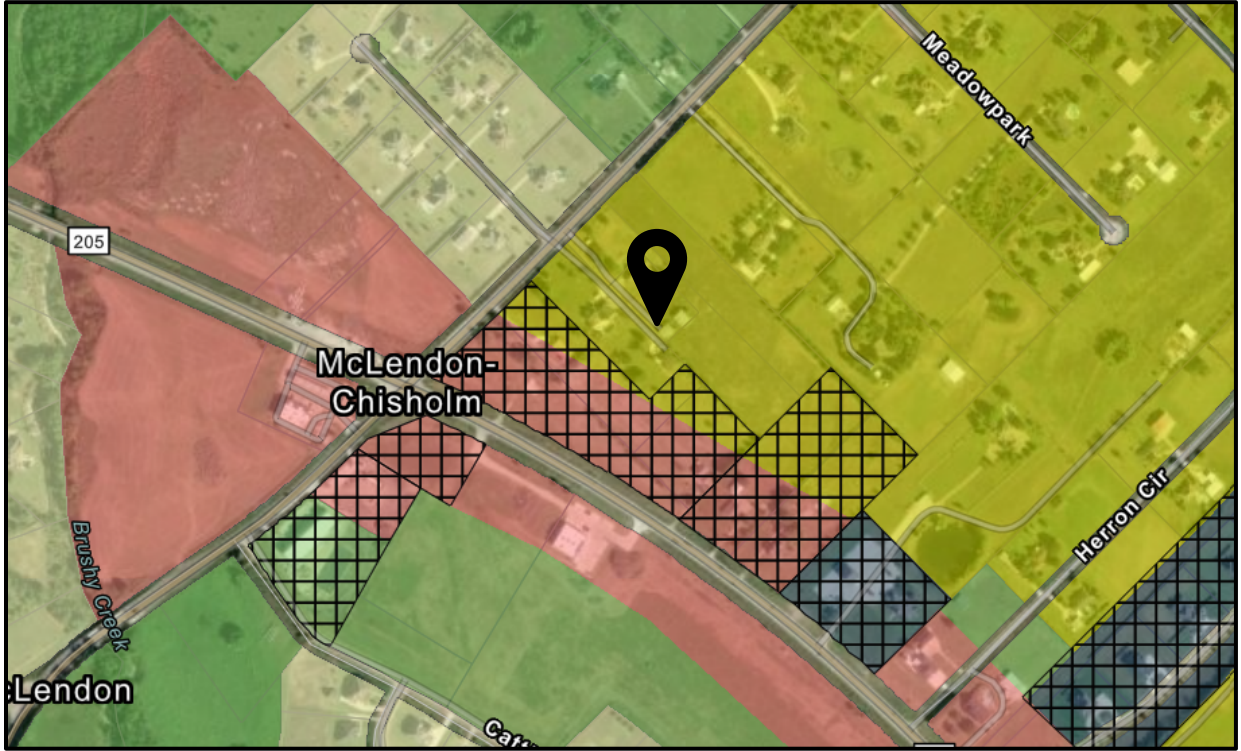
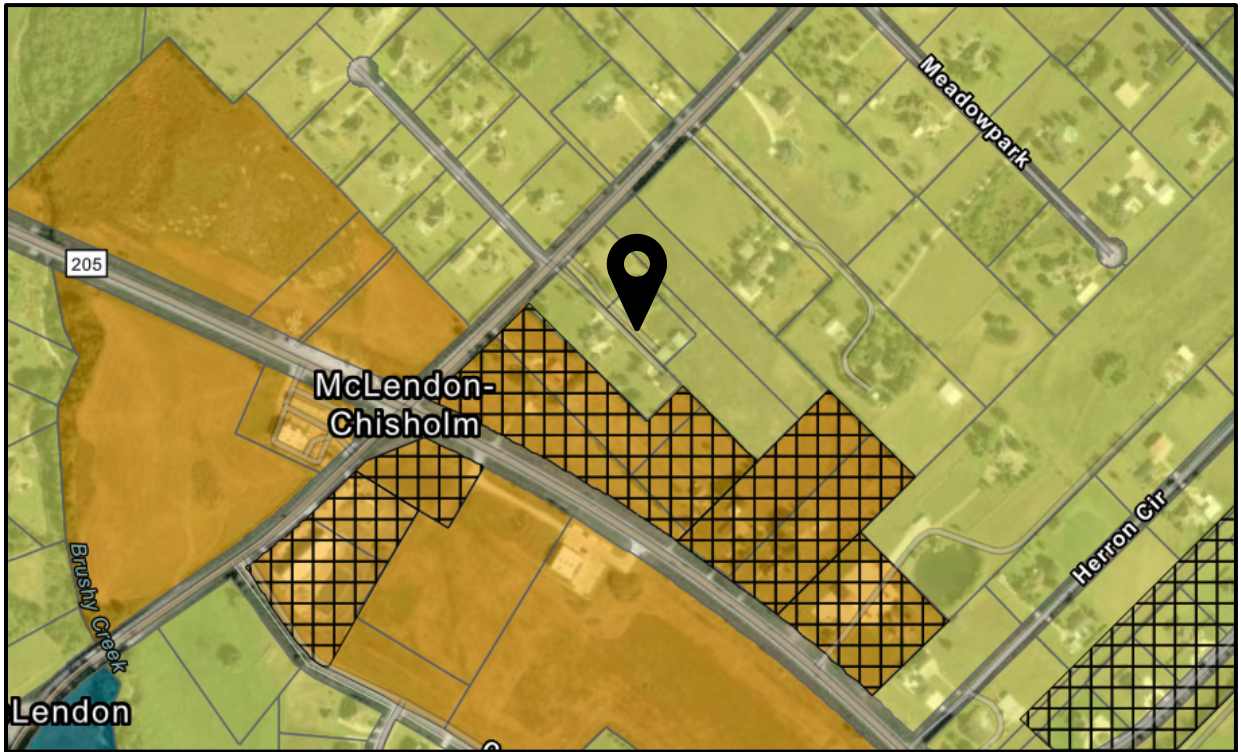
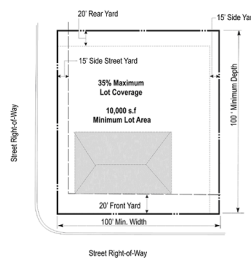


Exhibit C – Comprehensive Plan Future Land Use Plan



§ 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)



City of McLendon-Chisholm

Staff Report

Meeting Date: June 16, 2026

Agenda Item: Discuss and consider a zoning change from General Business (GB) to Planned Development (PD) to develop a Tractor Supply store, on approximately 3.93 acres addressed as 201 and 211 E FM 550 in the Leonard Easterwood Survey, Abstract No. 79 in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is requesting to rezone approximately 3.93 acres to develop a Tractor Supply store. Planned Development (PD) zoning is being requested to adjust development standards in order to meet the needs of the proposed business on the specific site. The development remains subject to the State Highway 205 Overlay District and all applicable provisions of the City's Code of Ordinances, except where modified by the Planned Development zoning.

Key Modifications: The proposed Planned Development District includes the following modifications:

- **Building Area:** Section 4-13(E) of the Code of Ordinances states a maximum building size of 6,000 square feet. The proposed store is planned to be approximately 22,337 square feet with an additional fenced outdoor area.
- **Maximum Wall Length:** Section 4-13(E) of the Code of Ordinances states a maximum building wall length of 80 feet. As shown in the attached renderings, the proposed store is planned to include walls that are 128 feet long. The design of the building includes several extra architectural components like roof variation and material transitions to meet the general intention of the articulation requirements.
- **Horizontal Articulation:** Section 4-13(E) of the Code of Ordinances states no building wall shall extend for a distance equal to 3 times the wall's height without an off set of 25% of the wall's height. Since the walls are proposed to be extended past the ordinance requirements, it is not possible to meet the requirement as written. The proposed building instead offers articulation through façade modulation, roof variation, and masonry detailing.

Subject Property: The properties are generally located near the northwest intersection of State Highway 205 and E FM 550.

Current Zoning: The subject property is zoned General Business (GB) and is covered by the State Highway 205 Overlay District.

Adjacent Property Zoning:

North: Agriculture (A)

East: Single-Family Residential (SF 1.5), General Business (GB) with State Highway 205 Overlay District

South: General Business (GB) with State Highway 205 Overlay District

West: Agriculture (A)

Comprehensive Plan Designation: The Future Land Use Plan of the Comprehensive Plan identifies the area including the subject property as SH 205 Corridor. The SH 205 Corridor is the heart of McLendon-Chisholm’s commercial development opportunities. It is intended to provide residents with local retail, employment, recreation, and entertainment.

Staff Recommendation:

The subject property is part of the State Highway 205 Overlay, which is projected to be a major commercial corridor. Besides the listed modifications, the proposed development and zoning change will meet the Overlay District standards, including the landscaping and public art requirements. The Future Land Use Plan designation reinforces the commercial nature of this area and encourages a variety of non-residential development. The applicant seeks to meet the intention of the ordinance while making modifications to meet the needs of the business. While the PD zoning establishes design standards, the proposed development and zoning request still meet the intentions of the Code of Ordinances, overlay district and Comprehensive Plan.

Staff recommends approval of the zoning change.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the zoning change.
2. The Planning and Zoning Commission may recommend approval of the zoning change with conditions and state the conditions.
3. The Planning and Zoning Commission may recommend denial of the zoning change.

Attachments

- Exhibit A – Subject Property (Rockwall CAD)

- Exhibit B – Zoning Map
- Exhibit C – Comprehensive Plan Future Land Use Plan
- Exhibit D – PD Request Letter
- Exhibit E – Design Requests
- Exhibit F – Site Plan and Landscape Plan
- Exhibit G – Renderings
- Exhibit H – State Highway 205 Overlay District Standards

Presenter: Lexie Schrader, Planning Consultant

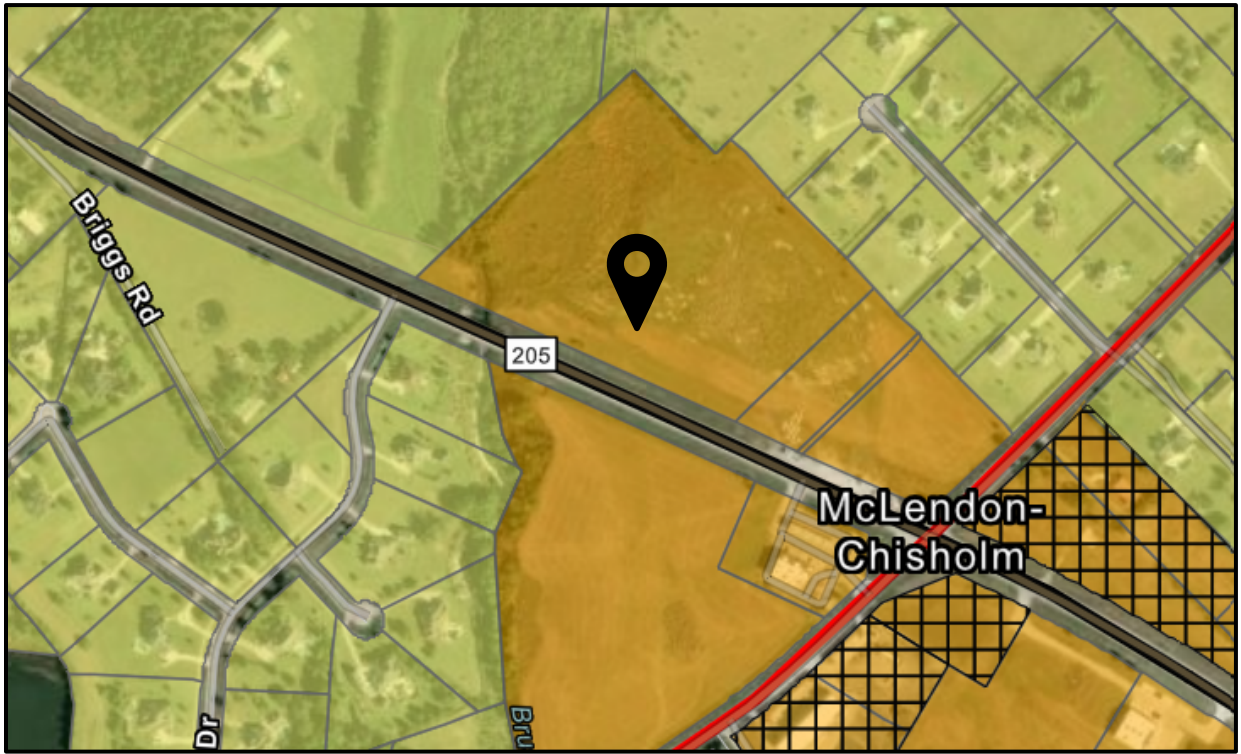
Exhibit A – Subject Property (Rockwall CAD)



Exhibit B – Zoning Map



Exhibit C – Comprehensive Plan Future Land Use Plan





13105 Dover Ave
Lubbock TX 79424

806-368-7843 Phone
806-368-9038 Fax

Good morning,

VIA Real Estate LLC is currently seeking rezoning to a Planned Development (PD) within the City of McLendon-Chisholm, state hwy 205 and FM 550, see attachment A for property metes and bounds. The Property is currently zoned GB. The rezoning to a PD will allow us to build a Tractor Supply store at this location and meet the requested requirements of our client to operate their full retail business model.

For reference, the current owner and seller of the subject property is Mariah Bay Development, Inc., whose mailing address is P.O. Box 369, Rockwall, Texas 75087. The authorized representative is Robert S. Whittle, President, who may be contacted at (214) 725-9115 or via email at whittledevelopment1@gmail.com.

Additionally, we hereby formally request that the proposed project be considered for rezoning and that it be scheduled for review on the next available agendas for City staff, the Planning and Zoning Commission, and the City Council, in accordance with applicable procedures.

Please advise as to any required fees, or other information necessary to initiate and process this request. We are including our submittal package based on our previous conversations. After your review, please let us know if we need to provide any additional information. We appreciate your assistance and guidance throughout this process.

EXHIBIT "A"

BEING APPROXIMATELY 3.93 ACRES, MORE OR LESS, OUT OF THE LEONARD EASTERWOOD SURVEY, ABSTRACT NUMBER 79, ROCKWALL COUNTY, TEXAS, AND BEING OUT OF THAT 11.307 ACRE TRACT DESCRIBED BELOW. SAID 3.93 ACRES TO BE MORE PARTICULARLY DESCRIBED ON A SURVEY TO BE PROVIDED:

BEING AN 11.307 ACRE TRACT OF LAND SITUATED IN THE LEONARD EASTERWOOD SURVEY, ABSTRACT 79 IN ROCKWALL COUNTY, TEXAS, BEING A PART OF TRACT 1, A CALLED 34.583 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARIAH BAY DEVELOPMENT, INC., RECORDED IN VOLUME NO. 2245, PAGE 278 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID 11.307 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH TXDOT PINK CAP FOUND AT THE MOST SOUTHERLY CORNER OF SAID 11.307 ACRE TRACT, ALSO BEING IN THE NORTHWESTERLY LINE OF LOT 1, BLOCK A OF YANEZ ADDITION, AN ADDITION TO THE CITY OF MCLENDON-CHISHOLM, RECORDED IN DOCUMENT NO. 2015000005946, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.) ALSO BEING THE NORTHWEST LINE OF A CALLED 1.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO CMPM PARLAY, LLC, RECORDED IN DOCUMENT NO. 20230000014027, O.P.R.R.C.T., AND BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 205 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY OF SAID STATE HIGHWAY 205, THE FOLLOWING COURSES:

NORTH 66 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 167.19 FEET TO A 5/8" IRON ROD WITH TXDOT PINK CAP FOUND;

NORTH 63 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 400.72 FEET TO A 5/8" IRON ROD WITH TXDOT PINK CAP FOUND;

NORTH 66 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 358.77 FEET TO A 5/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID 11.307 ACRE TRACT AND BEING IN THE

SOUTHEASTERLY LINE OF A CALLED 18.3001 ACRE TRACT OF LAND DESCRIBED IN DEED TO DWIGHT LINDOP, RECORDED IN VOLUME 2144, PAGE 79, D.R.R.C.T.;

THENCE NORTH 46 DEGREES 13 MINUTES 11 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY OF SAID STATE HIGHWAY 205, ALONG THE COMMON LINE BETWEEN SAID 11.307 ACRE TRACT AND SAID 18.3001 ACRE TRACT, A DISTANCE OF 705.07 FEET, GENERALLY ALONG A FENCE, TO A FENCE POST FOUND FOR CORNER IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROY ROWAN AND JULIE ROWAN, RECORDED IN VOLUME 1855, PAGE 276, D.R.R.C.T.;

THENCE ALONG THE COMMON LINE BETWEEN SAID 11.307 ACRE TRACT AND THE ROY ROWAN AND JULIE ROWAN TRACT, GENERALLY ALONG A FENCE, THE FOLLOWING COURSES:

SOUTH 45 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 314.52 FEET TO A FENCE CORNER POST FOUND;

NORTH 44 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 51.59 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF LOT 5, BLOCK A OF CHISHOLM CROSSING PHASE 3, AN ADDITION TO THE CITY OF CITY OF MCLENDON-CHISHOLM, RECORDED IN CABINET G, SLIDE 93 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID CHISHOLM CROSSING PHASE 3, A DISTANCE OF 532.79 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK A OF YANEZ ADDITION;

THENCE SOUTH 44 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 440.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.307 ACRES OF LAND MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



March 12, 2026

City of McLendon-Chisholm
Planning and Zoning Commission
McLendon-Chisholm, Texas 75032

RE: Special Exception and Variance Request
Project: Tractor Supply Company
Location: State Highway 205 & FM 550

Dear Members of the Planning and Zoning Commission,

On behalf of the applicant, we respectfully request approval of a special exception and related design variances associated with the proposed Tractor Supply retail development located at State Highway 205 and FM 550.

The project has been designed in accordance with the City's Commercial Development Standards to the greatest extent practicable while maintaining the functional requirements of the retail building prototype.

The following approvals are requested:

Building Floor Area – Special Exception

Section 4-13(E) establishes a maximum single-floor building size of 6,000 square feet. The proposed Tractor Supply retail building contains approximately 22,337 square feet with additional exterior Fenced Outdoor Area of 24,875 square feet which is accessory to the building retail space.

Approval of a special exception is respectfully requested to allow this building size.

Maximum Wall Length – Variance

Section 4-13(E) limits building wall lengths to 80 feet. The proposed building elevations include wall segments measuring approximately 128 feet in length. Due to the functional layout of the retail floor plan and structural efficiency of the masonry wall system, compliance with the 80-foot limitation would require substantial redesign of the building.

Although the building wall measures approximately 128 feet in length for the front and rear and 172'-8" on the two sides, the façade is intentionally designed to read as several smaller architectural components through roof variation, entry projections, material transitions, and façade detailing. These elements visually break the wall into segments within 80-foot length for a perceived width that achieves the intent of the articulation requirements.

Horizontal Articulation – Variance

The ordinance requires wall offsets equal to 25% of the wall height when wall lengths exceed the articulation threshold. The proposed building incorporates architectural articulation through façade modulation, roof variation, masonry detailing, and material changes rather than large structural offsets. A variance is requested to allow the proposed architectural articulation strategy.

Hardship Considerations

The requested relief is not intended to circumvent the purpose of the City’s commercial development standards. Instead, it reflects the practical limitations associated with the functional layout of a regional retail store and the structural characteristics of masonry construction.

The building design incorporates multiple architectural features that break down the building mass including gable roof forms, mansard roof elements, masonry base articulation, material transitions, façade reveals, and varied roof heights. These design elements collectively achieve the intent of the ordinance by creating visual interest and reducing the perceived scale of the building.

Approval of the requested special exception and variances will allow the development to proceed with a high-quality architectural design that remains consistent with the City’s aesthetic goals while accommodating the operational needs of the retail tenant.

We respectfully request approval of these items and appreciate the Commission’s consideration.

Sincerely,

Diana Myers
Associate Principal
Helt Design Architecture



VIEW A: NORTH-WEST FROM E FARM TO MARKET RD 550 / STATE HWY 205



VIEW B: NORTH-EAST FROM STATE HWY 205



VIEW C: FRONT ELEVATION FROM STATE HWY 205



VIEW D: ACCESS DRIVE OFF OF STATE HWY 205



AERIAL KEY PLAN

VIEW E: ACCESS DRIVE OFF OF STATE HWY 205



VIEW F: FRONT PERSPECTIVE VIEW SIDE OF BUILDING



VIEW G: RIGHT SIDE OF BUILDING



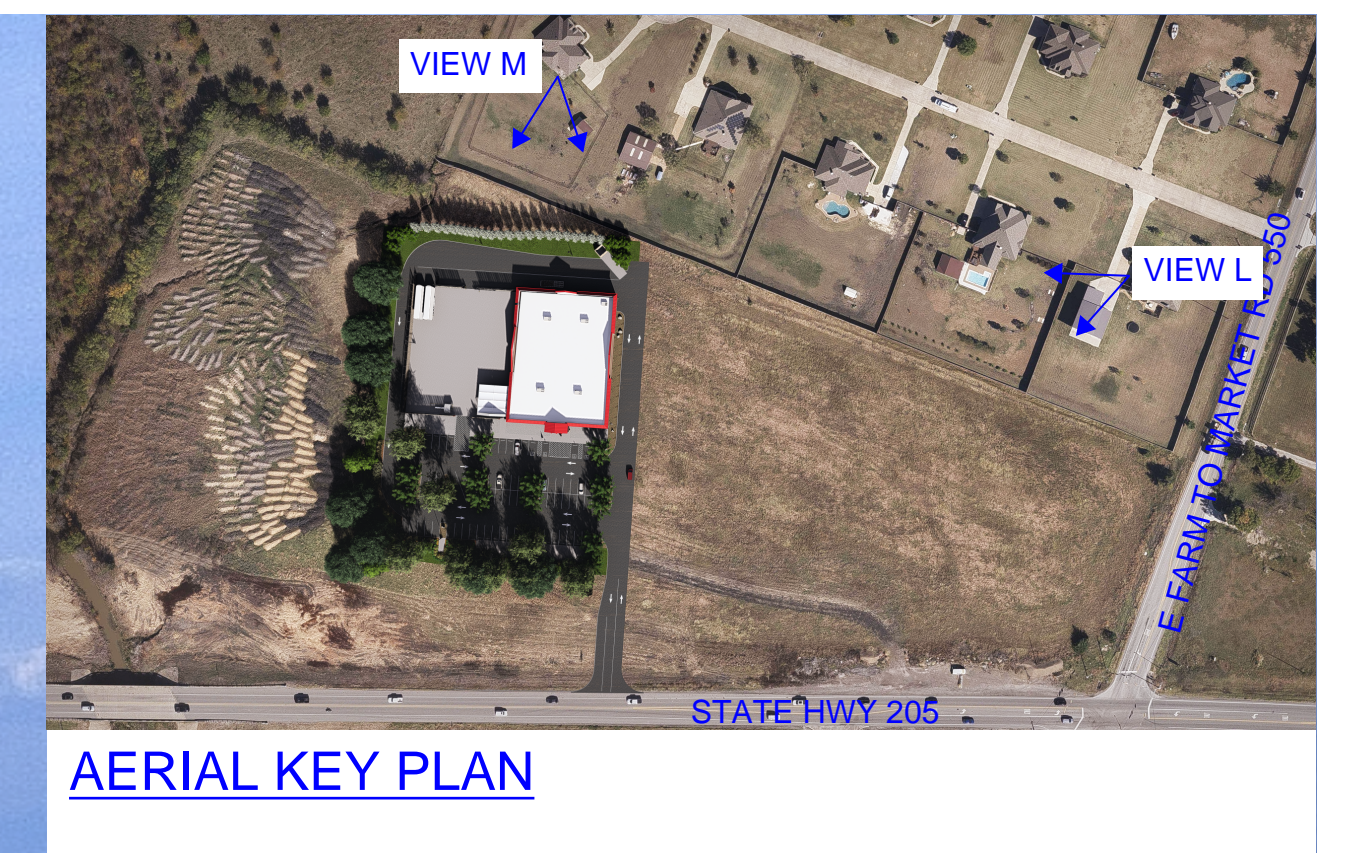
VIEW H: REAR & SIDE PERSEPCTIVE OF BUILDING



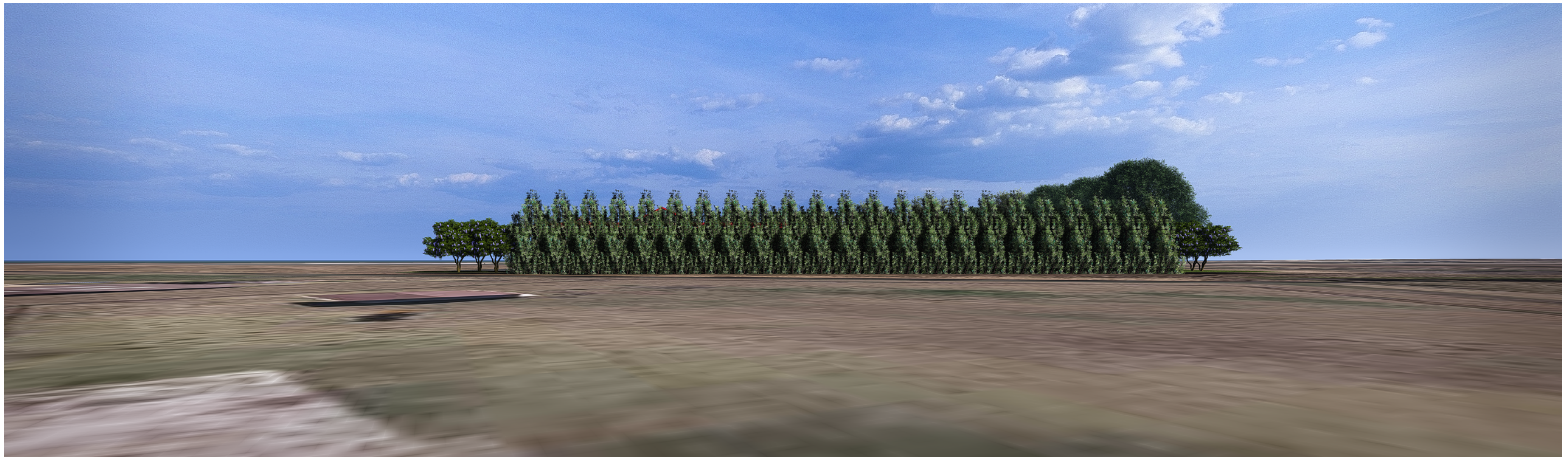
VIEW J: REAR LEFT PERSPECTIVE VIEW OF FENCED OUTDOOR DISPLAY



VIEW K: FRONT LEFT PERSPECTIVE VIEW OF FENCED OUTDOOR DISPLAY



[VIEW L: PERSPECTIVE VIEW OF BUILDING FROM RESIDENTIAL PROPERTY](#)



[VIEW M: PERSPECTIVE VIEW OF BUILDING FROM RESIDENTIAL PROPERTY](#)

