



**AGENDA
CITY COUNCIL MEETING
SEPTEMBER 15, 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. PROCLAMATIONS
 - 4.1. 2026 Constitution Week Proclamation presented to Daughter of the American Revolution.
5. PUBLIC HEARING
 - 5.1. Conduct a public hearing regarding the proposed budget for the fiscal year 2026/2027 beginning October 1, 2026, ending September 30, 2027
 - 5.2. Conduct a public hearing regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2026/2027 at \$0.121555 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operational expenses and interest and sinking fund requirements.
6. CITIZEN COMMENTS
7. CONSENT AGENDA
 - 7.1. Consider approving a Petition for Consent to Addition of land to a Municipal Utility District and Resolution Consenting to the Addition of Land into Ledbetter Municipal Utility District No. 1 or Kaufman County.
 - 7.2. Consider approval of Minutes from Aug. 25, 2026 City Council Meeting
8. ITEMS FOR DISCUSSION
 - 8.1. Receive a briefing regarding the Rockwall County Outer Loop project from County Line Road to SH 276
 - 8.2. 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.

8.3. Discuss and consider an ordinance amending Section 12.01.007, "Restrictions on Commercial Vehicles and Designation of Truck Routes," of the Code of Ordinances by adding Edwards Road as a designated truck route and adding enforcement provisions.

8.4. Discuss and consider a final plat for Sonoma Verde North Phase 1A to create 74 residential lots, 6 open space lots, and 1 amenity center lot out of a total of 58.656 acres located in the Franklin Bauguss Survey, in the City of McLendon-Chisholm, Rockwall County, Texas.

9. EXECUTIVE SESSION

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

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

11. ADJOURN

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Sept. 8, 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, Texas

Proposed Annual FY 2026/2027 Budget





City of McLendon-Chisholm

Rockwall County, Texas

Proposed Budget

Fiscal Year 2026-2027

Budget Cover Page

This budget will raise more total property taxes than last year's budget by \$551,058, which is a 57.9% increase, and of that amount \$90,727 is tax revenue to be raised from new property added to the tax roll this year.

Property Tax Rate Comparison

	FY 2025-2026	FY 2026-2027
Property Tax Rate	\$0.092390/\$100	\$0.121555/\$100
No-New-Revenue Tax Rate	\$0.064168/\$100	\$0.110084/\$100
No-New-Revenue M&O Tax Rate	\$0.052912/\$100	\$0.082295/\$100
Voter-Approval Tax Rate	\$0.092390/\$100	\$0.121555/\$100
Debt Rate	\$0.011256/\$100	\$0.010542/\$100

The total amount of outstanding municipal debt obligations secured by property taxes: \$133,562

Source: 2026 Certified Appraisal Roll — Rockwall Central Appraisal District; 2026 Truth-in-Taxation Draft Worksheet (Form 50-856); FY 2026-2027 Proposed Budget.

CITYWIDE 2026/2027 PROPOSED BUDGET

City of McLendon-Chisholm, Texas — FY 2027 Citywide Budget Summary

Fund-Level Totals | FY 2025 Actuals through FY 2027 Proposed Budget

Fund / Total	FY 2025 Actuals	FY 2026 Actuals (YTD 6/30/26)	FY 2026 Projected (Jul–Sep)	Total FY 2026 Projected	FY 2026 Budget	Over / (Under) Budget \$	FY 2027 Proposed Budget	% Change FY27 Proposed to Projected Actual	% Change FY27 Proposed to FY 2026 Budget
General Fund									
Total Revenue	\$4,498,582	\$3,222,060	\$795,718	\$4,017,778	\$3,998,136	\$19,642	\$4,689,250	16.7%	17.3%
Total Expenses	\$2,804,126	\$3,492,326	\$508,321	\$4,000,647	\$2,371,353	\$1,629,294	\$2,320,089	(42.0%)	(2.2%)
Total Other Income (excl. Transfers In)	-	\$30	-	\$30	-	\$30	-	(100.0%)	-
Total Other Expenses (excl. Transfers In)	-	-	-	-	-	-	-	-	-
Transfers In	\$1,746	-	-	-	-	-	-	-	-
Transfers Out	\$1,696,829	\$1,172,680	\$443,496	\$1,616,176	\$1,701,783	(\$85,607)	\$2,369,161	46.6%	39.2%
Net General Fund	(\$627)	(\$1,442,916)	(\$156,099)	(\$1,599,015)	(\$75,000)	(\$1,524,015)	-	(100.0%)	(100.0%)
Debt Service Fund									
Total Revenue	\$130,399	\$133,989	\$544	\$134,533	\$119,050	\$15,483	\$133,742	(0.6%)	12.3%
Total Expenses	\$139,305	\$127,406	\$9,019	\$136,425	\$137,075	(\$650)	\$137,837	1.0%	0.6%
Total Other Income (excl. Transfers In)	\$7,789	-	-	-	-	-	\$4,095	-	-
Total Other Expenses (excl. Transfers In)	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Net Debt Service Fund	(\$1,117)	\$6,583	(\$8,475)	(\$1,892)	(\$18,025)	\$16,133	-	(100.0%)	(100.0%)
Public Safety Fund									
Total Revenue	\$256,500	\$191,803	\$9,675	\$201,478	\$200,034	\$1,444	\$217,500	8.0%	8.7%
Total Expenses	\$1,945,945	\$1,375,939	\$453,171	\$1,829,110	\$1,739,217	\$89,893	\$2,018,816	10.4%	16.1%
Total Other Income (excl. Transfers In)	(\$7,383)	\$11,455	-	\$11,455	-	\$11,455	-	(100.0%)	-
Total Other Expenses (excl. Transfers In)	-	-	-	-	-	-	-	-	-
Transfers In	\$1,696,829	\$1,172,680	\$443,497	\$1,616,177	\$1,539,183	\$76,994	\$1,801,316	11.5%	17.0%
Transfers Out	-	-	-	-	-	-	-	-	-
Net Public Safety Fund	\$1	(\$1)	\$1	-	-	-	-	-	-
Road Repair Fund									
Total Revenue	-	-	-	-	-	-	-	-	-
Total Expenses	-	-	-	-	-	-	\$567,845	-	-
Transfers In	-	-	-	-	-	-	\$567,845	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Net Road Repair Fund	-	-	-	-	-	-	-	-	-
Utility Fund									
Total Revenue	\$965,854	\$1,460,508	\$509,452	\$1,969,960	\$1,871,000	\$98,960	\$2,004,675	1.8%	7.1%
Total Expenses	\$2,141,293	\$1,537,866	\$514,406	\$2,052,272	\$2,081,270	(\$28,998)	\$2,124,675	3.5%	2.1%
Total Other Income (excl. Transfers In)	\$105,600	\$67,260	\$37,200	\$104,460	\$150,000	(\$45,540)	\$120,000	14.9%	(20.0%)
Total Other Expenses (excl. Transfers In)	-	-	-	-	-	-	-	-	-
Transfers In	-	\$109,282	-	\$109,282	-	\$109,282	-	(100.0%)	-
Transfers Out	-	-	-	-	-	-	-	-	-
Net Utility Fund	(\$1,069,839)	\$99,184	\$32,246	\$131,430	(\$60,270)	\$191,700	-	(100.0%)	(100.0%)
OVERALL CITYWIDE TOTAL									
Total Citywide Revenue	\$5,851,335	\$5,008,360	\$1,315,389	\$6,323,749	\$6,188,220	\$135,529	\$7,045,167	11.4%	13.8%
Total Citywide Expenses	\$7,030,669	\$6,533,537	\$1,484,917	\$8,018,454	\$6,328,915	\$1,689,539	\$7,169,262	(10.6%)	13.3%
Total Citywide Other Income (excl. Transfers In)	\$106,006	\$78,745	\$37,200	\$115,945	\$150,000	(\$34,055)	\$124,095	7.0%	(17.3%)
Total Citywide Other Expenses (excl. Transfers In)	-	-	-	-	-	-	-	-	-
Total Citywide Transfers In	\$1,698,575	\$1,281,962	\$443,497	\$1,725,459	\$1,539,183	\$186,276	\$2,369,161	37.3%	53.9%
Total Citywide Transfers Out	\$1,696,829	\$1,172,680	\$443,496	\$1,616,176	\$1,701,783	(\$85,607)	\$2,369,161	46.6%	39.2%
Net Citywide Surplus (Deficit)	(\$1,071,582)	(\$1,337,150)	(\$132,327)	(\$1,469,477)	(\$153,295)	(\$1,316,182)	-	(100.0%)	(100.0%)

City of McLendon-Chisholm, Texas
FY 2027 Proposed Budget – Summary of All Funds

Figures reflect the FY 2027 Proposed Budget (Column H) from each fund's individual workpaper as of August 10, 2026. Transfers In/Out are excluded from Total Other Income/Expenses above and shown separately below so interfund transfers are not double-counted at the Grand Total level.

