



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.



City of McLendon-Chisholm

Staff Report

Meeting Date: August 18, 2026

Agenda Item: 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.

Item Summary:

Purpose: The applicant is requesting specific use permit to permit a backlit monument sign and additional building-mounted sign.

Key Modifications:

- Monument Sign Lighting:

Section 5.2.8(1)(g)(i)(3) of the Highway 205 Overlay reads: "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."

The request is to permit the 7 Eleven monument sign at the front of the property to be backlit 24 hours a day for increased visibility for customers.

- Additional Building-Mounted Sign:

Section 3.05.020(c)(4)(I) of the Code of Ordinances reads: "Secondary elevations shall not include building-mounted signage unless expressly permitted elsewhere in this Code."

As shown on the elevations, the 7 Eleven is proposing building-mounted signs on three elevations. The primary sign will be facing onto Highway 205. The other two signs are proposed to be on the side of the building facing FM 550 and the rear of

the building facing the lot behind (A3 noted on the elevations). The additional sign on the rear of the building is prompting the exception request.

Subject Property: The property is generally located at 137 S State Highway 205.

Current Zoning: The subject property is zoned General Business (GB) and is under the Highway 205 Overlay.

Adjacent Property Zoning:

North: Single-Family Residential (SF 2.5)

East: General Business (GB)

South: General Business (GB)

West: General Business (GB)

Comprehensive Plan Designation: The Future Land Use Plan of the Comprehensive Plan identifies the area including the subject property as SH-205 Corridor.

Staff Recommendation:

Staff is not making a formal recommendation on this request.

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 – Request Letter
- Exhibit D – Site Plan & Elevations
- Exhibit E – Example Photos

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



Exhibit B – Zoning Map

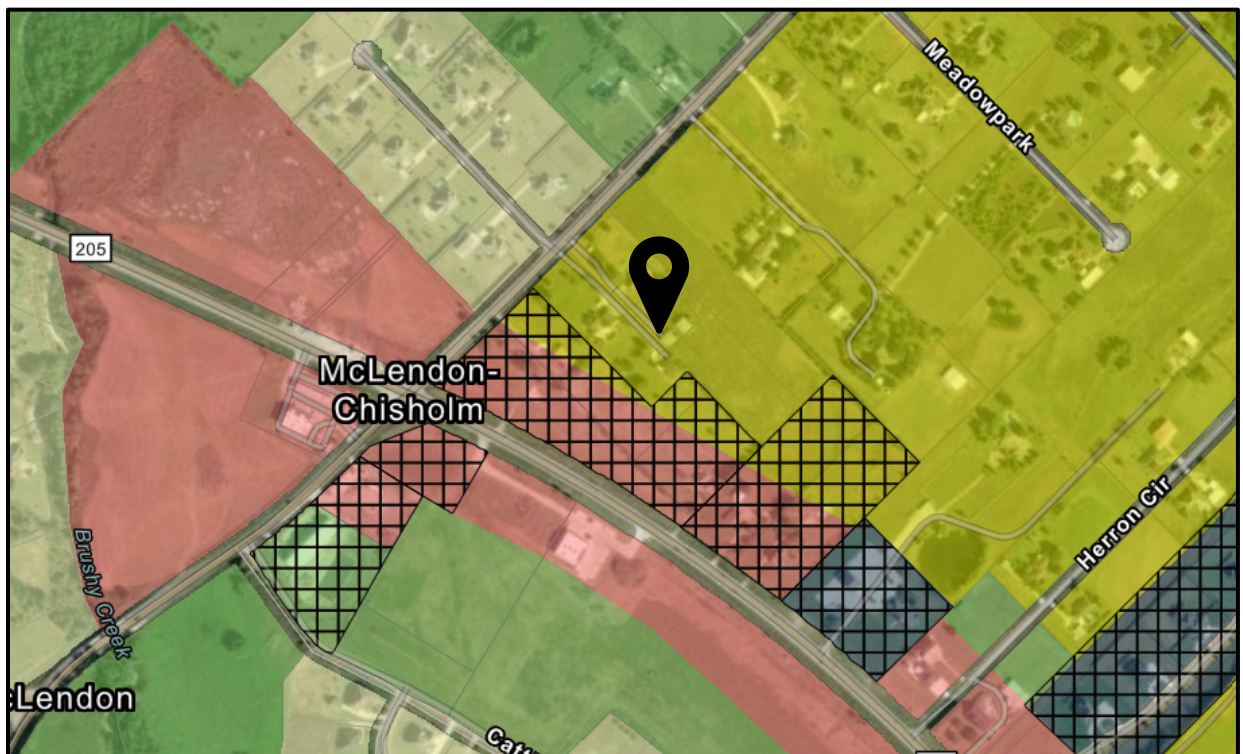
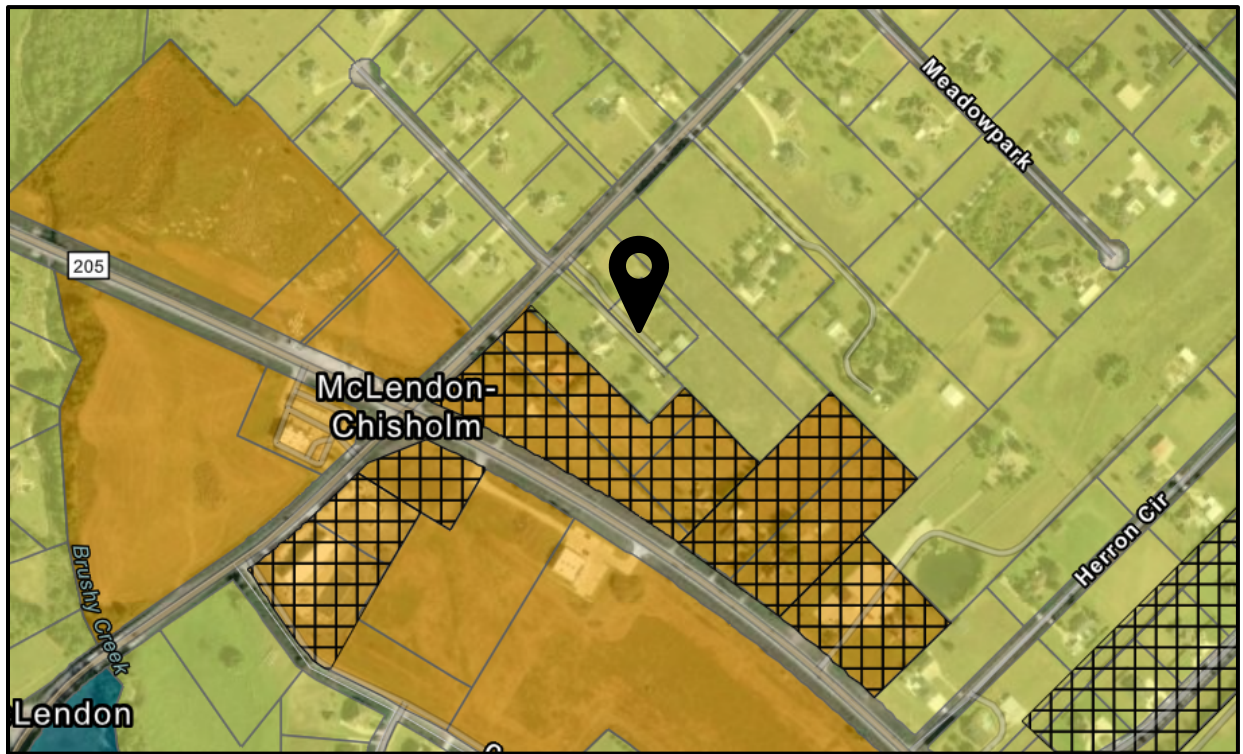


Exhibit C – Comprehensive Plan Future Land Use Plan





1030 Explorer St.
Duncanville, TX 75137
469-868-6085 TSCL #19103

To Whom It May Concern,

This letter is to request an exemption for sign M at 137 S State Hwy 205 as permitted under the State Highway 205 Overlay District, 5.2.8.d3, for the purpose of displaying prices for fuel sales:

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.

Proposed hours of operation for the monument sign lighting are 24 hours, due to the sign's display of prices for fuel sales. The purpose of this request is to allow the monument to display prices for fuel sales during the hours in which fuel is sold.

This letter is also to request relief from the following sections of the ordinance for sign permits 26-000101 and 26-000102:

For signs A2, A3 and F1, the purpose of the request is to allow the display of additional signage due to the business's location on a high-visibility corner with visibility from 4 directions of travel at the intersection of 2 state roads.

3.05.020(C)4(I)

(I) Secondary elevations shall not include building-mounted signage unless expressly permitted elsewhere in this Code.

- 26-000101 – Signs A2 (right and left elevations) and A3 (rear elevation)
- 26-000102 – Sign F1 (left elevation)

For sign S, the purpose of the request is to get relief from the maximum allowance of sign area on the primary facing elevation to maintain consistency of national branding across all stores with the implementation of illuminated stripes.

3.05.20(C)3(A)

(A) Primary facing SH 205. Maximum sign area shall not exceed 1.25 square feet per one (1) linear foot of building face, not to exceed fifty-five (55) square feet.

- 26-000101 – Sign S (illuminated stripes)

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Edwards", with a stylized flourish at the end.

Chris Edwards

"Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas, 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov/complaints"

TSCL# 19103



City of McLendon-Chisholm
1371 West FM 550 - McLendon-Chisholm, Texas 75032
TEL: (972)524-2077 FAX: (972)524-9128

SPECIFIC USE PERMIT APPLICATION

Date of Application: 6/26/2026

Receipt # _____

Fee: \$1,000

Applicant Name: Chris Edwards

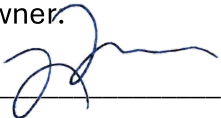
Phone No. 469-868-6085 Email: chris@edwardssignservice.com

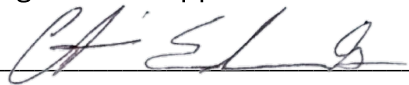
Status of Applicant: Owner ____ or Authorized Agent ✓

Applicant's Address:
1030 Explorer St, Duncanville, TX 75137

Owner's Address: 351 E. Hudgins St, Grapevine, TX 76051

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

Signature of Owner:  Date 6/26/2026

Signature of Applicant:  Date 6/26/2026

Address and/or Location of Request:
137 State Hwy 205, McLendon-Chisholm, TX 75032

Property Legal Description:
Lot 1, Block 1, The Crossroads at McLendon-Chisholm

County Parcel ID: Inst. No. 20250000018728

Existing Zoning: PD 2022-11, GB Requested Zoning: PD 2022-11, GB

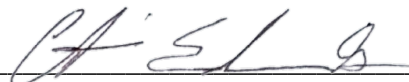
Development Fees

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application has been paid to the City of McLendon-Chisholm on this ____ day of _____, 202__.

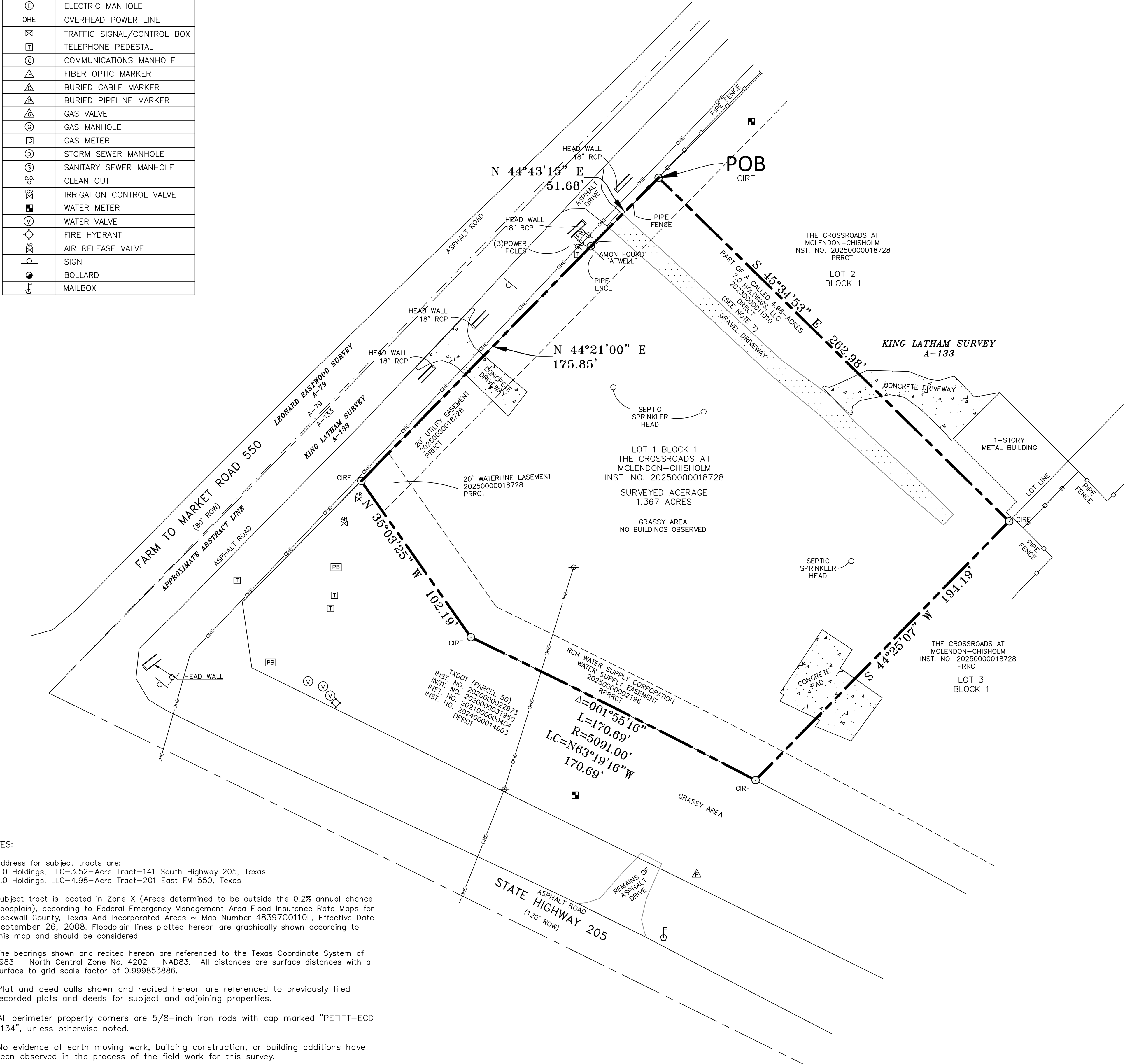
Further, I hereby certify that I understand and agree to the development fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): 

City Secretary: _____

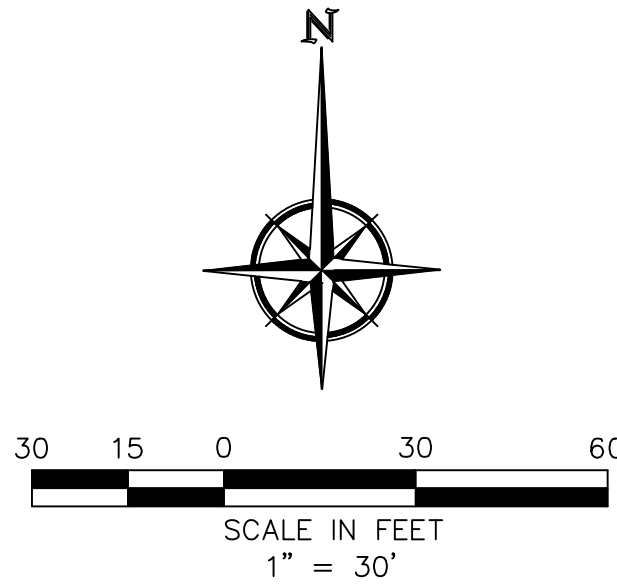
(Seal)

LEGEND	
-----x-----	BARBED WIRE FENCE
o-----o-----o	IRON PIPE FENCE
o-----o-----o	WROUGHT IRON FENCE
o	POWER POLE
---	GUY WIRE
*	LIGHT POLE
E	ELECTRIC BOX
⊖	ELECTRIC MANHOLE
---OHE---	OVERHEAD POWER LINE
⊠	TRAFFIC SIGNAL/CONTROL BOX
⌈	TELEPHONE PEDESTAL
⊙	COMMUNICATIONS MANHOLE
Δ	FIBER OPTIC MARKER
Δ	BURIED CABLE MARKER
Δ	BURIED PIPELINE MARKER
Δ	GAS VALVE
⊖	GAS MANHOLE
⊖	GAS METER
⊖	STORM SEWER MANHOLE
⊖	SANITARY SEWER MANHOLE
⊖	CLEAN OUT
⊖	IRRIGATION CONTROL VALVE
⊖	WATER METER
⊖	WATER VALVE
⊖	FIRE HYDRANT
⊖	AIR RELEASE VALVE
⊖	SIGN
⊖	BOLLARD
⊖	MAILBOX

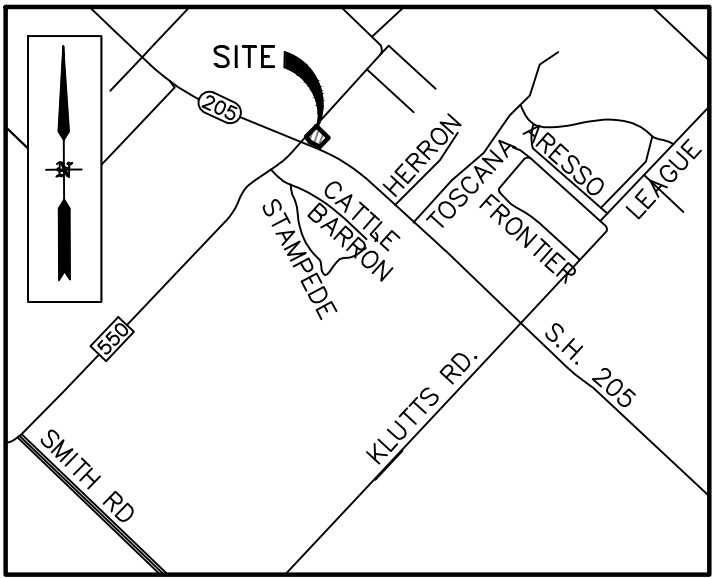


NOTES:

- Address for subject tracts are:
7.0 Holdings, LLC--3.52-Acre Tract--141 South Highway 205, Texas
7.0 Holdings, LLC--4.98-Acre Tract--201 East FM 550, Texas
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas ~ Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
- Plat and deed calls shown and recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- No evidence of earth moving work, building construction, or building additions have been observed in the process of the field work for this survey.
- The vesting deeds (Instrument Number 20230000011009 & 20230000011010) from which a portion of this tract is being surveyed does not close.



LEGEND	
CIRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
CIRF	5/8" IRON ROD WITH CAP FOUND (AS NOTED)
IRF	IRON ROD FOUND
DRRCT	DEED RECORDS ROCKWALL COUNTY TEXAS
VOL.\PG.	VOLUME\PAGE
INST. NO.	INSTRUMENT NUMBER
ROW	RIGHT-OF-WAY



TITLE NOTES:

Title Commitment referenced for this survey provided by Fidelity National Title Insurance Company GF No. FT-24411-9001182500353-LW, Effective Date: May 21, 2025 with an Issue Date of May 30, 2025 (no additional easement research was performed). Instruments referenced in Schedule B of this Commitment as they relate to this Survey are addressed as follows:

- Item 10e. ~ Texas Power and Light Easement recorded in Volume 32, Page 614, DRRCT
The easement described in the referenced document cannot be plotted with the information provided.
- Item 10f. ~ Right-of-Way to the State of Texas recorded in Volume 41, Page 612, DRRCT.
The tract of land described in referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10g. ~ Right-of-Way deed to the State of Texas recorded in Volume 57, Page 456, DRRCT.
The tract of land described in referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10h. ~ Possession and Use Agreement for Transportation Purposes with Additional Payment of Independent Consideration recorded in Instrument Number 202000022973, DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10i. ~ Easement Agreement for Access recorded in Instrument 20200000013950 DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. The 2,000-acre tract of land described in Exhibit "B" of referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10j. ~ Easement Agreement for Access recorded in Instrument Number 20210000000404 DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. The 2,000-acre tract of land described in Exhibit "B" of referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10k. ~ Judgement of Court in Absence of Objection recorded in 20240000014903 DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10k. ~ Utility Easement and Right-of-way to RCH Water Supply Corporation, Instrument Number 20250000002196 DRRCT.
As shown.

Surveyed Legal Description

BEING a 1.367-acre tract of land situated in KING LATHAM, ABSTRACT NUMBER 133, City of McLendon Chisholm, Rockwall County, Texas, being part of a called 3.52-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011009, Deed Records, Rockwall County, Texas, (DRRCT), being all of Lot 1, Block 1 of The Crossroads at McLendon Chisholm, an addition to the city of McLendon Chisholm according to the Final Plat thereof recorded in Instrument number 20250000018728, DRRCT and being a part of a remainder of a called 4.98-acre tract of land described in deed to 7.0 Holdings, LLC recorded in Instrument Number 20230000011010 DRRCT:

BEGINNING at a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" found at the most northerly corner of said Lot 1, Block 1;

THENCE with the line of said Lot 1, Block 1 the following courses to 5/8-inch iron rods with cap marked "PETITT-ECD 6134" found for corner:

South 45 degrees 34 minutes 53 seconds East, a distance of 262.98 feet;

South 44 degrees 25 minutes 07 seconds West, a distance of 194.19 feet to a point in the northeasterly right-of-way line of State Highway 205, as shown and described in recorded in Instrument Number 20240000014903 RPRRCT, and also being the beginning of a non-tangent curve to the left;

Northwesterly with the northeasterly right-of-way line of said State Highway 205 and said curve which has a central angle of 01 degree 55 minutes 16 seconds, a radius of 5091.00 feet with a chord that bears North 63 degrees 19 minutes 16 seconds West, with a chord length 170.69 feet and an arc length of 170.69 to the end of said curve;

North 35 degrees 03 minutes 25 seconds West, a distance of 102.19 feet to a point of intersection of the northeasterly right-of-way line of said State Highway 205 and the southeasterly right-of-way line of said F.M. 550;

THENCE North 44 degrees 21 minutes 00 seconds East, departing the northeasterly right-of-way line of said State Highway 205, and continuing with the southeasterly right-of-way line of said F.M. 550, a distance of 175.85 feet to a 2" aluminum cap Stamped "ATWELL" found for corner;

THENCE North 44 degrees 43 minutes 15 seconds East, continuing with said right-of-way, a distance of 51.68 feet to the POINT OF BEGINNING, containing 1.367 acres of land, more or less.

SURVEYOR'S CERTIFICATE

TO: VRE McLendon 7E, LLC
Titan Bank
VPC VR001, LLC
Fidelity National - 221. W Southlake BLVD. Suite 150. Southlake, Texas 76092

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6,7B,1,7C,8,9,11B,13,14 & 16. the field work was completed in June 2025.