ELECTRONIC MATERIAL SAMPLE BOARD



BRICK MASONRY BASE
MANUF: ECHOLN MASONRY
QUICK BRIK
COLOR: RICHEFIELD FLASH
MORTAR COLOR GRAY



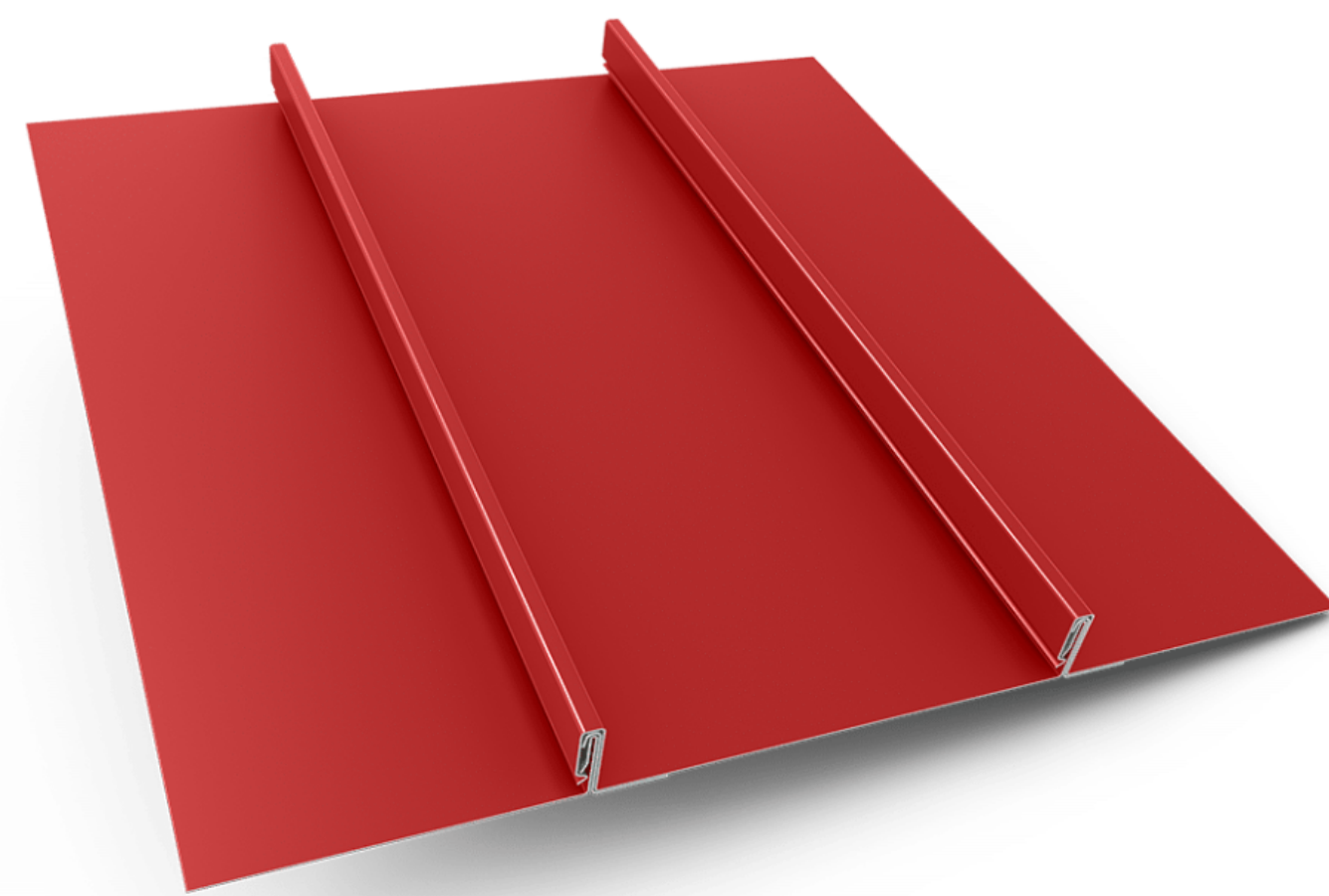
CMU MASONRY
ACCENT BAND COLOR
MANUF: SHERWIN WILLIAMS
COLOR: SW 4081 SAFTEY RED



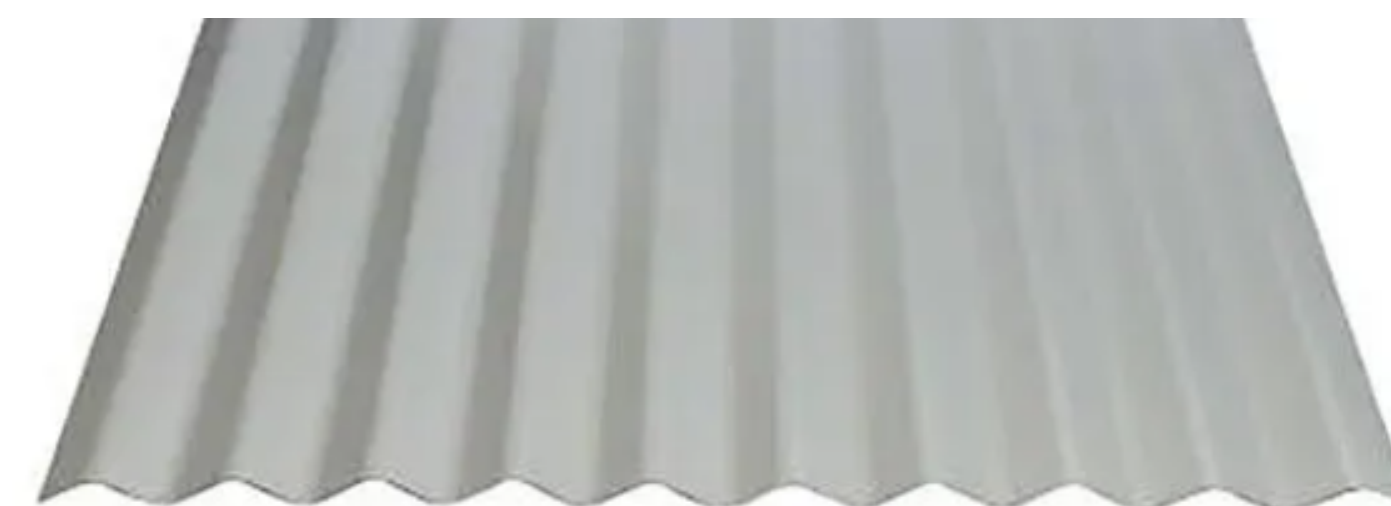
CMU MASONRY & SILL
FIELD COLOR
MANUF: SHERWIN WILLIAMS
COLOR: SW 7532 URBAN PUTTY



CMU MASONRY
ACCENT COLOR
MANUF: SHERWIN WILLIAMS
COLOR: SW 7532 URBAN PUTTY



STANDING METAL SEAM ROOF PANEL,
ROOF TRIM AND GUTTERS
MANUF: SHERWIN WILLIAMS
COLOR: MATCH SW 4081 SAFTEY RED



CANOPY ROOF PANEL
COLOR: GALVALUME



FIBER CEMENT LAP SIDING, AND TRIM
MANUF: JAMES HARDIE OR EQUAL
COLOR: IRON GRAY



SOREFRONT SYSTEM AND ENTRY DOOR
MANUF: STANLEY
COLOR: ANODOZIED ALUMINUM

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.

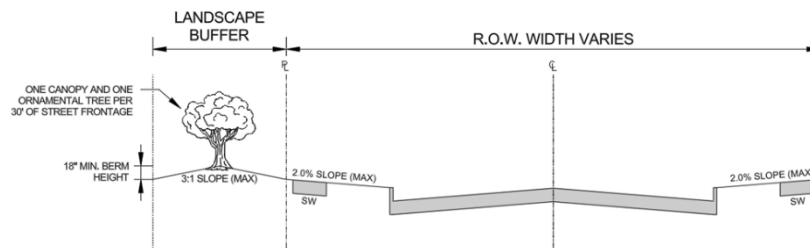
5.2.4 Non-Residential Uses.

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

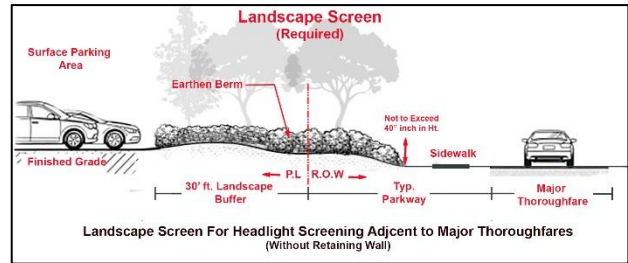
- (2) The landscape buffer shall generally consist of street trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - a. A minimum of one three-inch caliper canopy tree and one ornamental tree (measured at twelve inches above the soil line and six-foot planted 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.

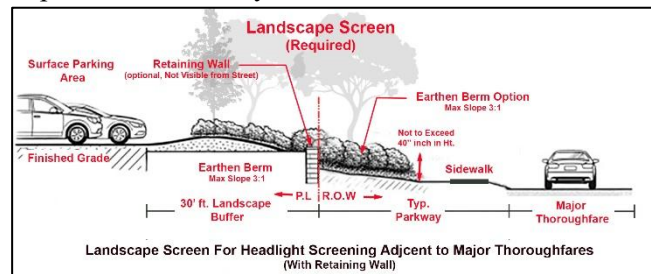


- c. The use of earthen berms in the landscape buffer is encouraged under the following criteria:

- 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.



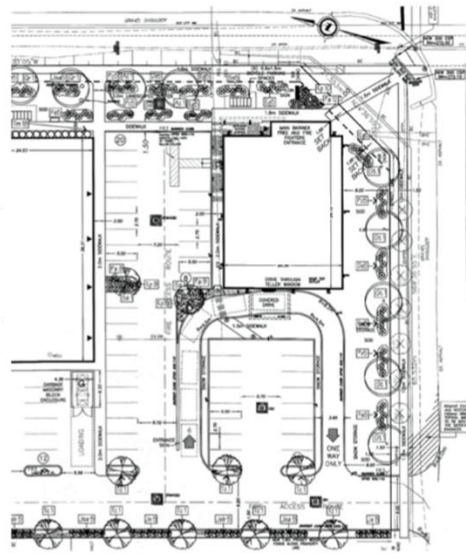
- v. A minimum of thirty percent (30%) of the landscape buffer area shall include shrubs, hedges, ground cover, boulders, xeriscape elements, or a combination thereof.



- 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
A1	RED BERRY CERCONEERY	<i>Andropogon scoparius</i> 'Red Berry'	3	50gal	POT
A2	RED YUCCA	<i>Yucca filamentosa</i>	1	40gal	UB
G1	ADONIS BLUE	<i>Adonis vernalis</i>	1	40gal	UB
G2	HAZEN LAKE TREE	<i>Quercus laevis</i>	1	40gal	UB
G3	ADONIS BLUE	<i>Adonis vernalis</i>	1	40gal	UB
J1	PRINCE OF WALES JANIFER	<i>Juniperus horizontalis</i> 'Prince of Wales'	1	40gal	POT
K1	RED BERRY CERCONEERY	<i>Andropogon scoparius</i> 'Red Berry'	3	50gal	POT
L1	LITTLE BLUNT POINTIAN GRASS	<i>Neelapoa coccinea</i> 'Little Blunt'	3	50gal	POT
M1	CLUBMOUSE TREE	<i>Thuja occidentalis</i>	1	40gal	POT
S1	ADONIS BLUE	<i>Adonis vernalis</i>	30	40gal	POT

d. Planting material shall be selected from City of McLendon-Chisholm's approved plant material and tree lists. The City encourages the use of xeriscaping, drought tolerant material and a mixture of hardscape and landscape where possible. The landscape plan designer may propose alternative plant materials to enhance and promote environmental sustainability.

(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

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.

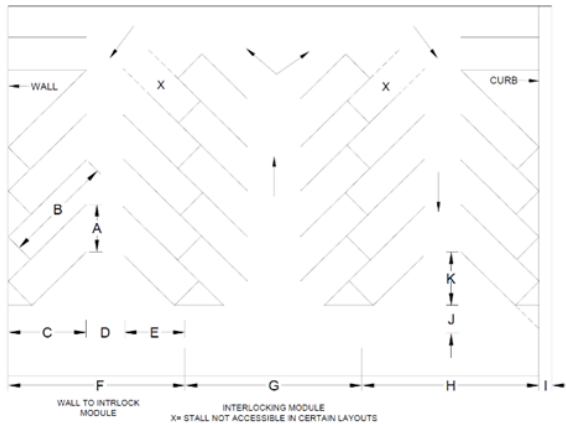


- vi. All sign electrical equipment and structural supports shall be enclosed and secured with exterior finishing materials to be consistent with the exterior finishing material of the main building.
 - vii. Shall be constructed with exterior finishing materials similar to those of the main associated 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”)
 - b. Concrete strength:

- 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

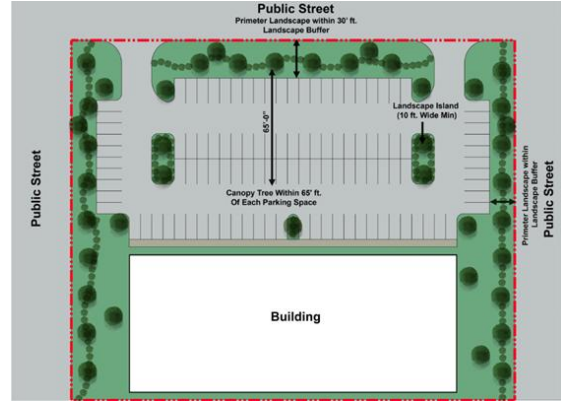
1. Shall be required for parking lots with more than forty (40) parking spaces in a perpendicular row to the main building.
 - a. At least one pedestrian route shall be required.
 - b. Shall be at least eight feet (8') wide raised pedestrian access way with six-inch (6'') curbs located between two adjacent 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: June 16, 2026

Agenda Item: Discuss proposed regulations governing data centers, hyperscale data centers, digital infrastructure facilities, and related accessory infrastructure within the City of McLendon-Chisholm.

Background:

This item was placed on the Agenda at the request of Councilmember Dennis London. The attached ordinance establishes regulations for data centers, hyperscale data centers, and related digital infrastructure facilities within the City of McLendon-Chisholm. The proposed ordinance is intended to help ensure compatibility with surrounding land uses, rural character, residential areas, public infrastructure, and public safety.

The ordinance includes provisions related to Special Use Permit requirements, setbacks, noise standards, infrastructure impacts, operational standards, and ongoing compliance requirements for these types of facilities.

The Planning and Zoning Commission will receive a briefing from Councilmember Dennis London.

**CITY OF McLENDON CHISHOLM, TEXAS
DATA CENTER AND HIGH INTENSITY DIGITAL INFRASTRUCTURE
COMPATIBILITY ORDINANCE**

Full and Complete Review Draft

Updated to include air quality disclosure, emissions documentation, generator operational safeguards, thermal impact review, and waste heat mitigation analysis.

Prepared for policy review, public discussion, staff review, Planning and Zoning review, and City Council consideration.

Draft date: June 1, 2026

This review draft is not a final legal instrument. It is intended to provide a complete working packet for City review and refinement before final legal formatting and adoption.

Packet Table of Contents

- Part 1. Executive Summary and Policy Direction
- Part 2. Full Review Draft Ordinance
- Part 3. Legal and Policy Justification Memo
- Part 4. Staff Report
- Part 5. Agenda Memo
- Part 6. Public Facing FAQ and Talking Points
- Part 7. Responses to Common Developer Arguments
- Part 8. Short Resident Summary
- Part 9. Implementation Checklist
- Part 10. Reference and Support Materials List

Part 1. Executive Summary and Policy Direction

This packet presents a complete review draft for a City ordinance regulating large scale data centers, artificial intelligence processing facilities, cryptocurrency mining facilities, and similar high intensity digital infrastructure facilities. The purpose is not to invite these uses into McLendon Chisholm. The purpose is to make sure the City has protective standards in place before any applicant attempts to bring one forward.

The policy approach is simple. A data center is not an ordinary office building, warehouse, or light commercial use. A large data center may operate continuously, consume enormous amounts of power, require extensive cooling, rely on backup generators, include transformers and substations, create low frequency hum and tonal noise, generate off site lighting impacts, burden water and wastewater systems, and create long term infrastructure and public safety concerns.

The ordinance uses the City's land use authority, nuisance prevention authority, fire and building safety authority, public welfare authority, and Home Rule powers to require a developer to prove compatibility before receiving approval. It is written to protect residents, property owners, churches, schools, parks, agricultural uses, livestock operations, and the rural character of the City.

Key Updates Included in This Draft

- Adds a limited Air Quality, Emissions Disclosure, and Generator Operations section that avoids creating a local air permitting program while still requiring serious disclosure and compatibility review.
- Requires applicants to provide TCEQ and EPA permits, registrations, permits by rule, standard permit documentation, exemptions, and correspondence relating to air emissions and generator operations.
- Limits routine generator testing during sensitive times, including Sundays, legal holidays, burn bans, ozone action days, declared air quality alert days, and other periods that could increase off site impacts.
- Adds a practical Thermal Impact and Waste Heat Mitigation Review section requiring disclosure of full buildout heat rejection, peak summer thermal conditions, equipment exhaust orientation, and feasible mitigation or reuse measures.
- Keeps thermal review narrow and useful. It is not a marketing based green initiative. It is a technical compatibility requirement and part of the applicant's burden of proof.
- Strengthens denial authority where the applicant cannot prove compatibility with the Comprehensive Plan, nearby homes, rural character, sensitive receptors, infrastructure capacity, and public welfare.

Recommended Policy Position

Recommended Council Position

The City should not create a symbolic ordinance. Every requirement should help the City measure impacts, require mitigation, condition approval, or deny an incompatible project.

The strongest parts of the ordinance remain zoning limits, Special Use Permit review, setbacks, noise and vibration standards, generator restrictions, infrastructure impact analysis,

decommissioning obligations, and denial authority. Air quality and thermal impact review should support those tools, not distract from them.

Part 2. Full Review Draft Ordinance

ORDINANCE NO. _____
CITY OF McLENDON CHISHOLM, TEXAS
DATA CENTER AND HIGH INTENSITY DIGITAL INFRASTRUCTURE
COMPATIBILITY ORDINANCE

Full Review Draft

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McLENDON CHISHOLM, TEXAS, ESTABLISHING REGULATIONS FOR DATA CENTERS, HYPERSCALE DATA CENTERS, ARTIFICIAL INTELLIGENCE PROCESSING FACILITIES, CRYPTOCURRENCY MINING FACILITIES, AND OTHER HIGH INTENSITY DIGITAL INFRASTRUCTURE FACILITIES; PROVIDING PURPOSES, FINDINGS, DEFINITIONS, APPLICABILITY, ZONING AND SPECIAL USE PERMIT REQUIREMENTS, SETBACKS, NOISE AND VIBRATION STANDARDS, AIR QUALITY AND EMISSIONS DISCLOSURE, GENERATOR OPERATIONS, THERMAL IMPACT AND WASTE HEAT REVIEW, WATER AND INFRASTRUCTURE IMPACT ANALYSIS, FIRE SAFETY, LIGHTING, SCREENING, DECOMMISSIONING COORDINATION, DENIAL AUTHORITY, ENFORCEMENT, PENALTIES, SEVERABILITY, CONFLICTS, SAVINGS, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of McLendon Chisholm is a Home Rule municipality possessing authority under the Texas Constitution, the Texas Local Government Code, the City Charter, and other applicable law to adopt ordinances for the protection of public health, safety, welfare, peace, good government, property, and the peaceful use and enjoyment of property; and

WHEREAS, the City Council finds that responsible local government should plan ahead before incompatible development is proposed, in the same way that floodplain rules, fire safety rules, and subdivision standards are adopted before the harm occurs; and

WHEREAS, the City Council finds that large scale data centers and similar high intensity digital infrastructure facilities may operate continuously and may include industrial scale mechanical equipment, cooling systems, chillers, rooftop equipment, transformers, substations, backup generators, fuel systems, battery systems, utility yards, telecommunications infrastructure, and other equipment capable of generating off site impacts; and

WHEREAS, the City Council finds that such facilities may create continuous industrial noise, low frequency hum, tonal sound, vibration, lighting impacts, visual impacts, air emission concerns from backup generators and other combustion sources, localized thermal burdens, waste heat, water demand, wastewater demand, electrical demand, traffic impacts, emergency response burdens, and land use compatibility concerns; and

WHEREAS, the City Council finds that rural and low density residential environments may be especially sensitive to continuous mechanical sound, nighttime light, industrial equipment, power

infrastructure, and other operational impacts because existing ambient conditions are quieter and less industrialized; and

WHEREAS, the City Council finds that nearby residences, churches, schools, parks, trails, agricultural operations, livestock operations, and other sensitive receptors should be protected from incompatible siting and operation of high intensity digital infrastructure facilities; and

WHEREAS, the City Council finds that applicants seeking approval of high intensity digital infrastructure facilities should bear the burden of proving compatibility before any approval is granted; and

WHEREAS, the City Council finds that this ordinance is intended to supplement, and not replace, applicable federal and state law, including the authority of the Texas Commission on Environmental Quality and the United States Environmental Protection Agency over air permitting and emissions regulation; and

WHEREAS, the City Council finds that requiring disclosure of air emissions sources, generator operations, thermal impacts, waste heat, utility demands, and other operational effects is a reasonable land use compatibility measure and does not create a municipal air permitting program; and

WHEREAS, the City Council finds that the City may deny, condition, modify, or restrict a proposed use where the applicant fails to demonstrate compatibility with surrounding properties, public health, public safety, public welfare, infrastructure capacity, rural character, or the Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McLENDON CHISHOLM, TEXAS:

SECTION 1. Title

This ordinance may be cited as the Data Center and High Intensity Digital Infrastructure Compatibility Ordinance.

SECTION 2. Purpose and Intent

The purpose of this ordinance is to protect public health, safety, welfare, residential tranquility, agricultural compatibility, rural character, infrastructure capacity, emergency response readiness, property rights, and the peaceful use and enjoyment of property by establishing land use compatibility standards for data centers and other high intensity digital infrastructure facilities.

It is the intent of the City Council that no such facility shall be approved unless the applicant first demonstrates, through competent evidence and professional analysis, that the proposed facility can operate compatibly with surrounding land uses and without creating unacceptable off site impacts.

SECTION 3. Definitions

Applicant: Any person, corporation, partnership, limited liability company, developer, property owner, operator, lessee, tenant, agent, or other entity seeking approval, permitting, construction, expansion, operation, or modification of a facility subject to this ordinance.

Artificial Intelligence Processing Facility: A facility used primarily for artificial intelligence model training, artificial intelligence inference, high performance computing, machine learning, large scale graphics processing, or other computationally intensive digital operations.

Backup Power System: Any generator, fuel system, battery system, energy storage system, uninterruptible power supply, microgrid component, or similar system intended to provide power during outages, interruptions, emergencies, maintenance events, testing, or grid instability.

Data Center: A facility, campus, building, structure, or portion thereof used primarily for housing, processing, storing, managing, transmitting, or operating servers, cloud computing systems, digital data systems, telecommunications equipment, high performance computing equipment, artificial intelligence processing equipment, cryptocurrency mining equipment, or related digital infrastructure.

Digital Infrastructure Facility: A data center, hyperscale data center, artificial intelligence processing facility, cryptocurrency mining facility, server farm, colocation facility, cloud computing campus, telecommunications switching facility, high performance computing facility, or similar high intensity digital processing or digital infrastructure use.

Full Buildout: The maximum reasonably foreseeable development, equipment installation, power demand, cooling demand, generator capacity, building area, infrastructure capacity, and operational intensity proposed, planned, reserved, phased, or capable of being operated on the site.

High Intensity Energy and Digital Infrastructure Facility: A digital infrastructure, energy, utility, telecommunications, battery storage, power generation, or similar facility with substantial electrical demand, mechanical equipment, continuous operation, backup power systems, cooling systems, or off site operational impacts.

Hyperscale Data Center: A data center or digital infrastructure facility exceeding 50,000 square feet, exceeding 10 megawatts of electrical demand, containing industrial scale mechanical cooling infrastructure, or otherwise determined by the City to be a large scale or high impact digital infrastructure use.

Low Frequency Noise: Sound energy predominantly occurring in lower frequency octave bands, including sound below 250 Hz, or sound perceived as rumble, hum, vibration, pressure, or similar low frequency disturbance.

Sensitive Receptor: Any residence, residential zoning district, school, church, daycare, park, trail, hospital, assisted living facility, agricultural use, livestock area, or other use determined by the City to require enhanced compatibility protection.

Thermal Impact: The release, rejection, accumulation, concentration, movement, or off site effect of heat generated by facility operations, including heat from servers, cooling systems, chillers, fans, transformers, substations, generators, building mass, paved areas, and other equipment or surfaces.

Tonal Noise: Noise characterized by a distinct or prominent frequency, hum, whine, drone, buzz, or mechanical tone distinguishable from surrounding ambient sound.

Waste Heat: Heat produced by facility operations that is rejected to the surrounding air, water, ground, or built environment rather than captured or used for a beneficial purpose.

SECTION 4. Applicability

This ordinance applies to all new data centers, hyperscale data centers, artificial intelligence processing facilities, cryptocurrency mining facilities, digital infrastructure facilities, and high intensity energy and digital infrastructure facilities within the City.

This ordinance applies to any expansion, modification, equipment addition, power demand increase, generator capacity increase, cooling system increase, or phased buildout that increases the operational intensity of an existing or proposed facility by twenty five percent or more.

This ordinance applies cumulatively with all zoning, subdivision, building, fire, nuisance, business, health, sanitation, stormwater, floodplain, development agreement, and decommissioning requirements of the City.

SECTION 5. Zoning Restrictions and Special Use Permit Requirement

A. Prohibited Districts. Data centers and digital infrastructure facilities shall be prohibited in residential districts, agricultural residential districts, neighborhood commercial districts, mixed use districts, and any other district determined by the City to be incompatible with industrial scale mechanical, utility, or continuous digital infrastructure operations.

B. No Approval by Right. No data center or digital infrastructure facility shall be permitted by right. Any such facility, if allowed at all, shall require approval through a Special Use Permit or other discretionary approval process established by the City.

C. Burden of Proof. The applicant bears the burden of demonstrating compatibility with surrounding properties, sensitive receptors, the Comprehensive Plan, infrastructure capacity, public safety, public welfare, and rural character.

D. No Entitlement. Acceptance of an application, review of technical materials, or referral to staff, consultants, Planning and Zoning, or City Council shall not create any entitlement to approval.

SECTION 6. Minimum Setback Requirements

The following minimum setbacks apply unless the City Council imposes greater setbacks as a condition of approval or denial. Setbacks shall be measured from the outer boundary of the facility site, equipment yard, mechanical area, substation, generator yard, cooling system, or other impact producing area, whichever produces the greater protection.

- One mile from any existing residence.
- One mile from any residential zoning district or rural residential future land use area.
- One mile from any school, church, daycare, park, trail, hospital, assisted living facility, or similar sensitive receptor.
- One mile from any agricultural operation, livestock containment area, equestrian use, or other animal keeping use as determined by the City.
- Greater setbacks may be required where necessary to protect public health, public safety, public welfare, residential tranquility, rural character, livestock, agricultural compatibility, or surrounding property.

SECTION 7. Noise, Low Frequency Sound, Tonal Sound, and Vibration Standards

A. General Standard. No facility subject to this ordinance shall create noise, low frequency sound, tonal sound, vibration, resonance, rumble, hum, or other mechanical sound that materially interferes with sleep, residential tranquility, agricultural operations, livestock, the peaceful use and enjoyment of property, or rural residential character.

B. Acoustic Study Required. The applicant shall submit a detailed acoustical analysis prepared by a qualified acoustical engineer acceptable to the City.

C. Required Scope. The acoustical analysis shall evaluate:

- full buildout conditions
- peak summer loading
- nighttime operations
- cooling systems
- rooftop equipment
- chillers and fans
- transformers and substations
- backup generators and generator testing
- octave band levels
- low frequency sound
- tonal noise
- vibration impacts
- cumulative impacts from all equipment and phases
- predicted levels at property lines and sensitive receptors

D. Peer Review. The City may retain an independent acoustical consultant at the applicant's expense.

E. Post Construction Verification. Prior to final certificate of occupancy or full operation, the applicant shall provide post construction acoustical verification testing by a qualified professional, subject to City review and independent peer review.

F. Ongoing Compliance. The City may require additional testing, mitigation, equipment modification, operational changes, permit suspension, or enforcement upon verified complaints, equipment changes, expansion, or evidence of noncompliance.

SECTION 8. Air Quality, Emissions Disclosure, and Generator Operations

A. Limited Purpose. This section is intended to support land use compatibility review, nuisance prevention, public health and safety review, fire protection review, emergency planning, generator operations review, and Special Use Permit decision making. Nothing in this section shall be construed to create a municipal air permitting program or to replace, supersede, duplicate, or conflict with the authority of the Texas Commission on Environmental Quality, the United States Environmental Protection Agency, or any other agency having jurisdiction.