	General Fund	Debt Service Fund	Public Safety Fund	Road Repair Fund	Subtotal - Governmental Funds	Utility Fund	Grand Total
Total Revenue	4,689,250	133,742	217,500	0	5,040,492	2,004,675	7,045,167
Total Expenses	2,320,089	137,837	2,018,816	567,845	5,044,587	2,124,675	7,169,262
Total Other Income (excl. Transfers In)	0	4,095	0	0	4,095	120,000	124,095
Total Other Expenses (excl. Transfers Out)	0	0	0	0	0	0	0
INTERFUND TRANSFERS							
Transfers In	0	0	1,801,316	567,845	2,369,161	0	2,369,161
Transfers Out	2,369,161	0	0	0	2,369,161	0	2,369,161
Net Surplus (Deficit)	0	0	0	0	0	0	0

Note: This report is a point-in-time snapshot. If any individual fund workpaper is revised, re-run this summary to refresh the figures above. "Subtotal - Governmental Funds" totals the General, Debt Service, Public Safety, and Road Repair Funds; Utility Fund (an enterprise fund) is shown separately and combined only in the Grand Total. Debt Service Fund's "Transfer from Surplus" (\$4,095) is an appropriation of the fund's own prior-year fund balance, not an interfund transfer, and is included in Total Other Income rather than the Transfers section below.

GENERAL FUND

City of McLendon-Chisholm, Texas
 General Fund – FY 2027 Budget Development Workpaper
 FY 2025 Actuals | FY 2026 YTD Actuals (thru 6/30/26) | FY 2026 Projected (Jul–Sep) | FY 2026 Budget | Variance

Account / Line Item	FY 2025 Actuals	FY 2026 Actuals (YTD 6/30/26)	FY 2026 Projected (Jul-Sep)	Total FY 2026 Projected	FY 2026 Budget	Over / (Under) Budget \$	FY 2027 Proposed Budget	% Change FY27 Proposed to Projected Actual	% Change FY27 Proposed to 2026 Budget
INCOME									
301 SpringFest	1,100	4,650	0	4,650	0	4,650	0	(100.0%)	
302 Franchise Income									
30202 FEC Electric	138,568	142,868	0	142,868	144,200	(1,332)	145,000	1.5%	0.6%
30204 AT&T	1,295	858	262	1,120	1,350	(230)	1,150	2.7%	(14.8%)
30216 Atmos Energy	66,634	63,428	0	63,428	85,000	(21,572)	75,000	18.2%	(11.8%)
30220 Oncor Electric Delivery	41,089	29,899	9,857	39,756	40,000	(244)	40,000	0.6%	0.0%
30221 CEBridge	295	152	39	191	400	(209)	200	4.7%	(50.0%)
30222 Peoples	146	55	13	68	100	(32)	100	47.1%	0.0%
30223 CSC Holdings	4,348	2,717	768	3,485	4,500	(1,015)	3,700	6.2%	(17.8%)
30224 Community Waste Disposal	64,754	48,279	12,922	61,201	72,500	(11,299)	61,200	(0.0%)	(15.6%)
30225 DirecTV	1,250	4,750	1,514	6,264	1,500	4,764	6,000	(4.2%)	300.0%
30299 Franchise Fee Income - Misc	48	75	42	117	0	117	80	(31.6%)	
Total 302 Franchise Income	318,427	293,081	25,417	318,498	349,550	(31,052)	332,430	4.4%	(4.9%)
303 Development Revenue									
30301 BOA	2,000	5,525	1,500	7,025	1,000	6,025	5,000	(28.8%)	400.0%
30302 Zoning Change	3,940	8,380	680	9,060	22,500	(13,440)	8,500	(6.2%)	(62.2%)
30304 Plat Fee Revenue	94,400	28,236	3,100	31,336	41,250	(9,914)	35,000	11.7%	(15.2%)
30308 From Development Account	68,459	76,629	24,666	101,295	100,000	1,295	100,000	(1.3%)	0.0%
30311 Special Use Permit Fees	1,425	465	265	730	1,250	(520)	1,250	71.2%	0.0%
30312 Sanitary Sewer Improvements	32,944	0	0	0	0	0			
Total 303 Development Revenue	203,168	119,235	30,211	149,446	166,000	(16,554)	149,750	0.2%	(9.8%)
304 Permit and Inspection Revenue									
30401 Contractor Registration Fee Inc	6,000	8,700	2,100	10,800	5,000	5,800	7,000	(35.2%)	40.0%
30403 Certificate of Occupancy	175	1,225	525	1,750	200	1,550	1,100	(37.1%)	450.0%
30404 Inspection Income	263,563	151,605	65,565	217,170	283,640	(66,470)	220,000	1.3%	(22.4%)
30405 Building Permit & Plan Review	1,070,428	725,727	344,127	1,069,854	1,049,446	20,408	1,090,428	1.9%	3.9%
30407 Demolition Permit Income	100	880	880	1,760	100	1,660	1,000	(43.2%)	900.0%
30408 Swimming Pool Permits	9,924	6,674	2,400	9,074	8,400	674	8,000	(11.8%)	(4.8%)
30409 OSSF Permit Revenue	42,480	24,835	11,020	35,855	44,000	(8,145)	45,000	25.5%	2.3%
30411 Food Service Permits	1,950	2,750	2,200	4,950	2,000	2,950	0		
Total 304 Permit and Inspection Revenue	1,394,620	922,396	428,817	1,351,213	1,392,786	(41,573)	1,372,528	1.6%	(1.5%)
305 Municipal Court Income	0	464	381	845	0	845	0		
Animal Control Services							20,000		
306 Interest Income									
30601 Alliance Interest Income	90,877	40,967	9,000	49,967	70,000	(20,033)	60,000	20.1%	(14.3%)
30602 Logic Interest Income	119,304	70,943	26,126	97,069	103,000	(5,931)	100,000	3.0%	(2.9%)
30603 Tex Pool Interest Income	961	497	139	636	900	(264)	1,000	57.2%	11.1%
Total 306 Interest Income	211,142	112,407	35,265	147,672	173,900	(26,228)	161,000	9.0%	(7.4%)
307 Sign Permit Income	789	1,710	1,205	2,915	0	2,915	2,000	(31.4%)	
309 Food Enforcement									
30904 Health Permit	600	800	0	800	0	800	800	0.0%	
Total 309 Food Enforcement	600	800	0	800	0	800	800	0.0%	
310 Sales Tax Revenue									
31001 Sales Tax Receipts	829,246	596,565	196,022	792,587	972,000	(179,413)	980,000	23.6%	0.8%
31002 Chp 380 Refunds	(65,207)	(40,000)	(15,000)	(55,000)	(260,000)	205,000	(60,000)	9.1%	(76.9%)
Total 310 Sales Tax Revenue	764,039	556,565	181,022	737,587	712,000	25,587	920,000	24.7%	29.2%
313 Donations	10,904	0	0	0	1,000	(1,000)	0		
31302 Veterans Memorial Fundraising C	(10)	(120)	0	(120)	100	(220)	0	(100.0%)	
Total 313 Donations	10,894	(120)	0	(120)	1,100	(1,220)	0	(100.0%)	
315 Trash / Recycling Revenue	708,852	0	0	0	0	0	0		
317 Ad Valorem Tax									
31701 Ad Valorem Tax - M&O	840,749	963,932	2,000	965,932	836,500	129,432	1,370,046	41.8%	63.8%
Total 317 Ad Valorem Tax	840,749	963,932	2,000	965,932	836,500	129,432	1,370,046	41.8%	63.8%
321 Code Enforcement	5,389	8,352	0	8,352	8,000	352	8,000	(4.2%)	0.0%
32700 Other Revenue									
32701 Copies Public Information Incom	0	686	686	1,372	300	1,072	500	(63.6%)	66.7%
32702 Credit Card Fee Revenue	33,306	21,170	8,775	29,945	35,500	(5,555)	30,000	0.2%	(15.5%)
32703 Hotel Occupancy Tax	1,315	0	0	0	2,800	(2,800)	0		(100.0%)
32704 Miscellaneous Income	4,192	4,249	2,640	6,889	2,500	4,389	5,000	(27.4%)	100.0%
Total 32700 Other Revenue	38,813	26,105	12,101	38,206	41,100	(2,894)	35,500	(7.1%)	(13.6%)
32705 Opioid Abatement Fund	0	308	0	308	0	308	0	(100.0%)	
399 Administration Fee	0	212,175	79,299	291,474	317,200	(25,726)	317,196	8.8%	(0.0%)
Total Income	4,498,582	3,222,060	795,718	4,017,778	3,998,136	19,642	4,689,250	16.7%	17.3%
Gross Profit	4,498,582	3,222,060	795,718	4,017,778	3,998,136	19,642	4,689,250	16.7%	17.3%
EXPENSES									
400 Operating Expenditures									
402 Election Expense	7,081	6,241	0	6,241	8,000	(1,759)	8,000	28.2%	0.0%
410 Contracted Services									
41003 Building Inspections	345,926	262,791	97,983	360,774	325,000	35,774	250,000	(30.7%)	(23.1%)
41004 Engineer Fees-Development	43,277	71,672	20,555	92,227	40,000	52,227	100,000	8.4%	150.0%
41005 City Planner - Development	675	12,221	12,221	24,442	0	24,442	25,000	2.3%	
41006 Legal - Development	4,824	14,704	0	14,704	5,000	9,704	15,000	2.0%	200.0%
41007 Environmental & Health Inspect	26,135	17,760	8,870	26,630	20,000	6,630	25,000	(6.1%)	25.0%
41008 Animal Control	19,085	15,875	4,771	20,646	19,100	1,546	20,000	(3.1%)	4.7%
41015 Residential Trash/Recycling	610,475	0	0	0	0	0	0		
41016 Code Compliance	7,267	1,108	60	1,168	6,000	(4,832)	6,000	413.7%	0.0%
41099 Other Contracted Services	3,948	3,801	3,801	7,602	250	7,352	5,000	(34.2%)	1900.0%
Total 410 Contracted Services	1,061,612	399,932	148,261	548,193	415,350	132,843	446,000	(18.6%)	7.4%