Date: December 16, 2025

FOR PETITT-ECD:

James Mark Whitkanack
James Mark Whitkanack, RPLS No. 6134



ALTA/NSPS
LAND TITLE SURVEY
1.367 ACRES
SITUATED IN

KING LATHAM SURVEY, ABST. NO. 133
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

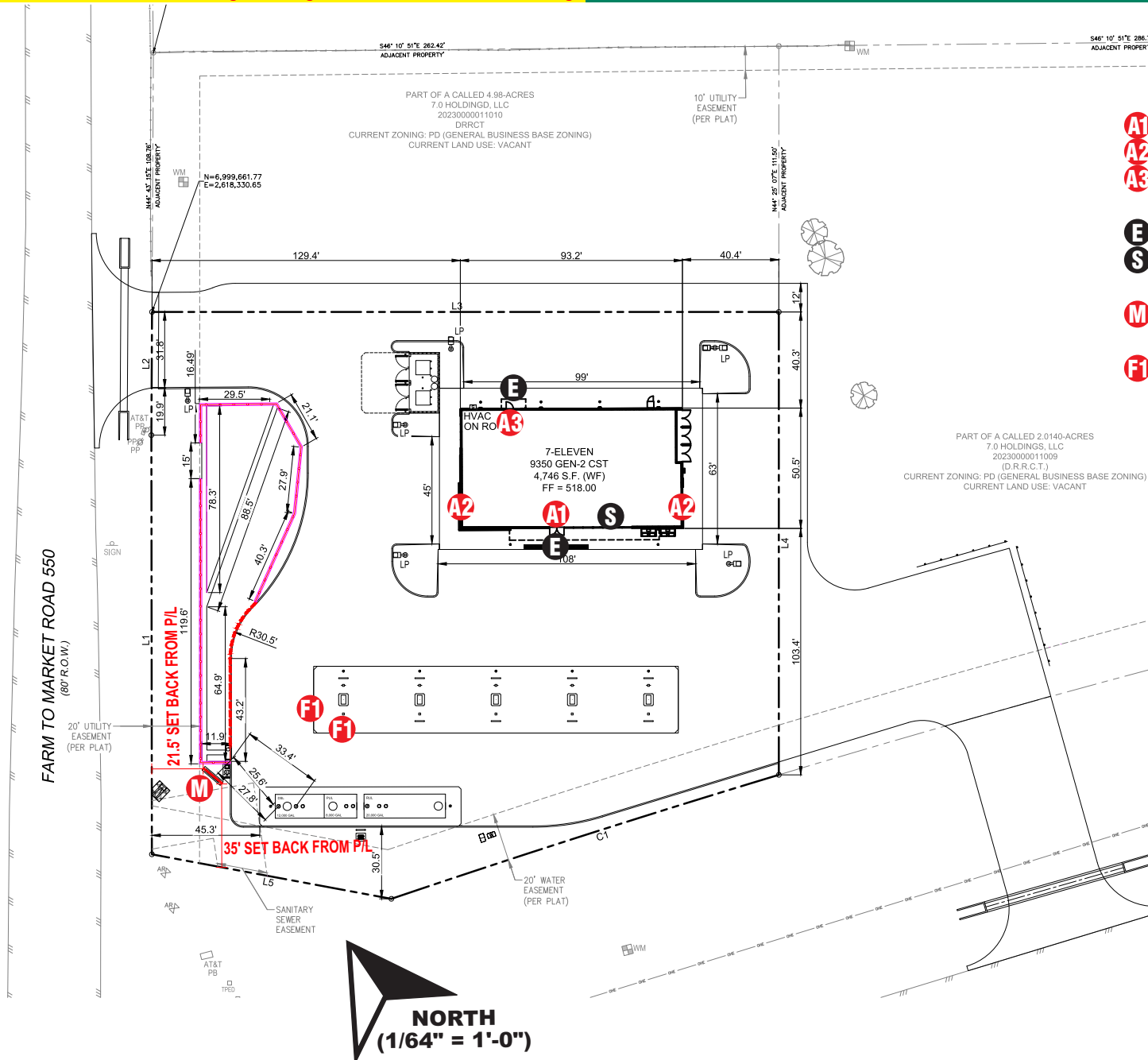
OWNER/DEVELOPER
7.0 HOLDINGS, LLC
4210 RIDGE ROAD, STE. 201
HEATH, TX 75032

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 12/17/2025

SHEET 1 OF 1

Z:\PROJECTS\09381 McLendon-Chisholm SH 205 & FM 550\Survey\Title Survey\09381-Title Survey 1.367 AC.dwg



PRODUCT LIST

	SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS			
A1	45	1	SF KEYSTONE WALL SIGN
A2	48	2	8' WALL CHANNEL LOGOS
A3	18.75	1	5' WALL CHANNEL LOGO
ARCHITECTURAL ELEMENTS			
E	N/A	2	WELCOME VINYLs
S	N/A	1	CHANNEL STRIPES SET
EXTERIOR GROUND SIGNS			
M	24.5	1	DF MONUMENT SIGN (CUSTOM)
FUEL CANOPY FASCIA SIGNS			
F1	9	2	SF KEYSTONE SIGNS

Approved By 7-Eleven Construction Manager

Name :

Signed:

Date:

Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: June 5, 2026

IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

ELEVATION - WALL SIGNAGE

93'

62'-8" +/- (VERIFY)

53" 48"

A1

7-Eleven

S

EIFS-1

MT-1

MT-2

MT-3

FC-1

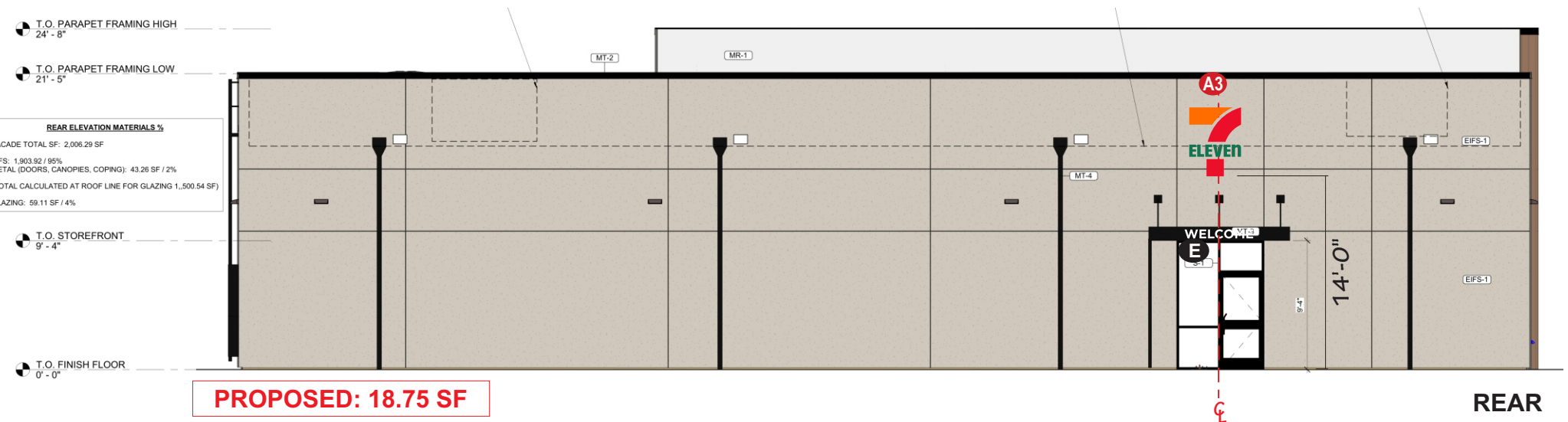
WELCOME

14'-1"

EIFS-1

PROPOSED: 45 SF

VERIFY



IDENTITI 2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

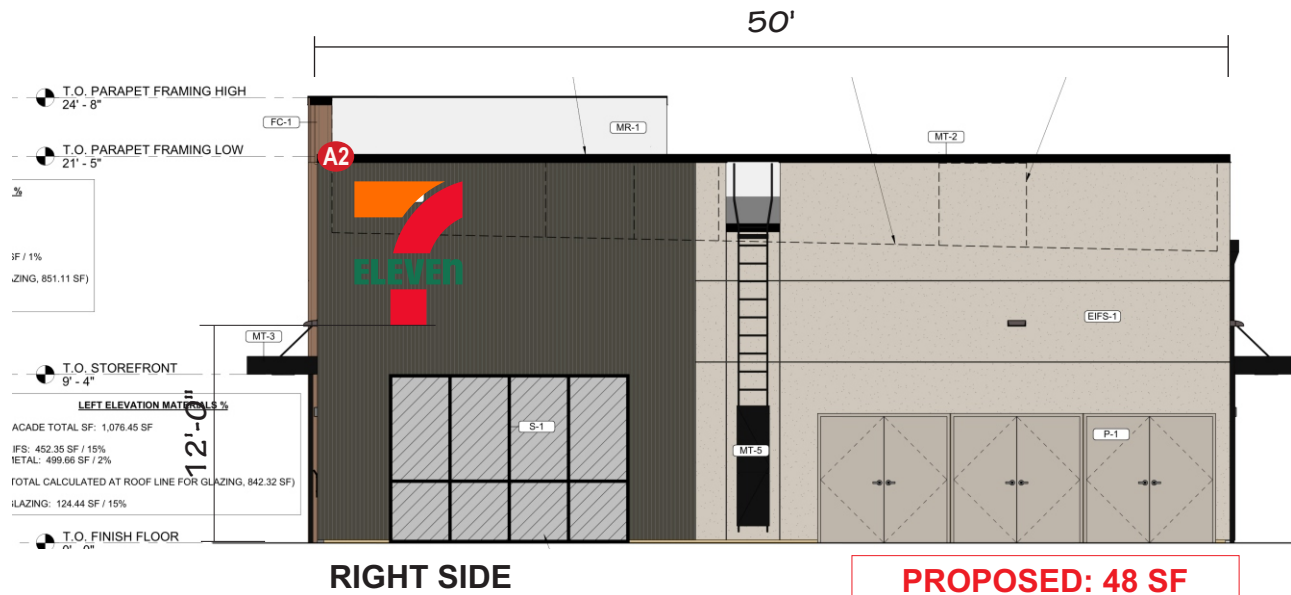
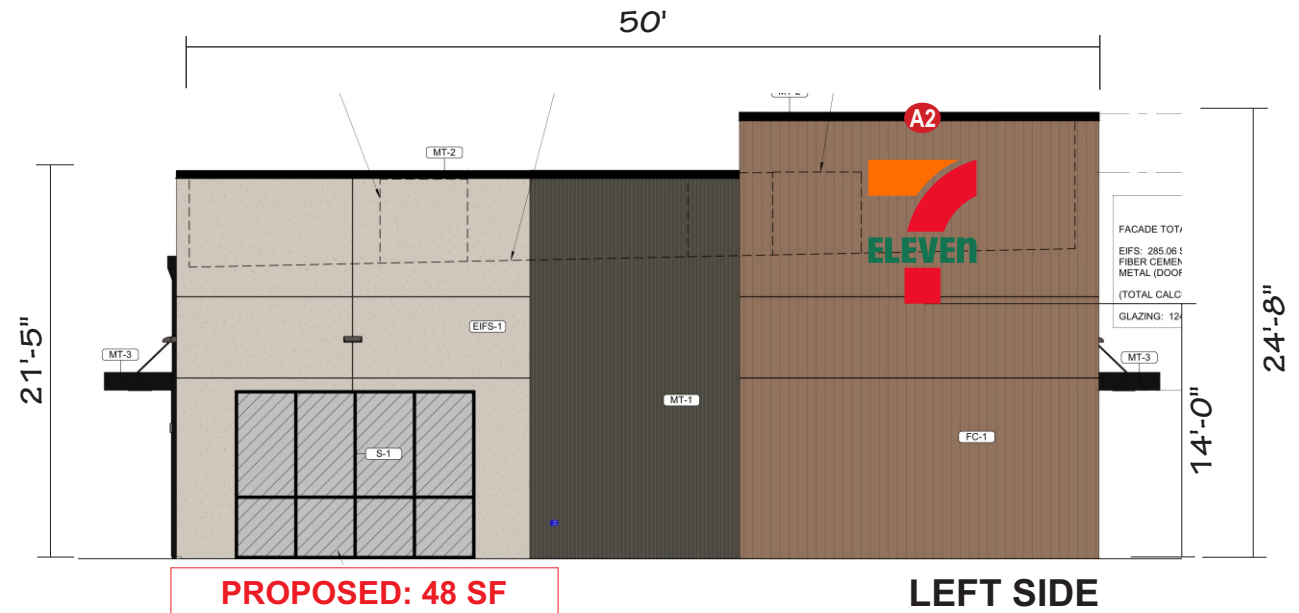
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SCALE: 3/32" = 1'-0"

ELEVATION - WALL SIGNAGE

Wall Code: 1 Wall sign allowed per elevation - Max 50 SF.



Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: June 5, 2026

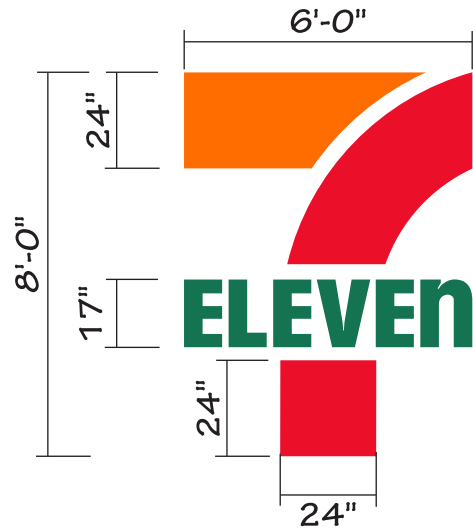
IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

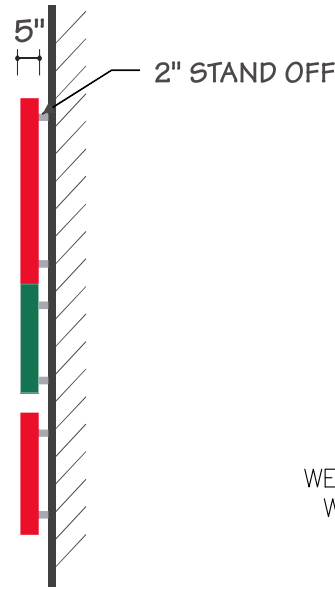
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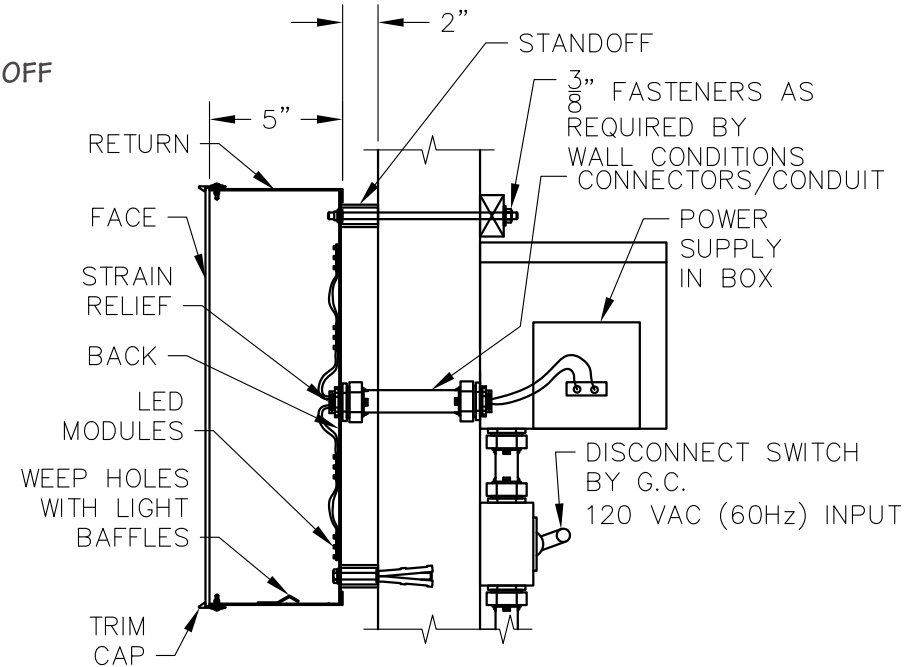
A2



FRONT VIEW



SIDE VIEW



FACES:

CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:

1" JEWELITE WHITE, PAINT TM RETURN.

RETURNS:

ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:

WHITE LEDS

3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC

3M Scotchcal **3730-6537**
Pantone PMS 336 C

3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC

Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032

Date: June 5, 2026

IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

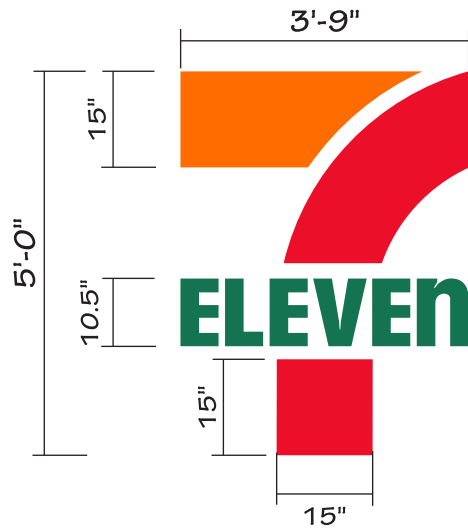
Display Square Footage: 48

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

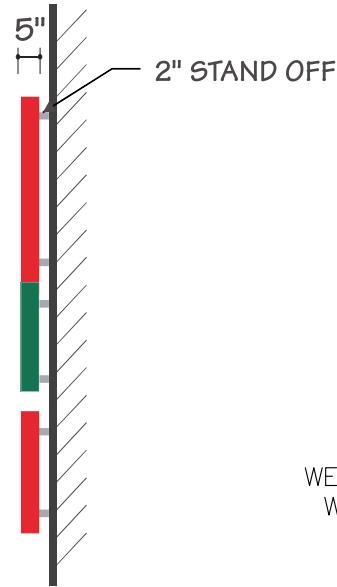
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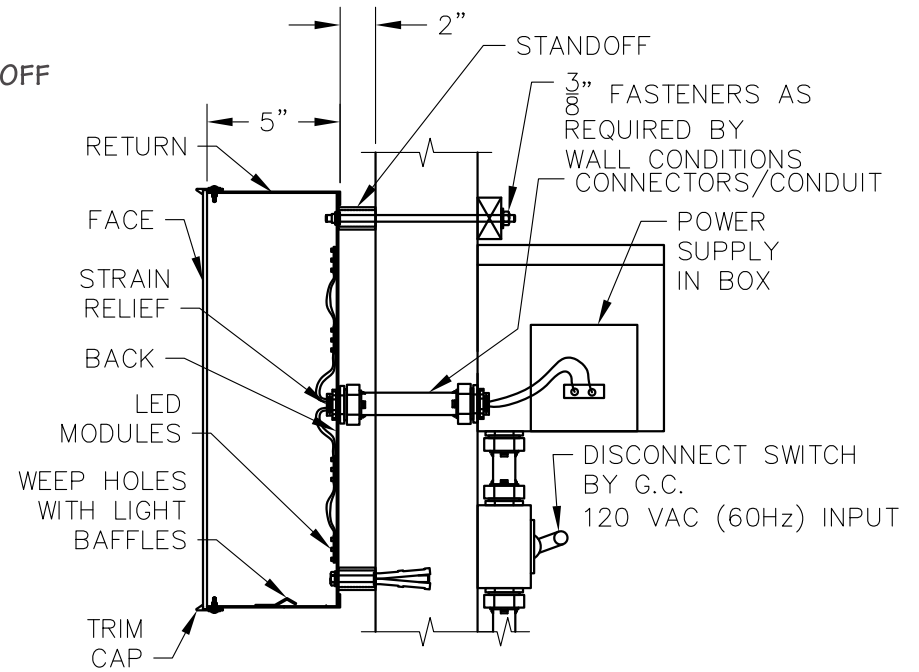
A3



FRONT VIEW



SIDE VIEW



**SECTION DETAIL
EQUIPMENT GROUNDED
NOT TO SCALE**

FACES:

CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:

1" JEWELITE WHITE, PAINT TM RETURN.

RETURNS:

ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:

WHITE LEDS

	3M Scotchcal 3730-3243 Pantone PMS 1505 XGC
	3M Scotchcal 3730-6537 Pantone PMS 336 C
	3M Scotchcal 3730-2723 Pantone PMS 2347 XGC

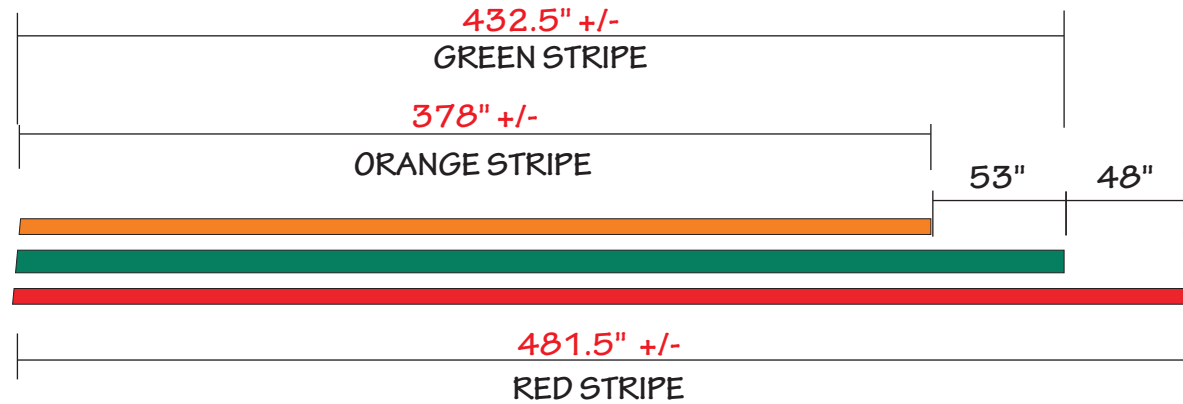
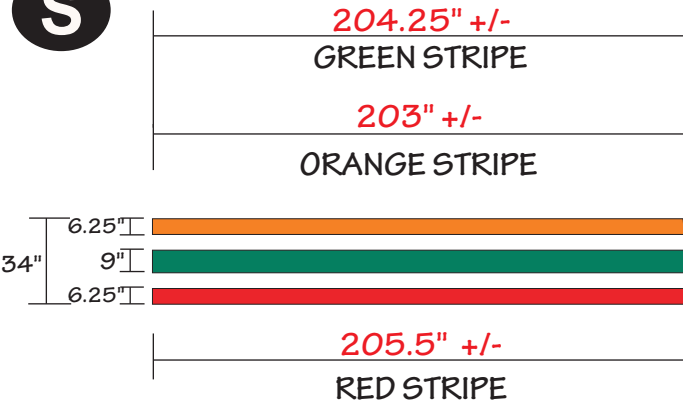
Display Square Footage: 18.75

Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: June 5, 2026

IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

S



FACES:

CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

STRIPE BODY RETAINER ENDCAP SCREWS – PAINT TO MATCH FACE

ILLUMINATION:
WHITE LEDS

 3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC

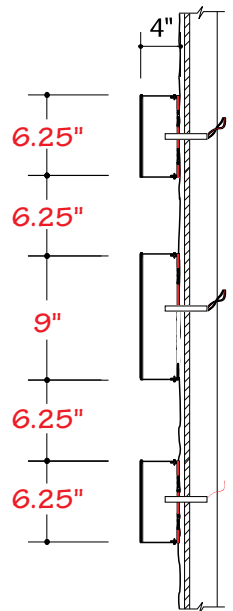
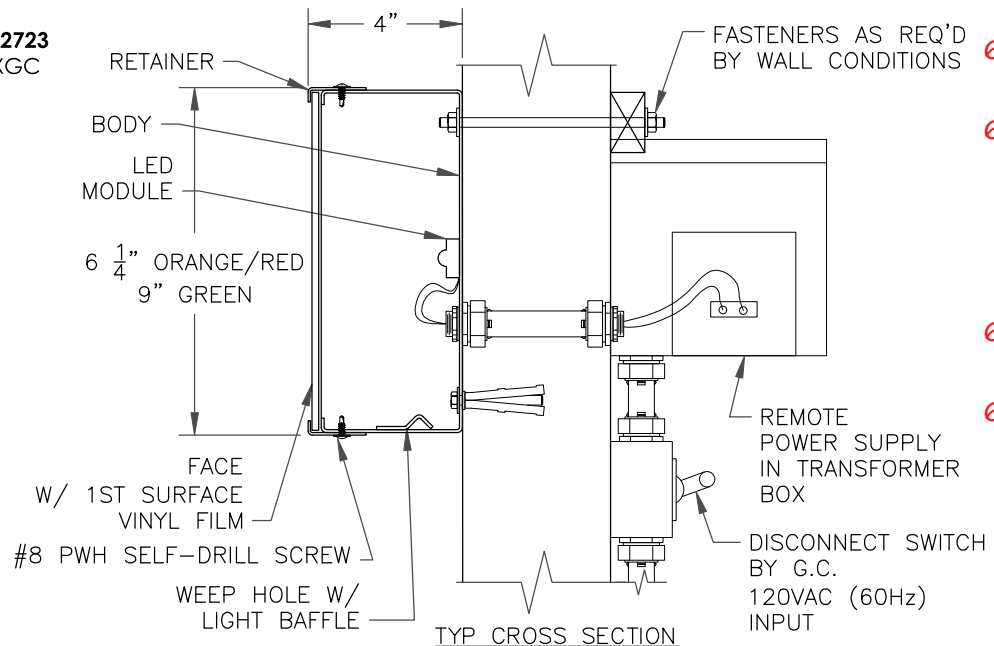
 3M Scotchcal **3730-6537**
Pantone PMS 336 C

 3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC



-  DIMENSIONS
-  COLORS
-  MATERIAL
-  MOUNTING TYPE
-  OTHER

STRIPE LENGTH SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. ESTIMATES PROVIDED BASED ON THE ABOVE SIZES ARE ALSO SUBJECT TO CHANGE. FIELD SURVEY REQUIRED PRIOR TO MANUFACTURING.