B. Air Quality and Emissions Impact Statement. As part of any application, the applicant shall submit an Air Quality and Emissions Impact Statement prepared by a qualified professional acceptable to the City.

C. Required Contents. The Air Quality and Emissions Impact Statement shall identify and evaluate:

- all backup generators, emergency generators, fuel systems, combustion sources, and testing operations
- anticipated generator runtime for testing, maintenance, emergency operations, commissioning, load bank testing, and other foreseeable uses

- diesel particulate matter, nitrogen oxides, carbon monoxide, volatile organic compounds, sulfur compounds, hazardous air pollutants, smoke, fumes, odors, and other reasonably anticipated emissions
- fuel storage tanks, spill prevention measures, fire suppression systems, cooling systems, battery systems, chemical storage, and refrigerants
- the location and direction of exhaust points relative to residences, schools, churches, parks, agricultural uses, livestock areas, and other sensitive receptors
- measures proposed to minimize off site emissions, smoke, odor, exhaust, fumes, and nuisance impacts

D. State and Federal Documentation. The applicant shall provide copies of all applicable federal and state air permits, registrations, permits by rule, standard permit documentation, exemptions, certifications, applications, authorizations, and correspondence from or to the Texas Commission on Environmental Quality or the United States Environmental Protection Agency relating to the facility, including backup generators and fuel systems.

E. Compliance Condition. Compliance with all applicable federal and state air quality laws, rules, permits, registrations, authorizations, and reporting obligations shall be a continuing condition of any City approval.

F. Generator Testing Restrictions. Routine testing, commissioning, load bank testing, and maintenance operation of backup generators shall be limited to hours approved by the City and shall not occur before 8:00 a.m., after 6:00 p.m., on Sundays, on legal holidays, during burn bans, during ozone action days, during declared air quality alert days, or during other periods when atmospheric conditions may increase the risk of off site impacts, except during actual emergency conditions.

G. Emergency Operations. Actual emergency operation of backup power systems shall not be prohibited by this ordinance, but the City may require reasonable post event reporting, complaint response, and feasible mitigation measures following extended emergency operations.

H. Review and Denial. The City may consider the Air Quality and Emissions Impact Statement, agency documentation, generator operations plan, and proposed mitigation measures in determining whether the facility is compatible with surrounding properties and may condition, modify, or deny an application where the applicant fails to demonstrate compatibility.

SECTION 9. Thermal Impact and Waste Heat Mitigation Review

A. Limited and Practical Purpose. This section is intended to require practical technical disclosure and review of heat rejection and waste heat impacts. It is not intended to create a symbolic green program, marketing preference, or approval incentive. The requirement exists only to help the City evaluate compatibility, mitigation, site design, and the operational burden created by a facility.

B. Thermal Impact and Waste Heat Analysis. The applicant shall submit a Thermal Impact and Waste Heat Analysis prepared by a qualified engineer acceptable to the City.

C. Required Contents. The analysis shall identify and evaluate:

- anticipated total heat rejection at initial operation and full buildout
- heat generated by servers, graphics processing units, artificial intelligence processing equipment, cooling systems, chillers, fans, transformers, substations, battery systems, generators, paved areas, and other major equipment or surfaces

- location, height, orientation, and direction of major heat exhaust points
- peak summer conditions and nighttime heat retention conditions
- potential localized thermal impacts on residences, agricultural uses, livestock areas, schools, churches, parks, trails, and other sensitive receptors
- whether equipment placement, building orientation, setbacks, vegetative buffering, tree canopy, reflective materials, screening, liquid cooling, heat exchangers, or other design measures can reduce thermal impacts
- whether waste heat can be feasibly captured, redirected, reduced, or reused for greenhouse operations, agricultural uses, nearby building heating, district energy systems, industrial processes, or other beneficial uses
- a clear explanation when waste heat reuse is not technically, physically, or economically feasible

D. Peer Review. The City may require independent engineering peer review of the Thermal Impact and Waste Heat Analysis at the applicant's expense.

E. Mitigation. The City may require reasonable mitigation measures where thermal impacts, waste heat rejection, site design, or equipment placement may adversely affect nearby properties, sensitive receptors, rural character, or public welfare.

F. Review and Denial. The City may condition, modify, or deny any application where the applicant fails to adequately evaluate, disclose, or mitigate thermal impacts or waste heat burdens.

SECTION 10. Water, Wastewater, Electrical, Traffic, and Infrastructure Impact Analysis

The applicant shall submit infrastructure impact analyses prepared by qualified professionals acceptable to the City. The analyses shall evaluate full buildout demand, phased demand, peak demand, and emergency conditions for water, wastewater, electrical service, stormwater, drainage, traffic, road impacts, emergency access, fire flow, communications infrastructure, and other public or private infrastructure affected by the facility.

The City may deny or condition approval where infrastructure capacity is inadequate, where the proposed facility would impair existing service, where the burden is inconsistent with the Comprehensive Plan, or where the applicant fails to provide adequate mitigation, agreements, improvements, or financial protections.

SECTION 11. Fire Safety, Hazardous Materials, Battery Systems, and Emergency Response

The applicant shall submit a fire safety and emergency response plan acceptable to the City, the Fire Marshal, the Fire Chief, and any other applicable public safety authority. The plan shall address fire suppression, battery systems, fuel storage, generator yards, chemical storage, refrigerants, hazardous materials, emergency access, mutual aid needs, lock box access, shutoff systems, emergency contact information, training needs, and response costs.

The City may require third party review, specialized training, equipment support, emergency response agreements, or cost recovery measures where the facility creates unusual public safety demands.

SECTION 12. Lighting, Screening, Visual Impacts, and Rural Character

All lighting shall be shielded, downward directed, and designed to minimize glare, skyglow, light trespass, and direct illumination onto adjacent properties. The City may require dark sky sensitive lighting design, fixture limitations, curfews for nonessential lighting, and photometric review.

Mechanical equipment, generator yards, cooling systems, substations, transformers, loading areas, security fencing, and utility yards shall be screened from public rights of way and adjacent properties through berms, masonry screening, landscaping, tree canopy, building orientation, setbacks, or other measures approved by the City.

SECTION 13. Decommissioning, Abandonment, and Site Restoration Coordination

Any facility subject to this ordinance shall also be subject to any applicable City ordinance, development agreement, approval condition, or permit condition relating to project abandonment, decommissioning, demolition, financial assurance, site stabilization, and site restoration.

The City may require a decommissioning and site restoration plan, financial assurance, transfer conditions, abandonment triggers, and restoration obligations before approval, permit issuance, certificate of occupancy, or commencement of operation.

SECTION 14. Application Requirements

An application shall not be deemed complete until all required studies, plans, permit documentation, agency correspondence, engineering analyses, peer review deposits, fees, site plans, phasing plans, infrastructure analyses, compatibility materials, and other materials reasonably required by the City have been submitted.

The City may require updated materials when an application changes, equipment changes, phasing changes, power demand changes, generator capacity changes, cooling systems change, site conditions change, or new information becomes available.

SECTION 15. Independent Peer Review and Applicant Cost Responsibility

The City may retain independent consultants, including acoustical engineers, environmental professionals, air quality specialists, fire protection engineers, electrical engineers, civil engineers, traffic engineers, land use planners, legal counsel, and other qualified professionals, to review any application or supporting material. The applicant shall reimburse the City for all reasonable costs of such review as a condition of application processing and approval.

SECTION 16. Denial Authority

The City may deny any application where the applicant fails to demonstrate compatibility with surrounding properties, sensitive receptors, public health, public safety, public welfare, rural character, agricultural uses, livestock, infrastructure capacity, emergency response capabilities, the Comprehensive Plan, this ordinance, or any other applicable City requirement.

The City may also deny any application where impacts cannot be adequately evaluated, mitigated, conditioned, monitored, enforced, or made compatible with the surrounding area.

SECTION 17. Enforcement and Remedies

A violation of this ordinance, an approval condition, a permit condition, or a required mitigation measure may constitute a public nuisance and may be enforced through citation, civil enforcement, injunctive relief, permit suspension, permit revocation, stop work order, certificate of occupancy withholding, abatement, or any other remedy available by law.

Each day a violation continues shall constitute a separate offense. The City’s remedies are cumulative and shall not limit any other remedy available under state law, the City Charter, the City Code, approval conditions, development agreements, or common law nuisance principles.

SECTION 18. Penalties

Any person violating this ordinance shall, upon conviction, be punished by a fine as authorized by the City Code and state law. Violations involving zoning, public health, public safety, fire safety, health and sanitation, nuisance conditions, or similar matters may be subject to the maximum penalties authorized by law.

SECTION 19. No Conflict with State or Federal Permitting

Nothing in this ordinance shall be construed to authorize the City to issue, deny, modify, or enforce any air permit, water permit, environmental permit, utility authorization, or other state or federal permit that is exclusively within the jurisdiction of another governmental entity. The City may, however, require disclosure of such permits and may consider the operational impacts of a proposed facility as part of local land use compatibility review, public health and safety review, nuisance prevention, emergency planning, and discretionary approval decisions.

SECTION 20. Severability

If any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid, illegal, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council declares that it would have adopted each remaining portion regardless of the invalid portion.

SECTION 21. Conflicts

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict only. All other ordinances, regulations, standards, approval conditions, and remedies remain in full force and effect.

SECTION 22. Savings

This ordinance shall not affect any right, duty, violation, penalty, proceeding, suit, claim, cause of action, permit condition, approval condition, development agreement, or enforcement action existing or accruing before the effective date of this ordinance.

SECTION 23. Effective Date

This ordinance shall take effect immediately upon adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Mayor, City of McLendon Chisholm, Texas

ATTEST:

City Secretary

Part 3. Legal and Policy Justification Memo

This memorandum supports the proposed ordinance by explaining the legal and policy basis for regulating data centers and high intensity digital infrastructure facilities as distinct land uses.

Issue Presented

May the City establish local land use compatibility standards for data centers and similar high intensity digital infrastructure facilities, including standards addressing noise, vibration, lighting, infrastructure demand, generator operations, emissions disclosure, thermal impacts, waste heat, and public safety?

Summary Answer

Yes. The City may regulate land use compatibility, zoning, nuisance prevention, public health, public safety, public welfare, infrastructure impacts, and emergency response concerns. The City should not attempt to create an independent air permitting program or duplicate state and federal air enforcement authority. The ordinance should instead require disclosure and analysis as part of local compatibility review and discretionary approval.

Legal Foundations

- Home Rule authority. The City's Charter grants broad municipal authority to protect peace, health, property, welfare, and good government, subject to the Texas Constitution and state law.
- Texas Local Government Code Chapter 211. Municipal zoning authority exists to promote health, safety, morals, and general welfare, including regulation of land use, building use, height, area, location, and density.
- Texas Local Government Code Chapter 213. Comprehensive planning authority supports long range planning, infrastructure coordination, land use compatibility, and protection of community character.
- Texas Local Government Code Chapter 217. Municipal nuisance authority supports local action to protect public health, comfort, safety, and welfare from nuisance conditions.
- Village of Euclid v. Ambler Realty Co. supports the basic principle that local zoning may separate incompatible uses and regulate land use to protect public welfare.
- Existing City Code provisions already recognize local authority over health and sanitation, fire safety, building standards, nuisance conditions, noise, litter, outdoor burning, and dangerous structures.

Air Quality Legal Caution

The ordinance should be drafted carefully because Texas air permitting and emissions regulation are primarily handled at the state and federal level. The Texas Supreme Court's decision in BCCA Appeal Group, Inc. v. City of Houston cautions against local ordinances that duplicate or conflict with the Texas Clean Air Act or TCEQ enforcement structure. For that reason, this draft avoids creating a local air permit and instead requires disclosure of emissions sources, agency documentation, generator operations, and compatibility information.

This structure is stronger because it allows the City to consider air related operational impacts without claiming TCEQ's role. The City is not saying that it will issue air permits. The City is saying

that a developer must disclose air related impacts so the City can decide whether the land use is compatible with nearby homes, churches, schools, livestock, and rural property.

Thermal Impact and Waste Heat Policy Basis

The thermal impact section is included only as a practical review tool. A data center converts nearly all consumed electrical energy into heat that must be rejected through cooling systems, fans, chillers, cooling towers, building systems, or related equipment. This may matter in peak summer conditions, during nighttime heat retention, or where equipment exhaust is directed toward nearby sensitive receptors.

The ordinance does not require a symbolic green program. It requires the applicant to disclose heat rejection, evaluate practical mitigation, and explain whether waste heat capture or reuse is feasible. This gives the City another factual basis for conditioning or denying an incompatible facility.

Why These Facilities Merit Separate Treatment

Large data centers and AI processing facilities differ from ordinary commercial or warehouse uses because their impacts arise primarily from continuous operation, energy demand, cooling demand, backup power systems, and industrial scale utility infrastructure. Their off site impacts may continue 24 hours per day and may be most noticeable at night when residents expect quiet, darkness, and peaceful enjoyment of their homes.

Defensible Ordinance Strategy

- Define the use clearly.
- Do not permit the use by right.
- Require Special Use Permit review.
- Place the burden of proof on the applicant.
- Require full buildout studies rather than first phase only studies.
- Require independent peer review at applicant expense.
- Preserve City discretion to deny incompatible applications.
- Use air and thermal requirements as compatibility review tools rather than symbolic environmental language.

Part 4. Staff Report

Subject: Proposed Data Center and High Intensity Digital Infrastructure Compatibility Ordinance

Prepared for: City Council and Planning and Zoning Review

Purpose: To consider adoption of local standards governing data centers, AI processing facilities, cryptocurrency mining facilities, and other high intensity energy and digital infrastructure facilities.

Background

Data centers and similar high intensity digital infrastructure facilities are expanding rapidly across Texas and the United States. These facilities may provide economic activity but may also create significant local impacts, including continuous industrial noise, low frequency hum, vibration, nighttime lighting, electrical demand, water demand, emergency response burdens, generator emissions, and localized thermal impacts.

McLendon Chisholm has a rural and low density residential character. In such a setting, continuous industrial mechanical operations may create compatibility concerns different from those in heavily industrialized areas. Proactive standards allow the City to evaluate these facilities before a specific application creates pressure for rushed decision making.

Policy Objectives

- Protect nearby homes and rural residential property.
- Protect churches, schools, parks, trails, agricultural operations, and livestock areas.
- Prevent incompatible industrial scale mechanical operations from being treated as ordinary commercial or warehouse uses.
- Require applicants to prove compatibility before approval.
- Require professional studies and independent peer review.
- Preserve City denial authority when impacts cannot be mitigated.
- Avoid local regulation that conflicts with state or federal environmental permitting authority.

Major Ordinance Components

- Clear definitions for data centers, hyperscale data centers, AI processing facilities, digital infrastructure facilities, and sensitive receptors.
- Prohibition in incompatible districts.
- Special Use Permit requirement if the use is considered at all.
- Large setbacks from residences and sensitive receptors.
- Noise, low frequency, tonal sound, and vibration standards.
- Air quality and emissions disclosure without creating a local air permitting program.
- Generator testing restrictions.
- Thermal impact and waste heat mitigation review.
- Water, wastewater, electrical, traffic, fire, and infrastructure impact analysis.
- Lighting, screening, and rural character protections.
- Decommissioning and site restoration coordination.
- Independent peer review at applicant expense.
- Denial authority where compatibility is not demonstrated.

Staff Recommendation

Staff should recommend that the City Council receive the draft, refer it to the City Attorney, City Engineer, Fire Chief, Fire Marshal, Planning and Zoning Commission, and any necessary outside consultants for review, and schedule public discussion before final adoption. The draft is designed to be protective, practical, and legally disciplined.

Part 5. Agenda Memo

Agenda Item: Discuss and consider a proposed Data Center and High Intensity Digital Infrastructure Compatibility Ordinance.

Requested Action: Provide policy direction and authorize further review by the City Attorney, City Engineer, City staff, Planning and Zoning Commission, Fire Department, and any necessary consultants.

Summary

The proposed ordinance establishes a protective local framework for data centers, AI processing facilities, cryptocurrency mining facilities, and similar high intensity digital infrastructure facilities. The ordinance does not invite these uses into the City. It creates protective standards in advance so the City is not forced to react after an application is filed.

Reason for Consideration

Large scale digital infrastructure facilities may create continuous operational impacts that are not typical of ordinary commercial uses. The City has an interest in protecting residents, rural character, infrastructure capacity, public safety, and land use compatibility before a project is proposed.

Key Policy Questions for Council

- Should data centers be prohibited in residential, agricultural residential, neighborhood commercial, and mixed use districts?
- Should any data center require Special Use Permit approval rather than being allowed by right?
- Should the City maintain one mile setbacks from residential districts, schools, churches, parks, and agricultural operations?
- Should the City require full buildout studies, independent peer review, and applicant reimbursement of consultant costs?
- Should air quality and generator language remain limited to disclosure, documentation, compatibility review, and operating safeguards?
- Should thermal impact and waste heat review be included as a practical technical study requirement?
- Should the ordinance include explicit denial authority if compatibility is not demonstrated?

Recommended Motion

I move to receive the draft Data Center and High Intensity Digital Infrastructure Compatibility Ordinance, direct staff to coordinate review with the City Attorney, City Engineer, Fire Department, Planning and Zoning Commission, and any necessary outside consultants, and bring back a refined draft for further public discussion and Council consideration.

Part 6. Public Facing FAQ and Talking Points

Plain English Message

This ordinance is not an invitation for data centers. It is a protective measure. Good local government does not wait until a major project is filed before putting rules in place. We already use that principle with floodplain rules, fire codes, building codes, subdivision rules, and nuisance standards. We prepare before the problem shows up.

FAQ

Does this ordinance make it easier for a data center to come here?

No. It does the opposite. It says data centers are not ordinary commercial uses and should not be allowed by right. Any applicant would have to prove compatibility and could still be denied.

Why regulate something before anyone applies?

Because once an application is filed, pressure increases and the City may be forced to react quickly. Protective rules should be in place before the City is under pressure from a developer.

Why are data centers different from warehouses?

Warehouses generally do not operate as continuous high power mechanical and cooling facilities. Large data centers can include chillers, fans, generators, substations, transformers, cooling systems, and other equipment that may operate around the clock.

Why include noise standards?

Continuous low frequency hum, tonal sound, vibration, and nighttime mechanical noise can interfere with sleep and peaceful enjoyment of homes. Rural areas are especially sensitive because nighttime background sound is often much lower.

Why include air quality disclosure?

Backup generators and fuel systems can create emissions, smoke, odors, and exhaust concerns. The City is not replacing TCEQ, but the City should know what equipment is being proposed and how it may affect compatibility.

Why include thermal impact review?

Data centers reject large amounts of heat. The City should understand where that heat goes, whether it affects nearby properties, and whether practical mitigation or reuse is feasible. This is not a symbolic green program. It is a technical compatibility review.

Can the City deny a project?

Yes, the ordinance preserves denial authority where the applicant fails to prove compatibility or where impacts cannot be adequately mitigated.

Who pays for the studies and outside review?

The applicant should pay. Residents should not be forced to subsidize technical review of a high impact private project.

Talking Points

- This is not about being anti business. It is about being pro resident, pro property rights, and pro responsible planning.
- A developer should not be able to treat a 24 hour industrial scale digital facility like a normal office or warehouse.
- The burden should be on the applicant to prove compatibility, not on residents to prove harm after the facility is already operating.
- This ordinance gives the City tools to evaluate noise, vibration, water, power, fire safety, air related disclosures, generator operations, heat impacts, and decommissioning.
- Good government does not wait until residents are trapped beside a permanent industrial hum before acting.
- If a project cannot operate without harming nearby homes, livestock, churches, schools, parks, or rural character, it should not be approved.

Part 7. Responses to Common Developer Arguments

Argument: This ordinance is anti business.

Response: The ordinance is not anti business. It is pro compatibility. Responsible businesses should be able to explain their impacts, mitigate them, and prove they fit the community before receiving approval.

Argument: Data centers are just warehouses.

Response: Large data centers can operate 24 hours a day with industrial scale cooling, power infrastructure, generators, substations, transformers, and mechanical systems. Those impacts are materially different from ordinary storage or distribution uses.

Argument: State and federal agencies already regulate this.

Response: State and federal agencies may regulate certain environmental permits, but local governments still regulate land use compatibility, zoning, setbacks, nuisance prevention, infrastructure impacts, emergency response, lighting, screening, and public welfare.

Argument: Air quality is not a city issue.

Response: The City is not creating an air permit. The City is requiring disclosure of emissions sources, generator operations, and state or federal permits so it can evaluate land use compatibility and nuisance prevention.

Argument: Thermal impact review is unnecessary.

Response: A data center's energy use becomes heat that must be rejected somewhere. Requiring disclosure of heat rejection, exhaust direction, and feasible mitigation is a practical compatibility measure, especially in peak Texas summer conditions.

Argument: Setbacks are excessive.

Response: Setbacks are tied to compatibility, rural character, sensitive receptors, low nighttime ambient noise, livestock, agricultural uses, and the possibility of continuous off site impacts. A one size fits all urban standard does not fit McLendon Chisholm.

Argument: The studies are too expensive.

Response: If a project is large enough to create major infrastructure, noise, air, fire, power, water, and thermal questions, it is large enough to pay for competent professional review. Taxpayers should not bear that cost.

Argument: The City should trust the developer's consultants.

Response: Developer studies are useful, but independent peer review protects the public and improves decision making. The City should not rely solely on the applicant's paid presentation.

Argument: Generator testing is harmless.

Response: Routine testing can involve multiple large engines, exhaust, smoke, odors, and noise. Testing limits are reasonable because emergency operation remains allowed during actual emergencies.

Argument: The ordinance creates uncertainty.

Response: The ordinance creates clarity. It tells applicants up front what must be proven and gives residents confidence that the City is not waiting until after harm occurs.

Part 8. Short Resident Summary

The City is considering a protective ordinance for data centers and similar high intensity digital infrastructure facilities. This does not mean the City is trying to bring a data center to McLendon Chisholm. It means the City wants rules in place before anyone tries.

Large data centers can create impacts that are very different from ordinary commercial buildings. They may operate all day and all night. They may use large amounts of power and water. They may include fans, chillers, generators, transformers, substations, fuel systems, and other equipment that can create noise, vibration, light, exhaust, heat, and emergency response issues.

The proposed ordinance would require any applicant to prove compatibility before approval. It would prohibit these uses in incompatible areas, require a Special Use Permit if considered at all, impose large setbacks, require noise and vibration studies, require air emissions disclosure and generator testing controls, require thermal impact and waste heat analysis, require infrastructure review, require fire safety review, require independent peer review, and allow the City to deny the project if the applicant cannot prove it belongs here.

The bottom line is simple. The City should not wait until residents are living beside a 24 hour industrial operation before adopting protective rules. If a project cannot protect nearby homes, livestock, churches, schools, parks, roads, utilities, and rural character, it should not be approved.

Part 9. Implementation Checklist

Before Public Hearing

- City Attorney review for Home Rule authority, zoning placement, preemption avoidance, and enforcement structure.
- City Engineer review for infrastructure, drainage, road, water, wastewater, thermal review, and peer review cost recovery.
- Fire Chief and Fire Marshal review for generator yards, battery systems, fuel storage, access, hazardous materials, and emergency response.
- Planning and Zoning Commission review for district placement, SUP process, setbacks, land use compatibility, and Comprehensive Plan alignment.
- Review current zoning ordinance structure to determine whether this should be placed in zoning, offenses and nuisances, special use standards, or a new high intensity infrastructure article.
- Prepare fee schedule updates for consultant deposits and peer review reimbursement.
- Prepare public hearing notice and plain English resident summary.

Application Completeness Checklist

- Site plan and phasing plan.
- Full buildout power demand and utility demand statement.
- Acoustic study.
- Vibration and low frequency noise analysis.
- Generator operations plan.
- Air Quality and Emissions Impact Statement.
- TCEQ and EPA permits, registrations, permits by rule, standard permit documents, exemptions, and correspondence.
- Thermal Impact and Waste Heat Analysis.
- Water and wastewater impact analysis.
- Electrical infrastructure impact analysis.
- Traffic and road impact analysis.
- Fire safety and emergency response plan.
- Lighting and photometric plan.
- Screening and landscaping plan.
- Decommissioning and site restoration plan.
- Financial assurance proposal, if applicable.
- Peer review deposit.

Decision Criteria

- Is the use allowed in the proposed district?
- Has the applicant proven compatibility with the Comprehensive Plan?
- Are setbacks met or should greater setbacks be required?
- Can noise, vibration, low frequency hum, and tonal noise be controlled at full buildout?
- Are generator operations limited and documented?
- Are air related disclosures complete without relying on the City to perform TCEQ's role?

- Are thermal impacts and waste heat evaluated in a practical way?
- Can infrastructure handle full buildout demand?
- Can public safety agencies respond safely and effectively?
- Are decommissioning obligations and financial protections sufficient?
- Can the project be conditioned effectively, or should it be denied?

Part 10. Reference and Support Materials List

The following materials support the legal, technical, and policy direction of this review draft. They should be maintained in the City's review record where applicable.

- Texas Local Government Code Chapter 211. Municipal Zoning Authority.
- Texas Local Government Code Chapter 213. Municipal Comprehensive Plans.
- Texas Local Government Code Chapter 217. Municipal Nuisance Authority.
- Village of Euclid v. Ambler Realty Co., 272 U.S. 365 (1926).
- BCCA Appeal Group, Inc. v. City of Houston, Texas Supreme Court, 2016. Source: <https://law.justia.com/cases/texas/supreme-court/2016/13-0768.html>
- Texas Commission on Environmental Quality, Air Permits by Rule. Source: <https://www.tceq.texas.gov/permitting/air/permitbyrule/air-pbr>
- Texas Commission on Environmental Quality, Standard Air Permits. Source: <https://www.tceq.texas.gov/permitting/air/newsourcereview/standard>
- Texas Commission on Environmental Quality, Title V Air Operating Permits. Source: <https://www.tceq.texas.gov/permitting/air/titlev>
- City of McLendon Chisholm Home Rule Charter, including powers relating to health, safety, welfare, peace, good government, and property protection.
- City of McLendon Chisholm Code of Ordinances, Chapter 3, Building Regulations, including adopted building, fire, mechanical, plumbing, energy, and property maintenance codes.
- City of McLendon Chisholm Code of Ordinances, Chapter 5, Fire Prevention and Protection, including outdoor burning restrictions, fire code adoption, and public safety provisions.
- City of McLendon Chisholm Code of Ordinances, Chapter 6, Health and Sanitation, including offensive conditions on real property.
- City of McLendon Chisholm Code of Ordinances, Chapter 8, Offenses and Nuisances, including litter, noise, dangerous buildings, and nuisance related provisions.
- World Health Organization, Compendium of WHO and other UN guidance on health and environment, noise guidance materials.
- Data Center Operators and Government Association, JMT Noise Ordinance Update Presentation, March 18, 2025.
- Noise and Vibration Considerations for Data Centers and IT Facilities.
- Yuan, X. et al., Waste heat recoveries in data centers: A review, Renewable and Sustainable Energy Reviews, 2023. Source: <https://www.sciencedirect.com/science/article/pii/S1364032123006342>
- Yuan, X. et al., Data center waste heat for district heating networks: A review, Renewable and Sustainable Energy Reviews, 2025. Source: <https://www.sciencedirect.com/science/article/pii/S1364032125005362>
- Satellite Vu, thermal imagery of data centre operational activity, December 2025. Source: <https://www.satellitevu.com/news/satvu-releases-first-of-its-kind-thermal-image-revealing-true-operational-activity-inside-major-u-s-data-centre>
- Smart Growth America, Data centers are here, and more are coming. Our zoning is not ready, May 2026. Source: <https://www.smartgrowthamerica.org/knowledge-hub/news/data-centers-are-here-and-more-are-coming-our-zoning-is-not-ready/>

Drafting Notes for Final Legal Review

- Determine final codification location based on the City’s zoning ordinance and code structure.
- Confirm whether Special Use Permit terminology should be Specific Use Permit, Conditional Use Permit, or another term used in the City’s zoning ordinance.
- Confirm penalty limits and enforcement structure with the City Attorney.
- Confirm whether setback distances should be placed in zoning district tables, use specific standards, or both.
- Confirm whether air quality language should be reviewed specifically for Texas Clean Air Act preemption concerns.
- Confirm whether thermal impact review should remain a study and mitigation requirement rather than a hard property line temperature standard.
- Coordinate this ordinance with the separate project abandonment, decommissioning, and site restoration ordinance.