411 Vehicles Expenses	2,561	1,452	500	1,952	3,500	(1,548)	3,500	79.3%	0.0%
412 Supplies	3,132	1,265	441	1,706	8,000	(6,294)	5,000	193.1%	(37.5%)
418 Membership Fees	6,669	7,439	349	7,788	8,500	(712)	10,000	28.4%	17.6%
422 Public Notice Expense	7,448	8,675	3,530	12,205	6,500	5,705	8,000	(34.5%)	23.1%
423 Community Functions	273	0	0	0	0	0			
42301 SpringFest / SummerFest	1,095	0	0	0	0	0	10,000		
42302 Christmas Tree Lighting	2,506	3,895	0	3,895	2,500	1,395	3,000	(23.0%)	20.0%
42306 Citizen Recognition	10,553	7,079	0	7,079	7,000	79	8,000	13.0%	14.3%
42309 Community Functions - Other	2,865	7,744	0	7,744	7,000	744	5,000	(35.4%)	(28.6%)
Total 423 Community Functions	17,292	18,718	0	18,718	16,500	2,218	26,000	38.9%	57.6%
426 Appraisal District Collection	12,474	10,848	3,616	14,464	12,000	2,464	14,000	(3.2%)	16.7%
429 Street Lights	2,563	1,846	634	2,480	3,000	(520)	2,500	0.8%	(16.7%)
401 Municipal Court	0	0	0	0	500	(500)	0		(100.0%)
Total 400 Operating Expenditures	1,120,832	456,416	157,331	613,747	481,850	131,897	523,000	(14.8%)	8.5%
431 Public Works	0	2,784	1,465	4,249	10,000	(5,751)	8,000	88.3%	(20.0%)
500 Facility Expenses									
502 Electricity	3,378	3,852	1,237	5,089	3,500	1,589	5,090	0.0%	45.4%
506 Water	12,287	6,624	5,200	11,824	15,000	(3,176)	11,824	0.0%	(21.2%)
514 Building Maint/Improvements	42,243	16,148	7,019	23,167	30,000	(6,833)	35,000	51.1%	16.7%
516 Lawn Maintenance	15,340	7,828	2,655	10,483	16,000	(5,517)		(100.0%)	(100.0%)
520 Telephone & Internet	6,911	4,825	1,490	6,315	7,500	(1,185)	6,315	0.0%	(15.8%)
Total 500 Facility Expenses	80,159	39,277	17,601	56,878	72,000	(15,122)	58,229	2.4%	(19.1%)
600 General & Administrative Exp									
606 Employee Costs									
60601 Staff Salaries	614,276	477,637	150,000	627,637	714,000	(86,363)	910,077	45.0%	27.5%
60609 Payroll Tax Expense	46,903	36,598	13,206	49,804	54,500	(4,696)	68,269	37.1%	25.3%
60612 Retirement Plan Contributions	30,810	35,470	12,922	48,392	53,500	(5,108)	68,984	42.6%	28.9%
60613 Health Insurance Expense	24,442	35,636	18,898	54,534	35,000	19,534	79,108	45.1%	126.0%
60614 Dental Insurance Expense	831	1,236	504	1,740	2,000	(260)	4,720	171.3%	136.0%
60615 Vision Insurance	214	156	23	179	400	(221)	724	304.5%	81.0%
60616 Disability Insurance	4,213	3,311	1,446	4,757	4,500	257	4,732	(0.5%)	5.2%
60617 OPEB Expense	1,548	0	0	0	0	0	0		
60619 HRA Reimbursements	10,096	11,376	4,086	15,462	12,000	3,462	15,500	0.2%	29.2%
60622 Taxable Fringe Benefits	2,077	4,999	1,842	6,841	6,840	1	6,840	(0.0%)	0.0%
60624 Workers' Comp Insurance	6,080	1,413	0	1,413	1,413	0	1,675	18.5%	18.5%
60625 Moving Allowance	0	5,000	0	5,000	0	5,000	0		
60626 HSA Expenses	0	48	14	62	0	62	70	12.9%	
Total 606 Employee Costs	741,490	612,880	202,941	815,821	884,153	(68,332)	1,160,699	42.3%	31.3%
618 Insurance									
61801 General Liability Insurance Exp	1,856	3,396	0	3,396	2,000	1,396	5,959	75.5%	198.0%
61802 Property Insurance	8,410	5,112	0	5,112	9,500	(4,388)	6,052	18.4%	(36.3%)
61804 Other Ins	1,897	881	0	881	2,000	(1,119)	2,000	127.0%	0.0%
Total 618 Insurance	12,163	9,389	0	9,389	13,500	(4,111)	14,011	49.2%	3.8%
619 Software Subscriptions	41,234	95,503	27,842	123,345	100,000	23,345	23,950	(80.6%)	(76.1%)
622 Office Supplies - City Hall	9,035	3,108	505	3,613	15,000	(11,387)	12,000	232.1%	(20.0%)
623 Office Equipment	11,801	3,305	1,360	4,665	7,500	(2,835)	5,000	7.2%	(33.3%)
624 Office Equip Maintenance	5,041	231	231	462	7,000	(6,538)	8,000	1631.6%	14.3%
625 Printed Materials	16,929	4,558	252	4,810	2,000	2,810	5,000	4.0%	150.0%
626 Postage	4,240	1,370	680	2,050	2,000	50	2,100	2.4%	5.0%
628 Bank Fees									
62801 Bank Service Charges	1,677	985	440	1,425	1,250	175	1,250	(12.3%)	0.0%
62802 Credit Card Processing Fees	34,509	22,091	7,454	29,545	30,000	(455)	30,000	1.5%	0.0%
Total 628 Bank Fees	36,186	23,076	7,894	30,970	31,250	(280)	31,250	0.9%	0.0%
630 Legal & Professional									
63001 Accounting & Payroll Services	84,000	64,575	21,525	86,100	86,100	0	86,100	0.0%	0.0%
63002 Financial Audit	13,250	13,750	0	13,750	13,250	500	14,750	7.3%	11.3%
63003 Legal	48,082	34,651	11,380	46,031	50,000	(3,969)	50,000	8.6%	0.0%
63004 Consultants	0	7,000	0	7,000	40,000	(33,000)	40,000	471.4%	0.0%
63005 City Planner	45,467	52,639	17,546	70,185	50,000	20,185	35,000	(50.1%)	(30.0%)
63008 Financial Consulting	48,065	32,791	10,930	43,721	0	43,721	0		
63009 Engineering	8,000	9,600	3,200	12,800	3,500	9,300	15,000	17.2%	328.6%
63010 IT Support	58,022	37,203	14,882	52,085	55,000	(2,915)	55,000	5.6%	0.0%
63011 Website Expense	12,552	8,138	2,000	10,138	13,000	(2,862)	18,000	77.5%	38.5%
Total 630 Legal & Professional	317,438	260,347	81,463	341,810	310,850	30,960	313,850	(8.2%)	1.0%
633 Penalties & Fees	0	794	0	794	0	794	0	(100.0%)	
647 Council Meetings Expenses	5,075	4,303	1,697	6,000	5,000	1,000	6,000	0.0%	20.0%
648 Training									
64801 Admin Training	14,297	3,337	0	3,337	7,500	(4,163)	10,000	199.7%	33.3%
64802 Council Training	27,023	1,607	0	1,607	7,500	(5,893)	10,500	553.4%	40.0%
Total 648 Training	41,320	4,944	0	4,944	15,000	(10,056)	20,500	314.6%	36.7%
652 Staff Appreciation	3,272	809	0	809	3,000	(2,191)	4,000	394.4%	33.3%
699 Expense Accounts									
69901 Non-Departmental Expenses	18,161	3,356	1,119	4,475	10,000	(5,525)	0	(100.0%)	(100.0%)
69902 Expense Acct - City Manager	486	494	900	1,394	5,000	(3,606)	5,000	258.7%	0.0%
69903 Expense Acct - Mayor	5,670	3,221	300	3,521	2,500	1,021	3,000	(14.8%)	20.0%
Total 699 Expense Accounts	24,317	7,071	2,319	9,390	17,500	(8,110)	8,000	(14.8%)	(54.3%)
604 Municipal Manuals, Books & Maps									
60401 Manuals/Books Expense	1,269	0	0	0	500	(500)	500		0.0%
Total 604 Municipal Manuals, Books & Maps	1,269	0	0	0	500	(500)	500		0.0%
655 Code Of Ordinances	0	0	0	0	500	(500)	500		0.0%
Total 600 General & Administrative Exp	1,270,810	1,031,688	327,184	1,358,872	1,414,753	(55,881)	1,615,360	18.9%	14.2%
651 Travel									
651.1 Mileage	0	1,558	519	2,077	5,000	(2,923)	5,000	140.7%	0.0%
651.2 Airfare	0	750	250	1,000	3,000	(2,000)	0	(100.0%)	(100.0%)
651.3 Transportation	0	81	27	108	1,000	(892)	500	363.0%	(50.0%)
651.4 Lodging	0	8,061	2,687	10,748	7,500	3,248	12,000	11.6%	60.0%
651.5 Parking	0	951	317	1,268	250	1,018	2,000	57.7%	700.0%
651.6 Meals	0	2,821	940	3,761	3,500	261	4,000	6.4%	14.3%
Total 651 Travel	0	14,222	4,740	18,962	20,250	(1,288)	23,500	23.9%	16.0%