TRI-STRIPE BAND SET

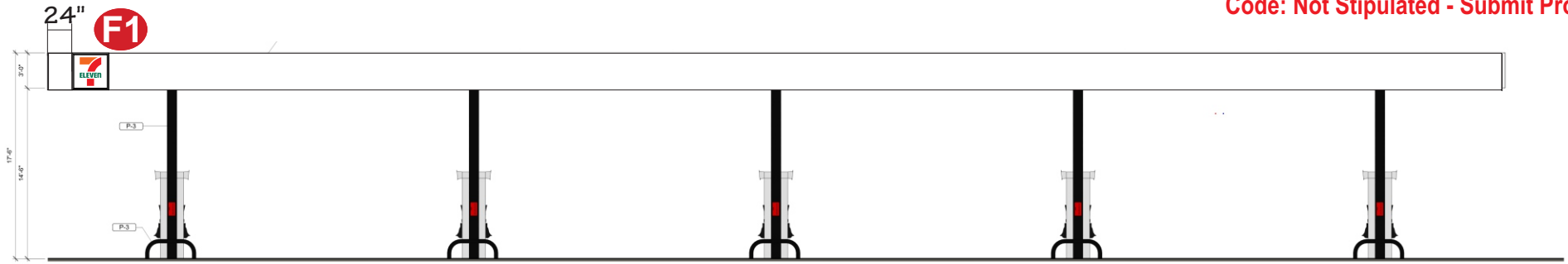
Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032

Date: June 5, 2026

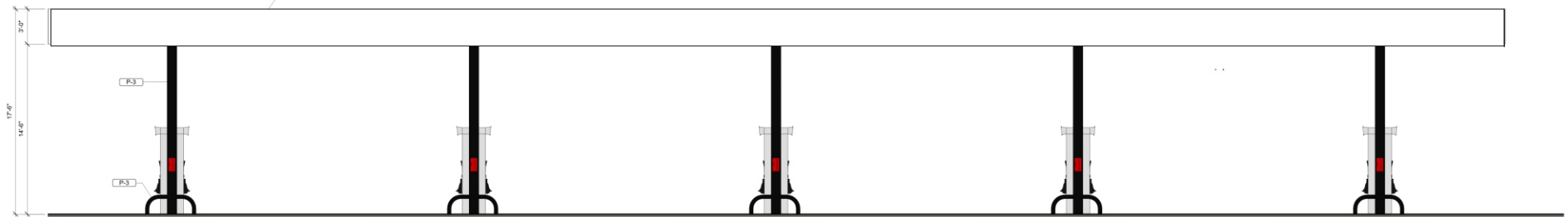
IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

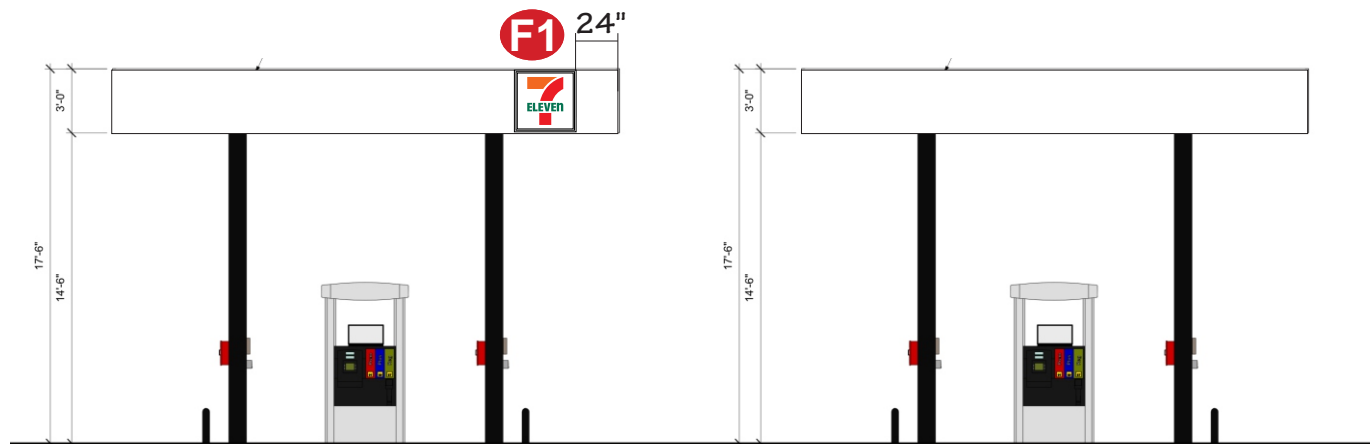
Code: Not Stipulated - Submit Proposal



FRONT (FACING STREET) - SF KEYSTONE SIGN BY IDENTITI



REAR (FACING STORE)



LEFT SIDE - SF KEYSTONE SIGN BY IDENTITI

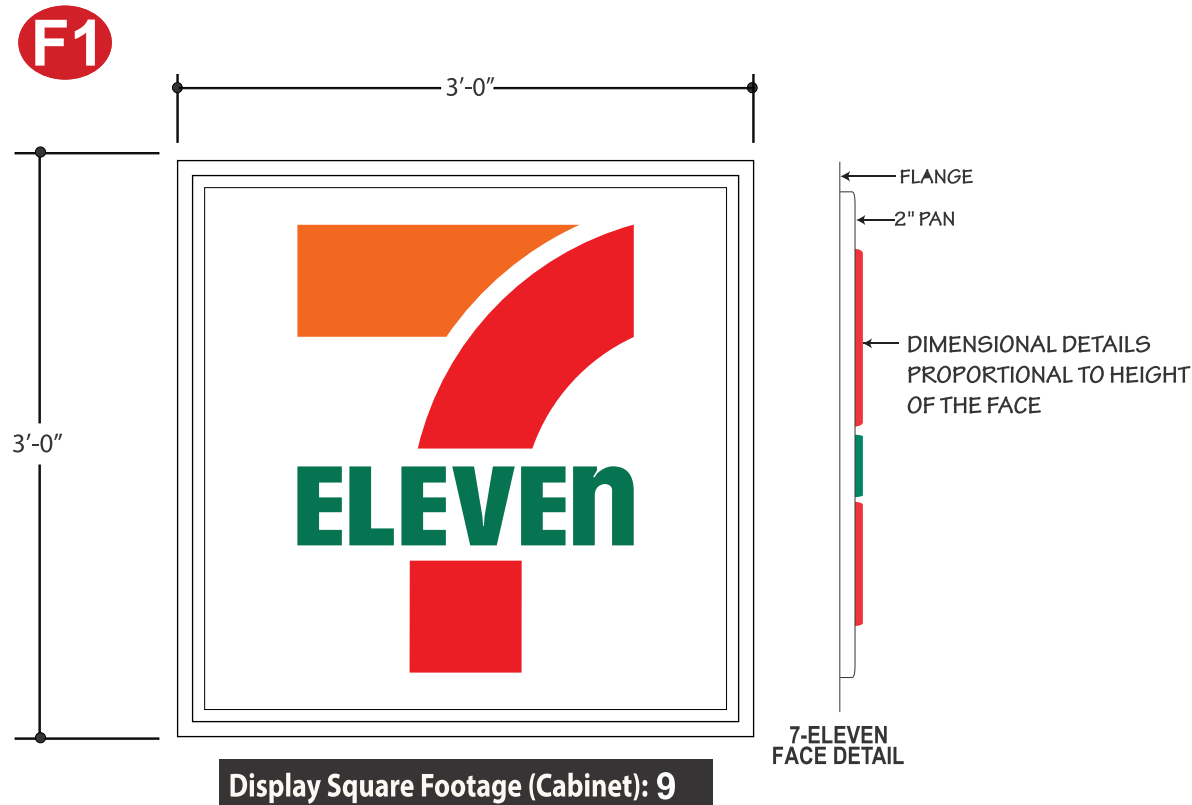
RIGHT SIDE

Job Location: Site # 42855 -1057256
 137 S SH 205
 McLendon-Chisholm, TX 75032
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 Hoffman Estates, IL 60192
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 identiti.net

D-ORDER# 1631968004.10
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**SF INTERNALLY ILLUMINATED SIGN @ FUEL CANOPY**

- SF EXTRUDED ALUMINUM CABINET & 1" RETAINERS PAINTED WHITE.
- PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE FACE W/2ND SURFACE DECORATION
- LED ILLUMINATION

7-ELEVEN COLORS

3M Scotchcal **3730-3243** Pantone PMS 1505 XGC

3M Scotchcal **3730-6537** Pantone PMS 336 C

3M Scotchcal **3730-2723** Pantone PMS 2347 XGC

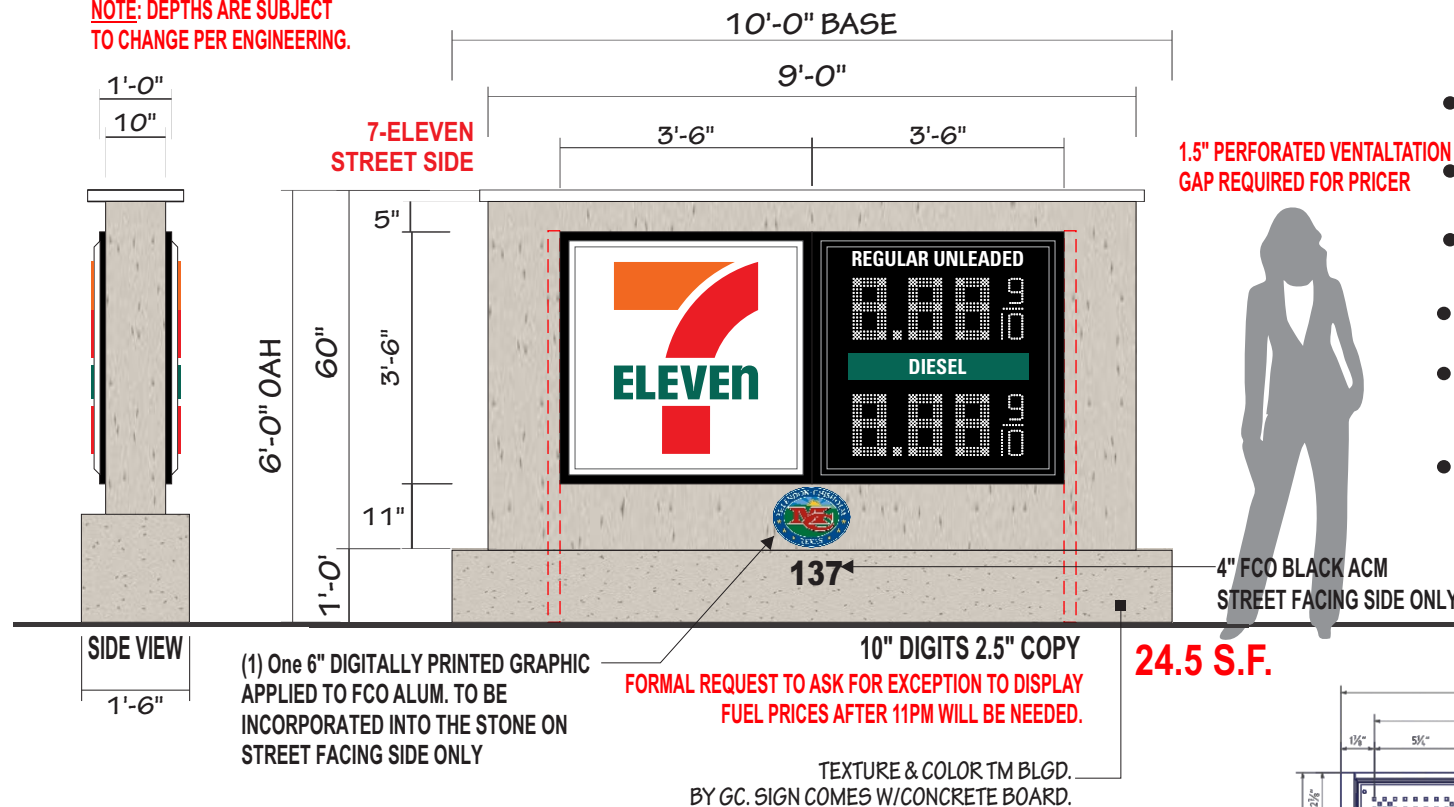
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D-ORDER# 1631968004.10
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NOTE: DEPTHS ARE SUBJECT
TO CHANGE PER ENGINEERING.



**GC is responsible for the covering outside of the sign
including base. Sign will come in with concrete board only.**

DF INTERNALLY ILLUMINATED MONUMENT SIGN

STRUCTURE: FAB. ALUM FINISH TM BLDG.
(VERIFY COLOR & TEXTURE)

7-ELEVEN SIGN HEAD

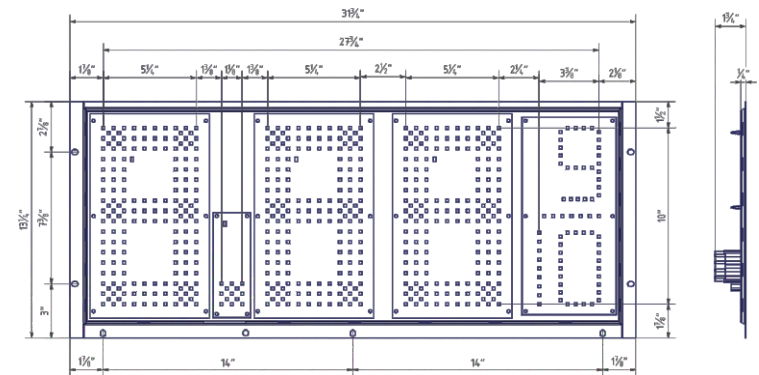
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- PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE FACES W/2ND SURFACE DECORATION
- LED ILLUMINATION

FUEL PRICE SIGN HEAD

- 12" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE GRADE COPY & FLAT PCU TACK (PWM) 1" WHITE LED DIGITS
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Code: 6' OAH - Sign can only be 5'OAH (Excluding base) Monument base can be additional 18" height measured from ground level at center of the base to top of the base. Overall height cannot exceed 6'.

Square footage allowed: 100 Sq Ft Total - Each face cannot exceed 50 Sq Ft. Max area for the sign structure cannot exceed 70 Sq Feet per side. Setbacks: 15' from Property Line-Non-advertised message area: A min of 25% of the sign face, excluding the base, shall contain non-advertised message area and shall be of construction materials similar to the building and shall be non-illuminated.

Job Location: Site # 42855 -1057256
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Project Mgr.: Ginger Pullin



1030 Explorer St.
Duncanville, TX 75137
469-868-6085 TSCL #19103

To Whom It May Concern,

This letter is to request an exemption for sign M at 137 S State Hwy 205 as permitted under the State Highway 205 Overlay District, 5.2.8.d3, for the purpose of displaying prices for fuel sales:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Edwards". The signature is stylized with a large "C" and "E".

Chris Edwards

**"Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157,
Austin, Texas, 78711, 1-800-803-9202, 512-463-6599; website:
www.tdlr.texas.gov/complaints"**

TSCL# 19103



City of McLendon-Chisholm
1371 West FM 550 - McLendon-Chisholm, Texas 75032
TEL: (972)524-2077 FAX: (972)524-9128

SPECIFIC USE PERMIT APPLICATION

Date of Application: 6/22/2026

Receipt # _____

Fee: \$1,000

Applicant Name: Chris Edwards

Phone No. 469-868-6085 Email: chris@edwardssignservice.com

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:
1030 Explorer St, Duncanville, TX 75137

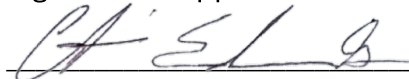
Owner's Address: _____

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

Signature of Owner:

_____ Date _____

Signature of Applicant:

 Date 6/22/2026

Address and/or Location of Request:

137 S State Hwy 205, McLendon-Chisholm, TX 75032

Property Legal Description:

Lot 1, Block 1, The Crossroads at McLendon-Chisholm

County Parcel ID: Inst. No. 20250000018728

Existing Zoning: _____ Requested Zoning: _____

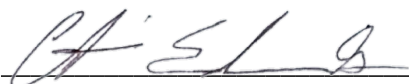
Development Fees

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application has been paid to the City of McLendon-Chisholm on this ____ day of _____, 202__.

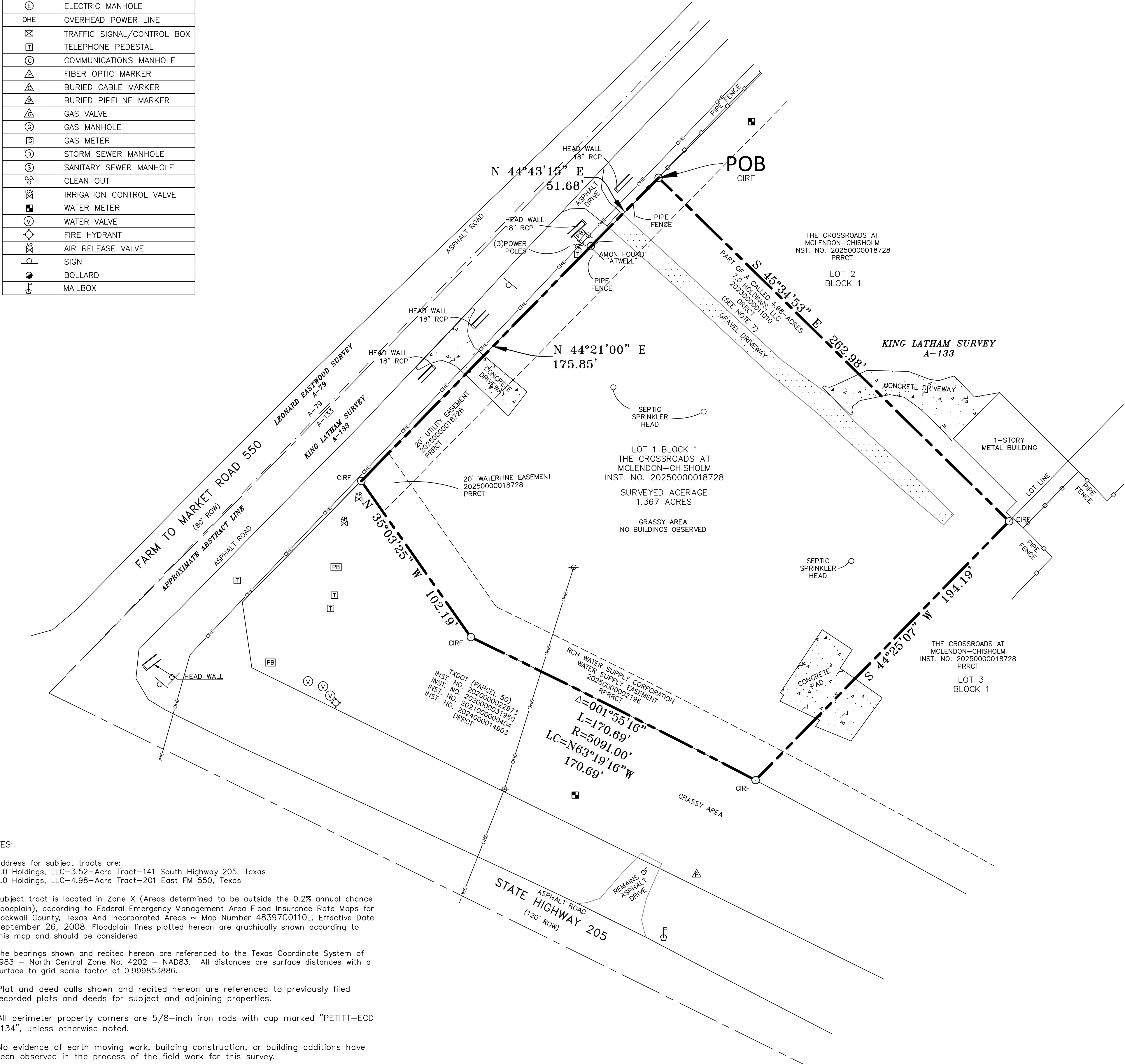
Further, I hereby certify that I understand and agree to the development fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): 