City of McLendon-Chisholm

Staff Report

Meeting Date: June 16, 2026

Agenda Item: Discuss and consider final plats for Horizon Lakes Village 1A Phase 1, Horizon Lakes Village 1B Phase 1, and Horizon Lakes Village 2 Phase 1 to create residential lots and common areas out of a total of 41.017 acres located in the Antonio Rodriguez Survey, Abstract No. 231, in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to subdivide a total of 41.017 acres into 150 residential lots and 5 common areas for residential development in the City of McLendon-Chisholm. Horizon Lakes Village 1A Phase 1 creates 59 residential lots and 1 common area from 13.072 acres. Horizon Lakes Village 1B Phase 1 creates 54 residential lots and 1 common area from 14.154 acres. Horizon Lakes Village 2 Phase 1 creates 37 residential lots and 3 common areas from 13.791 acres.

Subject Property: The properties are generally located north of FM 550 and adjacent to Pullen Road. All properties are a total of 41.017 acres in size.

Current Zoning: The subject property is zoned Planned Development (PD) for the Horizon Lakes development.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan identifies the area including the subject property as Master Planned Community. The Master Planned Community designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes and types.

Staff Recommendation:

Staff recommends conditional approval of the final plat subject to the applicant addressing remaining staff comments.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend conditional approval of the plat.
2. The Planning and Zoning Commission may recommend denial of the plat.

Attachments:

Exhibit A – Subject Property (Rockwall CAD)

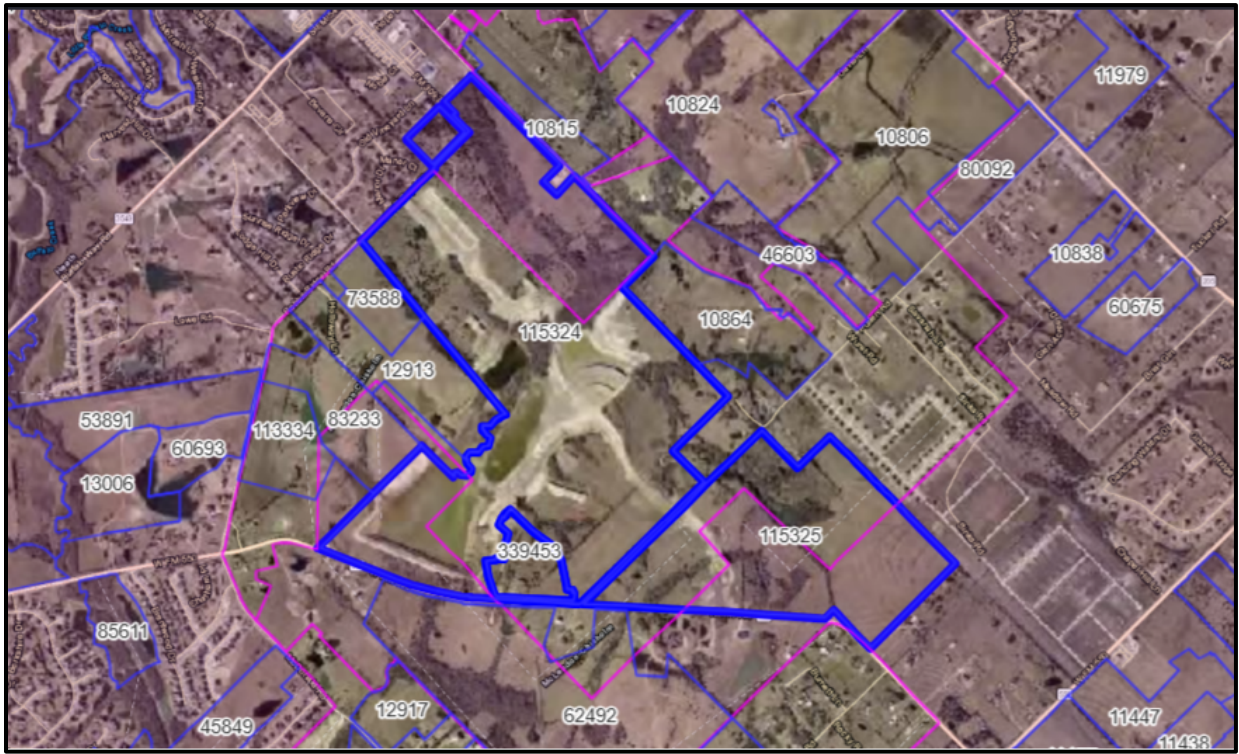
Exhibit B – Horizon Lakes Village 1A Phase 1 Final Plat

Exhibit C – Horizon Lakes Village 1B Phase 1 Final Plat

Exhibit D – Horizon Lakes Village 2 Phase 1 Final Plat

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



tnp

SCALE IN FEET
1" = 60'

LEGEND

- (C.M.) - CONTROLLING MONUMENT
RF - IRON ROD FOUND
CFP - CAPPED IRON ROD FOUND
SF - SQUARE FEET
AC - ACRES
BL - BUILDING LINE
DE - DRAINAGE EASEMENT
VE - VISIBILITY EASEMENT
SSE - SANITARY SEWER EASEMENT
FUE - FRANCHISE UTILITY EASEMENT
WME - WALL MAINTENANCE EASEMENT
SPE - SIDEWALK AND PEDESTRIAN ACCESS EASEMENT
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

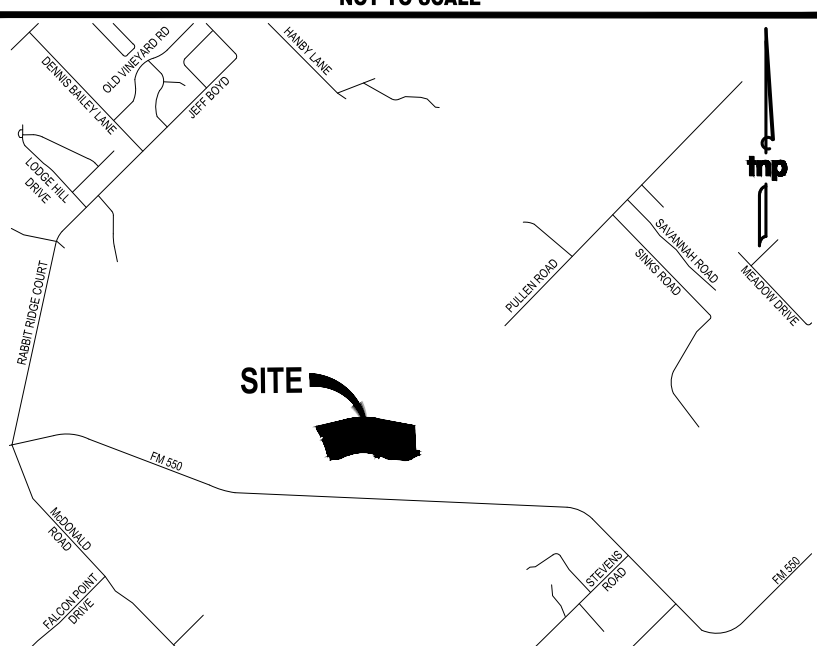
GENERAL NOTES

- 1. BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE, NAD83(2011) 2010.00)
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A (AREAS SUBJECT TO THE INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD))...

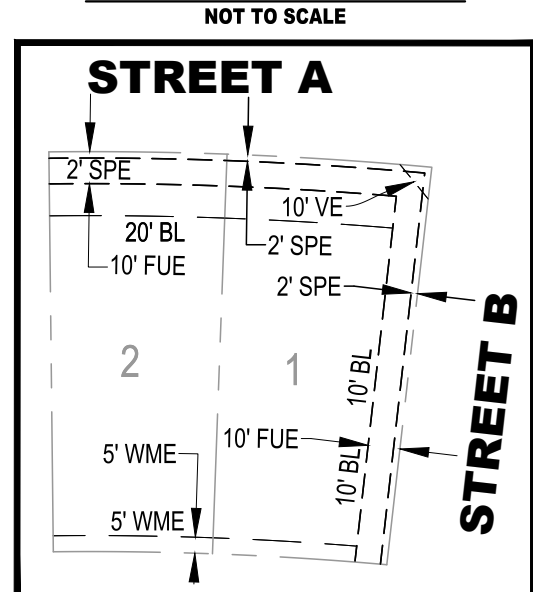
PLAT NOTES

- 1. PUBLIC INFRASTRUCTURE TO BE MAINTAINED BY ROCKWALL COUNTY MUD NO. 10. THIS PUBLIC INFRASTRUCTURE INCLUDES WATER, SEWER, STORM, STREETS, AND LIFT STATIONS WITHIN ROCKWALL COUNTY MUD NO. 10.
2. OPEN SPACES, COMMON AREAS, AND PARKWAYS ARE TO BE OWNED AND MAINTAINED BY THE HOA INCLUDING TRAILS, LANDSCAPING, IRRIGATION, AND OTHER AMENITIES IN THOSE AREAS...

VICINITY MAP



TYPICAL LOT DETAIL



BOUNDARY LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L16 with their respective bearings and distances.

BOUNDARY CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C9 with their geometric data.

CENTERLINE CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C7 with their geometric data.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement lines L1 through L4 with their respective bearings and distances.

LOT AREA TABLE

Three columns of lot area tables, each with columns: BLOCK, LOT, AREA (SF), AREA (AC). Lists lot areas for blocks V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

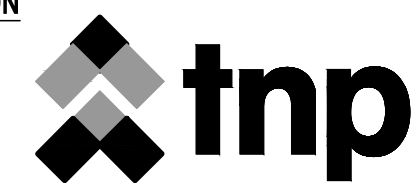
FINAL PLAT HORIZON LAKES VILLAGE 1B PHASE 1

616,527 SQUARE FEET OR 14.154 ACRES
LOTS 11-31X, BLOCK V, LOTS 15-25, BLOCK W, LOTS 1-23, BLOCK Z, 54 RESIDENTIAL LOTS, 1 COMMON AREA

SITUATED IN THE ANTONIO RODRIGUEZ SURVEY, ABSTRACT NO. 231 CITY OF McLENDON-CHISOLM, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF A 2.136 ACRE TRACT OF LAND TO MC TRILOGY TEXAS, LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS...

OWNER: MC TRILOGY TEXAS, LLC
SURVEYOR: TEAGUE NALL & PERKINS, INC.
PROJECT INFORMATION: Project No.: MYT 21457, Date: January 19, 2026, Drawn By: WS, Scale: 1"=60'



OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WHEREAS RLS (Horizon) LLC and MC Trilogy Texas, LLC are the owners of a tract of land situated in the Antonio Rodriguez Survey, Abstract Number 231, being a portion of tract of land (Tract 1 - Parcel A) to RLS (Horizon) LLC as recorded in Instrument Number 2025000006496 of the Official Public Records of Rockwall County, Texas, a portion of tract of land (Tract 1 - Parcel B) to RLS (Horizon) LLC as recorded in Instrument Number 2025000006486 of the Official Public Records of Rockwall County, Texas, and a portion of a called 2.136 acre tract of land described by deed to MC Trilogy Texas, LLC as recorded in Instrument Number _____ of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found on the northeasterly right-of-way of Gladewater Lane, a 60 foot right-of-way, for the southwest corner of Lot 14, Block W of Horizon Lakes Infrastructure Addition, Phase 1, an addition to the City of McLendon-Chisholm, as recorded in Instrument Number _____ of the Official Public Records of Rockwall County, Texas, same being the northwest corner of said Tract 1 - Parcel A;

THENCE departing the northeasterly right-of-way of said Gladewater Lane, and along the northerly line of said Tract 1 - Parcel A, the following courses and distances:

North 77 degrees 02 minutes 32 seconds East along the southerly line of said Block W, a distance of 427.99 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

Continuing along the southerly line of said Block W with said curve to the right having a radius of 1045.00 feet, a central angle of 23 degrees 45 minutes 39 seconds, an arc length of 433.36 feet, a chord bearing of North 88 degrees 55 minutes 21 seconds East, a distance of 430.27 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner on the southerly line of Block V of said Horizon Lakes Infrastructure Addition, Phase 1;

South 79 degrees 11 minutes 50 seconds East along the southerly line of said Block V, a distance of 505.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for a southerly ell corner of Lot 1X of said Block V, same being the northeast corner of said Tract 1 - Parcel B;

THENCE along the easterly line of said Tract 1 - Parcel B the following courses and distances:

South 02 degrees 28 minutes 40 seconds East continuing along the southerly of said Block V, a distance of 361.48 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 64 degrees 27 minutes 13 seconds East continuing along the southerly of said Block V, a distance of 15.53 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 225.00 feet, a central angle of 09 degrees 34 minutes 33 seconds, an arc length of 37.60 feet, a chord bearing of North 69 degrees 14 minutes 30 seconds East, a distance of 37.56 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner on the westerly line of a tract of land (Tract 2 - Parcel C) to RLS (Horizon) LLC as recorded in Instrument Number 2025000006492 of the Official Public Records of Rockwall County, Texas;

South 02 degrees 28 minutes 40 seconds East along the westerly line of said Tract 2 - Parcel C, a distance of 51.95 feet to a 5/8 inch iron rod with cap stamped "TNP" found for a north corner of Lot 1X, Block AE of Horizon Lakes Infrastructure Addition, Phase 2, an addition to the City of McLendon-Chisholm as recorded in Instrument Number _____ at beginning of a curve to the left;

Departing the westerly line of said Tract 2 - Parcel C and along the northerly line of said Block AE, with said curve to the left having a radius of 175.00 feet, a central angle of 05 degrees 36 minutes 43 seconds, an arc length of 17.14 feet, a chord bearing of South 67 degrees 15 minutes 34 seconds West, a distance of 17.13 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 64 degrees 28 minutes 13 seconds West continuing along the northerly line of said Block AE, a distance of 100.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the interior of said Tract 1 - Parcel B, at the beginning of a curve to the right;

THENCE through the interior of said Tract 1 - Parcel B the following courses and distances:

With said curve to the right having a radius of 225.00 feet, a central angle of 30 degrees 13 minutes 50 seconds, an arc length of 118.72 feet, a chord bearing of South 79 degrees 34 minutes 08 seconds West, a distance of 117.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 85 degrees 18 minutes 57 seconds West, a distance of 168.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

With said curve to the right having a radius of 275.00 feet, a central angle of 15 degrees 33 minutes 31 seconds, an arc length of 74.68 feet, a chord bearing of North 77 degrees 32 minutes 11 seconds West, a distance of 74.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 45 minutes 25 seconds West, a distance of 90.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the interior of the aforementioned 2.136 acre tract;

THENCE South 20 degrees 14 minutes 35 seconds West through the interior of said 2.136 acre tract, a distance of 33.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 69 degrees 45 minutes 25 seconds West continuing through the interior of said 2.136 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the interior of said Tract 1 - Parcel A;

THENCE through the interior of said Tract 1 - Parcel A the following courses:

North 20 degrees 14 minutes 35 seconds East, a distance of 32.51 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

With said curve to the left having a radius of 575.00 feet, a central angle of 39 degrees 02 minutes 33 seconds, an arc length of 391.82 feet, a chord bearing of South 68 degrees 13 minutes 47 seconds West, a distance of 384.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 68 degrees 42 minutes 31 seconds West, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

With said curve to the right having a radius of 275.00 feet, a central angle of 14 degrees 48 minutes 06 seconds, an arc length of 71.04 feet, a chord bearing of South 76 degrees 06 minutes 34 seconds West, a distance of 70.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 83 degrees 30 minutes 37 seconds West, a distance of 77.50 feet to a 5/8 inch iron rod with cap stamped "TNP" found for a southeast corner of said Horizon Lakes Infrastructure Addition, Phase 1, same being a west corner of said Tract 1 - Parcel A;

THENCE along the southeasterly line of said Horizon Lakes Infrastructure Addition, Phase 1, same being the westerly line of said Tract 1 - Parcel A, the following courses and distances:

North 06 degrees 29 minutes 23 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 83 degrees 30 minutes 37 seconds West, a distance of 28.08 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1060.00 feet, a central angle of 12 degrees 54 minutes 50 seconds, an arc length of 238.92 feet, a chord bearing of North 18 degrees 43 minutes 34 seconds West, a distance of 238.41 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 73 degrees 15 minutes 54 seconds East, a distance of 25.74 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 16 degrees 44 minutes 06 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 73 degrees 15 minutes 54 seconds West, a distance of 34.20 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 26 degrees 50 minutes 26 seconds West, a distance of 80.36 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 370.00 feet, a central angle of 10 degrees 17 minutes 24 seconds, an arc length of 66.45 feet, a chord bearing of North 21 degrees 41 minutes 44 seconds West, a distance of 66.36 feet to the POINT OF BEGINNING containing 616,527 square feet, or 14,154 acres of land.

SURVEYORS CERTIFICATE

I, Brian Maddox, do hereby certify, that I prepared this plat from an actual and accurate survey on the ground by me and that all corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of McLendon-Chisholm, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief .

Witness under my hand this the _____ day of _____, 2026.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Brian J. Maddox, R.P.L.S. No. 5430

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for The State of Texas

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF ROCKWALL }

That we do hereby adopt this plat designating the herein described property as the Final Plat of HORIZON LAKES VILLAGE 1B, PHASE 1, an addition to The City of McLendon-Chisholm, Rockwall County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. The easements shown thereon are hereby reserved for purposes indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner, no building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions of The City of McLendon-Chisholm, Rockwall County, Texas.

Executed this the _____ day of _____, 2026.

RLS (HORIZON) LLC

Name: _____

Title: _____

STATE OF TEXAS }
COUNTY OF ROCKWALL }

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for The State of Texas

RLS (HORIZON) LLC

Name: _____

Title: _____

STATE OF TEXAS }
COUNTY OF ROCKWALL }

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for The State of Texas

APPROVED

I hereby certify that the above and foregoing Final Plat of HORIZON LAKES VILLAGE 1A, PHASE 1 to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the _____ day of _____, 2026.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm.

Witness my hand this the _____ day of _____, 2026.

City Secretary
City of McLendon-Chisholm, Texas

Mayor
City of McLendon-Chisholm, Texas

Date _____

FINAL PLAT
HORIZON LAKES VILLAGE 1B
PHASE 1

616,527 SQUARE FEET OR 14,154 ACRES
LOTS 11-31X, BLOCK V, LOTS 15-25, BLOCK W, LOTS 1-23, BLOCK Z,
54 RESIDENTIAL LOTS, 1 COMMON AREA

SITUATED IN THE
ANTONIO RODRIGUEZ SURVEY, ABSTRACT NO. 231
CITY OF McLENDON-CHISOLM, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF A CALLED 2.136 ACRE TRACT OF LAND TO MC TRILogy TEXAS, LLC AS RECORDED IN INSTRUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS,
A PORTION OF A TRACT OF LAND (TRACT 1 - PARCEL A) TO RLS (HORIZON) LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS,
AND A PORTION OF A TRACT OF LAND (TRACT 1 - PARCEL B) TO RLS (HORIZON) LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
MC TRILogy TEXAS, LLC
8200 Douglas Avenue, Suite 300
Dallas, Texas 75225
214-532-9326

OWNER
RLS (HORIZON) LLC
250 Vesey Street, 15th Floor
New York, NY 10281
602-629-9691

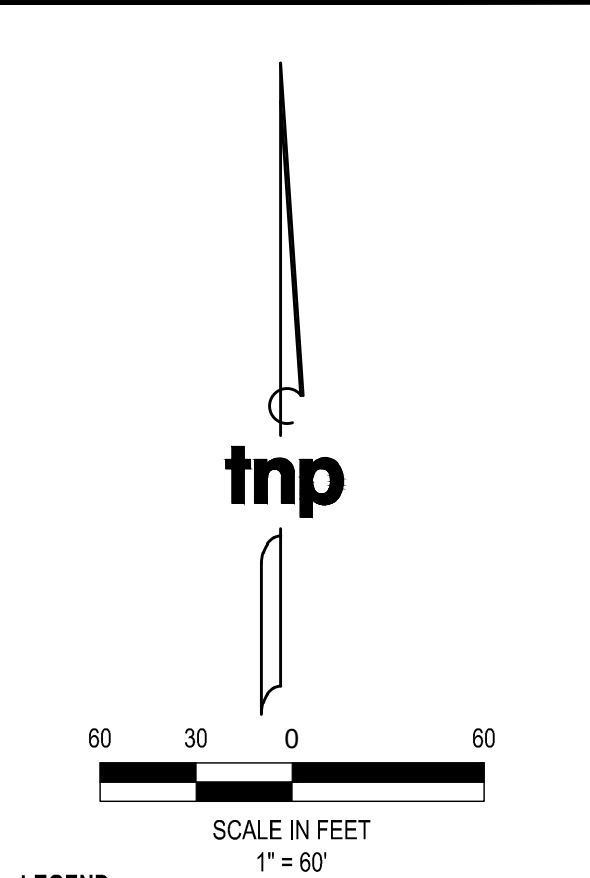
PROJECT INFORMATION

Project No.: MYT 21457
Date: January 19, 2026
Drawn By: WS
Scale: 1"=60'

SURVEYOR

TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



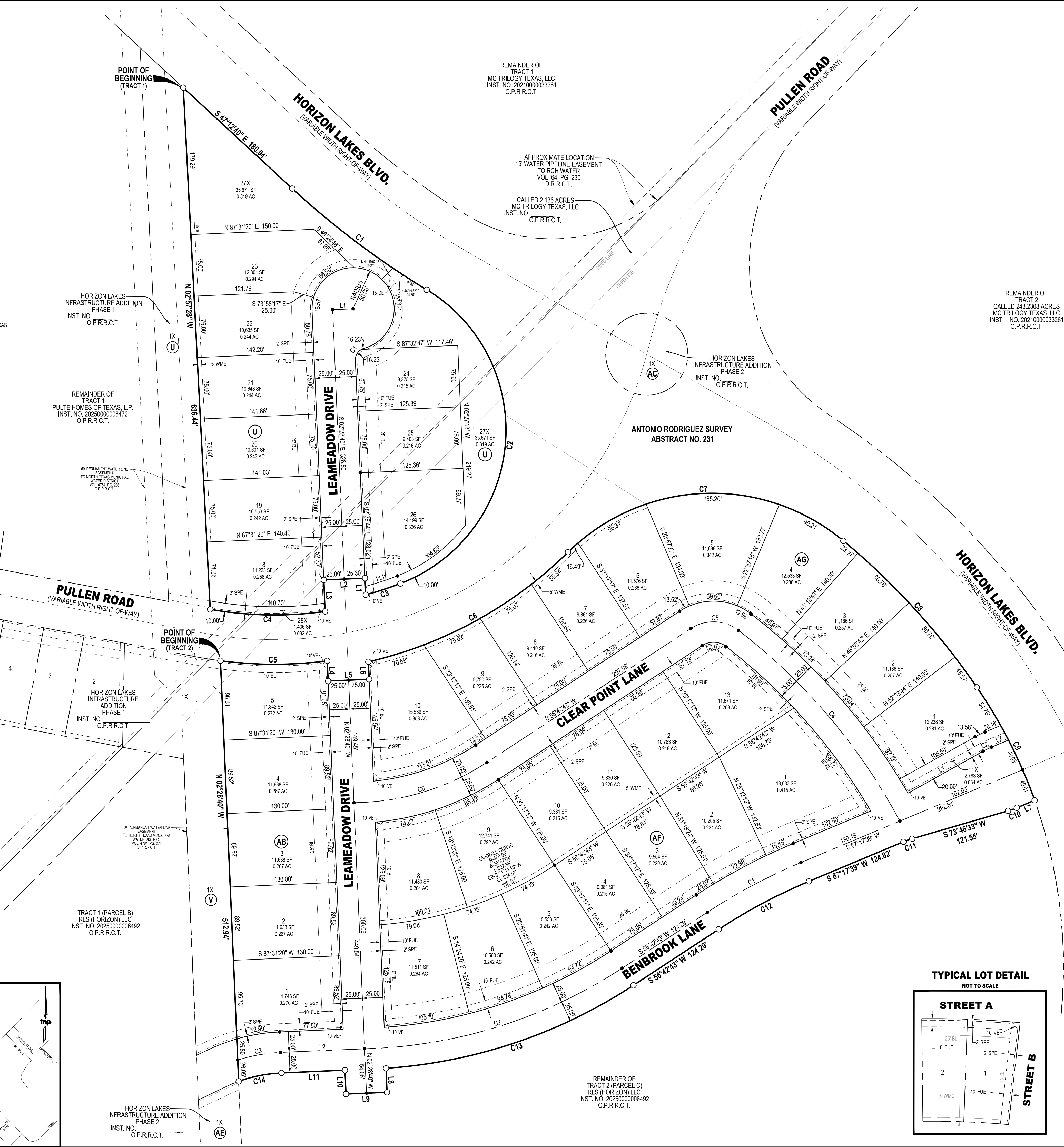
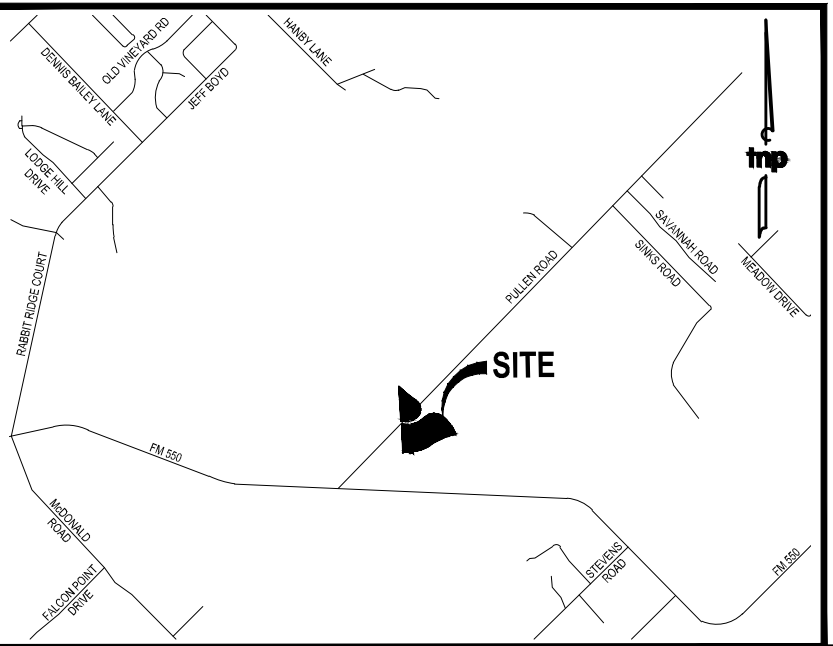


- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
 - RF - IRON ROD FOUND
 - CRF - CAPPED IRON ROD FOUND
 - SF - SQUARE FEET
 - AC - ACRES
 - BL - BUILDING LINE
 - VE - VISIBILITY EASEMENT
 - SSE - SANITARY SEWER EASEMENT
 - FUE - FRANCHISE UTILITY EASEMENT
 - WME - WALL MAINTENANCE EASEMENT
 - SPE - SIDEWALK AND PEDESTRIAN ACCESS EASEMENT
 - DE - DRAINAGE EASEMENT
 - P.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - D.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:**
- BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE, NAD83(2011) 2010.00). GEODETIC BEARING ESTABLISHED AS DERIVED LOCALLY FROM ALL TERRA CENTRA'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00049135 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AND ZONE A (AREAS SUBJECT TO THE INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD)), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48307010L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" FOUND OR SET UNLESS OTHERWISE SHOWN.

