



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
JULY 21, 2026**

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

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. PUBLIC HEARING
 - 4.1. A public hearing to hear comments on a proposed amendment to Chapter 14, Article 4, Section 4-13(E)(1), "Building Form," of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.
 - 4.2. Conduct a public hearing and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural (AG) to a Planned Development (PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located northeast of Edwards Road, southeast of FM 550, and within the recently proposed annexation area known as Sonoma Verde North.
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
 - 6.1. Minutes from June 16, 2026
7. ITEMS FOR CONSIDERATION AND ACTION

Discuss and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural (AG) to a Planned Development (PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located northeast of Edwards Road, southeast of FM 550, and within the recently proposed annexation area known as Sonoma Verde North.

 - 7.1. Discuss and consider a preliminary plat for Keils Addition to create 2 residential lots out of 14.28 acres located in the Samuel Newell Survey, Abstract No. 165, in the City of McLendon-Chisholm, Rockwall County, Texas
 - 7.2. Discuss and consider a final plat for Edward's Estates to create 2 residential lots out of a total of 4.995 acres located in the James W Pittman Survey,

Abstract No 181, in the City of McLendon-Chisholm's Extraterritorial Jurisdiction(ETJ), Rockwall County, Texas

- 7.3. Discuss and consider a final plat for Lakeshore Church Addition to create 1 lot out of a total of 50.328 acres located in the Willam W Ford Survey, Abstract No. 80, in the City of McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas
- 7.4. Discuss and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural(AG) to a Planned Development(PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located north-east of Edwards Road, south-east of FM 550, and within the recently proposed annexation area know as Sonoma Verde North.
- 7.5. Discuss and consider a preliminary plat for Willow Creek Phases 1A, 1B 1C and 2A to create 414 residential lots and common areas out of 360.355 acres located in the King Latham Survey, Abstract No 133, in the City of McLendon-Chisholm, Rockwall County Texas.
- 7.6. Discuss and consider a recommendation to City Council on an ordinance amending Section 4-13(E)(1), "Building Form " of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

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., July 14, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.