City Secretary: _____

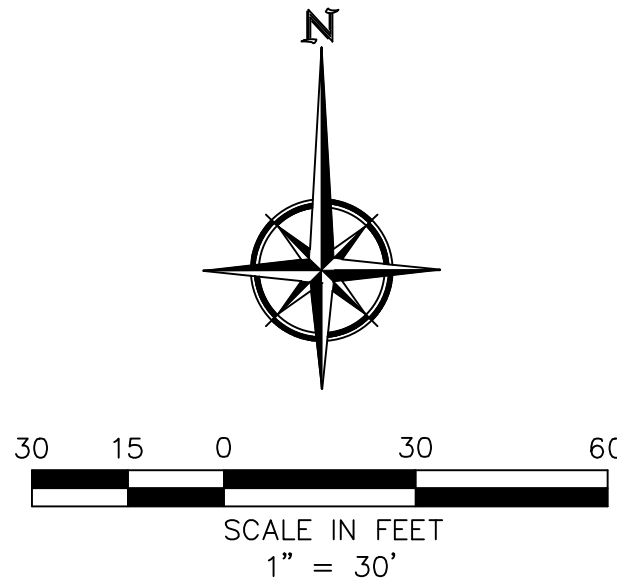
(Seal)

LEGEND	
-----x-----	BARBED WIRE FENCE
-----o-----o-----	IRON PIPE FENCE
-----□-----□-----	WROUGHT IRON FENCE
○	POWER POLE
→	GUY WIRE
*	LIGHT POLE
E	ELECTRIC BOX
⊕	ELECTRIC MANHOLE
—OHE—	OVERHEAD POWER LINE
⊠	TRAFFIC SIGNAL/CONTROL BOX
⌚	TELEPHONE PEDESTAL
⊙	COMMUNICATIONS MANHOLE
△	FIBER OPTIC MARKER
△	BURIED CABLE MARKER
△	BURIED PIPELINE MARKER
△	GAS VALVE
⊕	GAS MANHOLE
⊕	GAS METER
⊕	STORM SEWER MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	IRRIGATION CONTROL VALVE
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	AIR RELEASE VALVE
⊕	SIGN
⊕	BOLLARD
⊕	MAILBOX

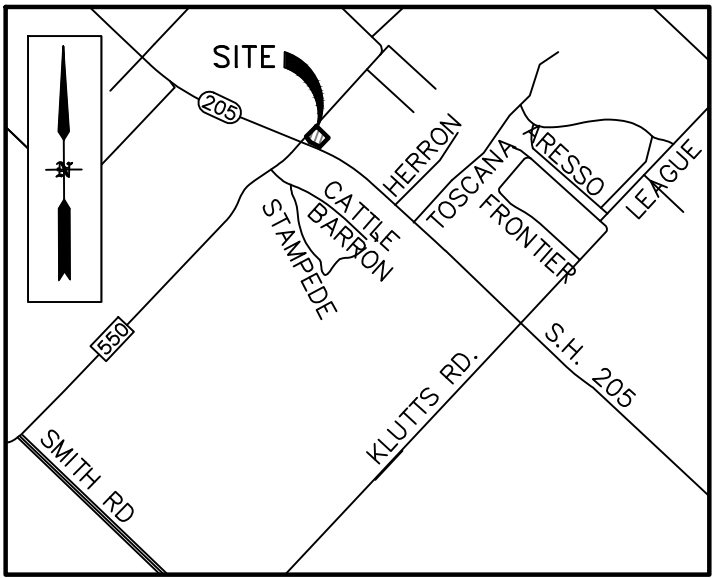


NOTES:

- Address for subject tracts are:
7.0 Holdings, LLC—3.52-Acre Tract—141 South Highway 205, Texas
7.0 Holdings, LLC—4.98-Acre Tract—201 East FM 550, Texas
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas ~ Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
- Plat and deed calls shown and recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- No evidence of earth moving work, building construction, or building additions have been observed in the process of the field work for this survey.
- The vesting deeds (Instrument Number 20230000011009 & 20230000011010) from which a portion of this tract is being surveyed does not close.



LEGEND	
CIRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
CIRF	5/8" IRON ROD WITH CAP FOUND (AS NOTED)
IRF	IRON ROD FOUND
DRRCT	DEED RECORDS ROCKWALL COUNTY TEXAS
VOL.\PG.	VOLUME\PAGE
INST. NO.	INSTRUMENT NUMBER
ROW	RIGHT-OF-WAY



TITLE NOTES:

Title Commitment referenced for this survey provided by Fidelity National Title Insurance Company GF No. FT-24411-9001182500353-LW, Effective Date: May 21, 2025 with an Issue Date of May 30, 2025 (no additional easement research was performed). Instruments referenced in Schedule B of this Commitment as they relate to this Survey are addressed as follows:

- Item 10e. ~ Texas Power and Light Easement recorded in Volume 32, Page 614, DRRCT
The easement described in the referenced document cannot be plotted with the information provided.
- Item 10f. ~ Right-of-Way to the State of Texas recorded in Volume 41, Page 612, DRRCT.
The tract of land described in referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10g. ~ Right-of-Way deed to the State of Texas recorded in Volume 57, Page 456, DRRCT.
The tract of land described in referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10h. ~ Possession and Use Agreement for Transportation Purposes with Additional Payment of Independent Consideration recorded in Instrument Number 202000022973, DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10i. ~ Easement Agreement for Access recorded in Instrument 20200000013950 DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. The 2.000-acre tract of land described in Exhibit "B" of referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10j. ~ Easement Agreement for Access recorded in Instrument Number 20210000000404 DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. The 2.000-acre tract of land described in Exhibit "B" of referenced document, is not within nor does it touch the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10k. ~ Judgement of Court in Absence of Objection recorded in 20240000014903 DRRCT.
The 1.398-acre tract of land described in Exhibit "A" of referenced document, is not within, but is adjacent to the surveyed tract. Based on said description this item does not affect the surveyed property.
- Item 10k. ~ Utility Easement and Right-of-way to RCH Water Supply Corporation, Instrument Number 20250000002196 DRRCT.
As shown.

Surveyed Legal Description

BEING a 1.367-acre tract of land situated in KING LATHAM, ABSTRACT NUMBER 133, City of McLendon Chisholm, Rockwall County, Texas, being part of a called 3.52-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011009, Deed Records, Rockwall County, Texas, (DRRCT), being all of Lot 1, Block 1 of The Crossroads at McLendon Chisholm, an addition to the city of McLendon Chisholm according to the Final Plat thereof recorded in Instrument number 20250000018728, DRRCT and being a part of a remainder of a called 4.98-acre tract of land described in deed to 7.0 Holdings, LLC recorded in Instrument Number 20230000011010 DRRCT:

BEGINNING at a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" found at the most northerly corner of said Lot 1, Block 1;

THENCE with the line of said Lot 1, Block 1 the following courses to 5/8-inch iron rods with cap marked "PETITT-ECD 6134" found for corner:

South 45 degrees 34 minutes 53 seconds East, a distance of 262.98 feet;

South 44 degrees 25 minutes 07 seconds West, a distance of 194.19 feet to a point in the northeasterly right-of-way line of State Highway 205, as shown and described in recorded in Instrument Number 20240000014903 RPRRCT, and also being the beginning of a non-tangent curve to the left;

Northwesterly with the northeasterly right-of-way line of said State Highway 205 and said curve which has a central angle of 01 degree 55 minutes 16 seconds, a radius of 5091.00 feet with a chord that bears North 63 degrees 19 minutes 16 seconds West, with a chord length 170.69 feet and an arc length of 170.69 to the end of said curve;

North 35 degrees 03 minutes 25 seconds West, a distance of 102.19 feet to a point of intersection of the northeasterly right-of-way line of said State Highway 205 and the southeasterly right-of-way line of said F.M. 550;

THENCE North 44 degrees 21 minutes 00 seconds East, departing the northeasterly right-of-way line of said State Highway 205, and continuing with the southeasterly right-of-way line of said F.M. 550, a distance of 175.85 feet to a 2" aluminum cap Stamped "ATWELL" found for corner;

THENCE North 44 degrees 43 minutes 15 seconds East, continuing with said right-of-way, a distance of 51.68 feet to the POINT OF BEGINNING, containing 1.367 acres of land, more or less.

SURVEYOR'S CERTIFICATE

TO: VRE McLendon 7E, LLC
Titan Bank
VPC VR001, LLC
Fidelity National - 221. W Southlake BLVD. Suite 150. Southlake, Texas 76092

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6,7B,1,7C,8,9,11B,13,14 & 16. the field work was completed in June 2025.

Date: December 16, 2025

FOR PETITT-ECD:

James Mark Whitkanack
James Mark Whitkanack, RPLS No. 6134



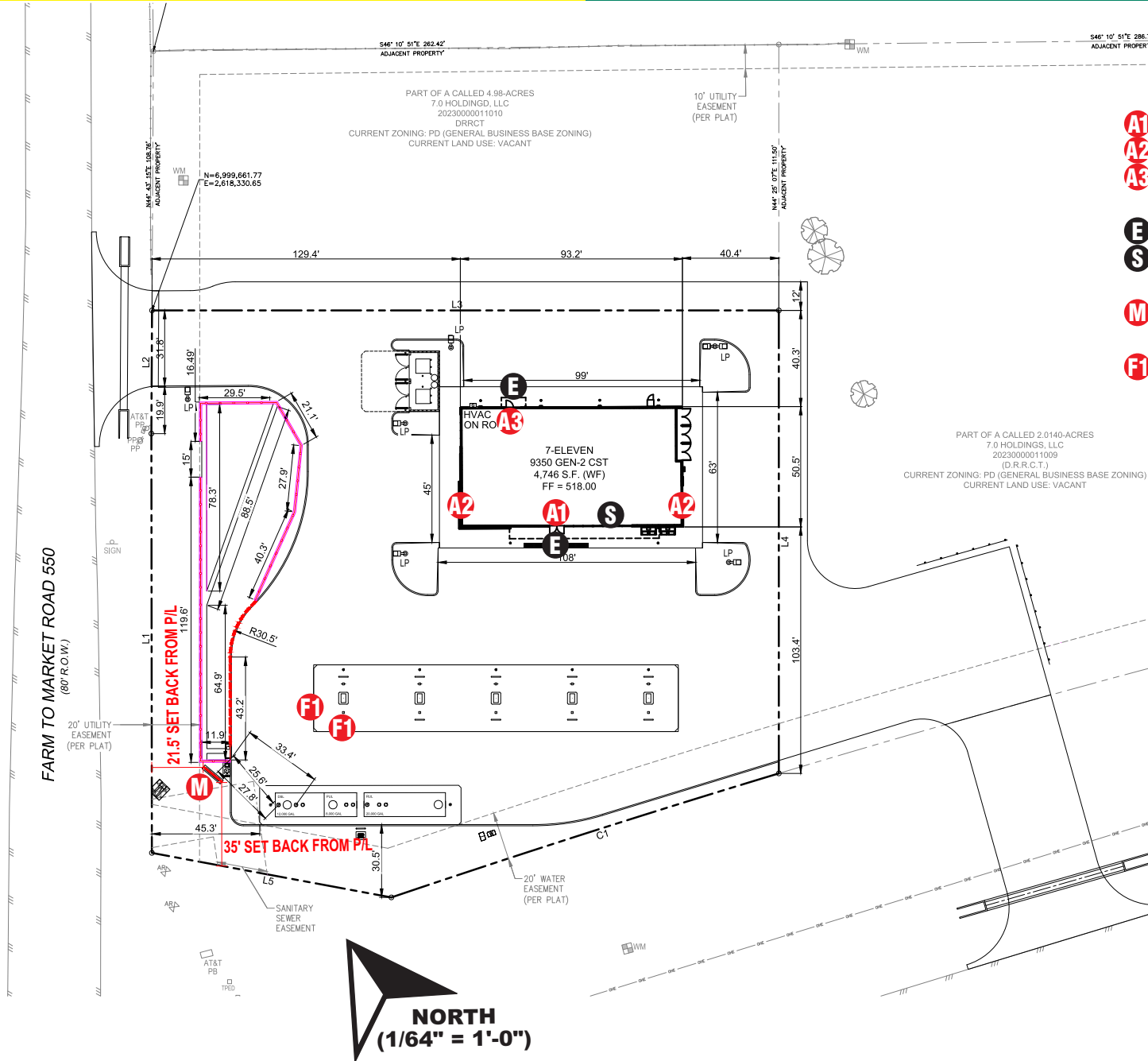
ALTA/NSPS
LAND TITLE SURVEY
1.367 ACRES
SITUATED IN
KING LATHAM SURVEY, ABST. NO. 133
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098
(972) 941-8400

OWNER/DEVELOPER
7.0 HOLDINGS, LLC
4210 RIDGE ROAD, STE. 201
HEATH, TX 75032

DATE: 12/17/2025

Z:\PROJECTS\09381 McLendon-Chisholm SH 205 & FM 550\Survey\Title Survey\09381-Title Survey 1.367 AC.dwg

SHEET 1 OF 1



PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
A1	45	1 SF KEYSTONE WALL SIGN
A2	48	2 8' WALL CHANNEL LOGOS
A3	18.75	1 5' WALL CHANNEL LOGO
ARCHITECTURAL ELEMENTS		
E	N/A	2 WELCOME VINYLs
S	N/A	1 CHANNEL STRIPES SET
EXTERIOR GROUND SIGNS		
M	24.5	1 DF MONUMENT SIGN (CUSTOM)
FUEL CANOPY FASCIA SIGNS		
F1	9	2 SF KEYSTONE SIGNS

Approved By 7-Eleven Construction Manager

Name :

Signed:

Date:

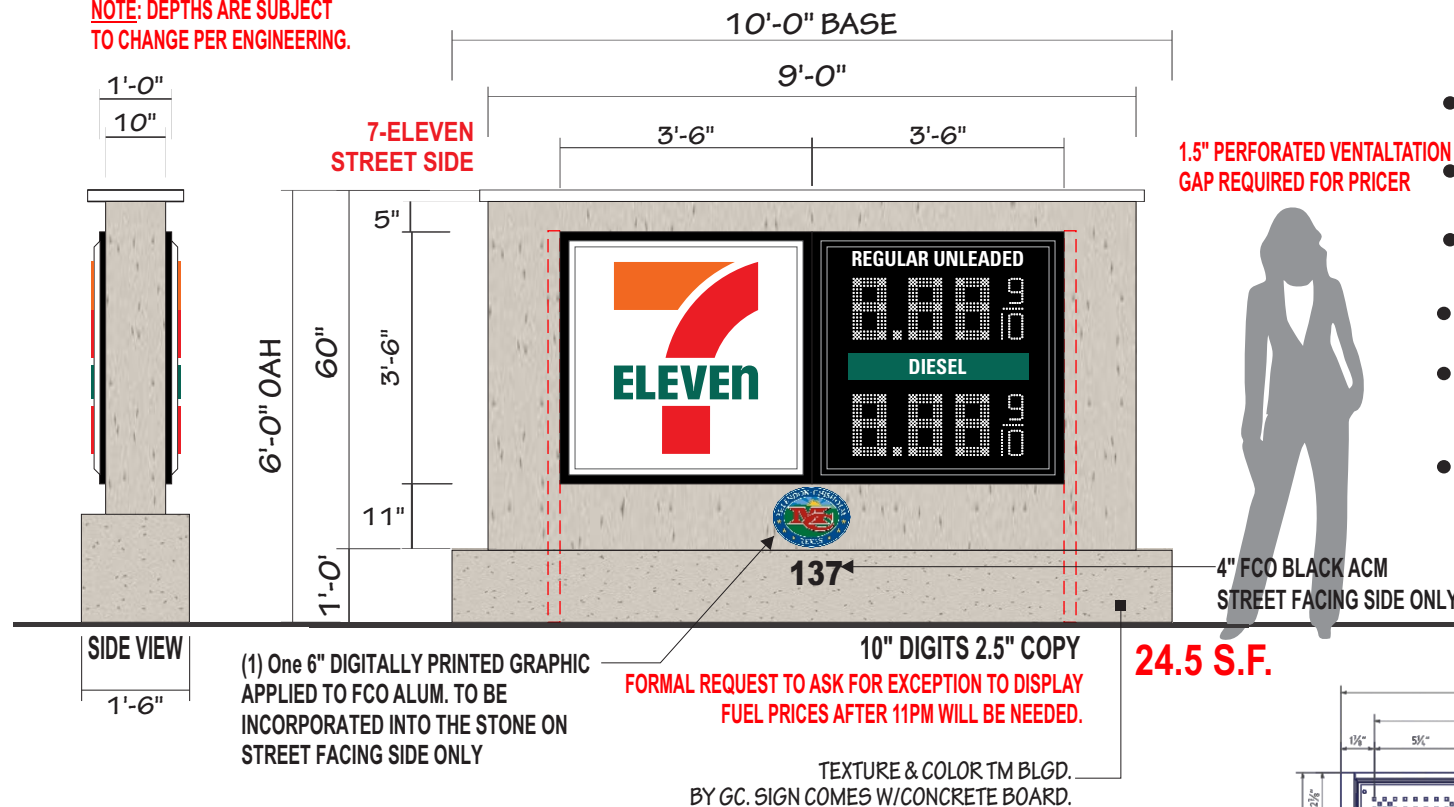
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Office 847.301.0510
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D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin



NOTE: DEPTHS ARE SUBJECT
TO CHANGE PER ENGINEERING.



**GC is responsible for the covering outside of the sign
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DF INTERNALLY ILLUMINATED MONUMENT SIGN

STRUCTURE: FAB. ALUM FINISH TM BLDG.
(VERIFY COLOR & TEXTURE)

7-ELEVEN SIGN HEAD

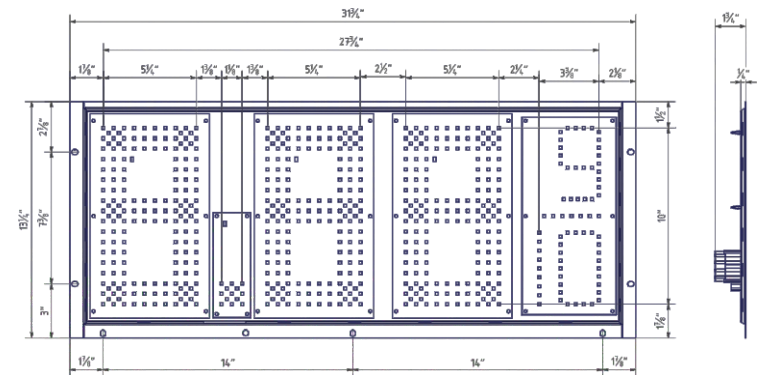
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Square footage allowed: 100 Sq Ft Total - Each face cannot exceed 50 Sq Ft. Max area for the sign structure cannot exceed 70 Sq Feet per side. Setbacks: 15' from Property Line-Non-advertised message area: A min of 25% of the sign face, excluding the base, shall contain non-advertised message area and shall be of construction materials similar to the building and shall be non-illuminated.

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1030 Explorer St.
Duncanville, TX 75137
469-868-6085 TSCL #19103

To Whom It May Concern,

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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.

Proposed hours of operation for the monument sign lighting are 24 hours, due to the sign's display of prices for fuel sales. The purpose of this request is to allow the monument to display prices for fuel sales during the hours in which fuel is sold.

This letter is also to request relief from the following section of the ordinance for sign permit 26-000101:

For sign A3, the purpose of the request is to allow the display of additional signage due to the business's location on a high-visibility corner with visibility from 4 directions of travel at the intersection of 2 state roads.

3.05.020(C)4(I)

(I) Secondary elevations shall not include building-mounted signage unless expressly permitted elsewhere in this Code.

- 26-000101 – Sign A3 (rear elevation)

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Edwards".

Chris Edwards

"Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas,
78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov/complaints"

TSCL# 19103



A large white sign for 7-Eleven is positioned on a grassy area next to a road. The sign features the 7-Eleven logo on the left and a digital price display on the right. The price display shows 'REGULAR UNLEADED' at 2.84 9/10 and 'DIESEL' at 3.09 9/10. The sign is mounted on a white base. In the foreground, there is a green plastic container. The background shows a road with cars, a utility pole, and a clear blue sky.

Fuel Type	Price
REGULAR UNLEADED	2.84 ⁹ / ₁₀
DIESEL	3.09 ⁹ / ₁₀





REGULAR UNLEADED

3.799

DIESEL

4.999



REGULAR UNLEADED

3.79 ⁹/₁₀

DIESEL

4.99 ⁹/₁₀





REGULAR UNLEADED

3.799

DIESEL

4.999





1030 Explorer St.
Duncanville, TX 75137
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Proposed hours of operation for the monument sign lighting are 24 hours, due to the sign's display of prices for fuel sales. The purpose of this request is to allow the monument to display prices for fuel sales during the hours in which fuel is sold.

This letter is also to request relief from the following section of the ordinance for sign permit 26-000101:

For sign A3, the purpose of the request is to allow the display of additional signage due to the business's location on a high-visibility corner with visibility from 4 directions of travel at the intersection of 2 state roads.

3.05.020(C)4(I)

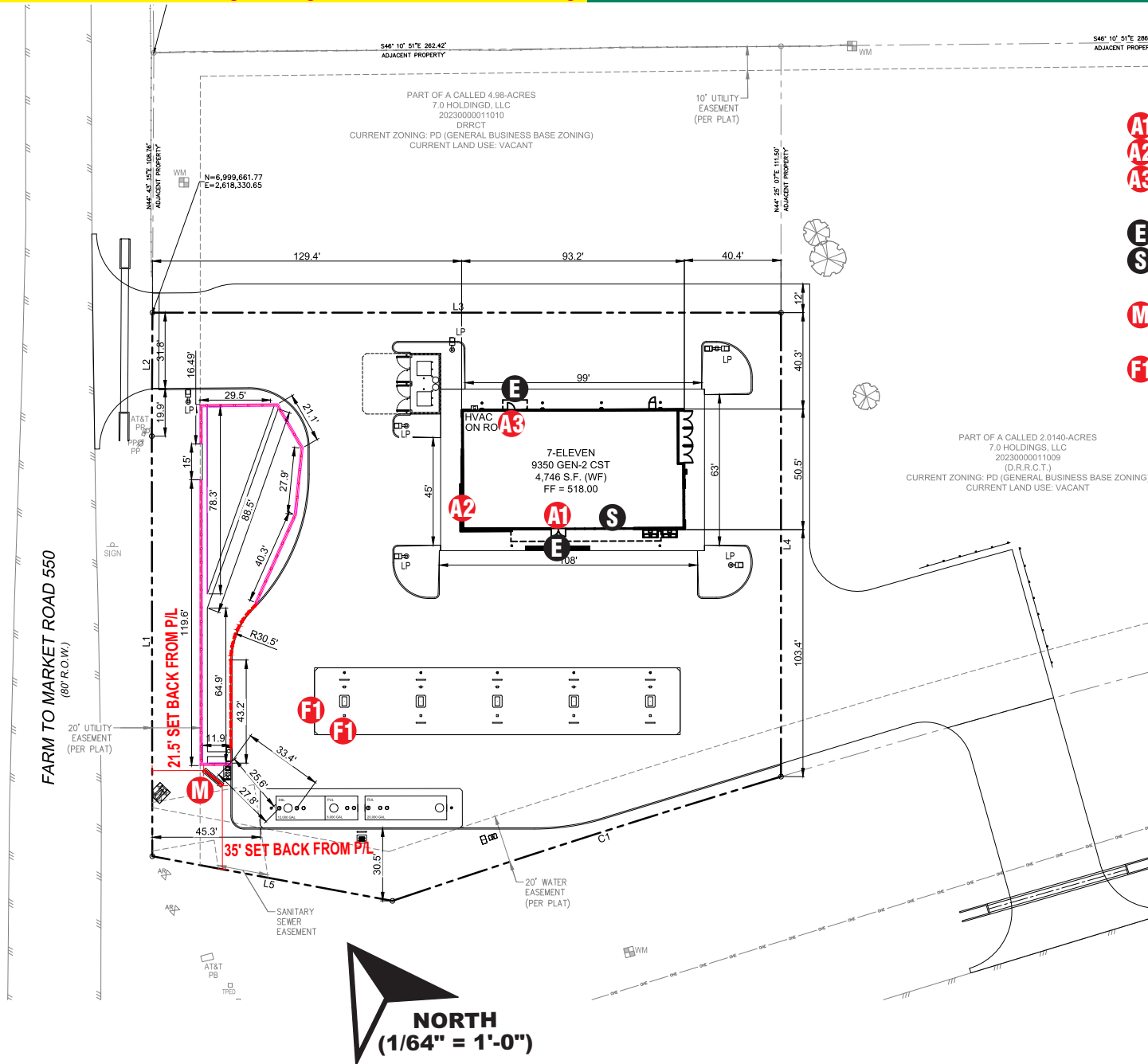
(I) Secondary elevations shall not include building-mounted signage unless expressly permitted elsewhere in this Code.