700 Capital Expenditures									
70001 Road Repairs	311,195	1,580,438		1,580,438	300,000	1,280,438		(100.0%)	(100.0%)
70002 Office Equipment	0	2,985	0	2,985	2,500	485	0	(100.0%)	(100.0%)
70006 Public Works Bldg	0	317,512		317,512	0	317,512	0	(100.0%)	
70007 Computers	0	2,379	0	2,379	20,000	(17,621)	8,000	236.3%	(60.0%)
70009 Sewer Line Expansion - 2021	21,130	0	0	0	0	0	0		
70013 Maintenance Equipment	0	44,625		44,625	0	44,625	40,000	(10.4%)	
70010 Vehicles	0	0		0	50,000	(50,000)	44,000		(12.0%)
Total 700 Capital Expenditures	332,325	1,947,939	0	1,947,939	372,500	1,575,439	92,000	(95.3%)	(75.3%)
Total Expenses	2,804,126	3,492,326	508,321	4,000,647	2,371,353	1,629,294	2,320,089	(42.0%)	(2.2%)
Net Operating Income	1,694,456	(270,266)	287,398	17,132	1,626,783	(1,609,652)	2,369,161	13729.3%	45.6%
OTHER INCOME									
900 Transfers In	1,746	0	0	0	0	0	0		
81011 Late Fee Income	0	30	0	30	0	30	0	(100.0%)	
Total Other Income	1,746	30	0	30	0	30	0	(100.0%)	
OTHER EXPENSES									
901 Transfers Out - Fire Dept	1,696,829	1,172,680	443,496	1,616,176	1,701,783	(85,607)	1,801,316	11.5%	5.8%
Transfers Out - Road Fund							567,845		
Total Other Expenses	1,696,829	1,172,680	443,496	1,616,176	1,701,783	(85,607)	2,369,161	46.6%	39.2%
Net Other Income	(1,695,083)	(1,172,650)	(443,496)	(1,616,146)	(1,701,783)	85,637	(2,369,161)	46.6%	39.2%
Net Surplus (Deficit)	(627)	(1,442,916)	(156,099)	(1,599,015)	(75,000)	(1,524,015)	0	(100.0%)	(100.0%)

Road repairs reduced by \$146,545 to balance the budget.