- PLAT NOTES:**
- PUBLIC INFRASTRUCTURE TO BE MAINTAINED BY ROCKWALL COUNTY MID NO. 10. THIS PUBLIC INFRASTRUCTURE INCLUDES WATER, SEWER, STORM, STREETS, AND LIFT STATIONS WITHIN ROCKWALL COUNTY MID NO. 10.
 - OPEN SPACES, COMMON AREAS, AND PARKWAYS ARE TO BE MAINTAINED BY THE HOA INCLUDING TRAILS, LANDSCAPING, IRRIGATION, AND OTHER AMENITIES IN THOSE AREAS. ANY SPACE DESIGNATED AS PUBLIC PARK SHALL BE SEPARATE AND MAINTAINED BY THE CITY OF MCLENDON-CHISOLM.
 - TRAILS SHALL BE CONSTRUCTED AS SHOWN IN CONSTRUCTION PLANS PRIOR TO FILING FINAL PLAT.
 - ALL PORTIONS OF THIS FINAL PLAT ARE SUBJECT TO THE PROVISIONS FOUND IN THE DEVELOPMENT AGREEMENT.
 - WHEN THE BACK OR SIDE OF A SINGLE FAMILY RESIDENCE ABUTS A COLLECTOR ROAD, SCREENING WILL BE PROVIDED IN THE FORM OF A MINIMUM SIX FOOT TALL BOARD ON BOARD FENCE WITH THE FINISHED SIDE FACING THE STREET, WHICH SHALL BE CONSTRUCTED BY THE HOME BUILDER AND SHALL HAVE CONSISTENT MATERIALS AND A CONSISTENT DESIGN ALONG ALL COLLECTOR STREETS. A COLLECTOR ROAD SHALL BE DEFINED AS A ROAD HAVING A DIVIDED TWO-LANE BOULEVARD CONNECTING MAJOR OFF-SITE ROADWAYS. THE TERM "DIVIDED" MEANS DIVIDED BY A RAISED MEDIAN.
 - THE DEVELOPER AND/OR THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE AND UPKEEP OF ALL LANDSCAPED AREAS THAT ARE NOT CONTAINED WITHIN RESIDENTIAL LOTS OR WITHIN DISTRICT-OWNED PROPERTY.

VICINITY MAP
NOT TO SCALE



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°27'13" W	20.30
L2	S 87°31'20" W	60.30
L3	S 02°28'44" E	38.46
L4	S 02°28'40" E	24.59
L5	N 87°31'20" E	50.00
L6	N 02°28'40" W	21.30
L7	S 87°17'39" W	23.57
L8	S 02°27'13" E	29.17
L9	S 87°32'47" W	50.94
L10	N 02°28'40" W	29.07
L11	S 87°31'20" W	77.50

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1015.00	11°35'45"	205.42	S 53°00'33" E	205.07
C2	200.00	127°51'29"	446.31	S 69°07'19" W	359.97
C3	430.00	5°55'16"	44.44	S 72°01'19" W	44.42
C4	440.00	18°18'18"	140.57	N 88°56'33" W	139.98
C5	500.00	14°57'15"	130.50	S 89°56'32" E	130.13
C6	510.00	31°53'37"	280.92	N 61°13'39" E	277.38
C7	250.00	84°23'06"	368.20	N 87°38'24" E	355.81
C8	885.00	15°40'49"	242.20	S 42°19'39" E	241.44
C9	600.00	14°47'37"	154.92	S 27°05'26" E	154.49
C10	100.00	6°28'54"	11.31	S 70°32'06" W	11.31
C11	100.00	6°28'54"	11.31	S 70°32'06" W	11.31
C12	675.00	10°34'55"	124.67	S 62°00'11" W	124.49
C13	625.00	29°28'02"	321.44	S 71°26'45" W	317.91
C14	175.00	17°27'24"	53.32	S 78°47'38" W	53.11

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°31'20" W	25.00
L2	S 87°31'20" W	102.50

CENTERLINE CURVE TABLE

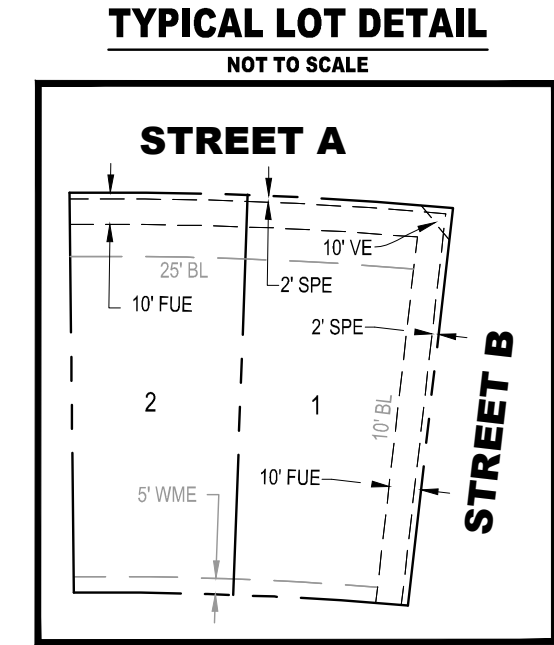
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	700.00	10°34'55"	129.28	S 62°00'11" W	129.10
C2	600.00	31°48'13"	333.05	S 72°36'50" W	328.79
C3	200.00	15°13'04"	53.12	S 79°54'48" W	52.96
C4	720.00	24°24'52"	306.81	N 49°13'33" W	304.49
C5	50.00	70°51'18"	61.83	N 87°51'39" W	57.97
C6	300.00	32°47'50"	171.73	S 73°06'38" W	169.39

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°48'45" E	104.96
L2	N 67°17'39" E	22.44

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00	76°39'27"	20.07	N 35°51'04" E	18.61
C2	100.00	6°28'54"	11.31	N 64°03'12" E	11.31



FINAL PLAT
HORIZON LAKES VILLAGE 2
PHASE 1

TRACT 1
158,883 SQUARE FEET OR 3.647 ACRES

TRACT 2
441,885 SQUARE FEET OR 10.144 ACRES

LOTS 18-28X, BLOCK U, LOTS 1-5, BLOCK AB, LOTS 1-13, BLOCK AF, & LOTS 1-11X, BLOCK AG
37 RESIDENTIAL LOTS, 3 COMMON AREAS

ANTONIO RODRIGUEZ SURVEY, ABSTRACT NO. 231
CITY OF MCLENDON-CHISOLM, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF A CALLED 2.136 ACRE TRACT OF LAND TO MC TRILOGY TEXAS, LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.

ALL OF A TRACT OF LAND (TRACT 2 - PARCEL A) TO RLS (HORIZON) LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.

ALL OF A TRACT OF LAND (TRACT 2 - PARCEL B) TO RLS (HORIZON) LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND (TRACT 2 - PARCEL C) TO RLS (HORIZON) LLC AS RECORDED IN INSTRUMENT NUMBER 2025000006492 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.

OWNER
MC TRILOGY TEXAS, LLC
8200 Douglas Avenue, Suite 300
Dallas, Texas 75225

OWNER
RLS (HORIZON) LLC
250 Vesey Street, 15th Floor
New York, New York 10281

PROJECT INFORMATION
Project No.: MYT 21457
Date: January 20, 2026
Drawn By: JM
Scale: 1"=100'

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Waters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



City of McLendon-Chisholm
Staff Report

Meeting Date: June 16, 2026

Agenda Item: Discuss and consider a preliminary plat for Sonoma Verde East to create 365 residential lots, 8 open space lots, and 1 amenity center lot out of 148.870 acres located in the King Latham Survey, Abstract No. 133, in the McLendon-Chisholm Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to subdivide approximately 148.870 acres into 365 residential lots, 8 open space lots, and 1 amenity center lot for residential development in the City of McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ). The proposed plat is the eastern portion of the Sonoma East residential development.

Subject Property: The property is located at the southwest corner of League Road and Edwards Road and is 148.870 acres in size.

Current Zoning: The subject property is zoned Planned Development (PD) for the Sonoma Verde East development.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan identifies the area including the subject property as Master Planned Community. The Master Planned Community designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes and types.

Staff Recommendation:

Staff recommends approval of the preliminary plat, as presented.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the plat, as presented.
2. The Planning and Zoning Commission may recommend denial of the plat.

Attachments:

Exhibit A – Subject Property (Rockwall CAD)

Exhibit B – Preliminary Plat

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



PRELIMINARY PLAT

FOR

SONOMA VERDE EAST

CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

ENGINEER

Kimley»Horn

400 N. OKLAHOMA DR STATE OF TEXAS
 SUITE 105 REGISTRATION NO. F-928
 CELINA, TX 75009
 TEL: (469) 501-2200
 CONTACT: LORI E. LUSK, P.E.

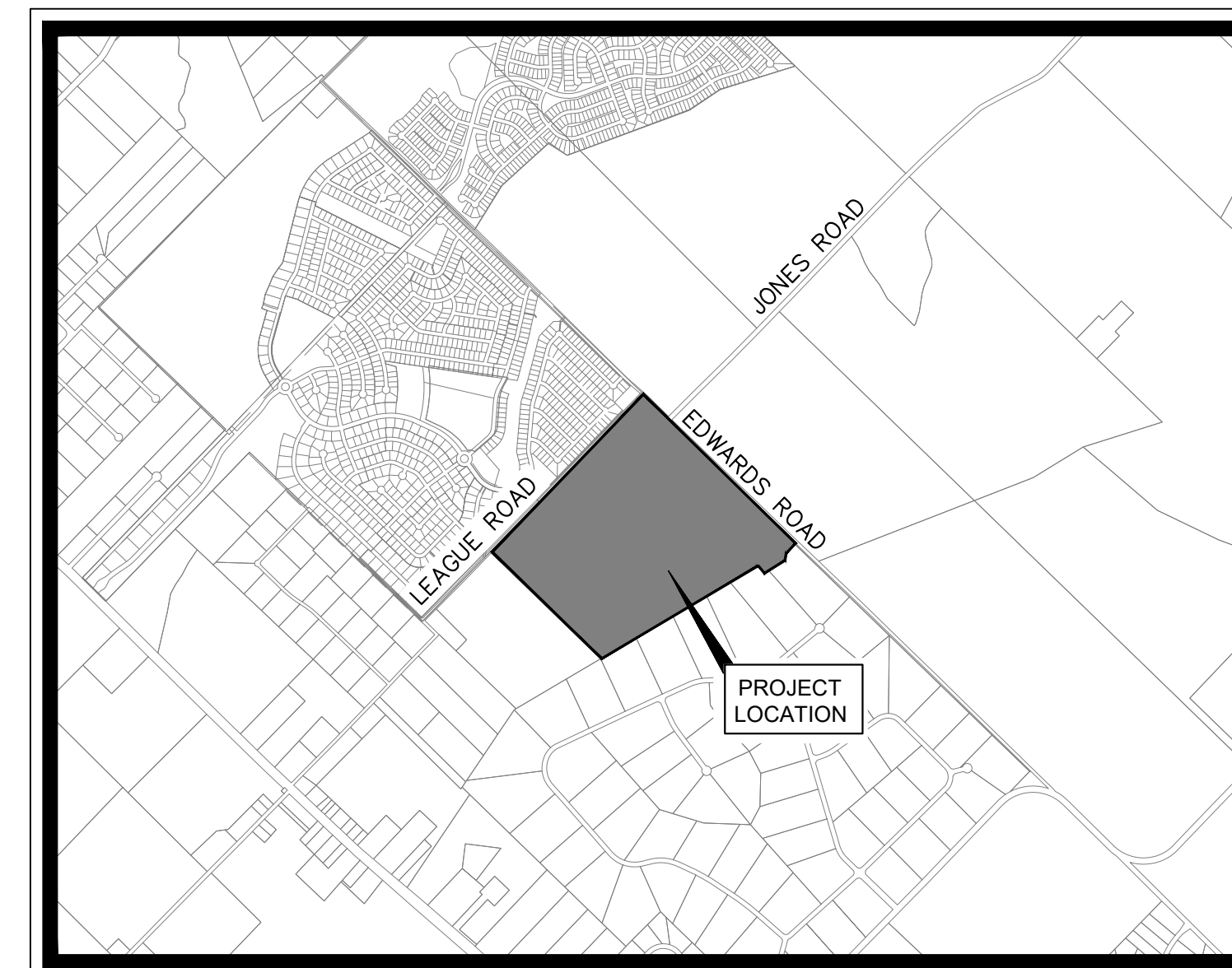
OWNER

TMPH SONOMA VERDE, LLC
 TAYLOR MORRISON HOME CORP
 6735 SALT CEDAR WAY, BUILDING 1, SUITE 200
 FRISCO, TX 75034
 TEL: (469) 546-0915
 CONTACT: NATHAN THOMPSON

TATE LAND HOLDINGS LLC
 15441 KNOLL TRAIL, SUITE 150
 DALLAS, TX 75248
 TEL: (214) 676-0084
 CONTACT: STEPHEN DAVIS

DEVELOPER

TAYLOR DAVIS INTERESTS, LLC
 15441 KNOLL TRAIL, SUITE 150
 DALLAS, TX 75248
 TEL: (214) 676-0084
 CONTACT: STEPHEN DAVIS



VICINITY MAP

SCALE: 1" = 2,000'

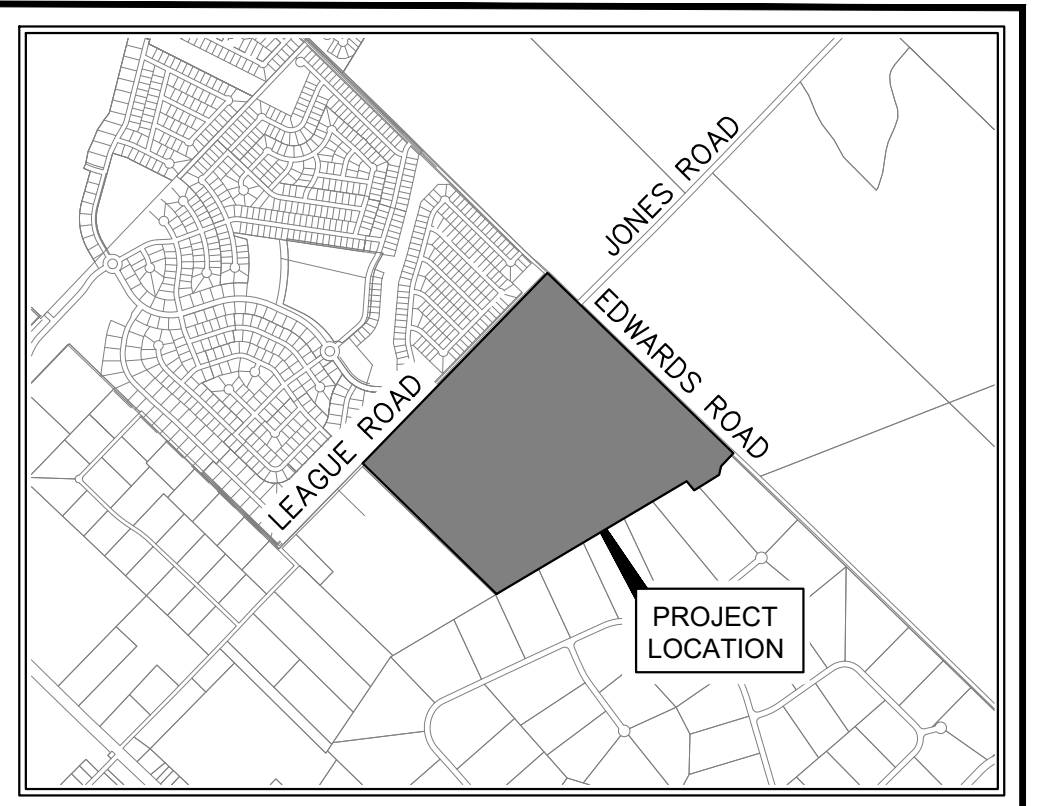
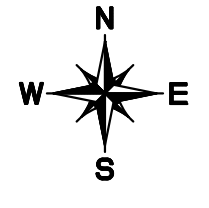
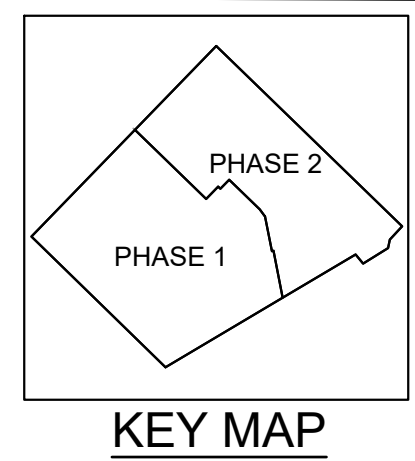
SHEET INDEX

Sheet Number	Sheet Title
P-0	COVER SHEET
P-1	PHASE SHEET
P-2	PRELIMINARY PLAT (SHEET 1 OF 4)
P-3	PRELIMINARY PLAT (SHEET 2 OF 4)
P-4	PRELIMINARY PLAT (SHEET 3 OF 4)
P-5	PRELIMINARY PLAT (SHEET 4 OF 4)
D-1	PRELIMINARY DRAINAGE PLAN (SHEET 1 OF 2)
D-2	PRELIMINARY DRAINAGE PLAN (SHEET 2 OF 2)
D-3	DRAINAGE AREA TABLES
U-1	PRELIMINARY UTILITY PLAN (SHEET 1 OF 2)
U-2	PRELIMINARY UTILITY PLAN (SHEET 2 OF 2)
T-1	PRELIMINARY TRAIL PLAN (SHEET 1 OF 2)
T-2	PRELIMINARY TRAIL PLAN (SHEET 2 OF 2)

MAY 2026



Know what's below.
 Call before you dig.

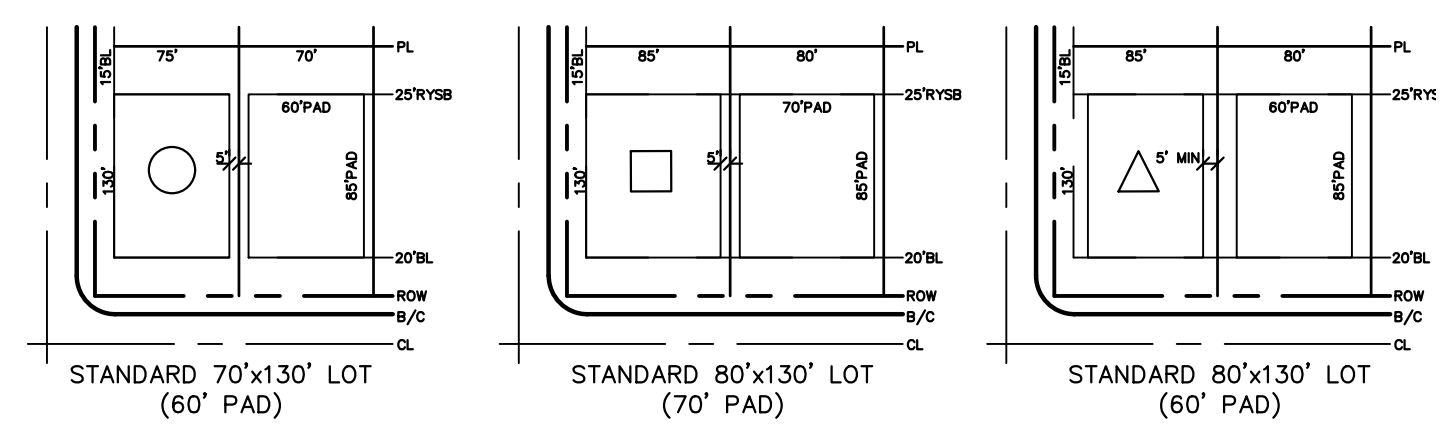


DMD'S LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 20200000030685
O.P.R.R.C.T.



LINE TYPE LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	LOT LINE
---	PHASE LINE
---	ROADWAY CENTERLINE
---	TRACT LINE
▨	100-YR FEMA FLOODPLAIN
▨	FULLY DEVELOPED 100-YR F.P.
▨	LANDSCAPE BUFFER
▨	PROPOSED OPEN SPACE/EASEMENT



PHASE 1		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
60'x85'	70'x130'	106
60'x85'	80'x130'	4
70'x85'	80'x130'	61
PHASE 1 LOT COUNT: 171		
PHASE 2		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
60'x85'	70'x130'	127
70'x85'	80'x130'	67
PHASE 2 LOT COUNT: 194		

PRELIMINARY PLAT SONOMA VERDE EAST

148.870 ACRES

PHASE 1
BLOCK A LOTS 42-68 OSA-69, BLOCK B LOTS 1-28 30-48 OSB-29
OSB-81, BLOCK C LOTS 35-43 OSC-34, BLOCK F LOTS 1-20, BLOCK
G LOT 1-11, BLOCK H LOT 1-8, BLOCK I OSI-1, BLOCK J 1-15,
BLOCK K 1-26, BLOCK L 1-8, BLOCK N OSN-1

PHASE 2
BLOCK A LOTS 1-41 OSA-69, BLOCK B LOTS 49-79 OSB-29 OSB-80,
BLOCK C LOTS 1-33 44-77 OSC-34, BLOCK D LOTS 1-24,
BLOCK E LOTS 1-5 7-32 OSE-6, BLOCK M OSM-1

365 RESIDENTIAL LOTS
8 OPEN SPACE LOTS
1 AMENITY CENTER LOT
KING LATHAM SURVEY,
ABSTRACT NO. 133
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	TWM	LEL	MAY 2026	067705164	P-1

OWNER:
TMPH SONOMA VERDE, LLC
TAYLOR MORRISON HOME CORP
6735 SALT CEDAR WAY,
BUILDING 1, SUITE 200
FRISCO, TX 75034
Tel: (469) 546-0915
Contact: NATHAN THOMPSON

OWNER:
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15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
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Contact: STEPHEN DAVIS

DEVELOPER:
TAYLOR-DAVIS
INTERESTS, LLC
15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (214) 676-0084
Contact: STEPHEN DAVIS

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Lori Lusk, P.E.

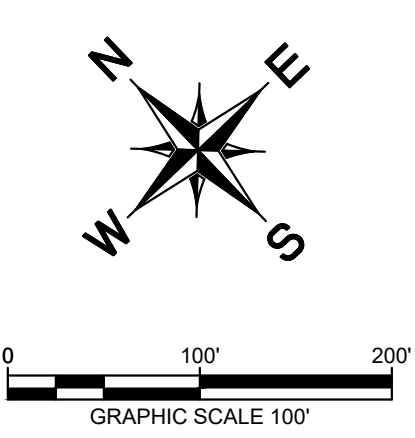
BERRY CREEK
FULLY DEVELOPED POST
PROJECT FLOODPLAIN PER
PRELIMINARY FLOOD STUDY
PREPARED BY
CARDINAL STRATEGIES
DATED MAY 16, 2025

BERRY CREEK
100-YR FEMA FLOODPLAIN
PER FEMA FIRM PANEL
48397C0130L DATED
SEPTEMBER 26, 2008

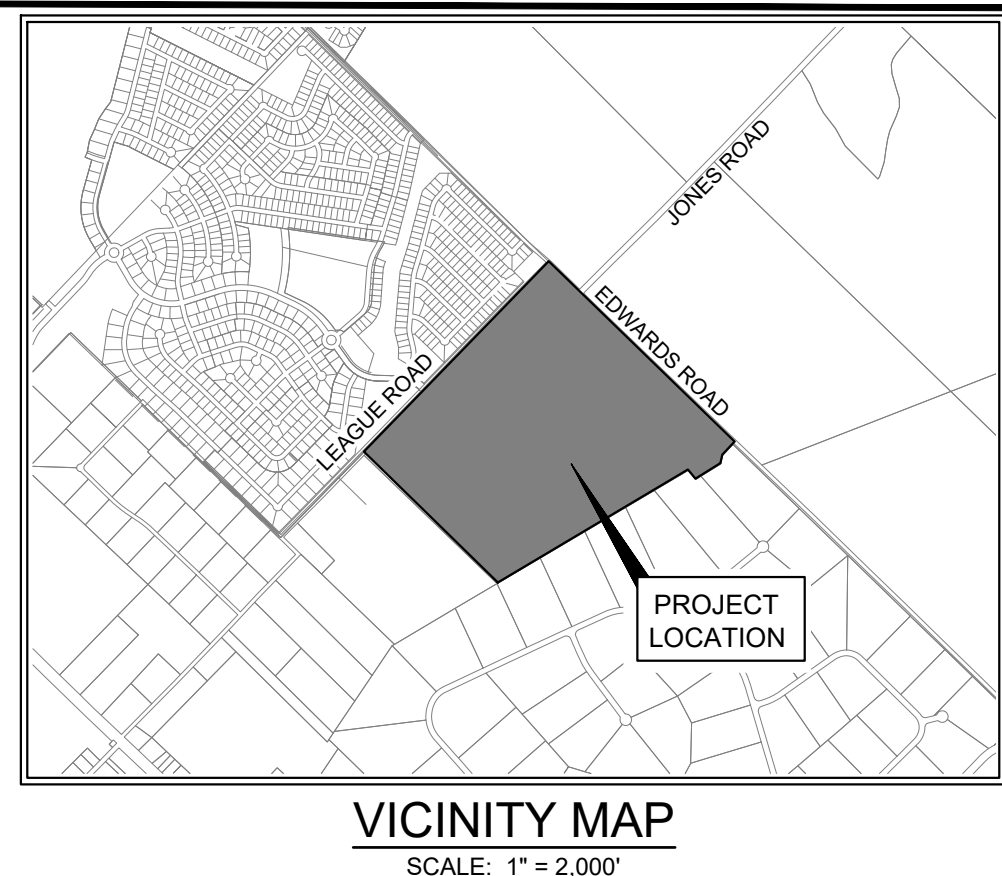
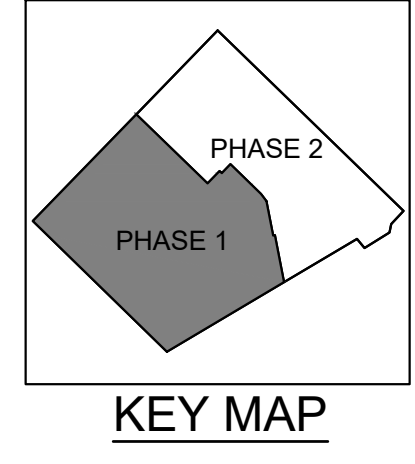
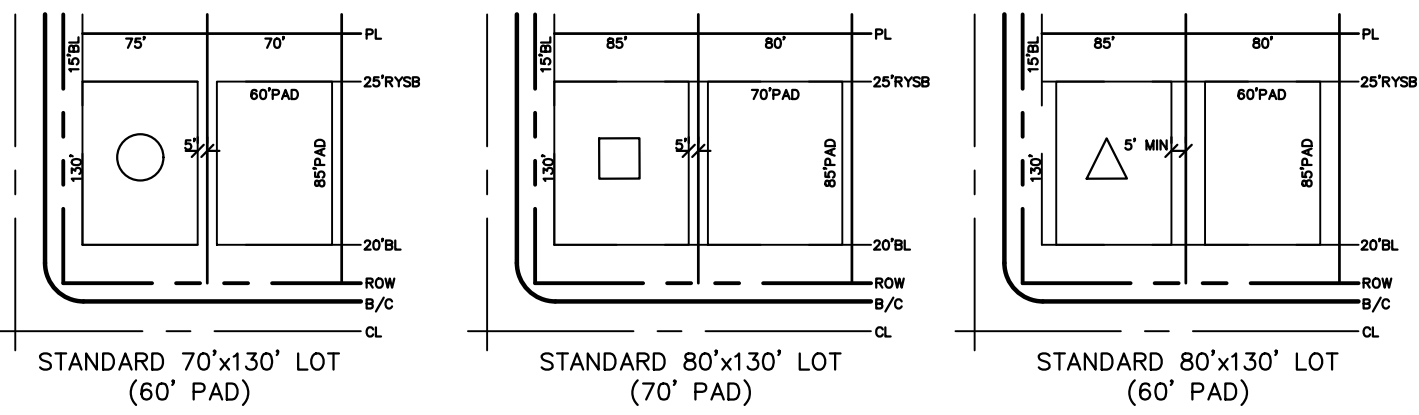
LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
MFFE = MINIMUM FINISHED FLOOR ELEVATION
MNS = MAGNAIL SET
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
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U.E. = UTILITY EASEMENT
CAB = CABINET
VOL = VOLUME
PG = PAGE
S.S.B. = SIDE SET BACK LINE
F.S.B. = FRONT SET BACK LINE

DWG NAME: FCCEL_C01108705164 - SONOMA VERDE EAST - TM PERRY GO PRELIMINARY PLANS SHEETS 02 - PRELIMINARY PLATING PLOTTED BY: LESNANSKY, INCENSEN 02/10/2026 6:39 PM LAST SAVED: 5/21/2026 10:34 PM



- LEGEND**
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LINE TYPE LEGEND

---	BOUNDARY LINE
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---	LOT LINE
---	PHASE LINE
---	ROADWAY CENTERLINE
---	TRACT LINE
---	100-YR FEMA FLOODPLAIN
---	FULLY DEVELOPED 100-YR F.P.
---	LANDSCAPE BUFFER
---	PROPOSED OPEN SPACE/EASEMENT

THE SONOMA VERDE EAST DEVELOPMENT SHALL BE GOVERNED SOLELY BY THE FOLLOWING DEVELOPMENT AGREEMENTS:

- SONOMA VERDE EAST (DOC #2025000003630 RECORDED 03/05/2025)
- SONOMA VERDE (DOC #2007000381503 RECORDED 07/11/2007)
- SONOMA VERDE 1ST AMENDMENT (DOC #2008000402867 RECORDED 08/01/2008)
- SONOMA VERDE 2ND AMENDMENT (DOC #2014000000017 RECORDED 01/02/2014)
- SONOMA VERDE 3RD AMENDMENT (DOC #20140000001356 RECORDED 01/31/2014)

NOTES:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

THE LIMITS OF THE PROPOSED 100-YEAR FLOODPLAIN ARE BASED OFF THE PRELIMINARY FLOOD STUDY PERFORMED BY CARDINAL STRATEGIES DATED MAY 16, 2025. THE FINAL FLOOD STUDY WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL DURING THE CONSTRUCTION PLAN REVIEW PROCESS. A LOW-R-F WILL BE SUBMITTED TO FEMA TO ADDRESS THE REVISED BASE FLOOD ELEVATIONS FOR BLOCK B LOTS 5-11.

THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BLOCK B LOTS 5-11, 30-65, OSB-29 SHALL BE A MINIMUM OF 2' ABOVE THE 100-YEAR BASE FLOOD ELEVATION DETERMINED BY THE APPROVED FLOOD STUDY OR THE FEMA APPROVED LOMR-F, WHICHEVER IS GREATER.

ACCORDING TO MAP NO. 48397C0130L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN "ZONE A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

ALL OPEN SPACE LOTS, COMMON AREAS, AND DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.

NO BUILDING PERMIT FOR ANY LOT LOCATED IN THE 100 YEAR FLOODPLAIN IS ISSUED NOR ANY CERTIFICATE OF OCCUPANCY BE ISSUED FOR ANY SUCH LOT UNLESS AND UNTIL THAT PROPERTY HAS BEEN REMOVED FROM THE FLOODPLAIN IN ACCORDANCE WITH A LETTER OF MAP REVISION [LOMR] APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY [FEMA].

NO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION BE APPROVED FOR ANY HOUSE IN THE APPROVED FINAL PLAT UNTIL POTABLE WATER SERVICE AND SANITARY SEWER SERVICE HAS BEEN PROVIDED.

PLATTING OF THE PROPERTY IS PERMITTED PRIOR TO THE ANNEXATION OF THE PROPERTY INTO THE CITY'S CORPORATE LIMITS AND PRIOR TO THE ZONING OF THE PROPERTY.

NEW STREETS SHALL BE NAMED SO AS TO PROVIDE CONTINUITY OF NAME WITH EXISTING STREETS AND SO AS TO PREVENT CONFLICT WITH IDENTICAL OR SIMILAR NAMES IN OTHER PARTS OF THE CITY.

THE HOA SHALL OWN AND MAINTAIN ALL PROPOSED TRAILS WITHIN THE PROJECT LIMITS. ALL PROPOSED TRAILS LOCATED OUTSIDE THE ROW SHALL BE LOCATED WITH A PEDESTRIAN ACCESS EASEMENT PRIOR TO APPROVAL OF THE FINAL PLAT.

THE MAXIMUM NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS PERMITTED ON THE PROPERTY IS 370, A MINIMUM OF 35% OF THE SINGLE FAMILY RESIDENTIAL DWELLING UNITS MUST HAVE A MINIMUM LOT WIDTH OF 80 FEET.

TOTAL PROPOSED 70'x130'=233 (63.8%)
TOTAL PROPOSED 80'x130'=132 (36.2%)

SONOMA VERDE EAST DEVELOPMENT TO BE ANNEXED INTO THE EXISTING SONOMA VERDE HOA.

**PRELIMINARY PLAT
SONOMA VERDE EAST**

148.870 ACRES

PHASE 1

BLOCK A LOTS 42-68 OSA-69, BLOCK B LOTS 1-28 30-48 OSB-29 OSB-81, BLOCK C LOTS 35-43 OSC-34, BLOCK F LOTS 1-20, BLOCK G LOT 1-11, BLOCK H LOT 1-8, BLOCK I OSI-1, BLOCK J 1-15, BLOCK K 1-26, BLOCK L 1-8, BLOCK N OSN-1

PHASE 2

BLOCK A LOTS 1-41 OSA-69, BLOCK B LOTS 49-79 OSB-29 OSB-80, BLOCK C LOTS 1-33 44-77 OSC-34, BLOCK D LOTS 1-24, BLOCK E LOTS 1-5 7-32 OSE-6, BLOCK M OSM-1

365 RESIDENTIAL LOTS
8 OPEN SPACE LOTS
1 AMENITY CENTER LOT

KING LATHAM SURVEY,

ABSTRACT NO. 133

CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

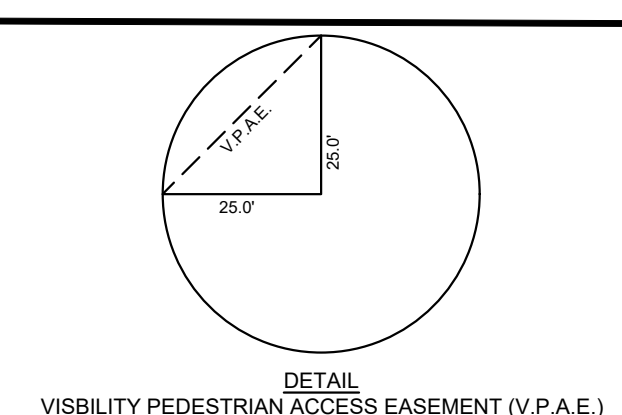
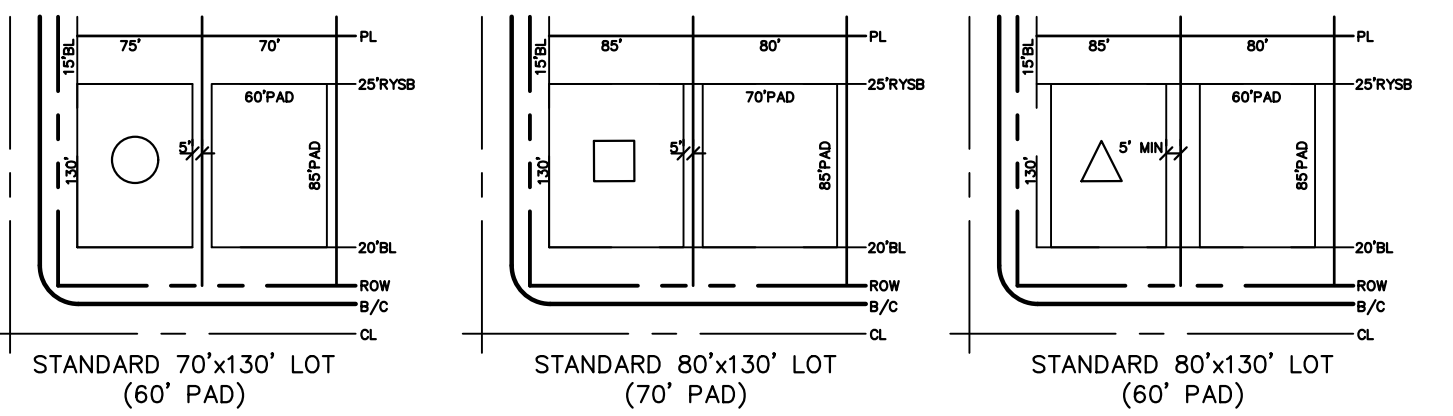
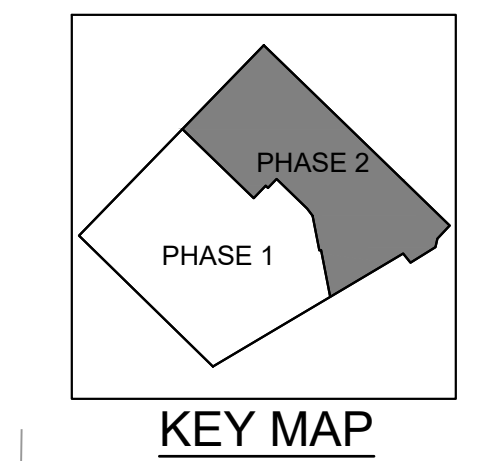
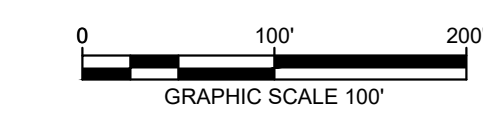
OWNER:
TMPH SONOMA VERDE, LLC
TAYLOR MORRISON HOME CORP.
6735 SALT CEDAR WAY,
BUILDING 1, SUITE 200
FRISCO, TX 75034
Tel: (469) 546-0915
Contact: NATHAN THOMPSON

OWNER:
TATE LAND HOLDINGS LLC
15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (214) 676-0084
Contact: STEPHEN DAVIS

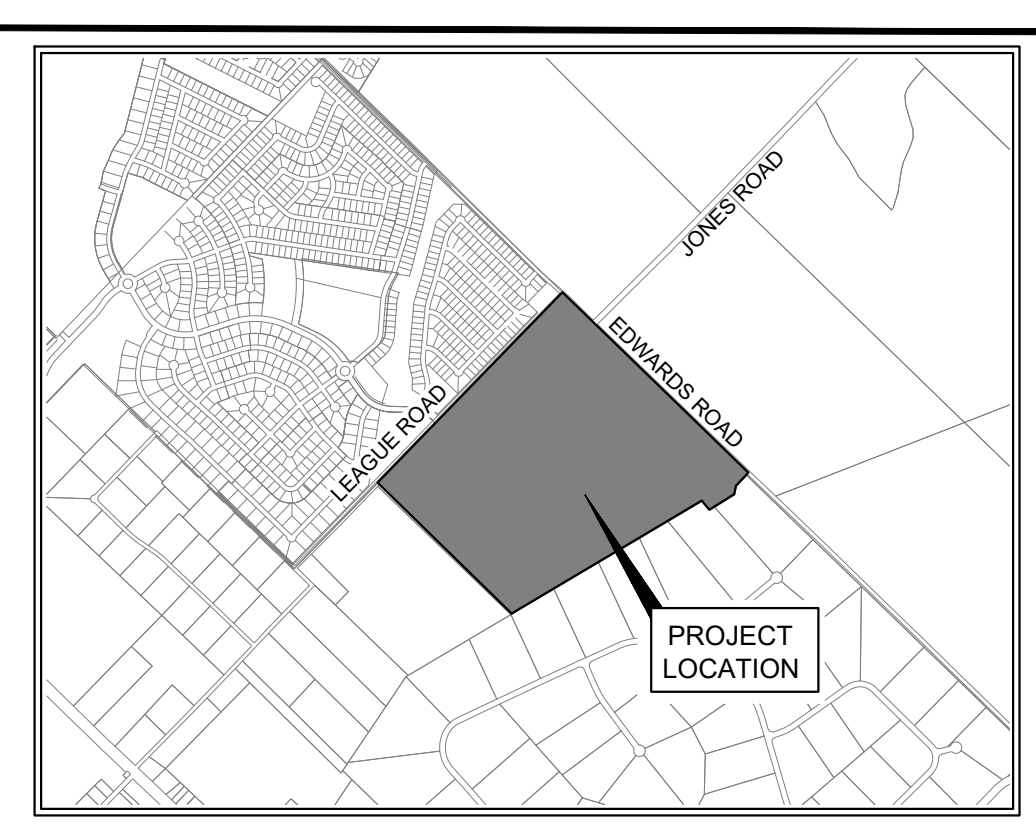
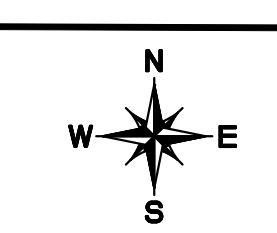
DEVELOPER:
TAYLOR-DAVIS
INTERESTS, LLC
15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (214) 676-0084
Contact: STEPHEN DAVIS

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Lori Lusk, P.E.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	TWM	LEL	MAY 2026	067705164	P-2



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 - IRFC = CAPPED IRON ROD FOUND
 - IRF = IRON ROD FOUND
 - MFFE = MINIMUM FINISHED FLOOR ELEVATION
 - MNS = MAGNAIL SET
 - D.P.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
 - V.P.A.E. = VISIBILITY PEDESTRIAN ACCESS EASEMENT
 - BL = BUILDING SET BACK LINE
 - D.E. = DRAINAGE EASEMENT
 - A.E. = ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - CAB = CABINET
 - VOL = VOLUME
 - PG = PAGE
 - S.S.B. = SIDE SET BACK LINE
 - F.S.B. = FRONT SET BACK LINE



VICINITY MAP
SCALE: 1" = 2,000'

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
---	PHASE LINE
---	ROADWAY CENTERLINE
---	TRACT LINE
---	100-YR FEMA FLOODPLAIN
---	FULLY DEVELOPED 100-YR F.P.
---	LANDSCAPE BUFFER
---	PROPOSED OPEN SPACE/EASEMENT

THE SONOMA VERDE EAST DEVELOPMENT SHALL BE GOVERNED SOLELY BY THE FOLLOWING DEVELOPMENT AGREEMENTS:

- SONOMA VERDE EAST (DOC #2025000003630 RECORDED 03/05/2025)
- SONOMA VERDE (DOC #20070000381503 RECORDED 07/11/2007)
- SONOMA VERDE 1ST AMENDMENT (DOC #20080000402867 RECORDED 08/01/2008)
- SONOMA VERDE 2ND AMENDMENT (DOC #2014000000017 RECORDED 01/02/2014)
- SONOMA VERDE 3RD AMENDMENT (DOC #20140000001356 RECORDED 01/31/2014)

NOTES:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

THE LIMITS OF THE PROPOSED 100-YEAR FLOODPLAIN ARE BASED OFF THE PRELIMINARY FLOOD STUDY PERFORMED BY CARDINAL STRATEGIES DATED MAY 16, 2025. THE FINAL FLOOD STUDY WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL DURING THE CONSTRUCTION PLAN REVIEW PROCESS. A LOW-R F WILL BE SUBMITTED TO FEMA TO ADDRESS THE REVISED BASE FLOOD ELEVATIONS FOR BLOCK B LOTS 5-11.

THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BLOCK B LOTS 5-11, 30-65, OSB-29 SHALL BE A MINIMUM OF 2' ABOVE THE 100-YEAR BASE FLOOD ELEVATION DETERMINED BY THE APPROVED FLOOD STUDY OR THE FEMA APPROVED LOMR-F, WHICHEVER IS GREATER.

ACCORDING TO MAP NO. 483970C130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN "ZONE A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE SURVEYOR, AS REQUIRED BY CITY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

ALL OPEN SPACE LOTS, COMMON AREAS, AND DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.

NO BUILDING PERMIT FOR ANY LOT LOCATED IN THE 100-YEAR FLOODPLAIN BE ISSUED NOR ANY CERTIFICATE OF OCCUPANCY BE ISSUED FOR ANY SUCH LOT UNLESS AND UNTIL THAT PROPERTY HAS BEEN REMOVED FROM THE FLOODPLAIN IN ACCORDANCE WITH A LETTER OF MAP REVISION [LOMR] APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY [FEMA].

NO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION BE APPROVED FOR ANY HOUSE IN THE APPROVED FINAL PLAT UNTIL POTABLE WATER SERVICE AND SANITARY SEWER SERVICE HAS BEEN PROVIDED.

PLATING OF THE PROPERTY IS PERMITTED PRIOR TO THE ANNEXATION OF THE PROPERTY INTO THE CITY'S CORPORATE LIMITS AND PRIOR TO THE ZONING OF THE PROPERTY.

NEW STREETS SHALL BE NAMED SO AS TO PROVIDE CONTINUITY OF NAME WITH EXISTING STREETS AND SO AS TO PREVENT CONFLICT WITH IDENTICAL OR SIMILAR NAMES IN OTHER PARTS OF THE CITY.

THE HOA SHALL OWN AND MAINTAIN ALL PROPOSED TRAILS WITHIN THE PROJECT LIMITS. ALL PROPOSED TRAILS LOCATED OUTSIDE THE ROW SHALL BE LOCATED WITHIN A PEDESTRIAN ACCESS EASEMENT PRIOR TO APPROVAL OF THE FINAL PLAT.

THE MAXIMUM NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS PERMITTED ON THE PROPERTY IS 370. A MINIMUM OF 35% OF THE SINGLE FAMILY RESIDENTIAL DWELLING UNITS MUST HAVE A MINIMUM LOT WIDTH OF 80 FEET.

TOTAL PROPOSED LOTS = 365
TOTAL PROPOSED 70'x130' = 233 (63.8%)
TOTAL PROPOSED 80'x130' = 132 (36.2%)

SONOMA VERDE EAST DEVELOPMENT TO BE ANNEXED INTO THE EXISTING SONOMA VERDE HOA.

**PRELIMINARY PLAT
SONOMA VERDE EAST**

148.870 ACRES

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	TWM	LEL	MAY 2026	067705164	P-3



MATCH LINE SEE SHEET P-2

BERRY CREEK FULLY DEVELOPED POST PROJECT FLOODPLAIN PER PRELIMINARY FLOOD STUDY PREPARED BY CARDINAL STRATEGIES DATED MAY 16, 2025

BERRY CREEK 100-YR FEMA FLOODPLAIN PER FEMA FIRM PANEL 483970C130L DATED SEPTEMBER 26, 2008

BLUEBONNET RIDGE ADDITION BOOK "B", PAGE M.R.R.C.T.

OSB-29 26.346 AC PROPOSED OPEN SPACE AND DRAINAGE EASEMENT

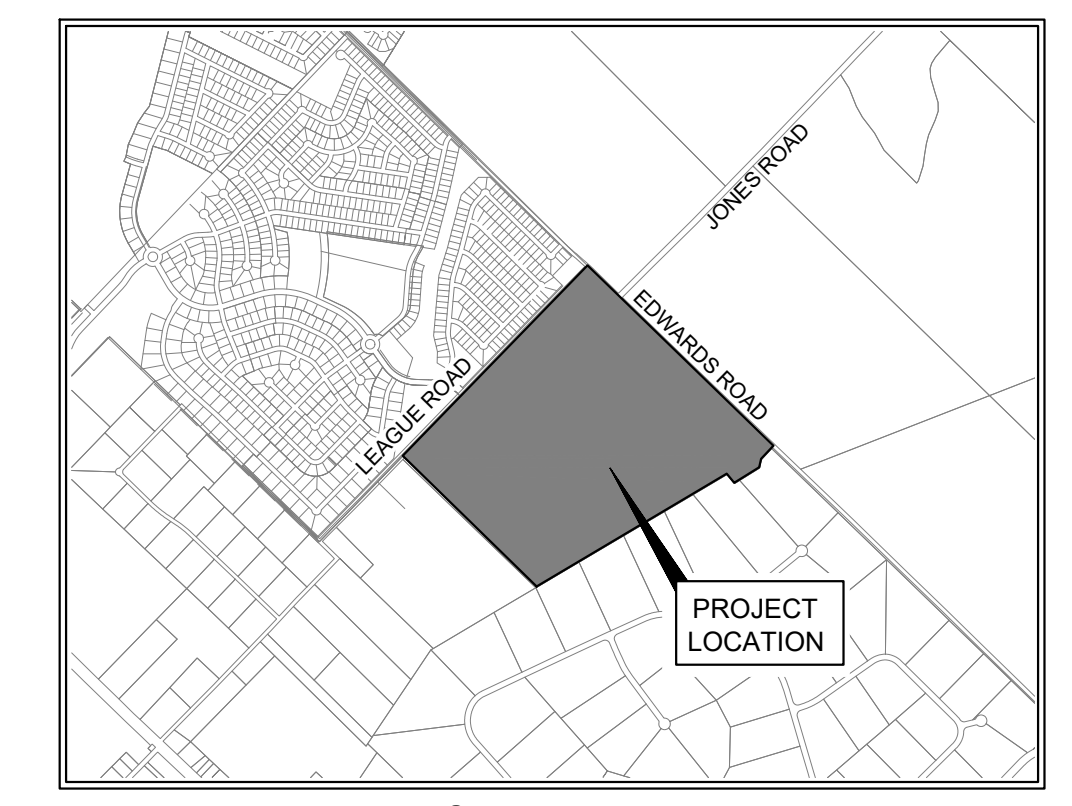
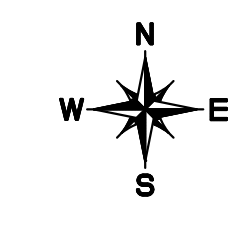
SONOMA VERDE PHASE 3 DOC. O.P.R.C.T. #20220000004142

OWNER: TMPH SONOMA VERDE, LLC
TAYLOR MORRISON HOME CORP
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Tel: (469) 546-0915
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400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Lori Lusk, P.E.



VICINITY MAP
SCALE: 1" = 2,000'

BLOCK	LOT	AREA (SF)	AREA (ACR)
A	1	9750	0.224
A	2	9100	0.209
A	3	9100	0.209
A	4	9100	0.209
A	5	9100	0.209
A	6	9100	0.209
A	7	9100	0.209
A	8	9100	0.209
A	9	9100	0.209
A	10	9100	0.209
A	11	9100	0.209
A	12	8998	0.207
A	13	13255	0.304
A	14	15854	0.364
A	15	9835	0.226
A	16	9101	0.209
A	17	9102	0.209
A	18	9103	0.209
A	19	9103	0.209
A	20	9104	0.209
A	21	9105	0.209
A	22	9105	0.209
A	23	9106	0.209
A	24	9107	0.209
A	25	9107	0.209
A	26	9108	0.209
A	27	9755	0.224
A	28	18003	0.413
A	29	9708	0.223
A	30	9100	0.209
A	31	9100	0.209
A	32	9100	0.209
A	33	9100	0.209
A	34	9100	0.209
A	35	9100	0.209
A	36	9100	0.209
A	37	9100	0.209
A	38	9100	0.209
A	39	9100	0.209
A	40	9100	0.209
A	41	9750	0.224
A	42	11050	0.254
A	43	10400	0.239
A	44	10385	0.238
A	45	11329	0.260
A	46	17368	0.399
A	47	8716	0.200
A	48	9100	0.209
A	49	9100	0.209
A	50	9100	0.209
A	51	9750	0.224
A	52	9750	0.224
A	53	9100	0.209
A	54	9100	0.209
A	55	9100	0.209
A	56	8716	0.200
A	57	17368	0.399
A	58	11329	0.260
A	59	9085	0.209
A	60	9100	0.209
A	61	9100	0.209
A	62	9708	0.223
A	63	18005	0.413
A	64	9759	0.224
A	65	9113	0.209
A	66	9114	0.209
A	67	9114	0.209
A	68	11851	0.272
A	OSA-69	28058	0.644

BLOCK	LOT	AREA (SF)	AREA (AC)
B	1	10834	0.249
B	2	9118	0.209
B	3	9118	0.209
B	4	9119	0.209
B	5	9120	0.209
B	6	9120	0.209
B	7	9121	0.209
B	8	9122	0.209
B	9	14252	0.327
B	10	14840	0.341
B	11	14835	0.341
B	12	14790	0.340
B	13	11079	0.254
B	14	9496	0.218
B	15	9100	0.209
B	16	9100	0.209
B	17	9100	0.209
B	18	9100	0.209
B	19	9100	0.209
B	20	9750	0.224
B	21	9750	0.224
B	22	9100	0.209
B	23	9100	0.209
B	24	9100	0.209
B	25	9440	0.217
B	26	10827	0.249
B	27	11613	0.267
B	28	12036	0.276
B	30	10400	0.239
B	31	10400	0.239
B	32	10400	0.239
B	33	10400	0.239
B	34	10400	0.239
B	35	10400	0.239
B	36	10400	0.239
B	37	10400	0.239
B	38	10398	0.239
B	39	11154	0.256
B	40	10926	0.251
B	41	10754	0.247
B	42	10400	0.239
B	43	10457	0.240
B	44	11716	0.269
B	45	11715	0.269
B	46	11588	0.266
B	47	9100	0.209
B	48	12146	0.279
B	49	9319	0.214
B	50	9100	0.209
B	51	9100	0.209
B	52	9100	0.209
B	53	10388	0.238
B	54	10570	0.243
B	55	10305	0.237
B	56	9136	0.210
B	57	9852	0.226
B	58	9852	0.226
B	59	11268	0.259
B	60	10400	0.239
B	61	10400	0.239
B	62	10400	0.239
B	63	11800	0.271
B	64	12609	0.289
B	65	17357	0.388
B	66	19771	0.454
B	67	11442	0.263
B	68	15844	0.364
B	69	19983	0.459
B	70	19616	0.450

BLOCK	LOT	AREA (SF)	AREA (AC)
B	71	14639	0.336
B	72	11942	0.274
B	73	10400	0.239
B	74	10400	0.239
B	75	10400	0.239
B	76	10400	0.239
B	77	10400	0.239
B	78	10400	0.239
B	79	11050	0.254
B	OSB-29	1147610	26.346
B	OSB-80	13162	0.302
B	OSB-81	6482	0.149

BLOCK	LOT	AREA (SF)	AREA (AC)
C	1	9750	0.224
C	2	9100	0.209
C	3	9100	0.209
C	4	9100	0.209
C	5	9100	0.209
C	6	9100	0.209
C	7	9100	0.209
C	8	9100	0.209
C	9	9100	0.209
C	10	10400	0.239
C	11	12920	0.297
C	12	10365	0.238
C	13	9100	0.209
C	14	9100	0.209
C	15	9100	0.209
C	16	9100	0.209
C	17	9100	0.209
C	18	9100	0.209
C	19	9100	0.209
C	20	9100	0.209
C	21	9100	0.209
C	22	12350	0.284
C	23	9750	0.224
C	24	9100	0.209
C	25	9100	0.209
C	26	9100	0.209
C	27	9100	0.209
C	28	9100	0.209
C	29	9100	0.209
C	30	9100	0.209
C	31	9100	0.209
C	32	9100	0.209
C	33	10400	0.239
C	34	10400	0.239
C	35	10400	0.239
C	36	10400	0.239
C	37	10543	0.242
C	38	12037	0.276
C	39	12061	0.277
C	40	11134	0.256
C	41	10400	0.239
C	42	10400	0.239
C	43	11410	0.262
C	44	11050	0.254
C	45	10400	0.239
C	46	10400	0.239
C	47	10400	0.239
C	48	11522	0.265
C	49	13423	0.308
C	50	10556	0.242
C	51	10400	0.239
C	52	10400	0.239
C	53	11421	0.262
C	54	11501	0.264
C	55	9100	0.209
C	56	9100	0.209
C	57	9100	0.209
C	58	9100	0.209
C	59	9100	0.209
C	60	9100	0.209
C	61	9100	0.209
C	62	10156	0.233
C	63	17889	0.411
C	64	9336	0.214
C	65	9100	0.209
C	66	9100	0.209
C	67	9030	0.207
C	68	12608	0.289
C	69	15826	0.363
C	70	8834	0.203