- 26-000101 – Sign A3 (rear elevation)

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Edwards", written in a cursive style.

Chris Edwards



PRODUCT LIST

	SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS			
A1	45	1	SF KEYSTONE WALL SIGN
A2	48	1	8' WALL CHANNEL LOGO
A3	18.75	1	5' WALL CHANNEL LOGO
ARCHITECTURAL ELEMENTS			
E	N/A	2	WELCOME VINYL
S	N/A	1	CHANNEL STRIPES SET
EXTERIOR GROUND SIGNS			
M	24.5	1	DF MONUMENT SIGN (CUSTOM)
FUEL CANOPY FASCIA SIGNS			
F1	9	2	SF KEYSTONE SIGNS

Approved By 7-Eleven Construction Manager

Name :

Signed:

Date:

APPROVED

By Melody Spositi at 5:22 pm, Jul 21, 2026

Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: July 21, 2026

IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

ELEVATION - WALL SIGNAGE

93'

62'-8" +/- (VERIFY)

53" 48"

T.O. PARAPET FRAMING HIGH
24' - 8"

T.O. PARAPET FRAMING LOW
21' - 5"

FRONT ELEVATION MATERIALS %

MADE TOTAL SF: 2,017.71 SF

FC-1: 824.63 SF / 41%

MT-1: 655.88 SF / 33%

MT-2: 106.82 SF / 5%

MT-3: 1630.99 SF

MT-1

MT-2

MT-3

EIFS-1

S

FC-1

14'-1"

7'-4"

WELCOME

E

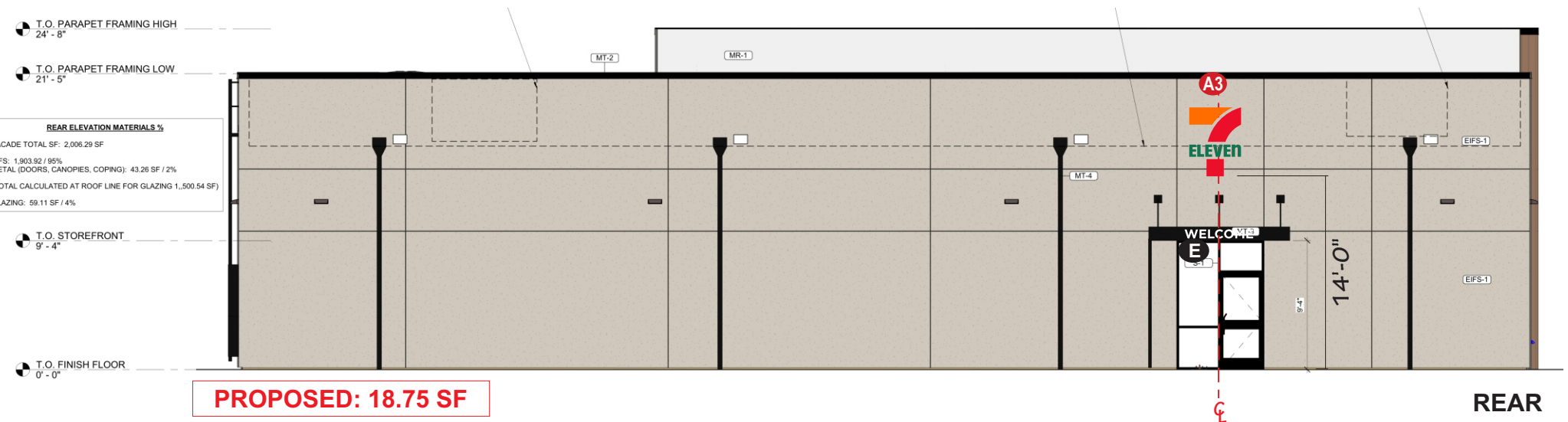
EIFS-1

0' - 0"

FRONT ENTRANCE

VERIFY

PROPOSED: 45 SF

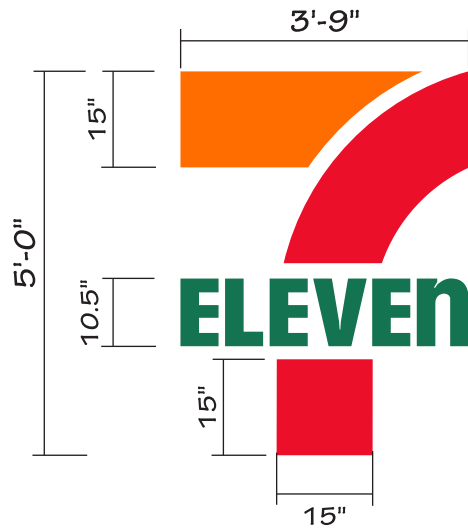


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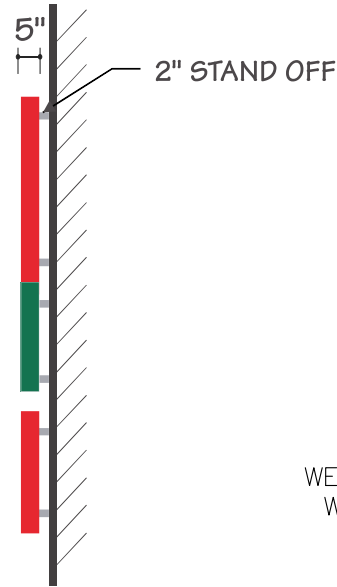
Page: 2 of 15

Page 36 of 78

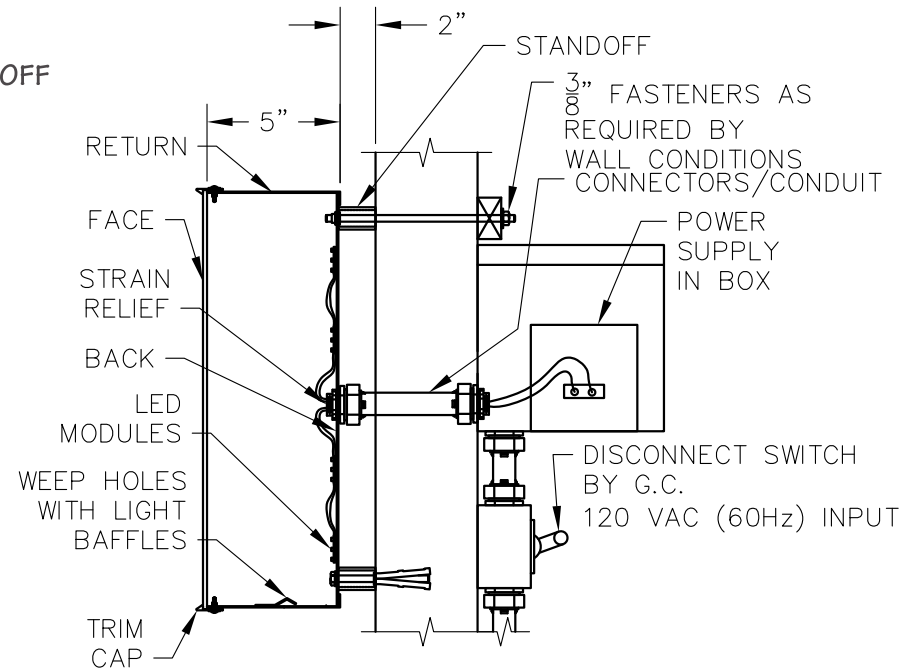
A3



FRONT VIEW



SIDE VIEW



SECTION DETAIL
EQUIPMENT GROUNDED
NOT TO SCALE

FACES:

CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:

1" JEWELITE WHITE, PAINT TM RETURN.

RETURNS:

ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:

WHITE LEDS

	3M Scotchcal 3730-3243 Pantone PMS 1505 XGC
	3M Scotchcal 3730-6537 Pantone PMS 336 C
	3M Scotchcal 3730-2723 Pantone PMS 2347 XGC

Display Square Footage: 18.75

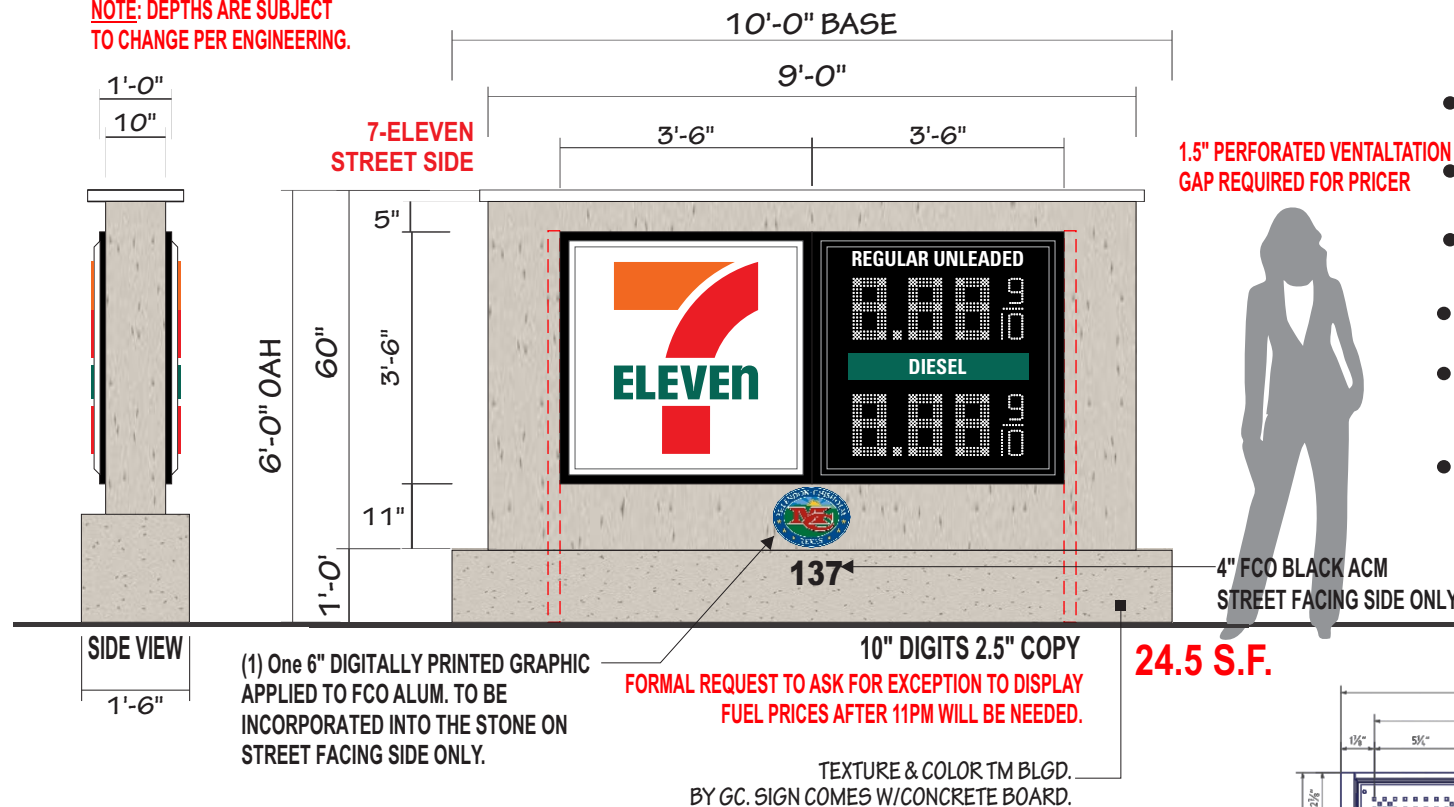
Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: July 21, 2026

IDENTITI
2000 Center Drive
Suite C411
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Office 847.301.0510
identiti.net

D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin



NOTE: DEPTHS ARE SUBJECT
TO CHANGE PER ENGINEERING.



GC is responsible for the covering outside of the sign
including base. Sign will come in with concrete board only.

DF INTERNALLY ILLUMINATED MONUMENT SIGN

STRUCTURE: FAB. ALUM FINISH TM BLDG.
(VERIFY COLOR & TEXTURE)

7-ELEVEN SIGN HEAD

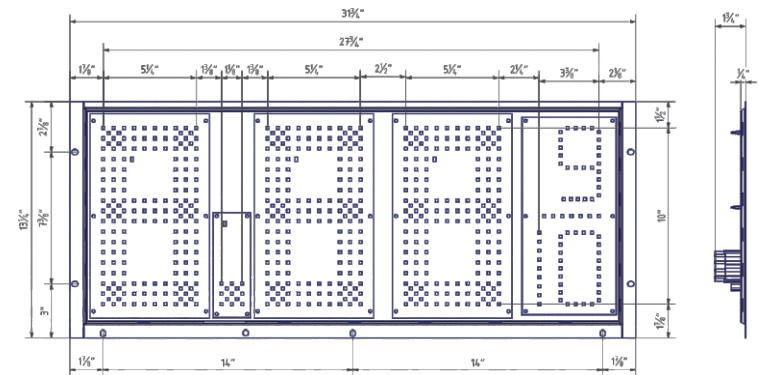
- 12" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN.
- PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE FACES W/2ND SURFACE DECORATION
- LED ILLUMINATION

FUEL PRICE SIGN HEAD

- 12" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE GRADE COPY & FLAT PCU TACK (PWM) 1" WHITE LED DIGITS
- LED ILLUMINATION

7-ELEVEN COLORS

- 3M Scotchcal 3730-3243 Pantone PMS 1505 XGC
- 3M Scotchcal 3730-6537 Pantone PMS 336 C
- 3M Scotchcal 3730-2723 Pantone PMS 2347 XGC



Code: 6' OAH - Sign can only be 5'OAH (Excluding base) Monument base can be additional 18" height measured from ground level at center of the base to top of the base. Overall height cannot exceed 6'.

Square footage allowed: 100 Sq Ft Total - Each face cannot exceed 50 Sq Ft. Max area for the sign structure cannot exceed 70 Sq Feet per side. Setbacks: 15' from Property Line-Non-advertised message area: A min of 25% of the sign face, excluding the base, shall contain non-advertised message area and shall be of construction materials similar to the building and shall be non-illuminated.

Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: July 21, 2026



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D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

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.

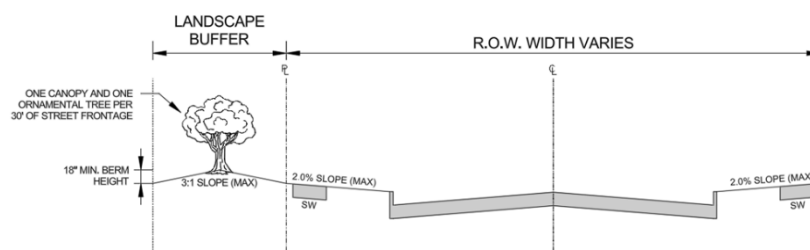
5.2.4 Non-Residential Uses.

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.

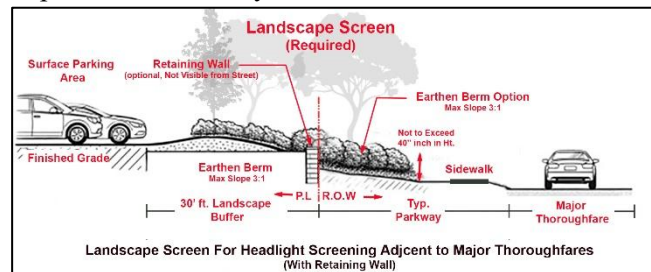
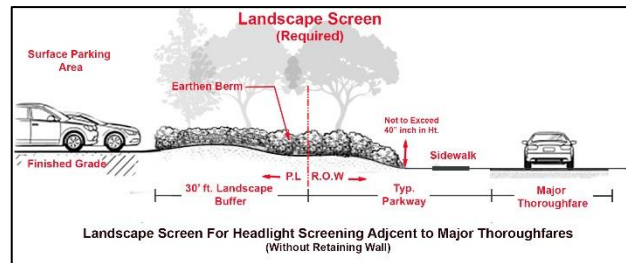
- (1) A minimum 30-foot wide landscape buffer (as measured from the front property line, exclusive of rights-of-way, site visibility easements, future thoroughfare setbacks, etc.) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare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



TYPICAL ROADWAY SECTION

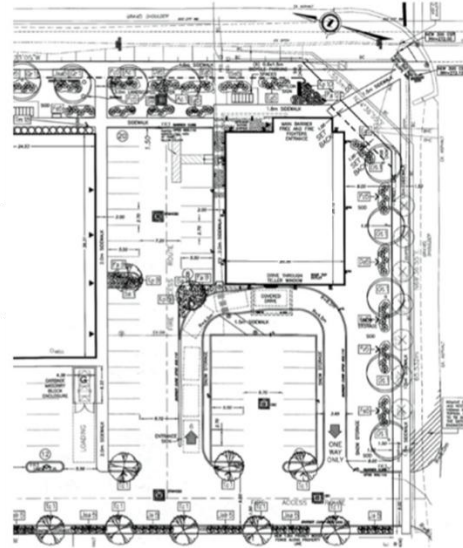
- (2) The landscape buffer shall generally consist of street trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - a. A minimum of one three-inch caliper canopy tree and one ornamental tree (measured at twelve inches above the soil line and six-foot planted 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
1A	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	3	8" cal	POT
1B	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1C	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1D	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1E	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1F	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1G	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1H	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1I	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1J	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1K	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1L	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1M	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1N	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1O	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1P	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1Q	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1R	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1S	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1T	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1U	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1V	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1W	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1X	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1Y	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1Z	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB

(4) Administrative modifications to the landscape requirements.

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

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

5.2.6 Public Art Program:

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

(1) **Applicability.**

- a. This section applies to all new commercial development, redevelopment, or major renovation projects within the Overlay District located on a lot greater than one (1) acre.
- b. Projects subject to this section shall comply prior to the issuance of a certificate of occupancy.

(2) **Public Art Requirement.** All non-residential developments shall contribute to the City of McLendon-Chisholm's public art program by:

- a. Installation of public art as per the guidelines contained herein; OR
- b. Payment into a Public Art fee in lieu of the installation of the public art in an amount equal to 0.5% of the total construction cost of the development; AND
- c. Dedicating an area for the future public art of no less than 0.1% of the lot area or 1,000 square feet whichever is lesser. City Council may adjust the total area of the public art easement upon a formal request by an applicant. Public Art area location:
 - i. Shall be subject to the approval of the Public Arts Committee, city planning staff, Planning and Zoning Commission and/or the City Council.
 - ii. Shall be located in an area visible from the right-of-way.
 - iii. Shall not be located in a visibility site triangle area.
 - iv. Shall not be encumbered or limited by utility easements.
 - v. Shall be noted on the site plan and a corresponding plat for recordation.
 - vi. Shall have four (4) two-inch (2") electric conduits routed from the electricity transformer and stubbed out to the Public Art area.
- d. The City Council shall make the final determination as to whether to accept the installation of public art or to accept the fee in lieu of.

(3) **Site Plan – Plat Designations and Notation.**

- a. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
- b. Proposed public art area reservation shall be designated on a Site Plan submittal.
- c. Proposed public art area reservation shall be designated on a Plat as a "Public Art Easement"

(4) **The City Council shall designate a Public Art Committee:**

- a. The Committee can be comprised of any combination of the following:
 - i. City Council Members
 - ii. Planning and Zoning Commission Members
 - iii. General Public
 - iv. City Staff
- b. The Committee shall be composed as follows:

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

5.2.7 Land Use Spacing Regulations:

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

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

5.2.8 Site Development Standards

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

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

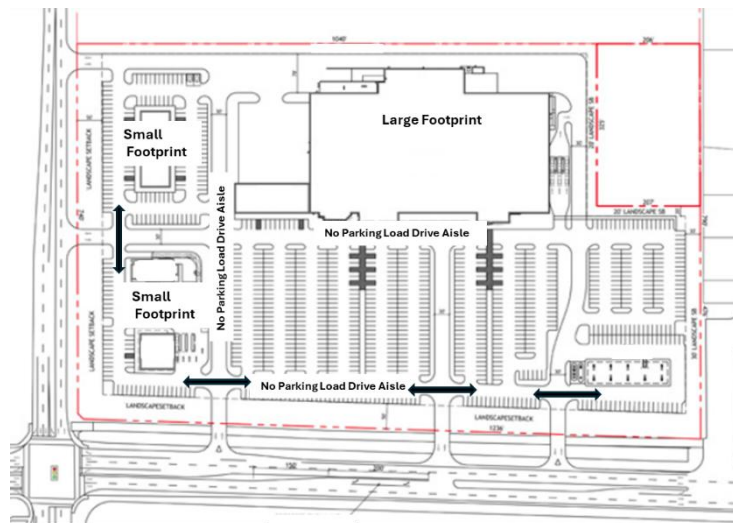
- i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
- ii. Cross-access shall be required 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. Four thousand (4,000) pounds per square inch (psi); OR
- ii. Dust free, all weather surface, with sufficient strength to support a proposed load of a two (2) axle vehicle capable of withstanding a 75,000 lb. fire apparatus
- c. Steel Reinforcement: #4 rebar on twenty-four inch (24") centers on concrete chairs
- d. Base course thickness:
 - i. Six inches (6")
 - ii. Lime stabilization; OR
 - iii. Cementitious stabilization
 - iv. Following geotechnical report (to be submitted to the City Engineer as part of the Civil Engineering construction plans)

(3) Solid Waste Dumpsters

- a. All non-residential developments shall be required to provide solid waste dumpsters and dumpster enclosures
- b. All dumpsters shall be screened as follows:
 - i. Exterior finish material shall be consistent with the exterior finishing material of the associated primary structure of the commercial development.
 - ii. The gate for the dumpster enclosure shall be a solid metal gate to be painted or powder coated.
 - iii. The gate shall have a closing latch or other system to insure that the gate is closed when not in use.
 - iv. The height of the dumpster enclosure shall be at least two feet (2') taller than the dumpster.
 - v. The width of the dumpster enclosure shall be at least three feet (3') wider on all sides than the dumpster.
 - vi. Vegetative screen shall be provided on outside on three sides and consist of evergreen shrubs that will grow at least ten feet (10') in height.
- c. Dumpster enclosure shall include:
 - i. Concrete thickness: Eight inches (8")
 - ii. Concrete strength: Five thousand (5,000) pounds per square inch (psi)
 - iii. Have a permanent water source with a shut off valve
 - iv. Have a slatted drain/ grate inlet connected to an enclosed stormwater system
 - v. At least one (1) security pole light or wall pack light with a photocell or motion sensor.
 - vi. Protective bollards adjacent to any firelane, on-site access and circulation routes.
 - vii. Signage
 - 1. No parking in front of gate
 - 2. No storage of flammable material
 - 3. City shall provide sign criteria
- d. Dumpster Placement
 - i. Dumpsters shall not be placed within one-hundred feet of a residential development or property zoned for residential development.