PUBLIC SAFETY FUND

City of McLendon-Chisholm, Texas										
Public Safety Fund – FY 2027 Budget Development Worksheet										
FY 2025 Actuals FY 2026 YTD Actuals (thru 6/30/26) FY 2026 Projected (Jul-Sep) FY 2026 Budget Variance										
Account / Line Item	FY 2025 Actuals	FY 2026 Actuals (YTD 6/30/26)	FY 2026 Projected (Jul-Sep)	Total FY 2026 Projected	FY 2026 Budget	Over / (Under) Budget \$	FY 2027 Proposed Budget	% Change FY27 Proposed to Projected Actual	% Change FY27 Proposed to 2026 Budget	
INCOME										
313 Donations	200	0	0	0	0	0	500			
31301 Donated Assets	14,700	0		0	0	0				
Total 313 Donations	14,900	0	0	0	0	0	500			
316 County Contract	157,534	164,034	0	164,034	164,034	0	167,000	1.8%		1.8%
319 Grants	57,051	2,494	0	2,494	0	2,494		(100.0%)		
326 Fire Protection and EMS Service Fees										
32602 Monthly Charges	27,000	25,275	9,675	34,950	36,000	(1,050)	50,000	43.1%		38.9%
Total 326 Fire Protection and EMS Service Fees	27,000	25,275	9,675	34,950	36,000	(1,050)	50,000	43.1%		38.9%
32700 Other Revenue										
32704 Miscellaneous Income	15	0	0	0	0	0	0			
Total 32700 Other Revenue	15	0	0	0	0	0	0			
Total Income	256,500	191,803	9,675	201,478	200,034	1,444	217,500	8.0%		8.7%
Gross Profit	256,500	191,803	9,675	201,478	200,034	1,444	217,500	8.0%		8.7%
EXPENSES										
430 Operating Expenditures - Public Safety										
43002 Fuel	18,327	19,129	5,901	25,030	18,000	7,030	22,000	(12.1%)		22.2%
43003 Maintenance & Repair - Vehicles	59,756	38,390	10,850	49,240	50,000	(760)	40,000	(18.8%)		(20.0%)
43005 Gear and Supplies	46,611	27,673	9,945	37,618	60,000	(22,382)	37,000	(1.6%)		(38.3%)
43006 Compliance	13,450	9,146	2,937	12,083	15,000	(2,917)	16,000	32.4%		6.7%
43007 Communications	13,916	0	0	0	20,000	(20,000)	8,000			(60.0%)
43008 Dispatch	10,000	10,000	3,333	13,333	10,000	3,333	10,000	(25.0%)		0.0%
43009 Training	19,026	11,662	7,141	18,803	15,000	3,803	20,000	6.4%		33.3%
Tools & Equipment							5,000			
Uniforms							6,000			
43030 EMS	6,921	4,565	1,522	6,087	7,125	(1,038)	10,000	64.3%		40.4%
Total 430 Operating Expenditures - Public Safety	188,007	120,565	41,629	162,194	195,125	(32,931)	174,000	7.3%		(10.8%)
500 Facility Expenses										
502 Electricity	11,051	8,925	2,889	11,814	12,000	(186)	12,000	1.6%		0.0%
506 Water	2,074	1,459	546	2,005	3,000	(995)	2,500	24.7%		(16.7%)
514 Building Maint/Improvements	20,934	5,993	2,060	8,053	20,000	(11,947)	10,000	24.2%		(50.0%)
516 Lawn Maintenance	12	59	20	79	0	79	2,000	2431.6%		
520 Telephone & Internet	6,557	4,230	1,381	5,611	7,500	(1,889)	6,000	6.9%		(20.0%)
Total 500 Facility Expenses	40,628	20,666	6,896	27,562	42,500	(14,938)	32,500	17.9%		(23.5%)
600 General & Administrative Exp										
604 Municipal Manuals, Books & Maps										
60401 Manuals/Books Expense	202	0	0	0	0	0	500			
Total 604 Municipal Manuals, Books & Maps	202	0	0	0	0	0	500			
606 Employee Costs										
60601 Staff Salaries	1,175,988	851,493	310,758	1,162,251	1,084,250	78,001	1,301,934	12.0%		20.1%
60609 Payroll Tax Expense	88,654	64,938	21,576	86,514	82,750	3,764	99,598	15.1%		20.4%
60612 Retirement Plan Contributions	62,372	55,436	12,022	67,458	76,250	(8,792)	85,885	27.3%		12.6%
60613 Health Insurance Expense	107,577	95,918	35,253	131,171	120,000	11,171	121,928	(7.0%)		1.6%
60614 Dental Insurance Expense	5,102	5,408	1,828	7,236	6,500	736	7,342	1.5%		13.0%
60615 Vision Insurance	1,053	578	193	771	1,000	(229)	1,126	46.0%		12.6%
60616 Disability Insurance	10,347	5,043	1,534	6,577	10,500	(3,923)	6,564	(0.2%)		(37.5%)
60617 OPEB Expense	3,135	0	1,045	1,045	0	1,045	1,045	0.0%		
60619 HRA Reimbursements	20,683	15,713	6,062	21,775	22,500	(725)	22,500	3.3%		0.0%
60624 Workers' Comp Insurance	33,423	40,870	13,623	54,493	33,492	21,001	30,465	(44.1%)		(9.0%)
60626 HSA Expenses	0	101	15	116	0	116	116	0.0%		
Total 606 Employee Costs	1,508,334	1,135,498	403,909	1,539,407	1,437,242	102,165	1,678,503	9.0%		16.8%
618 Insurance										
61801 General Liability Insurance Exp	16,624	16,575	0	16,575	17,500	(925)	14,058	(15.2%)		(19.7%)
61802 Property Insurance	20,591	20,469	0	20,469	22,500	(2,031)	21,182	3.5%		(5.9%)
Total 618 Insurance	37,215	37,044	0	37,044	40,000	(2,956)	35,240	(4.9%)		(11.9%)
619 Software Subscriptions	5,603	0	0	0	1,000	(1,000)	10,000			900.0%
622 Office Supplies	0	62	0	62	0	62	0	(100.0%)		
623 Office Equipment	1,829	1,887	587	2,474	2,000	474	2,000	(19.2%)		0.0%
624 Office Equip Maintenance	908	438	150	588	800	(212)	800	36.1%		0.0%
625 Printed Materials	85	225	0	225	0	225	200	(11.1%)		
626 Postage	3	0	0	0	50	(50)	50			0.0%
628 Bank Fees										
62801 Bank Service Charges	0	3	0	3	0	3	0	(100.0%)		
Total 628 Bank Fees	0	3	0	3	0	3	0	(100.0%)		
652 Staff Appreciation	4,100	2,184	0	2,184	3,000	(816)	6,000	174.7%		100.0%
Total 600 General & Administrative Exp	1,558,279	1,177,341	404,646	1,581,987	1,484,092	97,895	1,733,293	9.6%		16.8%
651 Travel										
651.1 Mileage	0	4	0	4	0	4	0	(100.0%)		
Total 651 Travel	0	4	0	4	0	4	0	(100.0%)		
700 Capital Expenditures										
70004 Fire Equipment	0	40,971	0	40,971	0	40,971	69,023	68.5%		
70010 Vehicles	159,031	16,392	0	16,392	7,500	8,892	10,000	(39.0%)		33.3%
Total 700 Capital Expenditures	159,031	57,363	0	57,363	7,500	49,863	79,023	37.8%		953.6%
43013 Fire Marshal Equipment	0	0	0	0	10,000	(10,000)		(100.0%)		(100.0%)
Reimbursements										
Cell Phone	0	0	0	0	0	0	0			
Total Reimbursements	0	0	0	0	0	0	0			
Total Expenses	1,945,945	1,375,939	453,171	1,829,110	1,739,217	89,893	2,018,816	10.4%		16.1%
Net Operating Income	(1,689,445)	(1,184,136)	(443,496)	(1,627,632)	(1,539,183)	(88,449)	(1,801,316)	10.7%		17.0%
OTHER INCOME										
81003 Gain on Sale of Asset	(7,383)	0	0	0	0	0	0			
81010 Miscellaneous Income	0	11,455	0	11,455	0	11,455	0	(100.0%)		
900 Transfers In	1,696,829	1,172,680	443,497	1,616,177	1,539,183	76,994	1,801,316	11.5%		17.0%
Total Other Income	1,689,446	1,184,135	443,497	1,627,632	1,539,183	88,449	1,801,316	10.7%		17.0%
OTHER EXPENSES										
Total Other Expenses	0	0	0	0	0	0	0			
Net Other Income	1,689,446	1,184,135	443,497	1,627,632	1,539,183	88,449	1,801,316	10.7%		17.0%
Net Income	1	(1)	1	0	0	0	0			

UTILITY FUND

City of McLendon-Chisholm, Texas
Utility Fund – FY 2027 Budget Development Worksheet

FY 2026 YTD Actuals (thru 6/30/26) | FY 2026 Projected (Jul-Sep) | FY 2027 Draft Budget — FY 2025 Actuals and FY 2026 Budget columns pending Utility Fund exports from QBO (P&L by Class and Budgeting)