BLOCK	LOT	AREA (SF)	AREA (AC)
C	71	9100	0.209
C	72	9100	0.209
C	73	9100	0.209
C	74	9100	0.209
C	75	9100	0.209
C	76	9100	0.209
C	77	9750	0.224
C	78	9100	0.209
C	OSC-34	18225	0.418

BLOCK	LOT	AREA (SF)	AREA (AC)
D	1	11050	0.254
D	2	10400	0.239
D	3	10400	0.239
D	4	10400	0.239
D	5	10400	0.239
D	6	10400	0.239
D	7	10400	0.239
D	8	12491	0.287
D	9	12286	0.282
D	10	10400	0.239
D	11	10400	0.239
D	12	18037	0.414
D	13	13549	0.311
D	14	10683	0.245
D	15	10400	0.239
D	16	11528	0.265
D	17	12327	0.283
D	18	11864	0.272
D	19	10400	0.239
D	20	10400	0.239
D	21	10400	0.239
D	22	10400	0.239
D	23	10400	0.239
D	24	11050	0.254

BLOCK	LOT	AREA (SF)	AREA (AC)
E	1	9750	0.224
E	2	9100	0.209
E	3	9100	0.209
E	4	9100	0.209
E	5	9100	0.209
E	7	10107	0.232
E	8	9100	0.209
E	9	9100	0.209
E	10	9100	0.209
E	11	10732	0.246
E	12	11215	0.257
E	13	9100	0.209
E	14	9100	0.209
E	15	10091	0.232
E	16	12115	0.278
E	17	18225	0.418
E	18	12362	0.284
E	19	10400	0.239
E	20	10400	0.239
E	21	10400	0.239
E	22	10857	0.249
E	23	12389	0.284
E	24	12298	0.282
E	25	10801	0.248
E	26	10400	0.239
E	27	10400	0.239
E	28	9100	0.209
E	29	9100	0.209
E	30	9100	0.209
E	31	9100	0.209
E	32	9750	0.224
E	OSE-6	112226	2.576

BLOCK	LOT	AREA (SF)	AREA (AC)
F	1	9971	0.229
F	2	9100	0.209
F	3	9100	0.209
F	4	9100	0.209
F	5	11472	0.263
F	6	10307	0.237
F	7	9100	0.209
F	8	9100	0.209
F	9	9453	0.217
F	10	16656	0.382
F	11	11707	0.269
F	12	9100	0.209
F	13	9100	0.209
F	14	9100	0.209
F	15	9878	0.227
F	16	10941	0.251
F	17	10907	0.250
F	18	9573	0.220
F	19	9100	0.209
F	20	9971	0.229

BLOCK	LOT	AREA (SF)	AREA (AC)
G	1	11638	0.267
G	2	10400	0.239
G	3	10400	0.239
G	4	11638	0.267
G	5	11638	0.267
G	6	10400	0.239
G	7	10400	0.239
G	8	11638	0.267
G	9	16163	0.371
G	10	14451	

PROPERTY DESCRIPTION - 80.613 ACRES

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, Rockwall County, Texas and being a portion of a called 148.869 acre tract of land described in deed to Tate Brothers Limited Partnership as recorded in Volume 6316, Page 42, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a mag-nail set in the northwest line of said 148.869 acre tract and in League Road (width/dedication of right-of-way unknown), from which a 1/2-inch iron rod found in Edwards Road (width/dedication of right-of-way unknown) and the southwest line of the called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document No. 2020000030685, said Official Public Records, for the north corner of said 148.869 acre tract, bears North 44°08'01" East, 1,239.72 feet;

THENCE over and across said 148.869 acre tract, the following courses:

South 45°53'03" East, a distance of 1,059.91 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 44°08'19" East, a distance of 180.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 45°51'41" East, a distance of 32.49 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 44°08'19" East, a distance of 130.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 45°51'41" East, a distance of 443.41 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 36°47'54" East, a distance of 93.34 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 11°08'23" East, a distance of 366.39 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 78°51'37" East, a distance of 17.86 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 11°04'18" East, a distance of 464.75 feet to a 5/8-inch iron rod set capped (stamped "KHA") in the southeast line of said 148.869 acre tract and the northwest line of Bluebonnet Ridge Addition as recorded in Book B Volume 150, Map Records of Rockwall County, Texas;

THENCE South 59°18'03" West, with the southeast line of said 148.869 acre tract and a northwest line of said Bluebonnet Ridge Addition, a distance of 1,416.22 feet to a point for the south corner of said 148.869 acre tract the east corner of the called 33.131 acre tract of land described in deed to Adcox as recorded in Instrument No. 2016000022774, said Official Public Records, same being the east corner of the called 22.149 acre tract of land described in deed to Adcox as recorded in Instrument No. 2024000017264, said Official Public Records (formerly a part of said 33.131 acre tract), from which a 1/2-inch iron rod found for the southern most south corner of said 22.149 acres, bears South 59°18'03" West, 1271.96 feet, and from which a 1/2-inch iron rod found, bears North 42°33'58" West, 23.92 feet;

THENCE North 45°41'24" West, with the southwest line of said 148.869 acre tract and the northeast line of both said 22.149 acre tract and 33.131 acre tract, passing at 1048.42 feet a 1/2-inch iron rod found capped, stamped (Bison Creek) for the north corner of said 22.149 acre tract, continuing on said course for a TOTAL distance of 1950.44 feet to a mag-nail set in League Road (width/dedication of right-of-way unknown) for the west corner of said 148.869 acre tract and the north corner of said 33.131 acre tract;

THENCE North 44°08'01" East, along League Road, with the northwest line of said 148.869 acre tract, a distance of 1,524.56 feet to the POINT OF BEGINNING containing 3,511,518 square feet or 80.613 acres of land.

PROPERTY DESCRIPTION - 68.256 ACRES

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, Rockwall County, Texas and being a portion of a called 148.869 acre tract of land described in deed to Tate Brothers Limited Partnership as recorded in Volume 6316, Page 42, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in Edwards Road (width/dedication of right-of-way unknown) and the southwest line of the called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document No. 2020000030685, said Official Public Records, for the north corner of said 148.869 acre tract;

THENCE South 45°52'28" East, along said Edwards Road, with the northeast line of said 148.869 acre tract and the southwest line of said 641.6711 acre tract, a distance of 2698.28 feet to a mag-nail set for the east corner of said 148.869 acre tract and for the north corner of Bluebonnet Ridge Addition as recorded in Book B Volume 150, Map Records of Rockwall County, Texas;

THENCE with the southeast line of said 148.869 acre tract and the northwest line of said Bluebonnet Ridge Addition, the following courses:

South 43°05'57" West, a distance of 187.96 feet to a 1/2-inch iron rod found;

South 12°14'58" West, a distance of 90.22 feet to a 1/2-inch iron rod found;

South 58°05'36" West, a distance of 306.10 feet to a 1/2-inch iron rod found;

North 39°23'51" West, a distance of 123.24 feet to a 1/2-inch iron rod found;

South 59°18'03" West, a distance of 896.96 feet to a 5/8-inch iron rod set capped (stamped "KHA") in said common line, from which a point for the southern most south corner of said 148.869 acres, bears South 59°18'03" West, 1416.22 feet, from which a 1/2-inch iron rod found, bears North 42°33'58" West, 23.92 feet;

THENCE over and across said 148.869 acre tract, the following courses:

North 11°04'18" West, a distance of 464.75 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 78°51'37" West, a distance of 17.86 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 11°08'23" West, a distance of 366.39 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 36°47'54" West, a distance of 93.34 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 45°51'41" West, a distance of 443.41 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 44°08'19" West, a distance of 130.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 45°51'41" West, a distance of 32.49 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 44°08'19" West, a distance of 180.00 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 45°53'03" West, a distance of 1,059.91 feet to a mag-nail set in League Road (width/dedication of right-of-way unknown) and in the northwest line of said 148.869 acre tract;

THENCE North 44°08'01" East, along League Road, with the Northwest line of said 148.869 acre tract, a distance of 1,239.72 feet to the POINT OF BEGINNING containing 2,973,250 square feet or 68.256 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE TMPH SONOMA VERDE, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE EAST AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RE CONSTRUCTED, OR REPLACES UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JUNE 13, 2017 ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S TMPH SONOMA VERDE, LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED:

Mayor _____

Date _____

ACKNOWLEDGED:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas upon completion of public improvements within the platted area, or a surety bond is provided for the future completion of the public improvements with the platted area.

Witness my hand this ___ day of _____, 20__.

City Secretary
City of McLendon-Chisholm, Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE TATE LAND HOLDINGS LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE EAST AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RE CONSTRUCTED, OR REPLACES UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JUNE 13, 2017 ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S TATE LAND HOLDINGS LLC

BY: _____

NAME: _____

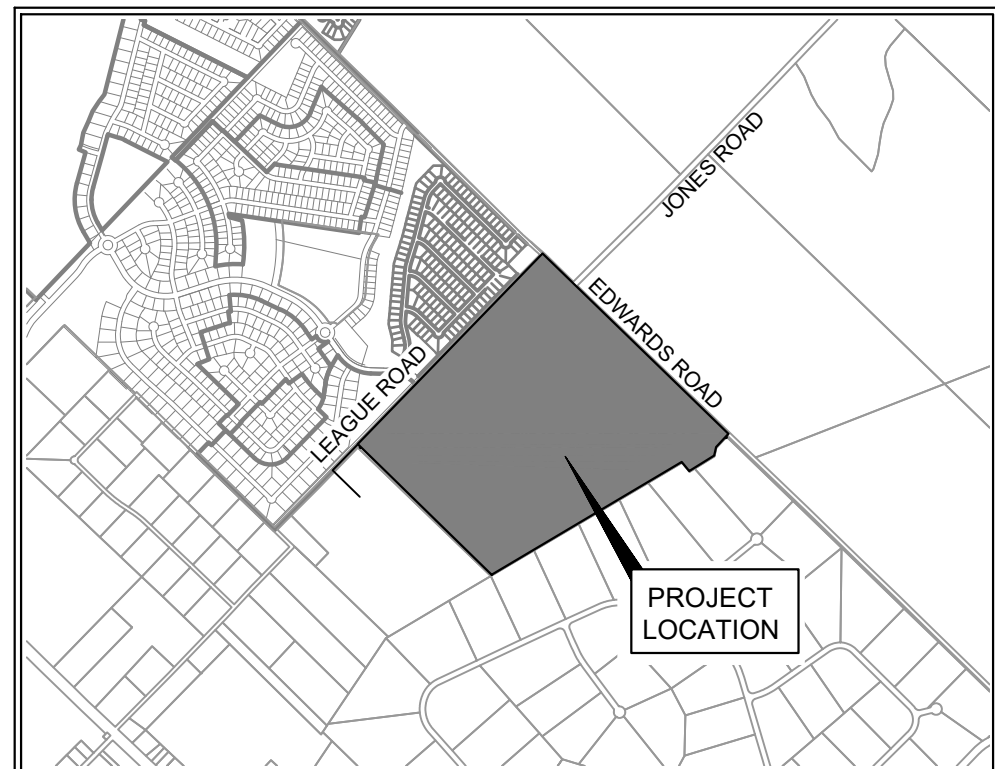
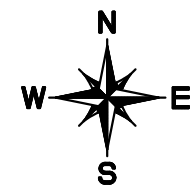
TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
SCALE: 1" = 2,000'

THE SONOMA VERDE EAST DEVELOPMENT SHALL BE GOVERNED SOLELY BY THE FOLLOWING DEVELOPMENT AGREEMENTS:

- SONOMA VERDE EAST (DOC #2025000003630 RECORDED 03/05/2025)
- SONOMA VERDE (DOC #20070000381503 RECORDED 07/11/2007)
- SONOMA VERDE 1ST AMENDMENT (DOC #20080000402667 RECORDED 08/01/2008)
- SONOMA VERDE 2ND AMENDMENT (DOC #20140000000017 RECORDED 01/02/2014)
- SONOMA VERDE 3RD AMENDMENT (DOC #20140000001356 RECORDED 01/31/2014)

NOTES:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

THE LIMITS OF THE PROPOSED 100-YEAR FLOODPLAIN ARE BASED OFF THE PRELIMINARY FLOOD STUDY PERFORMED BY CARDINAL STRATEGIES DATED MAY 16, 2025. THE FINAL FLOOD STUDY WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL DURING THE CONSTRUCTION PLAN REVIEW PROCESS. A LOMR-F WILL BE SUBMITTED TO FEMA TO ADDRESS THE REVISED BASE FLOOD ELEVATIONS FOR BLOCK B LOTS 5-11.

THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BLOCK B LOTS 5-11, 30-65, OSB-29 SHALL BE A MINIMUM OF 2' ABOVE THE 100-YEAR BASE FLOOD ELEVATION DETERMINED BY THE APPROVED FLOOD STUDY OR THE FEMA APPROVED LOMR-F, WHICHEVER IS GREATER.

ACCORDING TO MAP NO. 48397C0130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN "ZONE A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

ALL OPEN SPACE LOTS, COMMON AREAS, AND DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.

NO BUILDING PERMIT FOR ANY LOT LOCATED IN THE 100 YEAR FLOODPLAIN BE ISSUED NOR ANY CERTIFICATE OF OCCUPANCY BE ISSUED FOR ANY SUCH LOT UNLESS AND UNTIL THAT PROPERTY HAS BEEN REMOVED FROM THE FLOODPLAIN IN ACCORDANCE WITH A LETTER OF MAP REVISION [LOMR] APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY [FEMA].

NO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION BE APPROVED FOR ANY HOUSE IN THE APPROVED FINAL PLAT UNTIL POTABLE WATER SERVICE AND SANITARY SEWER SERVICE HAS BEEN PROVIDED.

PLATTING OF THE PROPERTY IS PERMITTED PRIOR TO THE ANNEXATION OF THE PROPERTY INTO THE CITY'S CORPORATE LIMITS AND PRIOR TO THE ZONING OF THE PROPERTY.

NEW STREETS SHALL BE NAMED SO AS TO PROVIDE CONTINUITY OF NAME WITH EXISTING STREETS AND SO AS TO PREVENT CONFLICT WITH IDENTICAL OR SIMILAR NAMES IN OTHER PARTS OF THE CITY.

THE HOA SHALL OWN AND MAINTAIN ALL PROPOSED TRAILS WITHIN THE PROJECT LIMITS. ALL PROPOSED TRAILS LOCATED OUTSIDE THE ROW SHALL BE LOCATED WITHIN A PEDESTRIAN ACCESS EASEMENT PRIOR TO APPROVAL OF THE FINAL PLAT.

THE MAXIMUM NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS PERMITTED ON THE PROPERTY IS 370. A MINIMUM OF 35% OF THE SINGLE FAMILY RESIDENTIAL DWELLING UNITS MUST HAVE A MINIMUM LOT WIDTH OF 80 FEET.
TOTAL PROPOSED LOTS = 365
TOTAL PROPOSED 70'X130'=237 (65%)
TOTAL PROPOSED 80'X130'=128 (35%)

SONOMA VERDE EAST DEVELOPMENT TO BE ANNEXED INTO THE EXISTING SONOMA VERDE HOA.

PRELIMINARY PLAT
SONOMA VERDE EAST

148.870 ACRES

PHASE 1

BLOCK A LOTS 42-68 OSA-69, BLOCK B LOTS 1-28 30-48 OSB-29 OSB-81, BLOCK C LOTS 35-43 OSC-34, BLOCK F LOTS 1-20, BLOCK G LOT 1-11, BLOCK H LOT 1-8, BLOCK I OSI-1, BLOCK J 1-15, BLOCK K 1-26, BLOCK L 1-8, BLOCK N OSN-1

PHASE 2

BLOCK A LOTS 1-41 OSA-69, BLOCK B LOTS 49-79 OSB-29 OSB-80, BLOCK C LOTS 1-33 44-77 OSC-34, BLOCK D LOTS 1-24, BLOCK E LOTS 1-5 7-32 OSE-6, BLOCK M OSM-1

365 RESIDENTIAL LOTS
8 OPEN SPACE LOTS
1 AMENITY CENTER LOT

KING LATHAM SURVEY,
ABSTRACT NO. 133
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

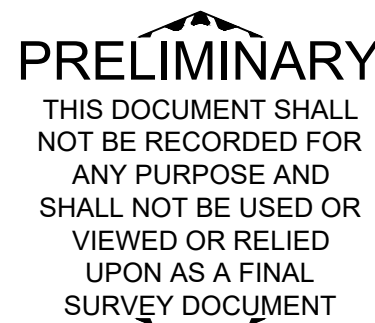
Tel. No. (469) 501-2200
FIRM # 10194503

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No, Sheet No. Values: AS SHOWN, TWM, LEL, MAY 2026, 067705164, P-5

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DANIEL ARTHUR, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2026.

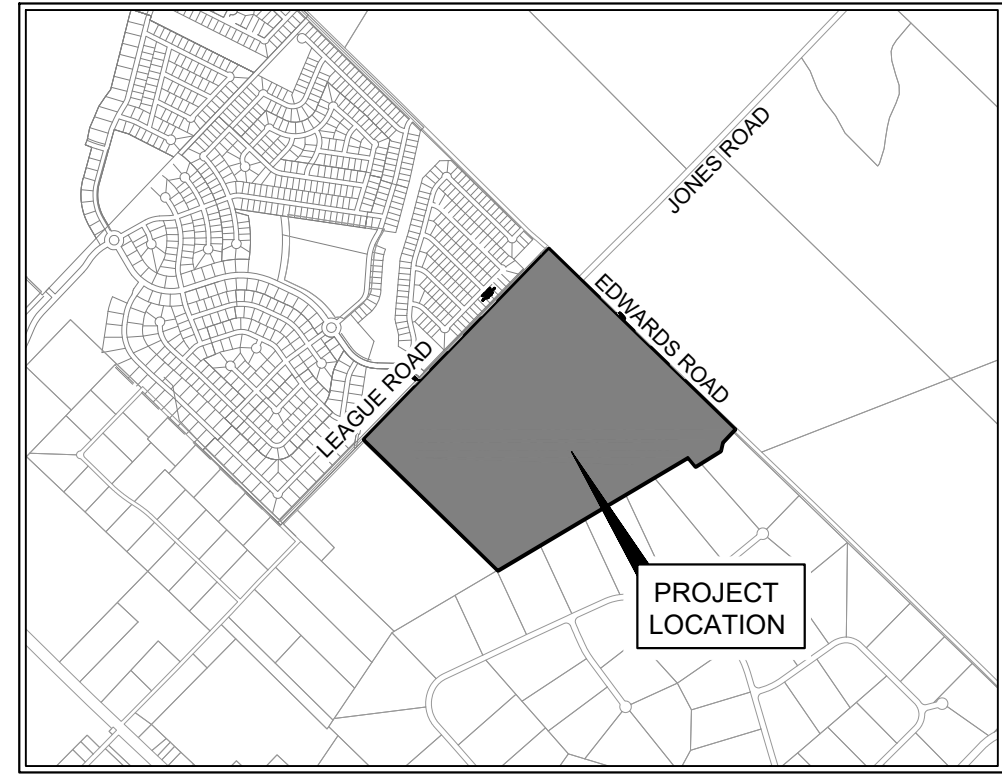
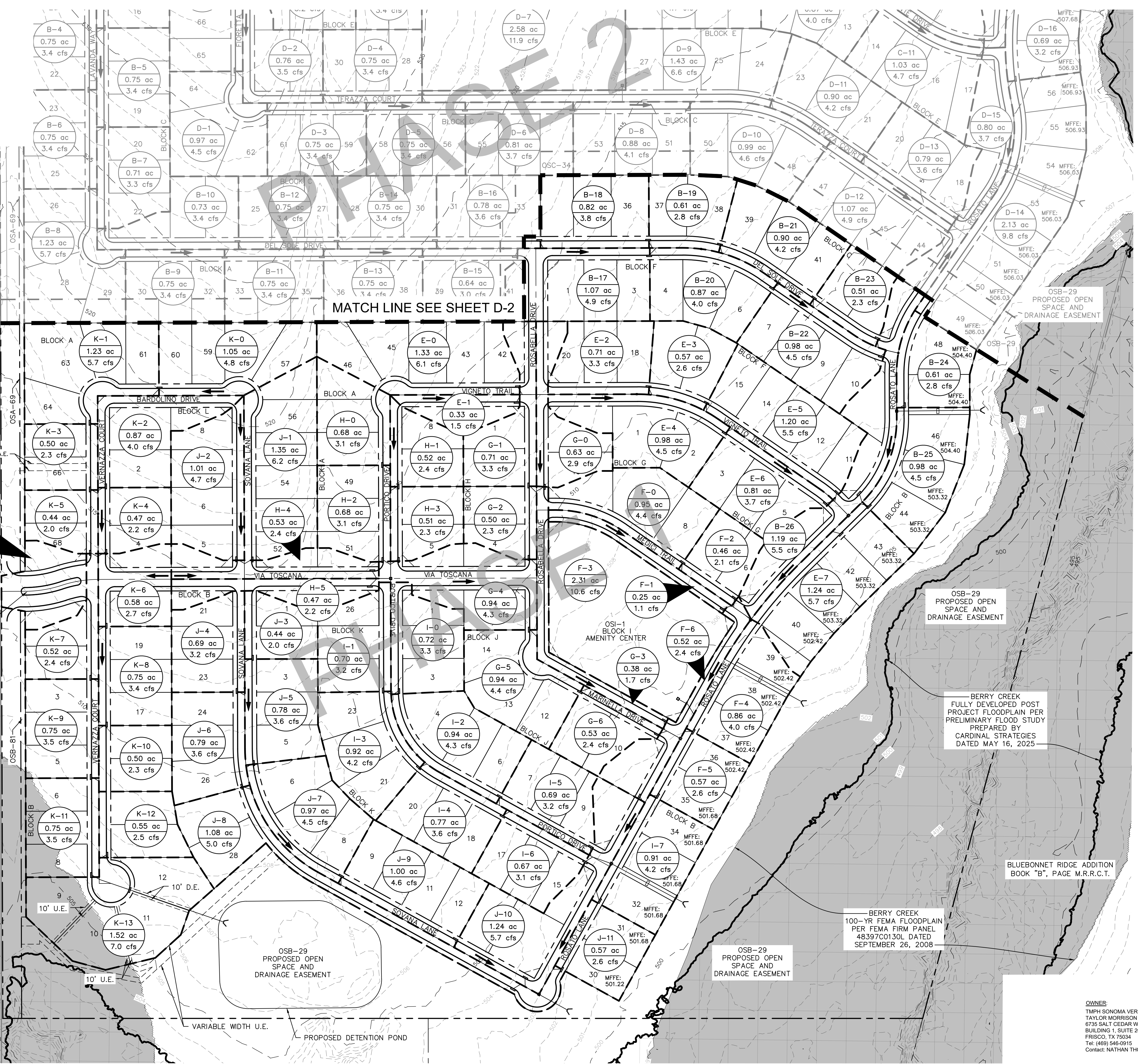
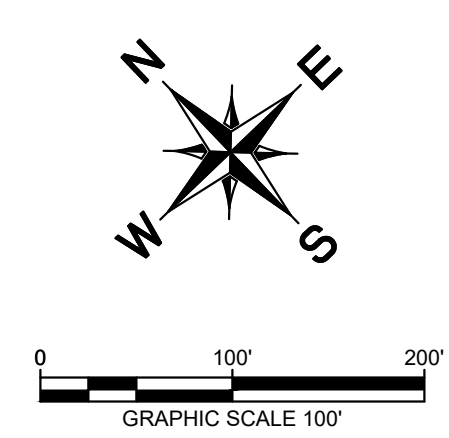
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



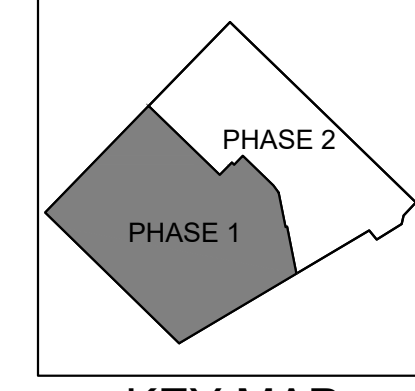
OWNER: TMPH SONOMA VERDE, LLC
OWNER: TATE LAND HOLDINGS LLC
DEVELOPER: TAYLOR-DAVIS INTERESTS, LLC

ENGINEER: Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Lon Lusk, P.E.

PREPARED BY: LESANNA W. KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/16/2025
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/16/2025
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/16/2025
 LAST SAVED: 5/16/2025 10:00 AM
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.



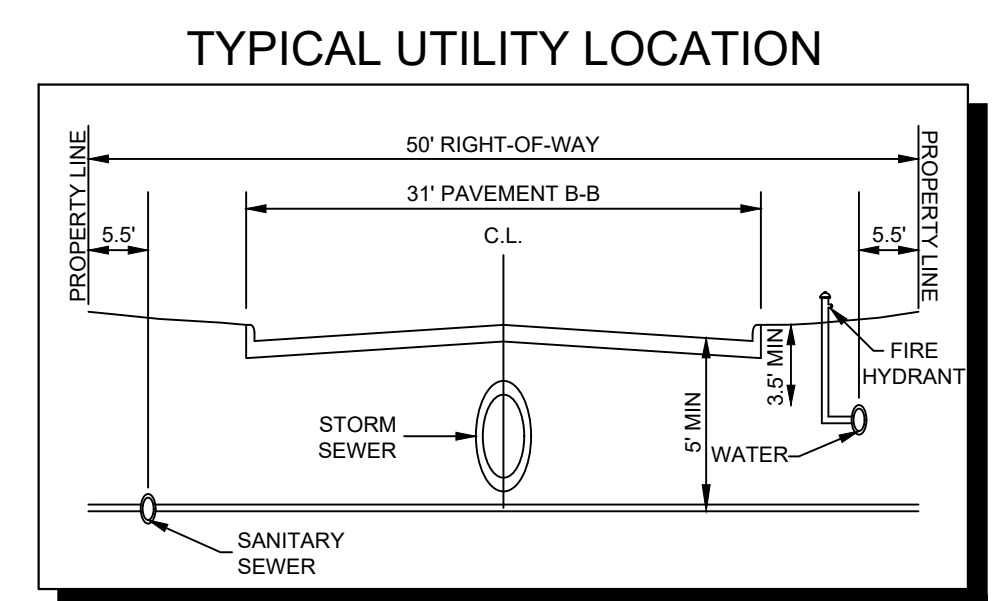
VICINITY MAP
SCALE: 1" = 2,000'



KEY MAP

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	TRACT LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	EXISTING CONTOUR



DRAINAGE DESIGN CRITERIA

Q100 = C*²A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL) / 0.35 (OPEN SPACE)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 10 MINUTES (COMMERCIAL) = 9.22 IN/HR
 TC OF 15 MINUTES (RESIDENTIAL) = 7.02 IN/HR
 A = DRAINAGE AREA IN ACRES

- DRAINAGE GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.