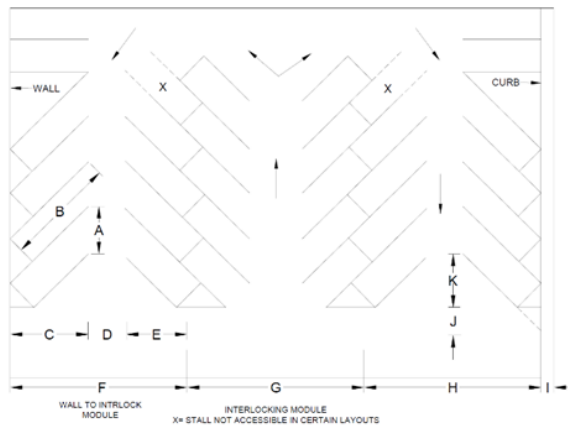
- ii. Shall have a clear path of at least forty feet (40') back up area which is not in conflict with any parking space or structure.
 - iii. Shall be situated at a forty-five degree angle from the approaching access.
 - e. Site Plan – Plat Designations and Notation.
 - i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Dumpsters and dumpster enclosures shall be designated on a Site Plan submittal.
- (4) Multi-lot Development Standards. For safety purposes, the Overlay District shall regulate the building orientation, parking, pedestrian and vehicular site circulation for multi-lot non-residential developments with multiple lots, buildings and/or larger footprint developments.
 - a. Building Orientation. Building orientation for multi-lot non-residential developments shall conform to the following criteria:
 - i. Larger footprint buildings, over twenty thousand (20,000) square feet, shall be set back from the right-of-way providing sufficient area between the building(s) and the right-of-way for either parking for the main building or for the development of smaller footprint buildings on individual lots.
 - ii. Smaller footprint buildings, under twenty-thousand (20,000) square feet, shall be within one-hundred fifty feet (150') of the right-of-way.
 - iii. Longest side of the building shall be parallel to the adjacent right-of-way from which the building is addressed.
 - iv. Where a building is located on a corner of two major arterials or there exists other site constraints, the building's longest side shall be orientated parallel to the right-of-way corresponding to the building's address.



- b. Parking Field Standards. Parking lot designs for multi-lot nonresidential developments shall conform to the following criteria:

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

c. Parking lot design shall follow the following criteria.



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

d. Pedestrian Accommodations

i. Access Easements

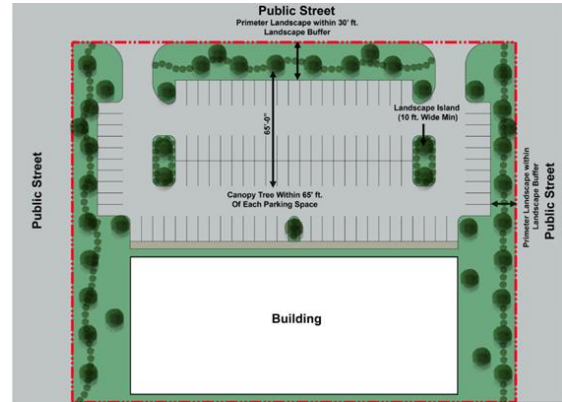
1. Shall be required for parking lots with more than forty (40) parking spaces in a perpendicular row to the main building.
 - a. At least one pedestrian route shall be required.
 - b. Shall be at least eight feet (8') wide raised pedestrian access way with six-inch (6") curbs located between two adjacent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

ii. Shopping cart corral

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

iii. On-site trees

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

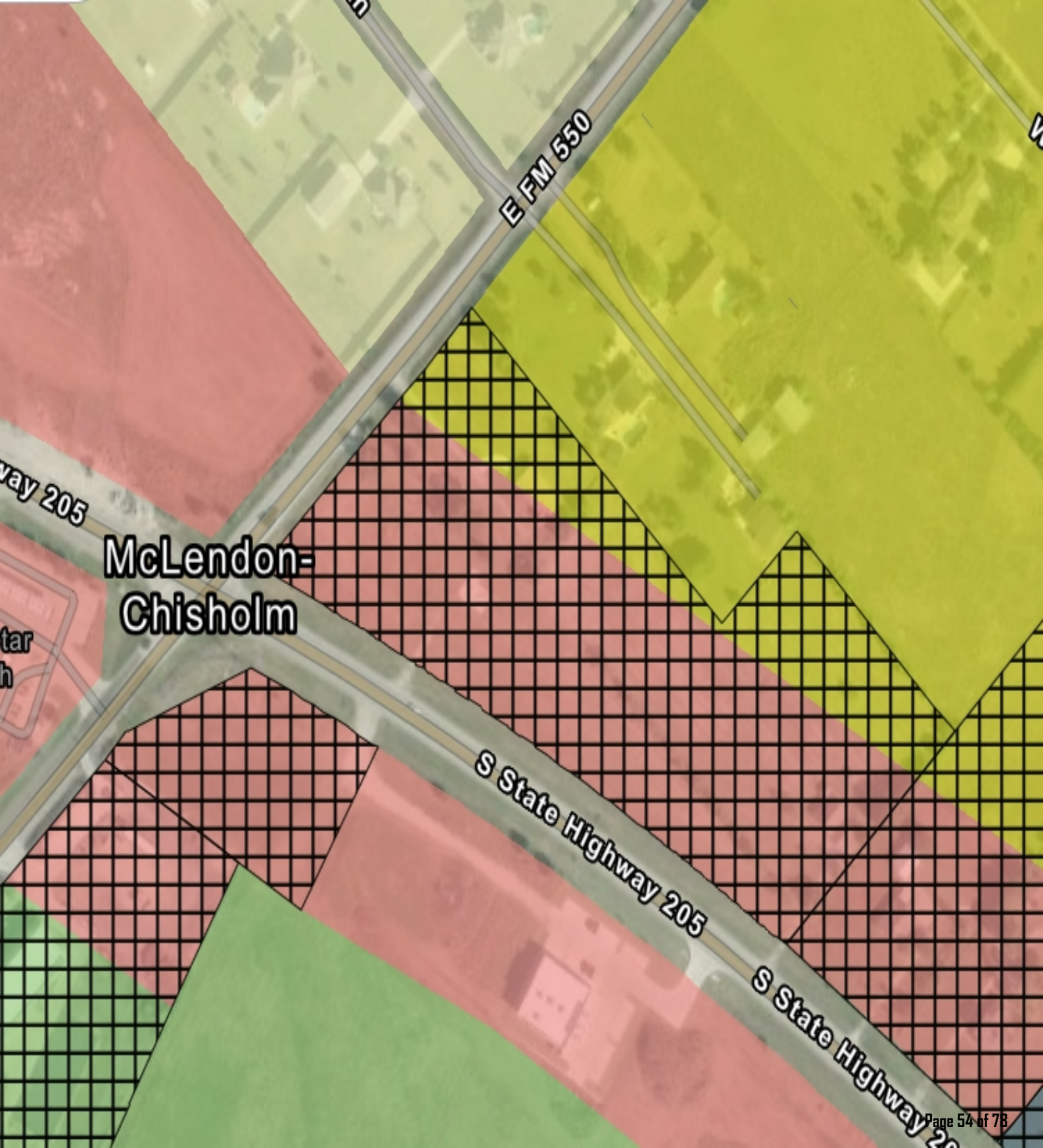


e. Vehicular circulation

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

5.2.9 Variances and Appeals.

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



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City of McLendon-Chisholm Staff Report

Date: August 18, 2026

Agenda Item: 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.

Background:

On February 11, 2025, Pulte Homes of Texas, L.P. and DRP TX 6, LLC submitted a petition requesting the voluntary annexation of approximately 208.787 acres located within the City's extraterritorial jurisdiction (ETJ) for the proposed Sonoma Verde North development.

At the July 14, 2026, meeting, City Council approved a resolution accepting the annexation petition and scheduled the public hearing on the proposed annexation for July 28, 2026. The applicant is now requesting Planned Development (PD) zoning for the property to establish development standards that will govern the Sonoma Verde North development upon annexation.

The proposed Planned Development permits single-family residential uses with minimum lot sizes of 5,500, 7,200, and 7,800 square feet, together with parks, open space, trails, amenity areas, and supporting public infrastructure. The submitted concept plan and development standards are intended to implement the approved Sonoma Verde North Development Agreement.

Public Information:

Notice of the public hearing was published in accordance with the Texas Local Government Code and the City's Code of Ordinances. Written notice was mailed to all property owners within 200 feet of the subject property, and the required public hearing notice was posted on the City's website.

Options/Alternatives:

1. Recommend approval of the requested Planned Development zoning district to the City Council.
2. Recommend approval of the Planned Development zoning request with modifications.

3. Recommend denial of the requested zoning change.

Recommendation:

Staff recommends approval of the proposed Planned Development zoning.

Attachments:

- Exhibit A-1 – Annexation Boundary Description (Phase 4A/4B)
- Exhibit A-2 – Annexation Boundary Description (Phase 1A/1B)
- Exhibit B – Planned Development Standards
- Exhibit C – Overall Concept Plan
- Exhibit D – Trail Plan
- Exhibit E – Open Space Plan
- Exhibit F – Proposed Street Paving Sections
- Exhibit G – Adjacent Property Owner List

Presenter: Fabrice Kabona, City Manager

SONOMA VERDE NORTH PHASE 4A/4B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

BEING a 49.097 acre tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being a portion of a called 212.013 acre tract of land described in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20250000011591, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), a portion of a called 0.031 acre tract of land designated as "Tract 1", a called 0.003 acre tract of land designated as "Tract 2" and a called 1.427 acre tract of land designated as "Tract 3" all three tracts being described in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20260000009931, O.P.R.R.C.T., and being further described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the western most corner of said 212.013 acre tract, being in the southeasterly line of a called 45.65 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Kerry Smith and Janet Smith, recorded in Volume 1931, Page 165, O.P.R.R.C.T., and being in the northeasterly right-of-way line of Edwards Road (variable width public right-of-way);

THENCE with the northwesterly line of said 212.013 acre tract, the following courses:

North 44°36'47" East, a distance of 2,337.90 feet to an iron rod found for the eastern most corner of a called 10.00 acre tract of land described in the Special Warranty Deed to Laura Lynn Bjeles, recorded in Document No. 20220000009449, O.P.R.R.C.T., same being the southern most corner of a called 40.00 acre tract of land described in the Warranty Deed to Zion Cornerstone, LLC, recorded in Document No. 20250000002003, O.P.R.R.C.T.;

North 44°38'47" East, a distance of 1,722.05 feet to a point for corner in the southeasterly line of a called 25.01 acre tract of land described in the Special Warranty Deed to B&F and Son 3 LP, recorded in Document No. 20180000000961, O.P.R.R.C.T., and being from which a 1/2-inch iron rod found for the northern most corner of a called 164.377 acre tract of land described in the Special Warranty Deed to DRP TX 6, LLC, recorded in Document No. 20250000018093, O.P.R.R.C.T., bears North 44°38'47" East, a distance of 234.66 feet;

THENCE with the north line of said 164.377 acre tract, the following courses:

South 15°08'14" West, a distance of 1,549.60 feet to a point for corner;
South 00°00'07" East, a distance of 4.38 feet to a point for corner;
South 22°36'35" West, a distance of 8.52 feet to the northern most corner of said "Tract 1";

THENCE with the southeasterly line of said "Tract 1", the following courses:

South 14°58'42" West, a distance of 8.32 feet to a point for corner;
South 14°58'42" West, a distance of 6.84 feet to a point for corner;
South 20°32'20" West, a distance of 70.72 feet to a point for corner;
South 30°30'13" West, a distance of 77.59 feet to a point for corner;
South 40°28'05" West, a distance of 77.59 feet to a point for corner;
South 50°25'57" West, a distance of 77.59 feet to a point for corner;
South 60°23'49" West, a distance of 77.59 feet to a point for corner;
South 70°21'41" West, a distance of 77.59 feet to a point for corner;
South 80°19'26" West, a distance of 77.59 feet to a point for corner;
North 89°42'21" West, a distance of 16.17 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE South 84°23'13" West, with said northwesterly line, a distance of 141.21 feet to the east corner of said "Tract 2";

THENCE with the southeasterly line of said "Tract 2", the following courses:

South 68°51'36" West, a distance of 23.32 feet to a point for corner;
South 56°48'01" West, a distance of 47.37 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE with said northwesterly line, the following courses:

South 53°08'21" West, a distance of 23.59 feet to a point for corner;
South 63°06'13" West, a distance of 77.92 feet to a point for corner;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	1 OF 3

SONOMA VERDE NORTH PHASE 4A/4B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

South 73°04'06" West, a distance of 37.57 feet to a point for corner at the east corner of said "Tract 3";

THENCE with the southeasterly line of said "Tract 3", the following courses:

South 70°24'57" West, a distance of 19.72 feet to a point for corner;

South 67°25'45" West, a distance of 56.04 feet to a point for corner;

South 53°09'56" West, a distance of 52.29 feet to a point for corner;

South 35°26'35" West, a distance of 57.16 feet to a point for corner;

South 34°04'48" West, a distance of 130.46 feet to a point for corner;

South 46°18'14" West, a distance of 82.71 feet to a point for corner;

South 59°02'10" West, a distance of 82.95 feet to a point for corner;

North 24°33'40" West, a distance of 122.97 feet to the beginning of a non-tangent curve to the right with a radius of 250.00 feet, a central angle of 02°29'12", and a chord bearing and distance of South 66°40'55" West, 10.85 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 10.85 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE with said northwesterly line, the following courses:

South 12°20'40" West, a distance of 52.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 10°32'40" West, a distance of 173.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 44°15'23" West, a distance of 170.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 62°19'51" West, a distance of 155.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 44°15'23" West, a distance of 404.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 35°23'29" West, a distance of 250.48 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 06°57'45" West, a distance of 170.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

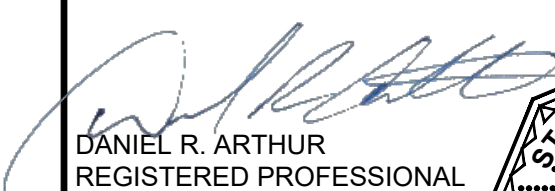
South 08°27'26" East, a distance of 107.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 24°54'14" East, a distance of 82.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 45°44'37" East, a distance of 343.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 44°15'23" West, a distance of 40.00 feet to a Mag nail found for corner in the southwesterly line of said 212.013 acre tract, and being in the northeasterly right-of-way line of said Edwards Road;

THENCE North 45°44'37" West, with the southwesterly line of said 212.013 acre tract, a distance of 1,140.93 feet to the **POINT OF BEGINNING** and containing 2,138,682 square feet or 49.097 acres of land.


DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DRIVE
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com



NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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0 300 600



GRAPHIC SCALE IN FEET



CHRISTY L. BRAY
(CALLED 12.49 ACRES)
VOL. 2930, PG. 209
O.P.R.R.C.T.

B&F AND SON 3 LP
(CALLED 25.01 ACRES)
DOC. NO. 20180000000961
O.P.R.R.C.T.

S. MARK OLMSTEAD
AND WIFE, ALYCE A. OLMSTEAD
(CALLED 20.00 ACRES)
VOL. 1451, PG. 100
O.P.R.R.C.T.

VICTORIA PURCELL (CALLED 10.00 ACRES)
VOL. 5997, PG. 176, O.P.R.R.C.T.

COREY SMITH AND WIFE, DESTINY SMITH
(CALLED 10.00 ACRES)
DOC. NO. 20230000016924, O.P.R.R.C.T.

CALLED 40.00 ACRES
ZION CORNERSTONE, LLC
DOC. NO. 20250000002003
O.P.R.R.C.T.

CALLED 10.00 ACRES
LAURA LYNN BJELES
DOC. NO. 20220000009449
O.P.R.R.C.T.

EDWARDS
ROAD

CALLED 5.00 ACRES
SAMUEL G. HAFERTEPE
AND LISA A. HAFERTEPE
DOC. NO. 20170000020082
O.P.R.R.C.T.

CALLED 40.0000 ACRES
RCH WATER SUPPLY CORPORATION
DOC. NO. 20240000004465
O.P.R.R.C.T.

CALLED 12.39 ACRES
STEVEN AND MEGIN DANNA,
PETER DANNA AND KENNETH PEARCE
VOL. 3282, PG. 270
O.P.R.R.C.T.

CALLED 45.65 ACRES
KERRY SMITH & JANET SMITH
VOL. 1931, PG. 165
O.P.R.R.C.T.

1/2" IRF

JOSHUA A. BETHKE
(CALLED 5.000 ACRES)
DOC. NO.
20240000019997
O.P.R.R.C.T.

CALLED 1,225.721 ACRES
(ROCKWALL COUNTY APPRAISAL DISTRICT)
DMDS LAND COMPANY LLC
DOC. NO. 20200000003529
O.P.R.R.C.T.

5/8" IRFC
"KHA"

POND
(LOCATION
FROM AERIAL)

DAM AREA
(LOCATION
FROM AERIAL)

REMAINDER OF A
CALLED 212.013 ACRES
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20250000011591
O.P.R.R.C.T.

49.097 ACRES
2,138,682 SQ. FT.

CALLED 0.031 ACRE
"TRACT 1"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 0.003 ACRE
"TRACT 2"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 1.427 ACRES
"TRACT 3"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

GRAPHICALLY LOCATED BASED ON
FEMA FIRM MAP # 48397C0130L,
EFFECTIVE DATE SEPT 26, 2008
APPROXIMATE LIMITS OF ZONE A.

DRP TX6, LLC
(CALLED 164.377 ACRES)
INST. NO. 20250000018093
O.P.R.R.C.T.

FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7

APPROXIMATE
LOCATION OF
MCLENDON-CHISHOLM
CITY LIMITS
AS REFERENCED
TXDOT GIS
DATED:
MARCH 17, 2025

5/8" IRFC
(KHA)
POB

CROSSTIE
FENCE POST

5/8" IRFC
"PELETON"

1/2" IRF

3/8" IRF

DMDS LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 202000000030685
O.P.R.R.C.T.

MNF

MNF

EDWARDS ROAD

SONOMA VERDE
PHASE 5
DOC. NO. 20240000006672
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4A
DOC. NO. 20220000006297
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4B
DOC. NO. 20220000001134
O.P.R.R.C.T.

LEGEND

P.O.B. POINT OF BEGINNING
VOL./PG. VOLUME/PAGE
DOC. NO. DOCUMENT NUMBER
O.P.R.R.C.T. OFFICIAL PUBLIC
RECORDS, ROCKWALL
COUNTY, TEXAS

NOTES:

A description was prepared on even
date to accompany this sketch.

All bearings shown are based on grid
north of the Texas Coordinate System
of 1983, North Central Zone (4202),
North American Datum of 1983. All
dimensions shown are grid distances.

CALLED 102.713 ACRES
SLOAN 108 LAND
INVESTORS LLC
DOC. NO. 20250000011434
O.P.R.R.C.T.