Account / Line Item	FY 2025 Actuals	FY 2026 Actuals (YTD 6/30/26)	FY 2026 Projected (Jul-Sep)	Total FY 2026 Projected	FY 2026 Budget	Over / (Under) Budget \$	FY 2027 Proposed Budget	% Change FY27 Proposed to Projected Actual	% Change FY27 Proposed to 2026 Budget
INCOME									
306 Interest Income					90000				
30601 Alliance Interest Income	38,796	10,763	4,232	14,995		14,995	10,900	(27.3%)	
30602 Logic Interest Income	38,095	4,345	1,270	5,615		5,615	3,325	(40.8%)	
Total 306 Interest Income	76,891	15,108	5,502	20,610	90,000	(69,390)	14,225	(31.0%)	(84.2%)
315 Trash / Recycling Revenue	0	573,904	198,461	772,365	735,000	37,365	765,000	(1.0%)	4.1%
322 Sewer Utility Revenue									
32200 Sewer Usage Fees	889,543	868,881	304,192	1,173,073	1,046,000	127,073	1,220,000	4.0%	16.6%
32204 Sewer Deposit Refunds	(580)	(1,010)	(391)	(1,401)		(1,401)	(1,300)	(7.2%)	
32207 Sewer Commercial Fees	0	3,625	1,688	5,313		5,313	6,750	27.0%	
Total 322 Sewer Utility Revenue	888,963	871,496	305,489	1,176,985	1,046,000	130,985	1,225,450	4.1%	17.2%
Total Income	965,854	1,460,508	509,452	1,969,960	1,871,000	98,960	2,004,675	1.8%	7.1%
Gross Profit	965,854	1,460,508	509,452	1,969,960	1,871,000	98,960	2,004,675	1.8%	7.1%
EXPENSES									
400 Operating Expenditures									
410 Contracted Services									
41012 Remediation Services	1,256,713								
41015 Residential Trash/Recycling	0	503,281	170,855	674,136	660,000	14,136	675,000	0.1%	2.3%
Total 410 Contracted Services	1,256,713	503,281	170,855	674,136	660,000	14,136	675,000	0.1%	2.3%
Total 400 Operating Expenditures	1,256,713	503,281	170,855	674,136	660,000	14,136	675,000	0.1%	2.3%
413 Sewer Operation & Maintenance									
41304 O&M Agreement	161,186	134,162	47,858	182,020	180,000	2,020	192,000	5.5%	6.7%
41305 Nonstandard O&M Expense	92,659	82,754	43,508	126,262	120,000	6,262	132,600	5.0%	10.5%
41308 Electricity	99	76	25	101	120	(19)	145	43.6%	20.8%
41310 Sewer Treatment	607,001	549,881	165,991	715,872	780,000	(64,128)	735,000	2.7%	(5.8%)
Total 413 Sewer Operation & Maintenance	860,945	766,873	257,382	1,024,255	1,080,120	(55,865)	1,059,745	3.5%	(1.9%)
500 Facility Expenses									
520 Telephone & Internet	6,387	7,429	2,449	9,878	6,250	3,628	10,000	1.2%	60.0%
Total 500 Facility Expenses	6,387	7,429	2,449	9,878	6,250	3,628	10,000	1.2%	60.0%
600 General & Administrative Exp									
628 Bank Fees									
62801 Bank Service Charges	88	45	15	60	100	(40)	60	0.0%	(40.0%)
62802 Credit Card Processing Fees	0	15	4	19	0	19	20	5.3%	
Total 628 Bank Fees	88	60	19	79	100	(21)	80	1.3%	(20.0%)
629 Administrative Fee	0	237,900	79,300	317,200	317,200	0	317,200	0.0%	0.0%
630 Legal & Professional									
63001 Accounting & Payroll Services	17,160	13,203	4,401	17,604	17,600	4	17,650	0.3%	0.3%
63009 Engineering	0	9,120	0	9,120	0	9,120	10,000	9.6%	
Total 630 Legal & Professional	17,160	22,323	4,401	26,724	17,600	9,124	27,650	3.5%	57.1%
Total 600 General & Administrative Exp	17,248	260,283	83,720	344,003	334,900	9,103	344,930	0.3%	3.0%
Total 700 Capital Expenditures							35,000		
Total Expenses	2,141,293	1,537,866	514,406	2,052,272	2,081,270	(28,998)	2,124,675	3.5%	2.1%
Net Operating Income	(1,175,439)	(77,358)	(4,954)	(82,312)	(210,270)	127,958	(120,000)	45.8%	(42.9%)
OTHER INCOME									
81001 Sewer Tap Fees	264,000	168,000	93,000	261,000	300,000	(39,000)	300,000	14.9%	0.0%
81002 Sewer Tap Fee Rebates	(158,400)	(100,800)	(55,800)	(156,600)	(150,000)	(6,600)	(180,000)	14.9%	20.0%
81011 Late Fee Income	0	60	0	60	0	60	0	(100.0%)	
900 Transfers In	0	109,282		109,282		109,282	0	(100.0%)	
Total Other Income	105,600	176,542	37,200	213,742	150,000	63,742	120,000	(43.9%)	(20.0%)
Net Other Income	105,600	176,542	37,200	213,742	150,000	63,742	120,000	(43.9%)	(20.0%)
Net Income	(1,069,839)	99,184	32,246	131,430	(60,270)	191,700	0		

DEBT SERVICE FUND

City of McLendon-Chisholm, Texas
Debt Service Fund – FY 2027 Budget Development Workpaper

FY 2025 Actuals | FY 2026 YTD Actuals (thru 6/30/26) | FY 2026 Projected (Jul-Sep) | FY 2026 Budget | FY 2027 Proposed Budget

Account / Line Item	FY 2025 Actuals	FY 2026 Actuals (YTD 6/30/26)	FY 2026 Projected (Jul-Sep)	Total FY 2026 Projected	FY 2026 Budget	Over / (Under) Budget \$	FY 2027 Proposed Budget	% Change FY27 Proposed to Projected Actual	% Change FY27 Proposed to 2026 Budget
INCOME									
<i>306 Interest Income</i>									
30601 Alliance Interest Income	596	172	44	216	500	(284)	180	(16.7%)	(64.0%)
30607 Wilmington Accrued Int Income	2,596	0	0	0	2,500	(2,500)	0		(100.0%)
Total 306 Interest Income	3,192	172	44	216	3,000	(2,784)	180	(16.7%)	(94.0%)
<i>317 Ad Valorem Tax</i>									
31702 Ad Valorem Tax - Debt Service	127,207	133,817	500	134,317	116,050	18,267	133,562	(0.6%)	15.1%
Total 317 Ad Valorem Tax	127,207	133,817	500	134,317	116,050	18,267	133,562	(0.6%)	15.1%
Total Income	130,399	133,989	544	134,533	119,050	15,483	133,742	(0.6%)	12.3%
Gross Profit	130,399	133,989	544	134,533	119,050	15,483	133,742	(0.6%)	12.3%
EXPENSES									
<i>600 General & Administrative Exp</i>									
<i>628 Bank Fees</i>									
62801 Bank Service Charges	5	0	0	0		0			
62803 Wilmington Trust Fees	350	350	0	350	1,000	(650)	350	0.0%	(65.0%)
Total 628 Bank Fees	355	350	0	350	1,000	(650)	350	0.0%	(65.0%)
660 Bond Interest Expense	38,950	27,056	9,019	36,075	36,075	0	32,487	(9.9%)	(9.9%)
Total 600 General & Administrative Exp	39,305	27,406	9,019	36,425	37,075	(650)	32,837	(9.9%)	(11.4%)
<i>700 Capital Expenditures</i>									
70008 Bond Principal	100,000	100,000	0	100,000	100,000	0	105,000.00	5.0%	5.0%
Total 700 Capital Expenditures	100,000	100,000	0	100,000	100,000	0	105,000.00	5.0%	5.0%
Total Expenses	139,305	127,406	9,019	136,425	137,075	(650)	137,837.00	1.0%	0.6%
Net Operating Income	(8,906)	6,583	(8,475)	(1,892)	(18,025)	16,133	(4,095.00)	116.4%	(77.3%)
OTHER INCOME									
81004 Bond Premium Amortization	7,789	0	0	0		0			
Transfer from Surplus							4,095		
Total Other Income	7,789	0	0	0	0	0	4,095		
Net Other Income	7,789	0	0	0	0	0	4,095		
Net Income	(1,117)	6,583	(8,475)	(1,892)	(18,025)	16,133	-	(100.0%)	(100.0%)

Road Maintenance FUND

City of McLendon-Chisholm, Texas

Road Maintenance Fund – FY 2027 Budget Development Workpaper

New fund for FY 2027 — no FY 2025/FY 2026 historical data. Columns B-G are structural placeholders only; FY 2027 Proposed Budget (Column H) is the only populated column.