PRELIMINARY DRAINAGE PLAN (SHEET 1 OF 2)
 FOR
SONOMA VERDE EAST
 365 RESIDENTIAL LOTS / 8 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 148,870 ACRES
 OUT OF THE
 KING LATHAM SURVEY, ABSTRACT NO. 133
 CITY OF MCLENDON-CHISHOLM,
 ROCKWALL COUNTY, TEXAS

OWNER: TATE LAND HOLDINGS LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (214) 676-0084 Contact: STEPHEN DAVIS	DEVELOPER: TAYLOR-DAVIS INTERESTS, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (214) 676-0084 Contact: STEPHEN DAVIS	ENGINEER/SURVEYOR: Kimley-Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: LORI E. LUSK, P.E.
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DESIGNED: JUV	DRAWN: TWM	CHECKED: LEL	SCALE: AS SHOWN	DATE: MAY 2025	KH PROJECT NO: 067705164	D-1
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OWNER:
 TMPH SONOMA VERDE, LLC
 15441 KNOLL TRAIL, SUITE 150
 DALLAS, TX 75248
 BUILDING 1, SUITE 200
 FRISCO, TX 75034
 Tel: (469) 546-9915
 Contact: NATHAN THOMPSON

— BERRY CREEK
 100-YR FEMA FLOODPLAIN
 PER FEMA FIRM PANEL
 48397C0130L DATED
 SEPTEMBER 26, 2008

BLUEBONNET RIDGE ADDITION
 BOOK "B", PAGE M.R.R.C.T.

OSB-29
 PROPOSED OPEN
 SPACE AND
 DRAINAGE EASEMENT

OSI-1
 BLOCK
 AMENITY CENTER

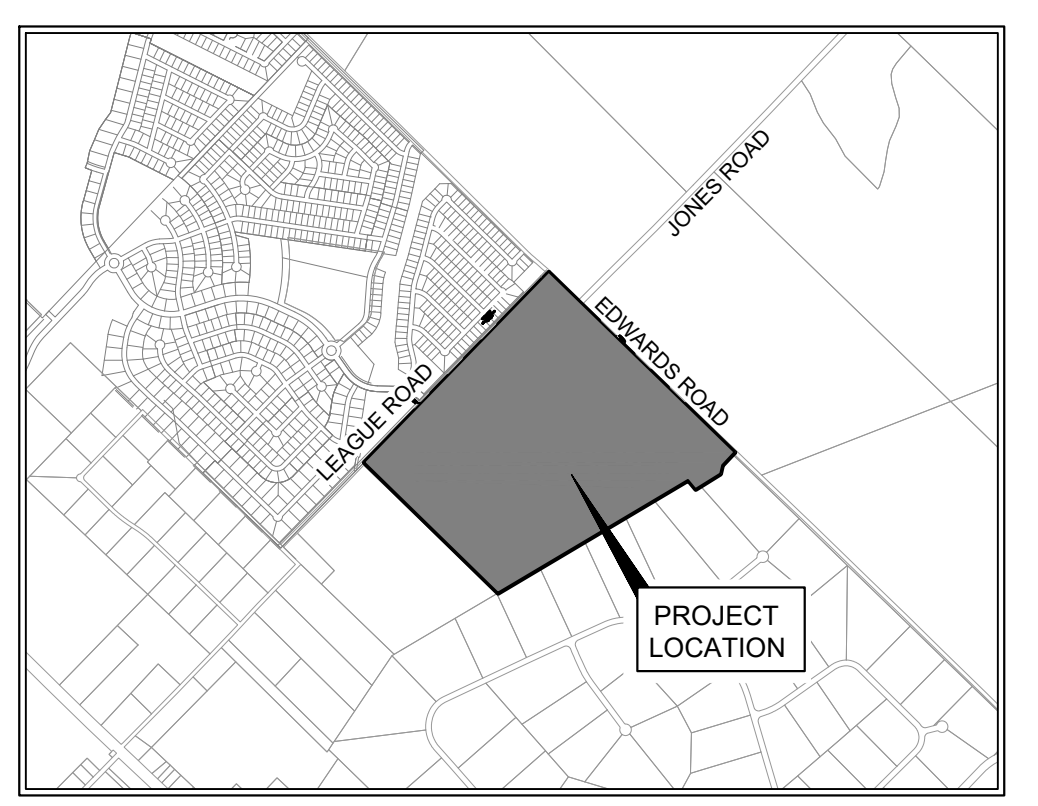
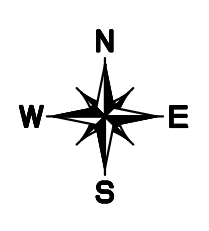
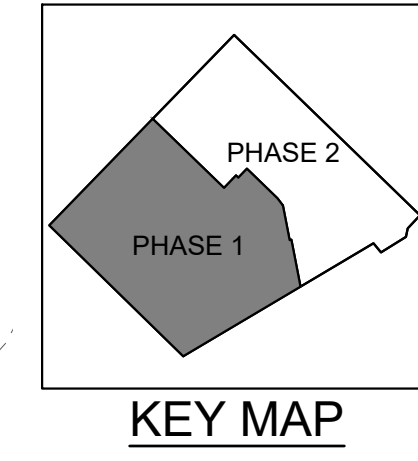
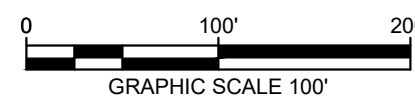
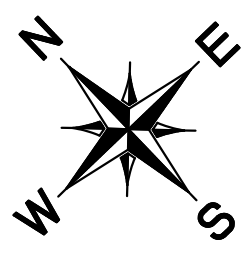
OSB-29
 PROPOSED OPEN
 SPACE AND
 DRAINAGE EASEMENT

OSB-29
 PROPOSED OPEN
 SPACE AND
 DRAINAGE EASEMENT

VARIABLE WIDTH U.E.
 PROPOSED DETENTION POND

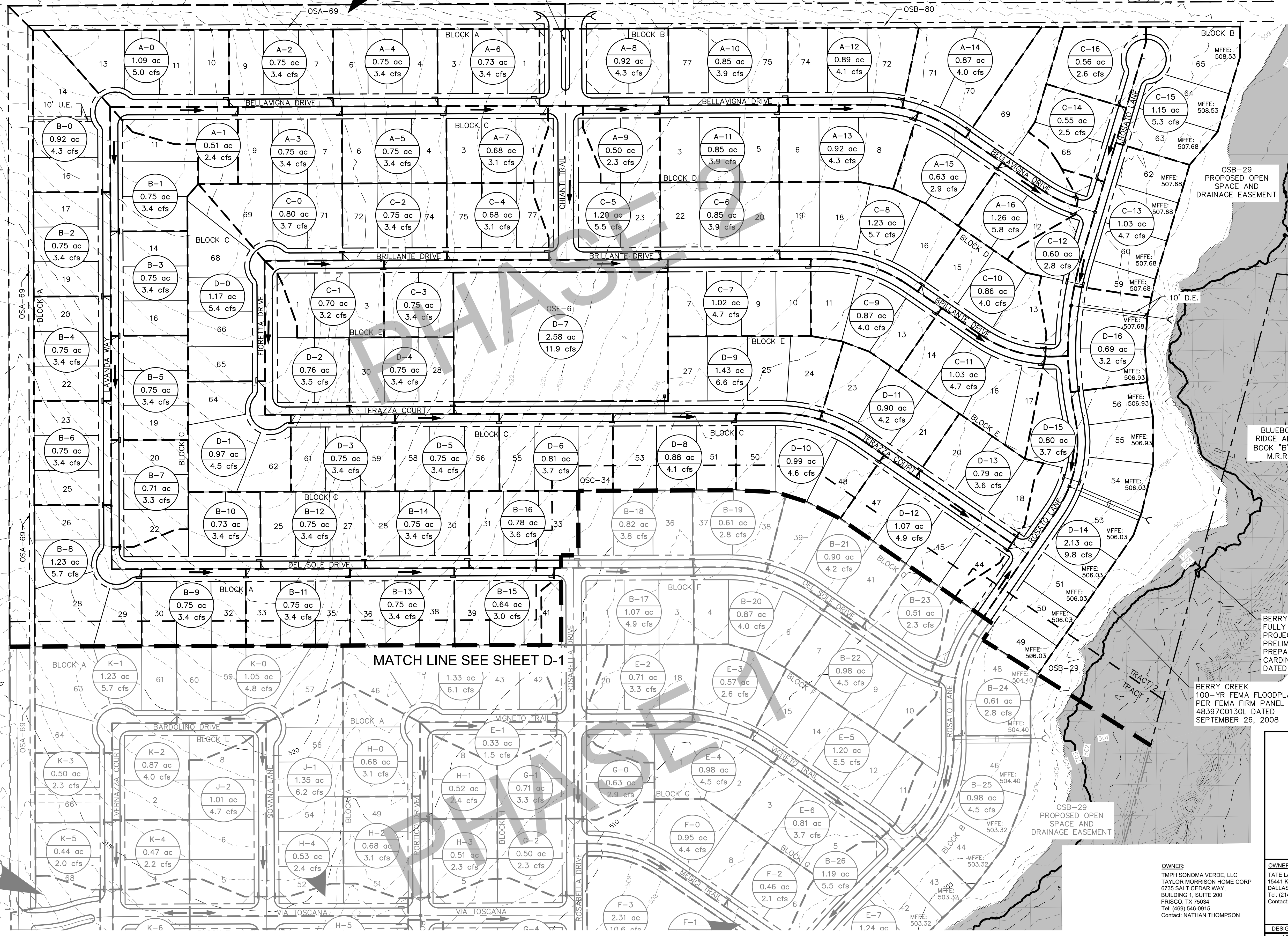
SONOMA VERDE
 PHASE 3
 O.P.R.C.T.
 DOC. #2022000004142

LAND SOLUTIONS SV LLC
 DOC. #2022000004142
 O.P.R.C.T.

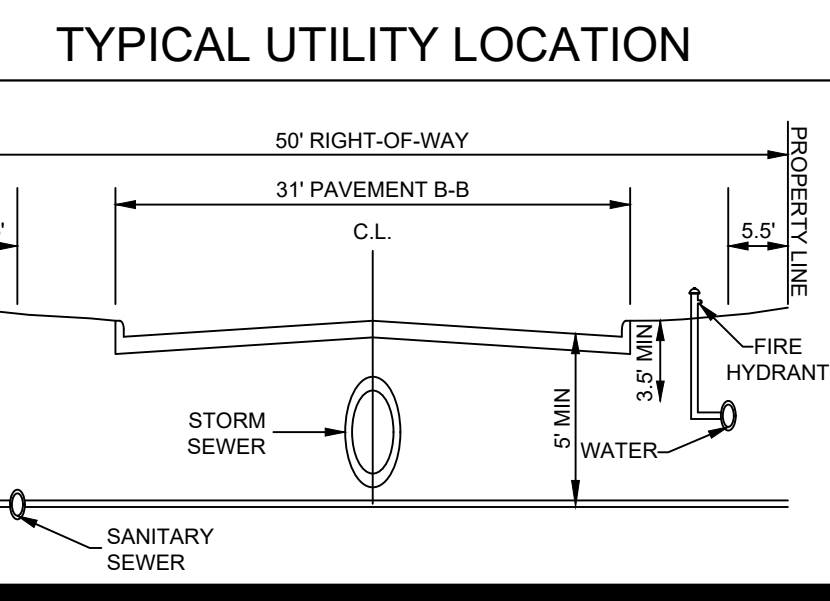
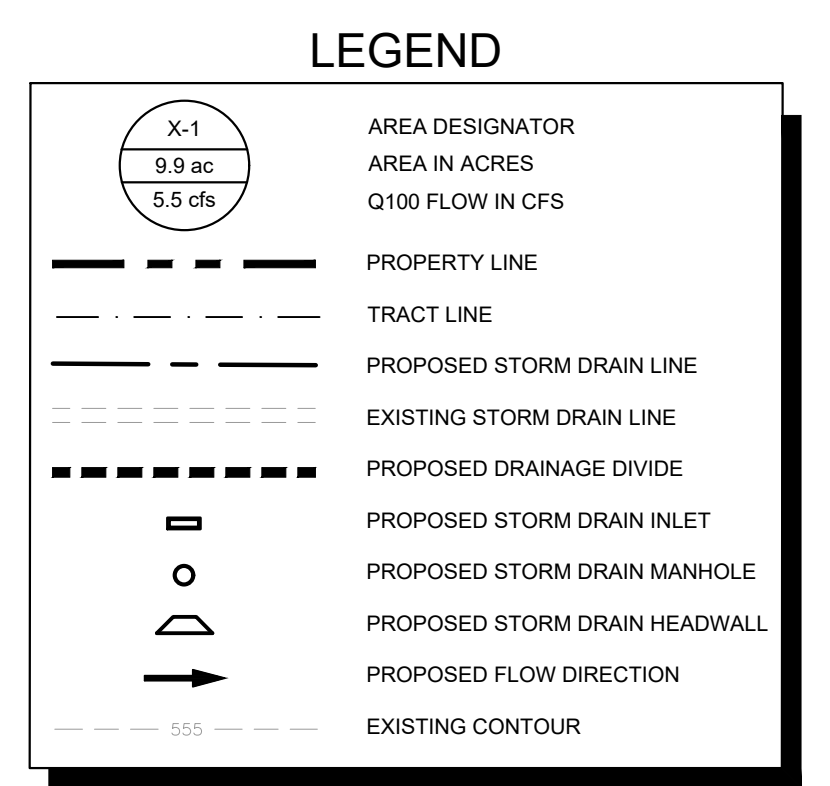


DMDS LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 2020000030685
O.P.R.C.T.

CULVERT
1.26 ac
5.8 cfs



VICINITY MAP
SCALE: 1" = 2,000'



DRAINAGE DESIGN CRITERIA
Q100 = C*^{1.4}
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
0.35 (OPEN SPACE)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 10 MINUTES (COMMERCIAL) = 9.22 IN/HR
TC OF 15 MINUTES (RESIDENTIAL) = 7.02 IN/HR
A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.

BLUEBONNET RIDGE ADDITION BOOK "B", PAGE M.R.R.C.T.

BERRY CREEK FULLY DEVELOPED POST PROJECT FLOODPLAIN PER PRELIMINARY FLOOD STUDY PREPARED BY CARDINAL STRATEGIES DATED MAY 16, 2025

BERRY CREEK 100-YR FEMA FLOODPLAIN PER FEMA FIRM PANEL 48397C0130L DATED SEPTEMBER 26, 2008

MATCH LINE SEE SHEET D-1

PRELIMINARY DRAINAGE PLAN (SHEET 2 OF 2)
FOR
SONOMA VERDE EAST
365 RESIDENTIAL LOTS / 8 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 148,870 ACRES
OUT OF THE
KING LATHAM SURVEY, ABSTRACT NO. 133
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS

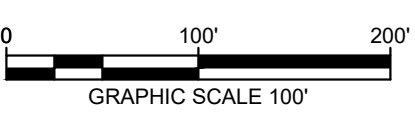
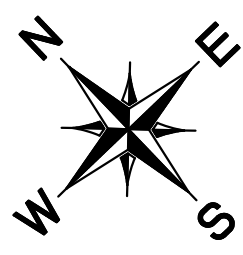
OWNER:
TMPH SONOMA VERDE, LLC
TAYLOR MORRISON HOME CORP
6735 SALT CEDAR WAY,
BUILDING 1, SUITE 200
FRISCO, TX 75034
Tel: (469) 546-9915
Contact: NATHAN THOMPSON

DEVELOPER:
TAYLOR DAVIS
INTERESTS, LLC
15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (214) 676-0084
Contact: STEPHEN DAVIS

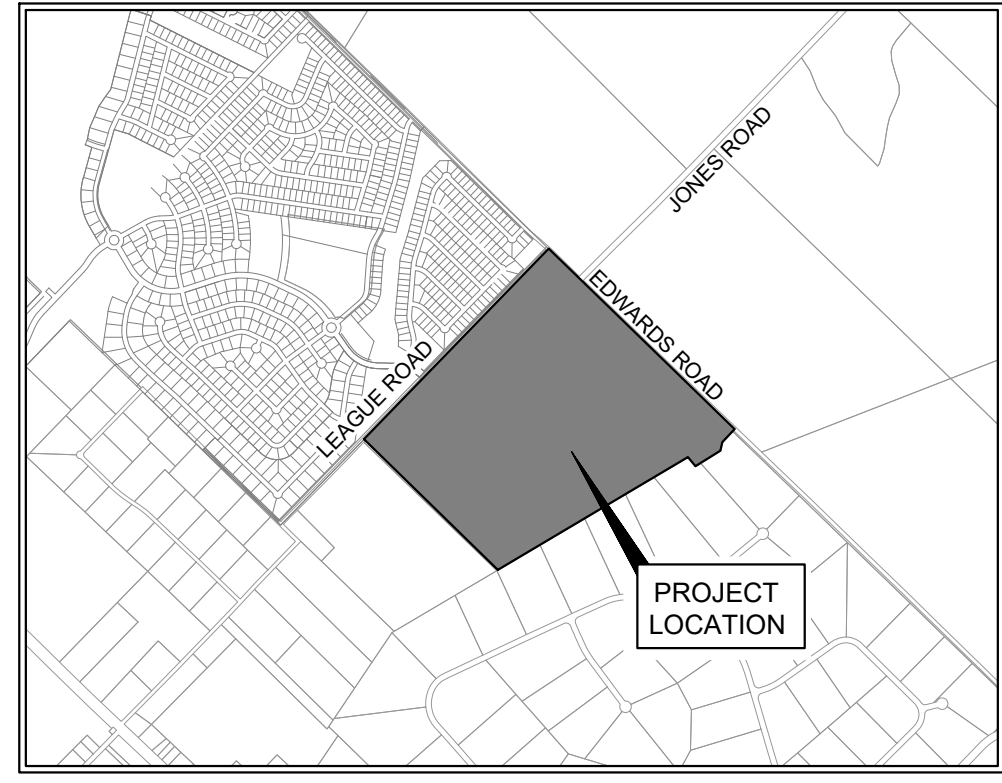
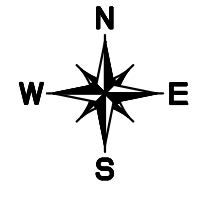
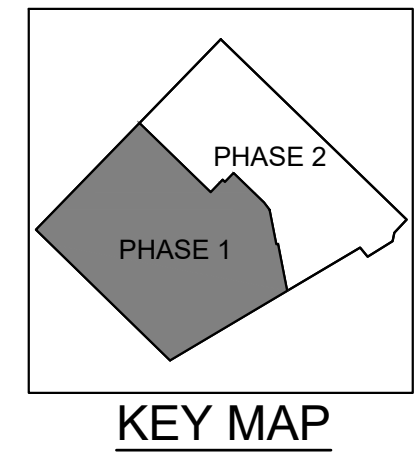
ENGINEER/SURVEYOR:
Kimley-Horn
400 N. Oklahoma Dr. Suite 105
Celina, TX 75009
Tel: (469) 501-2200
Contact: LORI E. LUSK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-2
JUV	TWM	LEL	AS SHOWN	MAY 2026	067705164	

DATE PLOTTED: 5/26/2025 10:58:00 AM
DRAWN BY: KIMLEY-HORN ASSOCIATES, INC.
LAST SAVE: 5/26/2025 10:58:00 AM
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DMS LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 2020000030685
O.P.R.R.C.T.



VICINITY MAP
SCALE: 1" = 2,000'

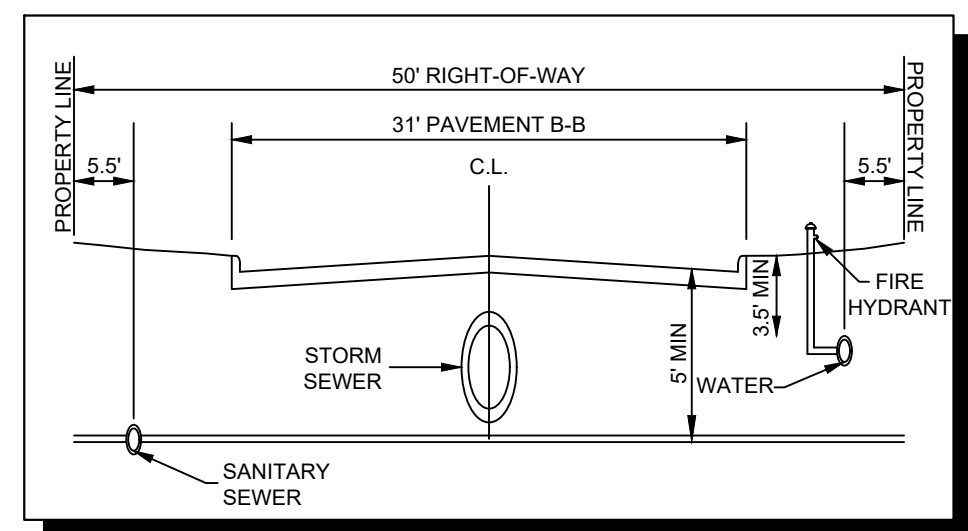
UTILITY LEGEND

	PROPERTY LINE
	TRACT LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

UTILITIES GENERAL NOTES

1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
3. LAYOUT SHOWN IS PRELIMINARY. FIRE HYDRANT APPURTENANCES, AND MANHOLE LOCATIONS WILL BE SUBJECT TO CHANGE IN FINAL DESIGN.
4. PROPOSED FORCE MAIN SIZING TO BE CONFIRMED WITH DETAILED FORCE MAIN AND LIFT STATION DESIGN.
5. WATER SERVICE TO BE PROVIDED BY RCH.

TYPICAL UTILITY LOCATION



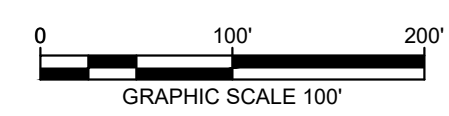
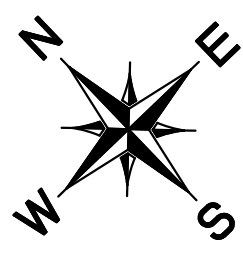
PRELIMINARY UTILITY PLAN (SHEET 2 OF 2)
FOR
SONOMA VERDE EAST
365 RESIDENTIAL LOTS / 8 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 148,870 ACRES
OUT OF THE
KING LATHAM SURVEY, ABSTRACT NO. 133
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS

OWNER: TATE LAND HOLDINGS LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (214) 676-0084 Contact: STEPHEN DAVIS	DEVELOPER: TAYLOR DAVIS INTERESTS, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (214) 676-0084 Contact: STEPHEN DAVIS	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: LORI E. LUSK, P.E.
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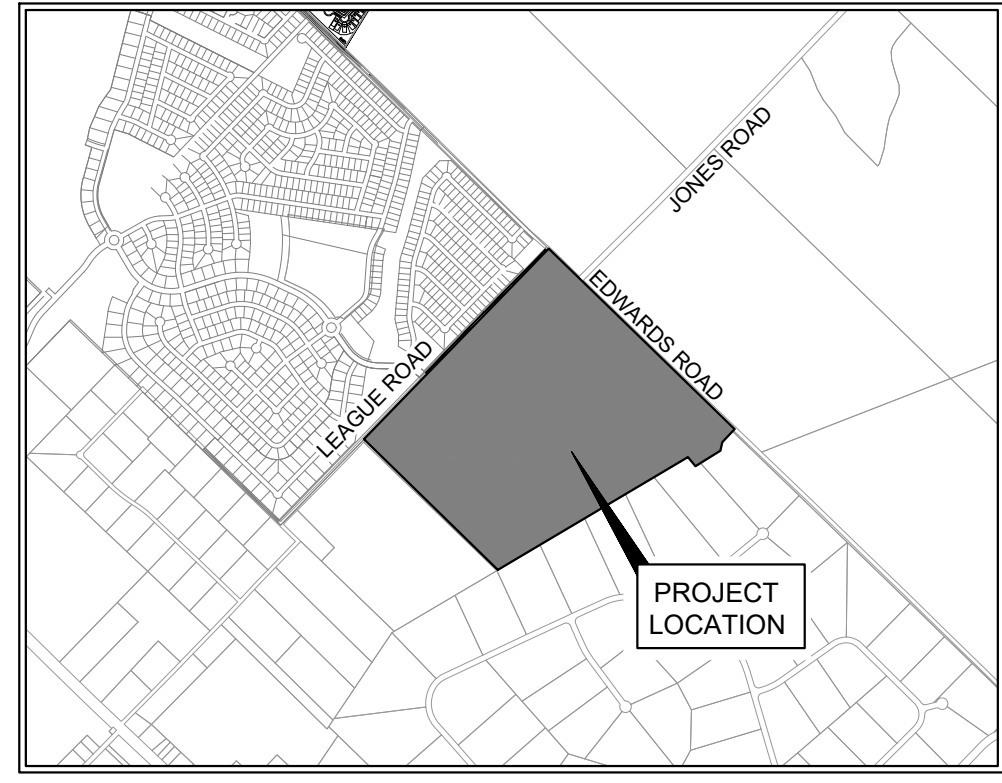
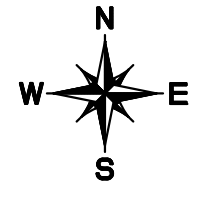
DESIGNED: JUV	DRAWN: JHG	CHECKED: LEL	SCALE: AS SHOWN	DATE: MAY 2026	KH PROJECT NO: 067705164	U-2
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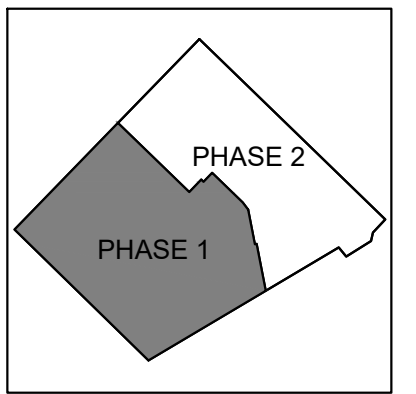
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O.P.R.R.C.T.



VICINITY MAP
SCALE: 1" = 2,000'



KEY MAP

LEGEND

	PROPOSED 5' TRAIL SHOWN TO BE BUILT BY MAJOR DEVELOPER
	PROPOSED 5' TRAIL SHOWN TO BE BUILT BY DEVELOPER
	PROPOSED 5' TRAIL SHOWN TO BE BUILT BY HOME BUILDER
	PROPOSED 6' TRAIL SHOWN TO BE BUILT BY DEVELOPER

NOTES

1. EXACT TRAIL ALIGNMENTS SHOWN ARE SUBJECT TO CHANGE BASED ON THE FINAL DESIGN.
2. TRAIL LOCATED ALONG RESIDENTIAL LOTS TO BE CONSTRUCTED BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.
3. THE DEVELOPER SHALL CONSTRUCT ALL TRAILS THAT ARE LOCATED IN AND/OR ALONG OPEN SPACE LOTS OR THE ROW FOR LEAGUE ROAD.

RCH WATER SUPPLY CORPORATION
INST. NO. 2021000001102
D.R.R.C.T.

15' RCH W.S.C. ESM.T.
VOLUME 184,
PAGE 607

EXIST 12" WL

SONOMA VERDE PHASE 3
DOC. #2022000004142
O.P.R.R.C.T.

SONOMA VERDE PHASE 3
DOC. #2022000004142
O.P.R.R.C.T.

SONOMA VERDE PHASE 3
DOC. #2022000004142
O.P.R.R.C.T.



MATCH LINE SEE SHEET T-1

BLUEBONNET RIDGE ADDITION
BOOK "B", PAGE M.R.R.C.T.

BERRY CREEK
100-YR FEMA FLOODPLAIN
PER FEMA FIRM PANEL
48397C0130L DATED
SEPTEMBER 26, 2008

BERRY CREEK
FULLY DEVELOPED POST PROJECT FLOODPLAIN
PER PRELIMINARY FLOOD STUDY PREPARED BY
CARDINAL STRATEGIES DATED MAY 16, 2025

OSB-29
PROPOSED OPEN SPACE
AND DRAINAGE EASEMENT

PRELIMINARY TRAIL PLAN (SHEET 2 OF 2)
FOR
SONOMA VERDE EAST
365 RESIDENTIAL LOTS / 8 OPEN SPACES/ 1 AMENITY CENTER LOT
BEING 148,870 ACRES
OUT OF THE
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DESIGNED JUV	DRAWN JHG	CHECKED LEL	SCALE AS SHOWN	DATE MAY 2026	KH PROJECT NO. 067705164	T-2
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/16/2026
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/16/2026
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/16/2026
 LAST REVISED: 05/16/2026 5:09 PM
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