SONOMA VERDE NORTH PHASE 4A/4B METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	GDW	DRA	Jun. 2026	069309074	3 OF 3

SONOMA VERDE NORTH PHASE 1A/1B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

BEING a 159.690 acre tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being a portion of a called 164.377 acre tract of land described in the Special Warranty Deed to DRP TX 6, LLC, recorded in Document No. 20250000018093, Official Public Records, Rockwall County, Texas (O.P.R.C.T.), and being further described as follows:

BEGINNING at a 1/2-inch iron rod found for the northern most corner of said 164.377 acre tract, being in the southeasterly line of a called 25.01 acre tract of land described in the Special Warranty Deed to B&F and Son 3 LP, recorded in Document No. 20180000000961, O.P.R.C.T., and being in the western most corner of a called 1,225.7210 acre tract of land described in the Deed with Limited Warranty of Title to DMDS Land Company LLC, recorded in Document No. 20200000003529, O.P.R.C.T.;

THENCE South 46°01'04" East, with the northeasterly line of said 164.377 acre tract, a distance of 1,490.77 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" found for the eastern most corner of said 164.377 acre tract and being the northern most corner of a called 102.713 acre tract of land described in the Special Warranty Deed to Sloan 108 Land Investors LLC, recorded in Document No. 20250000011434, O.P.R.C.T.;

THENCE with the common line of said 164.377 and 102.713 acre tracts of land, the following courses:

South 44°01'28" West, a distance of 241.91 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 32°58'43" West, a distance of 26.47 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 09°01'42" West, a distance of 104.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 05°05'09" West, a distance of 188.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 06°52'50" East, a distance of 120.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 09°39'50" West, a distance of 140.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 02°55'04" West, a distance of 91.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 26°04'29" West, a distance of 147.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 83°43'52" West, a distance of 69.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 77°45'04" West, a distance of 103.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 87°07'47" West, a distance of 78.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 76°23'13" West, a distance of 130.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 84°52'34" West, a distance of 78.93 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 78°34'13" West, a distance of 99.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 89°56'01" West, a distance of 63.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 85°15'06" West, a distance of 26.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 31°02'36" West, a distance of 30.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 03°30'46" West, a distance of 23.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 11°23'05" East, a distance of 58.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 26°38'59" East, a distance of 56.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 33°58'28" East, a distance of 73.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 20°42'23" East, a distance of 127.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE over and across said 164.377 acre tract, the following courses:

South 29°38'12" West, a distance of 25.92 feet to a point for corner;
North 60°25'59" West, a distance of 48.98 feet to a point for corner;
South 29°34'01" West, a distance of 170.00 feet to a point for corner;
South 60°25'59" East, a distance of 9.73 feet to a point for corner;
South 29°34'01" West, a distance of 159.13 feet to a point for corner;
South 18°49'49" West, a distance of 43.86 feet to a point for corner;
South 02°50'15" West, a distance of 45.11 feet to a point for corner;
South 02°11'16" East, a distance of 258.29 feet to a point for corner;
South 06°13'34" West, a distance of 64.83 feet to a point for corner;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	1 OF 5

SONOMA VERDE NORTH PHASE 1A/1B

METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

South 14°55'35" West, a distance of 64.86 feet to a point for corner;

South 24°23'47" West, a distance of 118.30 feet to the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 06°22'01", and a chord bearing and distance of North 68°47'14" West, 52.20 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 52.23 feet to a point for corner;

North 65°36'13" West, a distance of 43.88 feet to a point for corner;

South 24°23'47" West, a distance of 60.00 feet to a point for corner;

South 69°23'47" West, a distance of 35.36 feet to a point for corner;

South 24°23'47" West, a distance of 48.43 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 66°36'05", and a chord bearing and distance of South 08°54'15" East, 301.97 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 319.66 feet to a point for corner;

South 86°29'57" East, a distance of 35.80 feet to a point for corner;

South 42°12'18" East, a distance of 50.00 feet to a point for corner;

South 02°47'42" West, a distance of 35.36 feet to a point for corner;

South 47°47'42" West, a distance of 50.00 feet to a point for corner;

North 87°12'18" West, a distance of 35.36 feet to a point for corner;

South 47°47'42" West, a distance of 123.14 feet to a point for corner;

South 42°12'18" East, a distance of 145.36 feet to a point for corner in the southeasterly line of said 164.377 acre tract, being in the northwesterly line of a called 641.6711 acre tract of land described in the Special Warranty Deed to DMDS Land Company, LLC, recorded in Document No. 20200000030685, O.P.R.R.C.T., and being from which a 5/8-inch iron rod with plastic cap stamped "Peleton" found for an angle point in said southeasterly line bears North 48°02'26" East, a distance of 17.64 feet;

THENCE with the common line of said 164.377 and 641.6711 acre tracts of land, the following courses:

South 48°02'26" West, a distance of 383.90 feet to a 1/2-inch iron rod found for corner;

South 47°44'21" West, a distance of 385.24 feet to a 3/8-inch iron rod found for corner;

South 31°45'56" West, a distance of 664.19 feet to a Mag nail found for the southern most corner of said 164.377 acre tract, being at the west corner of said 641.6711 acre tract and in Edwards Road (variable width public right-of-way);

THENCE North 45°44'37" West, with the southwesterly line of said 164.377 acre tract and Edwards Road, a distance of 1,559.87 feet to a Mag nail found for corner, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the west corner of a called 212.013 acre tract of land described in Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20250000011591, O.P.R.R.C.T., bears North 45°44'37" West, a distance of 1,140.93 feet;

THENCE continuing with the northwesterly line of said 164.377 acre tract, the following courses:

North 44°15'23" East, a distance of 40.00 feet to a point for corner;

North 45°44'37" West, a distance of 343.98 feet to a point for corner;

North 24°54'14" West, a distance of 82.78 feet to a point for corner;

North 08°27'26" West, a distance of 107.23 feet to a point for corner;

North 06°57'45" East, a distance of 170.02 feet to a point for corner;

North 35°23'29" East, a distance of 250.48 feet to a point for corner;

North 44°15'23" East, a distance of 404.98 feet to a point for corner;

North 62°19'51" East, a distance of 155.52 feet to a point for corner;

North 44°15'23" East, a distance of 170.35 feet to a point for corner;

North 10°32'40" East, a distance of 173.88 feet to a point for corner;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

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Celina, Texas 75009 FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	2 OF 5

SONOMA VERDE NORTH PHASE 1A/1B

METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

North 12°20'40" East, a distance of 52.38 feet to a point for corner in the west line of a called 1.427 acre tract of land designated as "Tract 3" in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20260000009931, O.P.R.R.C.T., and being the beginning of a non-tangent curve to the left with a radius of 250.00 feet, a central angle of 02°29'12", and a chord bearing and distance of North 66°40'55" East, 10.85 feet;

THENCE with the south line of said "Tract 3", the following courses:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 10.85 feet to a point for corner;

South 24°33'40" East, a distance of 122.97 feet to a point for corner;

North 59°02'10" East, a distance of 82.95 feet to a point for corner;

North 46°18'14" East, a distance of 82.71 feet to a point for corner;

North 34°04'48" East, a distance of 130.46 feet to a point for corner;

North 35°26'35" East, a distance of 57.16 feet to a point for corner;

North 53°09'56" East, a distance of 52.29 feet to a point for corner;

North 67°25'45" East, a distance of 56.04 feet to a point for corner;

North 70°24'57" East, a distance of 19.72 feet to a point for corner in the north line of said 164.377 acre tract;

THENCE with the north line of said 164.377 acre tract, the following courses:

North 73°04'06" East, a distance of 37.57 feet to a point for corner;

North 63°06'13" East, a distance of 77.92 feet to a point for corner;

North 53°08'21" East, a distance of 23.59 feet to the southwest corner of called 0.003 acre tract of land designated as "Tract 2" in said Special Warranty Deed to Pulte Homes of Texas, L.P.

THENCE with the south line of said "Tract 2", the following courses:

North 56°48'01" East, a distance of 47.37 feet to a point for corner;

North 68°51'36" East, a distance of 23.32 feet to a point for corner in the north line of said 164.377 acre tract;

THENCE North 84°23'13" East, with said north line, a distance of 141.21 feet to the southwest corner of a called 0.031 acre tract of land designated as "Tract 1" in said Special Warranty Deed to Pulte Homes of Texas, L.P.;

THENCE with the south line of said "Tract 1", the following courses:

South 89°42'21" East, a distance of 16.17 feet to a point for corner;

North 80°19'26" East, a distance of 77.59 feet to a point for corner;

North 70°21'41" East, a distance of 77.59 feet to a point for corner;

North 60°23'49" East, a distance of 77.59 feet to a point for corner;

North 50°25'57" East, a distance of 77.59 feet to a point for corner;

North 40°28'05" East, a distance of 77.59 feet to a point for corner;

North 30°30'13" East, a distance of 77.59 feet to a point for corner;

North 20°32'20" East, a distance of 70.72 feet to a point for corner;

North 14°58'42" East, a distance of 6.84 feet to a point for corner;

THENCE North 14°58'42" East, a distance of 8.32 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

NOTES:

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	3 OF 5

SONOMA VERDE NORTH PHASE 1A/1B

METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

THENCE with said northwesterly line, the following courses:

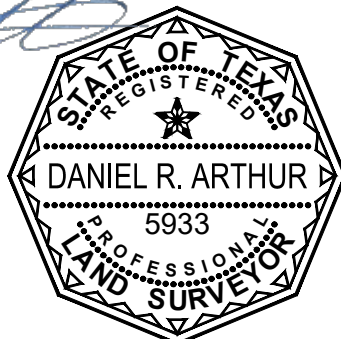
North 22°36'35" East, a distance of 8.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°00'07" West, a distance of 4.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 15°08'14" East, a distance of 1,549.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in the southeasterly line of the aforementioned 25.01 acre tract;

North 44°38'47" East, a distance of 234.66 feet to the **POINT OF BEGINNING** and containing 6,956,104 square feet or 159.690 acres of land.


DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DRIVE
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com



NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	4 OF 5

0 300 600



GRAPHIC SCALE IN FEET



CHRISTY L. BRAY
(CALLED 12.49 ACRES)
VOL. 2930, PG. 209
O.P.R.R.C.T.

B&F AND SON 3 LP
(CALLED 25.01 ACRES)
JOC. NO. 20180000000961
O.P.R.R.C.T.

S. MARK OLMSTEAD
AND WIFE, ALYCE A. OLMSTEAD
(CALLED 20.00 ACRES)
VOL. 1451, PG. 100
O.P.R.R.C.T.

VICTORIA PURCELL (CALLED 10.00 ACRES)
VOL. 5997, PG. 176, O.P.R.R.C.T.

COREY SMITH AND WIFE, DESTINY SMITH
(CALLED 10.00 ACRES)
DOC. NO. 20230000016924, O.P.R.R.C.T.

CALLED 40.00 ACRES
ZION CORNERSTONE, LLC
DOC. NO. 20250000002003
O.P.R.R.C.T.

CALLED 10.00 ACRES
LAURA LYNN BJELES
DOC. NO. 20220000009449
O.P.R.R.C.T.

EDWARDS
ROAD

CALLED 5.00 ACRES
SAMUEL G. HAFERTEPE
AND LISA A. HAFERTEPE
DOC. NO. 20170000020082
O.P.R.R.C.T.

CALLED 40.0000 ACRES
RCH WATER SUPPLY CORPORATION
DOC. NO. 20240000004465
O.P.R.R.C.T.

CALLED 12.39 ACRES
STEVEN AND MEGIN DANNA,
PETER DANNA AND KENNETH PEARCE
VOL. 3282, PG. 270
O.P.R.R.C.T.

CALLED 45.65 ACRES
KERRY SMITH & JANET SMITH
VOL. 1931, PG. 165
O.P.R.R.C.T.

JOSHUA A.
BETHKE
(CALLED
5.000 ACRES)
DOC. NO.
20240000019997
O.P.R.R.C.T.

CALLED 1,225.721 ACRES
(ROCKWALL COUNTY APPRAISAL DISTRICT)
DMDS LAND COMPANY LLC
DOC. NO. 20200000003529
O.P.R.R.C.T.

LEGEND

P.O.B.
VOL./PG.
DOC. NO.
O.P.R.R.C.T.

POINT OF BEGINNING
VOLUME/PAGE
DOCUMENT NUMBER
OFFICIAL PUBLIC
RECORDS, ROCKWALL
COUNTY, TEXAS

NOTES:

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date to accompany this sketch.

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north of the Texas Coordinate System
of 1983, North Central Zone (4202),
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dimensions shown are grid distances.

REMAINDER OF A
CALLED 212.013 ACRES
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20250000011591
O.P.R.R.C.T.

CALLED 0.031 ACRE
"TRACT 1"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 0.003 ACRE
"TRACT 2"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 1.427 ACRES
"TRACT 3"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

GRAPHICALLY LOCATED BASED ON
FEMA FIRM MAP # 48397C0130L,
EFFECTIVE DATE SEPT 26, 2008
APPROXIMATE LIMITS OF ZONE A.

159.690 ACRES
6,956,104 SQ. FT.

DRP TX6, LLC
(CALLED 164.377 ACRES)
INST. NO. 20250000018093
O.P.R.R.C.T.

FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7

APPROXIMATE
LOCATION OF
MCLENDON-CHISHOLM
CITY LIMITS
AS REFERENCED
TXDOT GIS
DATED:
MARCH 17, 2025

CROSSTIE
FENCE POST

5/8" IRFC
"PELETON"

1/2" IRF

3/8" IRF

DMDS LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 20200000030685
O.P.R.R.C.T.

EDWARDS ROAD

SONOMA VERDE
PHASE 5
DOC. NO. 20240000006672
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4A
DOC. NO. 20220000006297
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4B
DOC. NO. 20220000001134
O.P.R.R.C.T.

SONOMA VERDE NORTH PHASE 1A/1B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	GDW	DRA	Jun. 2026	069309074	5 OF 5

Sonoma Verde North

6/18/2026

Exhibit “B” Development Standards

Planned Development Regulations

±208.787 Acres

The Sonoma Verde North subject property consists of 314.726-acres of land generally located northeast of Edwards Road, northwest of Wallace Road, and southeast of FM 550, within the McLendon-Chisholm ETJ, Rockwall County, Texas. The proposed development shall be for single family homes, and include amenity center areas, open spaces, and trails. The subject property shall be planned as a Planned Development Ordinance, and shall conform to the following conditions and requirements stated herein:

1. Zoning Exhibits

The development will align closely with the Concept Plan outlined in Exhibit “C,” including the placement and orientation of proposed trails, amenity centers, open spaces, and single-family homes.

Exhibit “A-1” (Boundary Survey – Pulte Homes of Texas, LP) and Exhibit “A-2” (Boundary Survey – DRP TX 6 LLC) depicts the property location and limits of the proposed Planned Development. The limits of this Planned Development is for a portion of property, described as being a tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being a portion of a called 316.9-acre tract of land described in deed to Sue H. Sloan, Trustee as recorded in Volume 7054, Page 155, Official Public Records of Rockwall County, Texas.

2. Proposed Land Use Categories

The following land uses shall be allowed for single-family development:

- a. Single Family 5,500
- b. Single Family 7,200
- c. Single Family 7,800

The Concept Plan is not intended to be a detailed proposal for the site; rather it shall illustrate the general location of the land uses, street layout, amenity center, trail locations and additional appropriate information required by the subject property and City of McLendon-Chisholm stakeholders.

3. Design Standards

Design standards for Single Family uses shall comply with the approved Sonoma Verde North Development Agreement. Table 3.1 outlines the standards for the single-family community; however, the Sonoma Verde North Development Agreement shall govern in case of discrepancies. No base zoning district regulations from the Zoning Ordinance apply to the property.

TABLE 3.1: Single Family

Criteria	Single Family 5,500	Single Family 7,200	Single Family 7,800
Minimum Lot Area	5,500 SF	7,200 SF	7,800 SF
Minimum Lot Width	50'**	60'	65'
Minimum Lot Depth	110'	110'	110'
Minimum Lot Depth for cul-de-sac and eyebrow lots	100'	100'	100'
Minimum home size on maximum 20% of the lots at full build out	1,700 SF	1,800 SF	1,800 SF
Minimum home size on the remainder of the lots	1,800 SF	1,900 SF	1,900 SF
Min. Front Yard Setbacks	20'	20'	20'
Min. Side Yard Setbacks	5'	5' for interior side yards; 10' for corner lots	5' for interior side yards; 10' for corner lots
Min. Rear Yard Setbacks	5'	10'	10'
Maximum Height of Single-Family Home*	36' & 2 Stories	36' & 2 Stories	36' & 2 Stories

*Building height and lot coverage shall be governed exclusively by the requirements in the Sonoma Verde Development Agreement

**The 50' lots are exclusively for age-restricted active adult community area (the "Age-Restricted Area") and may consist of no more than 375 lots. A minimum of 70 acres of the property is required to be reserved for the Age-Restricted Area.

***The maximum number of single-family residential dwelling units permitted on the Property is 725.

4. Streets

- All streets shall be owned and maintained by the City of McLendon-Chisholm.
- Residential streets shall be a minimum of 31' wide, measured from back of curb to back of curb per Exhibit "F".
- Collector streets shall be a minimum of 37' wide, measured from back of curb to back of curb per Exhibit "F".
- Divided Collector streets shall be a minimum of 25' wide, measured from back of curb to back of curb with a variable-width median per Exhibit "F".
- One-half of the four-lane undivided section of Edwards Road (adjacent to the development) is required to be constructed and shall be a minimum of 24.5' back of curb to edge of pavement per Exhibit "F".

5. Building Facades and Materials

- Building materials shall be governed exclusively by the building material requirements required by the Sonoma Verde Development Agreement and no other building design or

aesthetic zoning regulations apply, except that masonry for the Age Restricted Area may also include cementitious material.

b. From the Original Sonoma Verde Development Agreement:

- i. The exterior wall surface for dwellings shall be at least 75% masonry, excluding windows, doors, garage doors, dormers, exterior trim work, columns, walls located directly beneath covered porches, or patios that have a minimum dimension of four feet in depth and eight feet in width, and similar architectural features. Masonry includes brick, stone, and stucco. The City Council may approve the use of alternate exterior building materials in lieu of the 75% masonry requirement if the alternate exterior building materials are used in connection with a historic architectural design or other unique architectural design that justifies the use of non-masonry materials, such as cementitious fiberboard.

6. Screening & Buffering

- a. Perimeter fencing, landscaping, buffering and screening shall be governed exclusively by the requirements in the Sonoma Verde Development Agreement, except for the following:

- i. A solid masonry perimeter screening wall is permitted;
- ii. Fencing of 4 feet or higher may be constructed of wrought iron;
- iii. Wood fencing may be a minimum of 6 feet high and a maximum of eight feet high.

b. From the Original Sonoma Verde Development Agreement:

- i. Height: Fence height on individual residential lots are limited to a maximum height of six feet.
- ii. Side Yard Fence Returns: Side yard fence returns for fences in the interior side yard shall, at a minimum, extend to within 10 feet of the front corner of each single-family residence.
- iii. Subdivision Perimeter Fencing: Subdivision perimeter fencing shall be constructed of 100% masonry or wrought iron with masonry columns at 40 feet on center where the rear or side of a single-family residence abuts a street. Subdivision perimeter fencing shall be a minimum of five feet in height. Subdivision perimeter fencing shall not exceed a length of 500 feet without a change in character such as the addition of wrought iron with a living screen.
- iv. Screening Adjacent to Open Space, Common Areas or Park Areas: All screening and fencing that is adjacent to common areas, open space, or park areas shall consist of ornamental iron, except that a screening wall or fence adjacent to a major arterial road may also consist of wood and/or masonry. All fencing or screening walls that serve as a perimeter fence or wall shall incorporate landscaping, including trees and shrubs.
- v. Fence Materials: Fencing made of chain link, aluminum, or metal (other than wrought iron) is prohibited. Wood stockade fences shall have metal posts and triple bracing. Wood stockade fences shall be of cedar, spruce

consisting of number one or two grade lumber, or any other wood of a higher quality and better durability.

- vi. Fence Maintenance: All fencing that is not located on an individual lot shall be provided within an easement, and a property owners association, a PID, or a District shall maintain the fencing.

7. Landscape Features

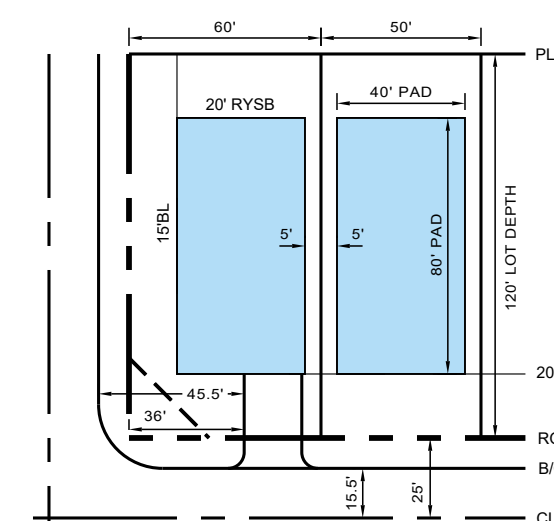
- a. The property shall be developed with a trail system, which is generally depicted per Exhibit "D". The homeowners association will be responsible for maintaining the trail system.
 - i. Trails located adjacent to Edwards Road shall have a minimum width of five feet (5') and shall only be required along the south side of Edwards Road.
 - ii. Trails located adjacent to the primary collector roadway within the Sonoma Verde North development (Rondinella Drive) shall have a minimum width of six feet (6') and shall only be required along the east and west sides of the collector roadway.
- b. Landscaping shall be governed exclusively by the requirements in the Sonoma Verde Development Agreement.
- c. From the Original Sonoma Verde Development Agreement:
 - i. The following landscaping provisions are the exclusive landscaping provisions that apply to the Development Property:
 - 1. Perimeter Landscape Buffers Other than Along SH 205: Except along SH 205, a 10-ft landscape buffer must be provided where the rear of a lot abuts a street. Buffers shall contain a minimum of one tree that is at least four inches in caliper (measure at two feet above the ground) and eight feet in height at the time of planting for each 20 feet of street frontage or fraction thereof. The buffer may include a sidewalk if approved by the City Council. Landscaped buffers shall also include shrubs, ground cover, sod, or other live plant materials.
 - 2. Subdivision Entryway Landscaping: At a minimum, subdivision entryways shall be landscaped to include trees, shrubs, and ground cover or sod. Landscaped areas shall be a total of 25 feet wide (which includes median landscaping if requested by the developer), along each street they abut, and shall be a minimum of 20 feet in depth. Landscaping shall include a minimum of three trees at each entryway corner, and each tree must be at least three inches in caliper (measured at six feet above the ground) and eight feet in height at the time of planting. Each landscaped area shall also include a minimum of ten shrubs that are a minimum of three gallons each.
 - 3. Landscaping for Residential: All residential development shall meet the following landscaping standards: (i) a minimum of two trees that are at least two inches in caliper measured two feet above ground level must be planted on each detached single family lot, and at least one of the two trees must be planted in the front yard;

(ii) each single family detached lot shall have a minimum of ten shrubs that are a minimum of three gallons each; and (iii) all of the unimproved areas of a front lawn shall be covered in turf or sod. Required landscaping shall be installed prior to occupation of a new home.

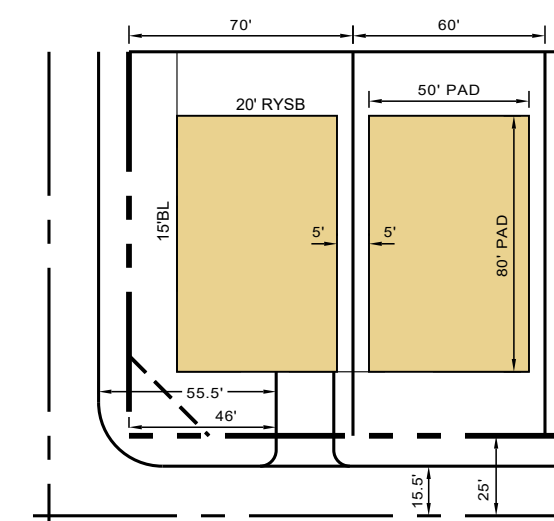
4. Irrigation: All required landscaping in common areas shall be irrigated with an automatic irrigation system.
5. Maintenance: All landscaped buffers and entryway areas shall be maintained at all times.
6. Waiver: The City Council may reduce the width of the required landscape buffer or entryway landscaped area when the reduction is necessary to accommodate utilities or public improvements.

8. Planned Development Amendments and Administrative Provisions

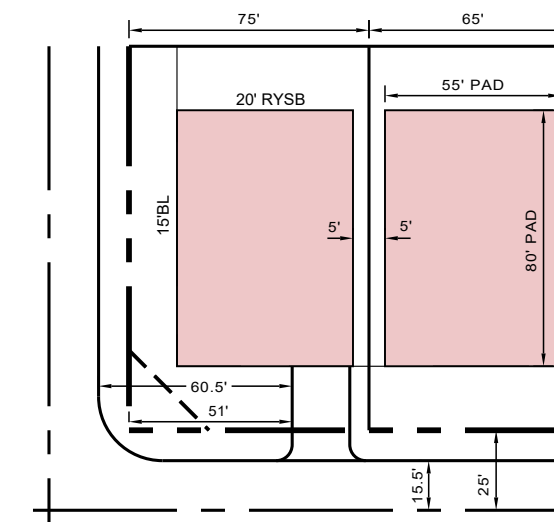
- a. Platting of the property is permitted prior to annexation of the Property into the City's corporate limits and prior to zoning of the Property.
- b. The City agrees to consider zoning the Property as a planned development district that allows single-family development as described in this Agreement, although nothing in this Agreement shall be construed as a requirement to zone the Property in any particular matter. No concept plan, development plan, or other type of drawing of the development shall be required in connection with the zoning of the Property. In the event of a conflict between the Sonoma Verde North Development Agreement and any zoning of the Property, the Sonoma Verde North Development Agreement shall control.