Account / Line Item	FY 2025 Actuals	FY 2026 Actuals (YTD 6/30/26)	FY 2026 Projected (Jul-Sep)	Total FY 2026 Projected	FY 2026 Budget	Over / (Under) Budget \$	FY 2027 Proposed Budget	% Change FY27 Proposed to Projected Actual	% Change FY27 Proposed to 2026 Budget
INCOME									
Total Income	0	0	0	0	0	0	0	-	
Gross Profit	0	0	0	0	0	0	0	-	
EXPENSES									
700 Capital Expenditures									
70001 Road Repairs					0		0	567,845	
Total 700 Capital Expenditures	0	0	0	0	0	0	0	567,845	
Total Expenses	0	0	0	0	0	0	0	567,845	
Net Operating Income	0	0	0	0	0	0	0	(567,845)	
OTHER INCOME									
900 Transfers In					0		0	567,845	
Total Other Income	0	0	0	0	0	0	0	567,845	
Net Other Income	0	0	0	0	0	0	0	567,845	
Net Income	0	0	0	0	0	0	0	-	

Note: This is a newly established fund for FY 2027 — the \$567,845 in Road Repairs (700 Capital Expenditures) is funded entirely by a Transfer In from the General Fund, matching the "Transfers Out - Road Fund" line in the General Fund workpaper. Net Income is \$0 by design.

CITY OF McLENDON-CHISHOLM

NOTICE OF PUBLIC HEARING ON PROPOSED BUDGET

Fiscal Year October 1, 2026 – September 30, 2027

Notice is hereby given that the City Council of the City of McLendon-Chisholm will hold a public hearing on the proposed budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027, on *September 15, 2026 at 6:30 p.m.*, at *McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, TX 75032*. All persons desiring to be heard on the proposed budget are encouraged to attend and participate.

The proposed budget is available for public inspection at *CITY SECRETARY'S OFFICE located at CITY HALL located at 1371 West FM 550, McLendon-Chisholm, TX* during regular business hours, and on the City's website at www.mclendon-chisholm.com

This budget will raise more total property taxes than last year's budget by \$551,058, which is a 57.9% increase, and of that amount \$90,727 is tax revenue to be raised from new property added to the tax roll this year.

For more information regarding the proposed budget, please contact the City Secretary at 972-524-2077 or citymanager@mclendon-chisholm.com, or visit www.mclendon-chisholm.com

CITY OF McLENDON-CHISHOLM

NOTICE OF PUBLIC HEARING ON TAX RATE

Tax Year 2026 / Fiscal Year 2026-2027

PROPOSED TAX RATE: \$0.121555 per \$100

NO-NEW-REVENUE TAX RATE: \$0.110084 per \$100

VOTER-APPROVAL TAX RATE: \$0.121555 per \$100 (= proposed rate; no election required)

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for the City of McLendon-Chisholm from the same properties taxed in both the 2025 tax year and the 2026 tax year.

The voter-approval tax rate is the highest tax rate that the City of McLendon-Chisholm may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of McLendon-Chisholm is proposing to increase property taxes for the 2026 tax year.

A public hearing on the proposed tax rate will be held on *September 15, 2026 at 6:30 p.m.* at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, TX 75032

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of McLendon-Chisholm is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council at their offices or by attending the public hearing mentioned above.

Your taxes owed under any of the tax rates mentioned above can be calculated as follows:

Property tax amount = (tax rate ÷ 100) × taxable value of your property

FOR the proposal:

- *John Powers, Mayor Pro Tem*
- *Donald Goodwin, Place 1*
- *Arik Towry, Place 3*
- *Mike Hermansen, Place 4*
- *Rich Dean, Place 6*

AGAINST the proposal:

PRESENT and not voting:

ABSENT: *Jerry Brewer, Mayor*

Dennis London, Place 2

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by the City of McLendon-Chisholm last year to the taxes proposed to be imposed on the average residence homestead this year:

	2025	2026	Change
Total tax rate (per \$100 of taxable value)	\$0.092390 per \$100	\$0.121555 per \$100	Increase of \$0.029165 per \$100, or 31.57%
Average homestead taxable value	628,751	\$619,562	Decrease of 1.46% or \$9,189
Taxes on average homestead	\$580.90	\$753.11	Increase of \$172.21 or 29.64%
Total tax levy on all properties	\$952,550	\$1,503,608	Increase of \$551,058, or 57.9%

For assistance with tax calculations, please contact the tax assessor for the City of McLendon-Chisholm at 972-524-2077 or citymanager@mclendon-chisholm.com or visit www.mclendon-chisholm.com for more information.



City of McLendon-Chisholm

Staff Report

Meeting Date: September 15, 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:

At P&Z and City Council's sole discretion.

At its August 18, 2026 meeting, the Planning & Zoning Commission recommended denial of the request.

Options/Alternatives:

1. City Council may approve the Specific Use permit request, as presented.
2. City Council may deny the Specific Use permit request.

Attachments

- Exhibit A – Subject Property (Rockwall CAD)
- Exhibit B – Zoning Map
- Exhibit C – Request Letter
- Exhibit D – Site Plan & Elevations
- Exhibit E – Example Photos
- SUP Request Presentation

