



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
AUGUST 18, 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 on a request to rezone a proposed annexed property to a Planned Development (PD), to be known as "Sonoma Verde North Public Improvement District" with specific development standards and permitted uses. No base zoning district regulations apply to the Planned Development and will be subject to the Sonoma Verde North Development Agreement, as amended and modified herein, in accordance with the City's Code of Ordinances. The subject property is 208.787-acre tract situated in the Franklin Bauguss, Abstract No. 7, City of McLendon-Chisholm, Rockwall County, Texas, and is generally located at the north-east corner of Edwards Road and south-east of FM 550 (Rockwall Property ID: 10076 and 339457).
 - 4.2. Public hearing being held to receive comments on the consideration of a request for a specific use permit (SUP) for a backlit monument sign to be lit 24 hours a day on the subject property, as defined in the City's Code of Ordinances. The subject property is approximately 1.37 acres situated in the King Latham Survey, City of McLendon-Chisholm, Texas, and is generally located at 137 S State Highway 205 (Rockwall County Property ID: 11384).
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
 - 6.1. Consider approving minutes from July 21, 2026
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Discuss and consider a specific use permit (SUP) request for a backlit monument sign to be lit 24 hours a day and an additional building-mounted sign on approximately 1.37 acres situated at 137 S State Highway 205, in the King Latham Survey, City of McLendon-Chisholm, Texas.
 - 7.2. 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

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., August 10, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.