TYPICAL 50' LOT



TYPICAL 60' LOT



TYPICAL 65' LOT

M	MODEL HOME
S	SALES CENTER
P	PARKING

Phase 1A		
50'	59	79.73%
65'	15	20.27%
Phase 1A Total	74	

Overall Lot Count			
50'	167	46.91%	
60'	121	33.99%	
65'	68	19.10%	
Overall Total	356		

Phase 1B		
50'	108	67.08%
65'	53	32.92%
Phase 1B Total	161	

Phase 4A		
60'	65	100%

Phase 4B		
60'	56	100%

400 North Oklahoma Drive, Suite 105
Celina, TX 75009
P 469-501-2200
State of Texas Registration No. F-928

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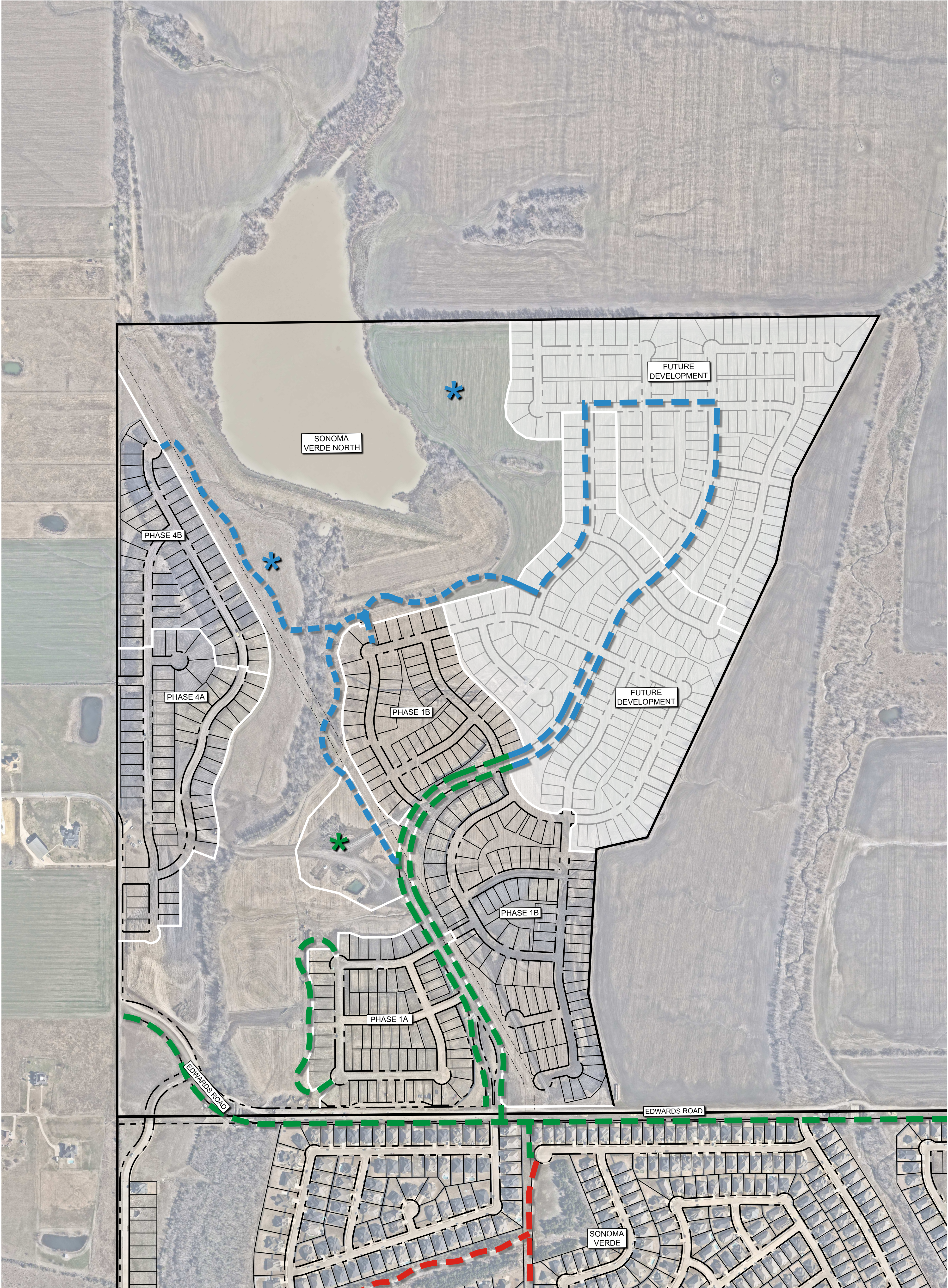


Exhibit D
TRAIL PLAN

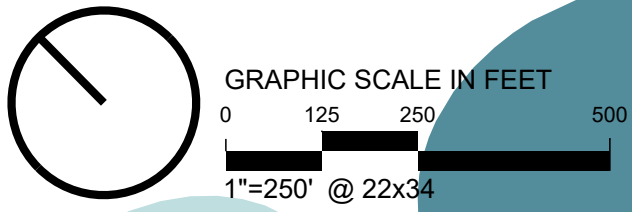
Sonoma Verde North

McLendon-Chisholm, Texas
June 2026

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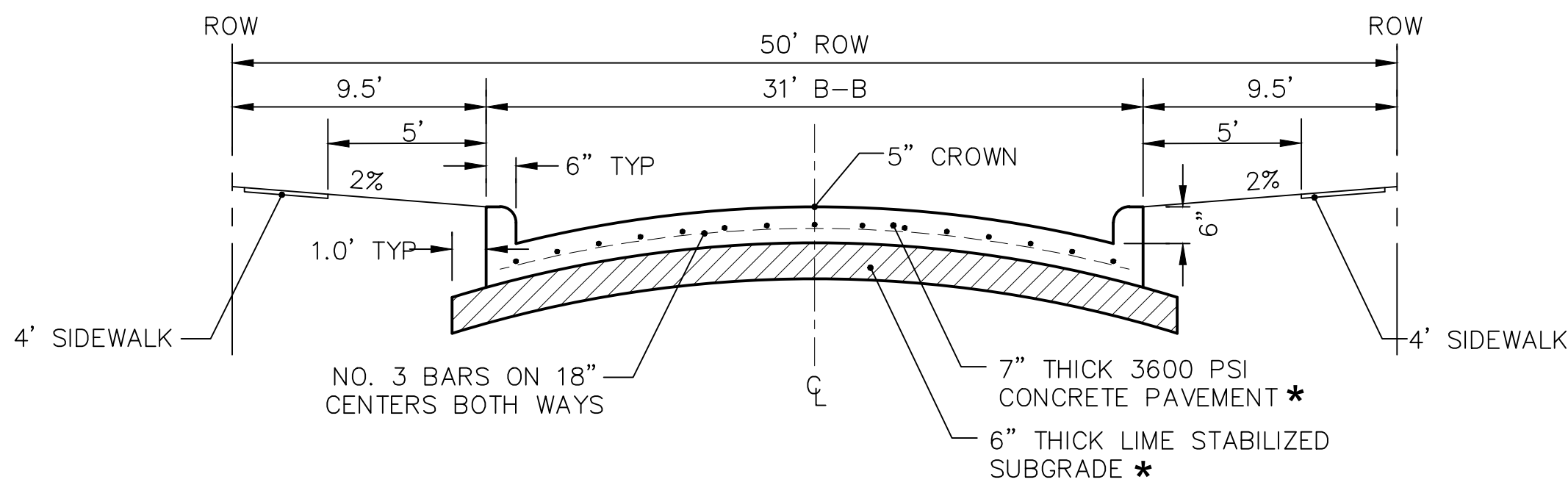
TRAIL LEGEND

	EXISTING
	PROPOSED
	FUTURE
	AMENITY (PROPOSED)
	AMENITY (FUTURE)



Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

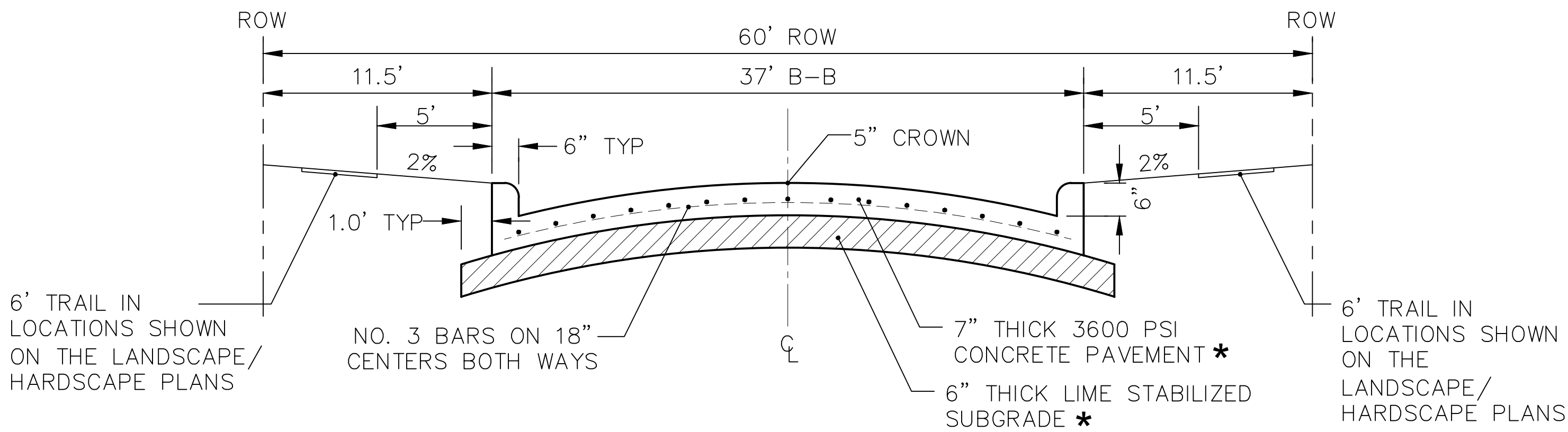




RESIDENTIAL PARABOLIC STREET SECTION

NTS

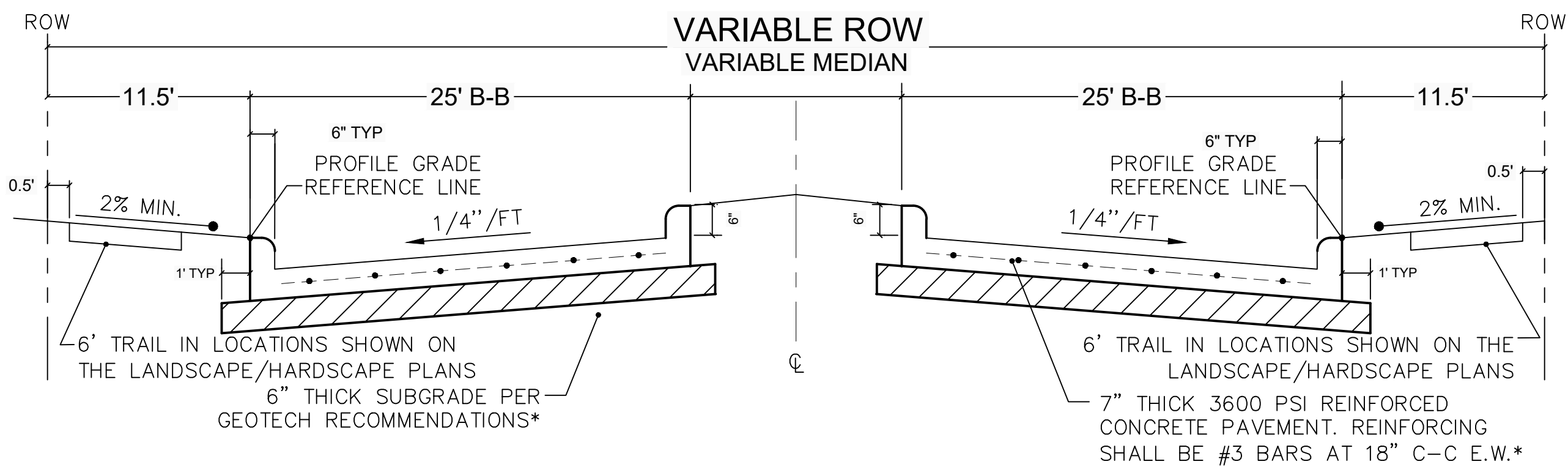
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ALL PAVING SHALL BE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT FOR THE PHASE.



COLLECTOR PARABOLIC STREET SECTION

NTS

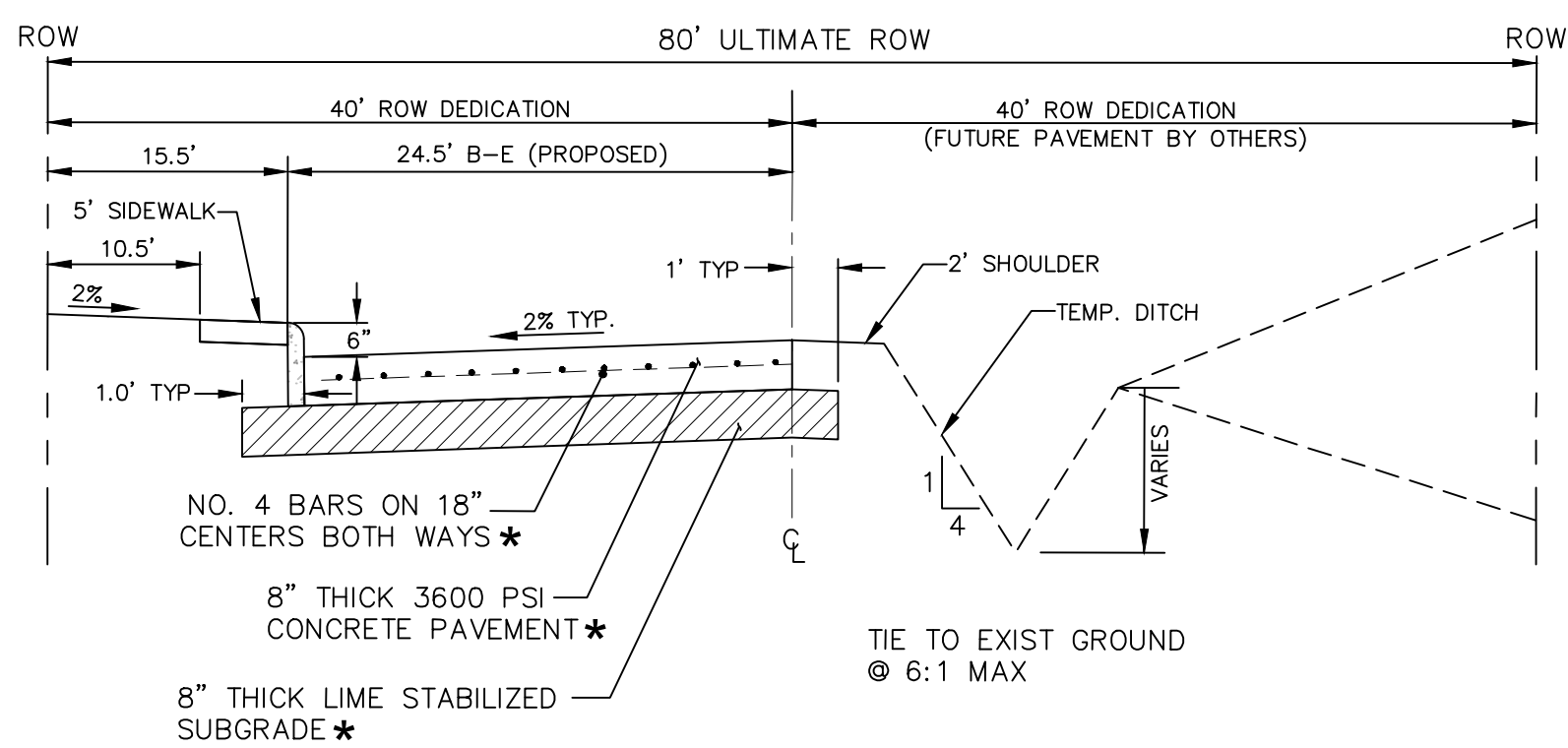
★ NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS.
ALL PAVING SHALL BE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT FOR THE PHASE.



DIVIDED COLLECTOR SECTION

NTS

★ NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS.
ALL PAVING SHALL BE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT FOR THE PHASE.



EDWARDS ROAD PROPOSED STREET SECTION

NTS

★ NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS.
ALL PAVING SHALL BE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT FOR THE PHASE.

Exhibit F
PROPOSED STREET PAVING SECTIONS

Sonoma Verde North
McLendon-Chisholm, Texas
June 2026

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Kimley»Horn

400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

Property Owners:

1. Prop ID #48613
 - a. Christy L Bray
 - b. 270 Lone Star Drive Royse City, Texas 75189
2. Prop ID #48614
 - a. B&F and Son 3 LP
 - b. 5909 Westgrove Drive Dallas, Texas 75248
3. Prop ID #49800
 - a. Mark S Olmstead
 - b. 2261 FM 550 Royse City, Texas 75189
4. Prop ID #80787
 - a. Victoria Purcell
 - b. 6705 Emerson Drive Forney, Texas 75126
5. Prop ID #51568
 - a. Corey and Destiny Smith
 - b. 2201 E FM 550 Rockwall, Texas 75032
6. Prop ID # 26859
 - a. Zion Cornerstone LLC
 - b. 2032 Kings Forest Drive Heartland, Texas 75126
7. Prop ID # 57800
 - a. Laura Bjeles and Zlatko Bjeles
 - b. 187 Edwards Road Rockwall, Texas 75032
8. Prop ID #56588
 - a. Alysan and Samuel G Jr. Hafertepe
 - b. 428 Edwards Road Rockwall, Texas 75032
9. Prop ID #56589
 - a. RCH Water Supply Corporation
 - b. PO Box 2318 Rockwall, Texas 75087
10. Prop ID #73191
 - a. Steven and Megin Danna
 - b. 107 Rose Marie Lane Rockwall, Texas 75032
11. Prop ID #53863
 - a. Janet L and Kerry K Smith
 - b. 1601 E FM 550 Rockwall, Texas 75032
12. Prop ID #334988
 - a. Land Solutions SV LLC
 - b. 15441 Knoll Trail Drive, Suite 150 Dallas, Texas 75248

13. Prop ID #334972
 - a. Land Solutions SV LLC
 - b. 15441 Knoll Trail Drive, Suite 150 Dallas, Texas 75248
14. Prop ID #112175
 - a. Mellissa Ramra and Ryan Kluge
 - b. 1740 Salvatore Lane Rockwall, Texas 75032
15. Prop ID # 112176
 - a. Fares Saleh Malak
 - b. 1802 Verona Lane McClendon-Chisholm, Texas 75032
16. Prop ID #112177
 - a. Antonio and Sharon June
 - b. 1806 Verona Lane McClendon-Chisholm, Texas 75032
17. Prop ID #112178
 - a. Kyong AE and Lucas Eggert
 - b. 1810 Verona Lane McClendon-Chisholm, Texas 75032
18. Prop ID #112179
 - a. Castlerock Communities LP
 - b. 2401 Fountain View Drive Suite 215 Houston, Texas 77057
19. Prop ID #112180
 - a. Castlerock Communities LP
 - b. 2401 Fountain View Drive Suite 215 Houston, Texas 77057
20. Prop ID # 112181
 - a. Kerstin Samir Samwae Sidarous and Nabil K Sidhom
 - b. 1822 Verona Lane McClendon-Chisholm, Texas 75032
21. Prop ID #112182
 - a. Yen Huynh
 - b. 545 Oldbridge Road Allen, Texas 75002
22. Prop ID #112183
 - a. Allen Family Living Trust
 - b. 1830 Verona Lane McClendon-Chisholm, Texas 75032
23. Prop ID #112184
 - a. Bonnie Soileau
 - b. 1834 Verona Lane McClendon-Chisholm, Texas 75032
24. Prop ID #112185
 - a. Castlerock Communities LP
 - b. 2401 Fountain View Drive Suite 215 Houston, Texas 77057

25. Prop ID #112186
 - a. Victor Ugochukwu Onyenze
 - b. 1842 Verona Lane McClendon-Chisholm, Texas 75032
26. Prop ID #112187
 - a. Diane and David John Finucane
 - b. 1846 Verona Lane McClendon-Chisholm, Texas 75032
27. Prop ID #112188
 - a. Ashley Renee and Andrew Casas
 - b. 1850 Verona Lane McClendon-Chisholm, Texas 75032
28. Prop ID #112189
 - a. Hang Keang Huy
 - b. 1854 Verona Lane McClendon-Chisholm, Texas 75032
29. Prop ID #112213
 - a. Kristi Leann Allen
 - b. 1927 Rondinella Drive McClendon-Chisholm, Texas 75032
30. Prop ID #11212
 - a. Hannah Linn and Chad Michael Byers
 - b. 1923 Rondinella Drive McClendon-Chisholm, Texas 75032
31. Prop ID #112211
 - a. Misty Dixon Clark
 - b. 1739 Bison Meadow Lane Rockwall, Texas 75032
32. Prop ID #112210
 - a. Atajan Yangibayev
 - b. 1915 Rondinella Drive McClendon-Chisholm, Texas 75032
33. Prop ID #112301
 - a. Sonoma Verde Homeowners Association
 - b. 7800 Dallas Parkway Suite 450 Plano, Texas 75024
34. Prop ID #112277
 - a. Igor and Irina Kremen
 - b. 1999 Frediano Lane McClendon-Chisholm, Texas 75032
35. Prop ID #112278
 - a. 2022 HC Cleavinger Revocable Trust
 - b. 1995 Frediano Lane McClendon-Chisholm, Texas 75032
36. Prop ID #112279
 - a. Angela Mae and Michael Fabio Snidow
 - b. 1991 Frediano Lane McClendon-Chisholm, Texas 75032

- 37. Prop ID #112280
 - a. Click N Close, Inc
 - b. PO Box 2229 Addison, Texas 75001
- 38. Prop ID #112281
 - a. Amanda L and Jesus Antonio Guajardo
 - b. 1983 Frediano Lane McClendon-Chisholm, Texas 75032
- 39. Prop ID #112282
 - a. Three Core Properties, LLC
 - b. 4921 Bunkhouse Street Fremont, California 94555
- 40. Prop ID# 112283
 - a. Kirby Rankin and Micaela Grace Hicks
 - b. 1975 Frediano Lane McClendon-Chisholm, Texas 75032
- 41. Prop ID# 112284
 - a. Melissa Michelle Dixon
 - b. 1971 Frediano Lane McClendon-Chisholm, Texas 75032
- 42. Prop ID# 112285
 - a. Sonja Birgitte and Chad Aaron Clark
 - b. 1967 Frediano Lane McClendon-Chisholm, Texas 75032
- 43. Prop ID# 10077
 - a. DMDS Land Company LLC
 - b. 1051 Alta Drive Fort Worth, Texas 76107
- 44. Prop ID# 10059
 - a. DMDS Land Company LLC
 - b. 1051 Alta Drive Fort Worth, Texas 76107

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE

The Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider a request to rezone a recently 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 northeast corner of Edwards Road and southeast of FM 550 (Rockwall Property ID: 10076 and 339457).

A public hearing will be held by and before the Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, on Tuesday, August 18, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032, for all persons interested in the above request.

Following the Planning and Zoning Commission public hearing, the City Council of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider the request on Tuesday, August 25, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032.

For additional information, please visit the City website at www.mclendon-chisholm.com

All interested persons are invited to appear and be heard.

Angela Jennings, City Secretary