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



Exhibit B – Zoning Map

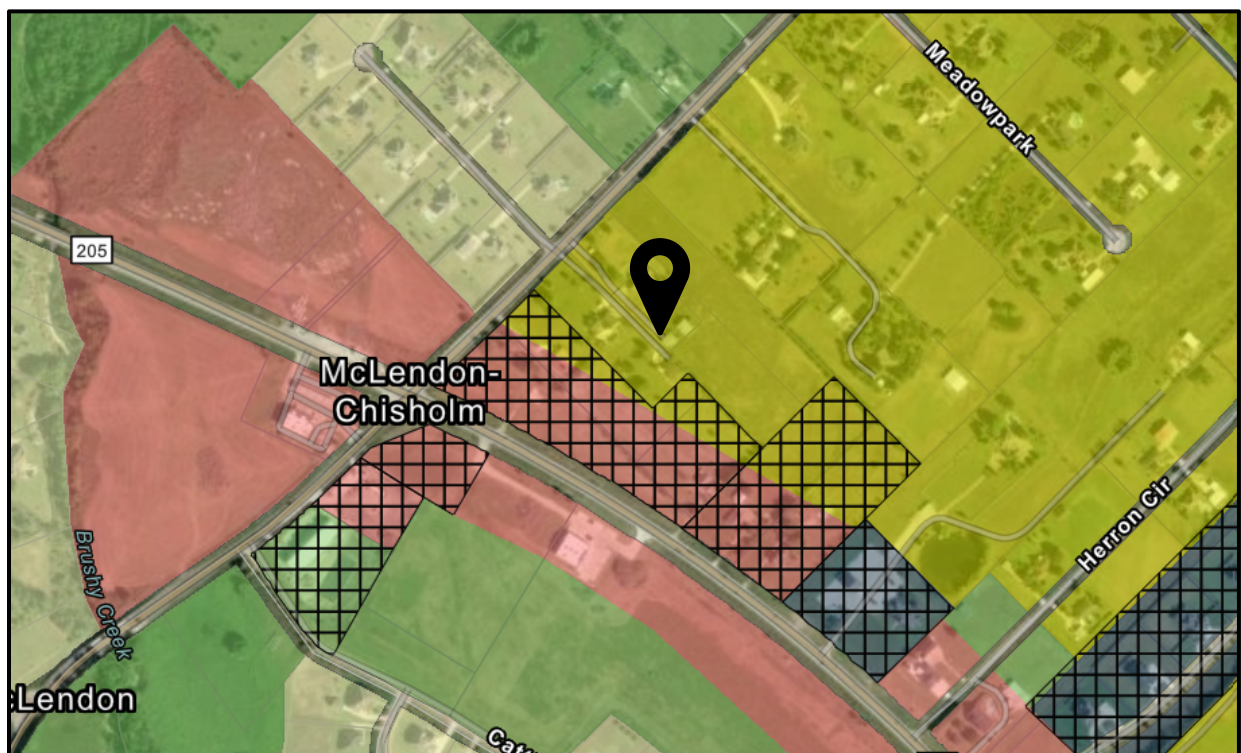
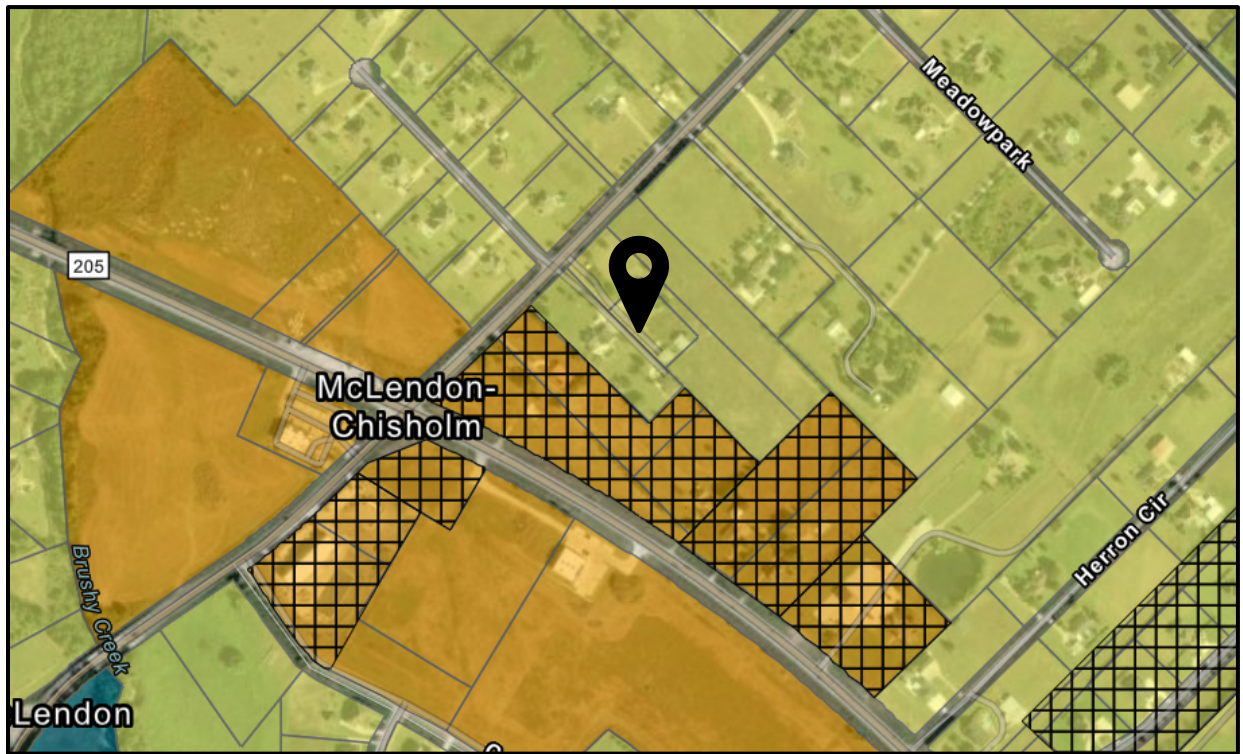
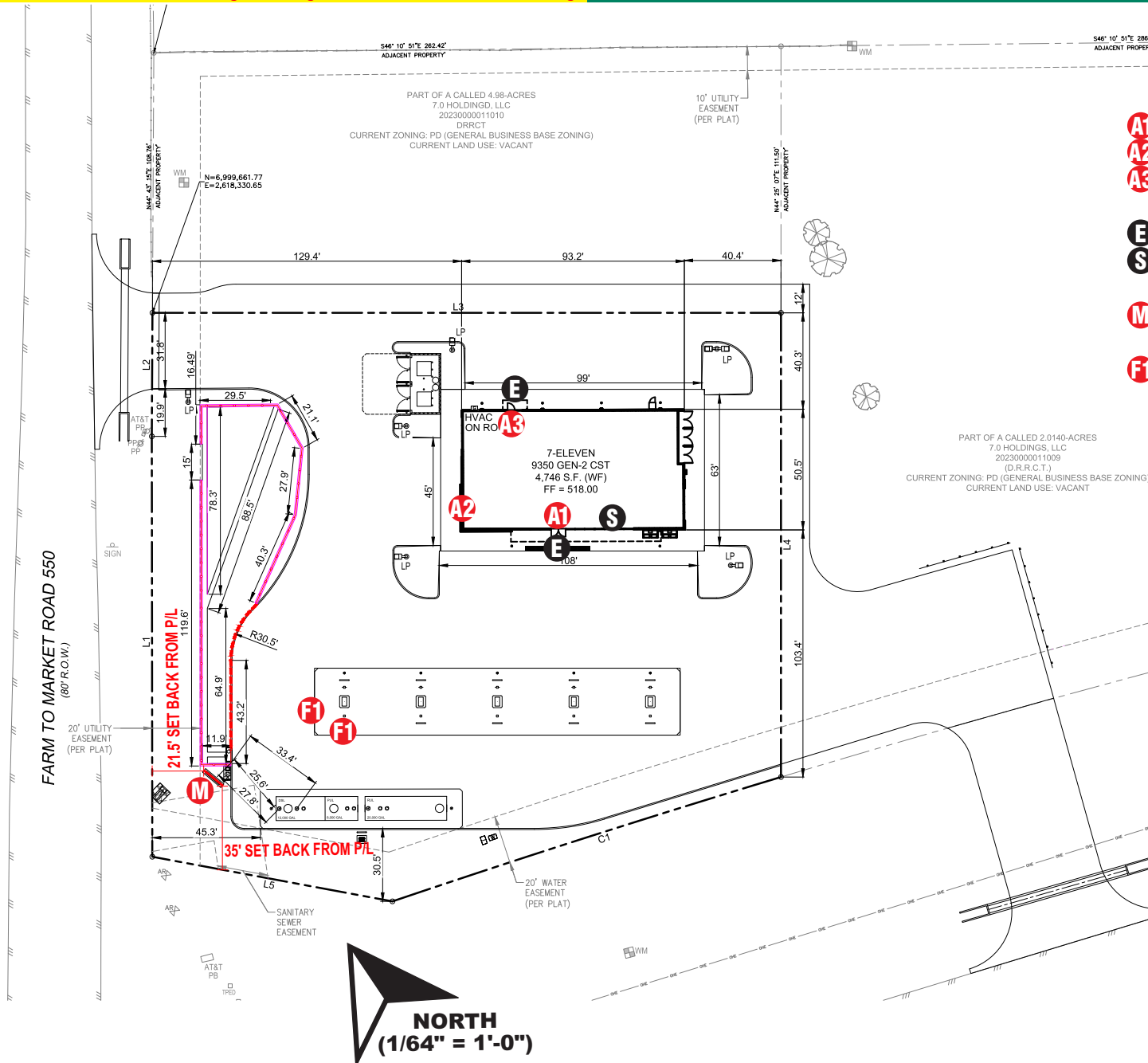


Exhibit C – Comprehensive Plan Future Land Use Plan





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 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: July 21, 2026

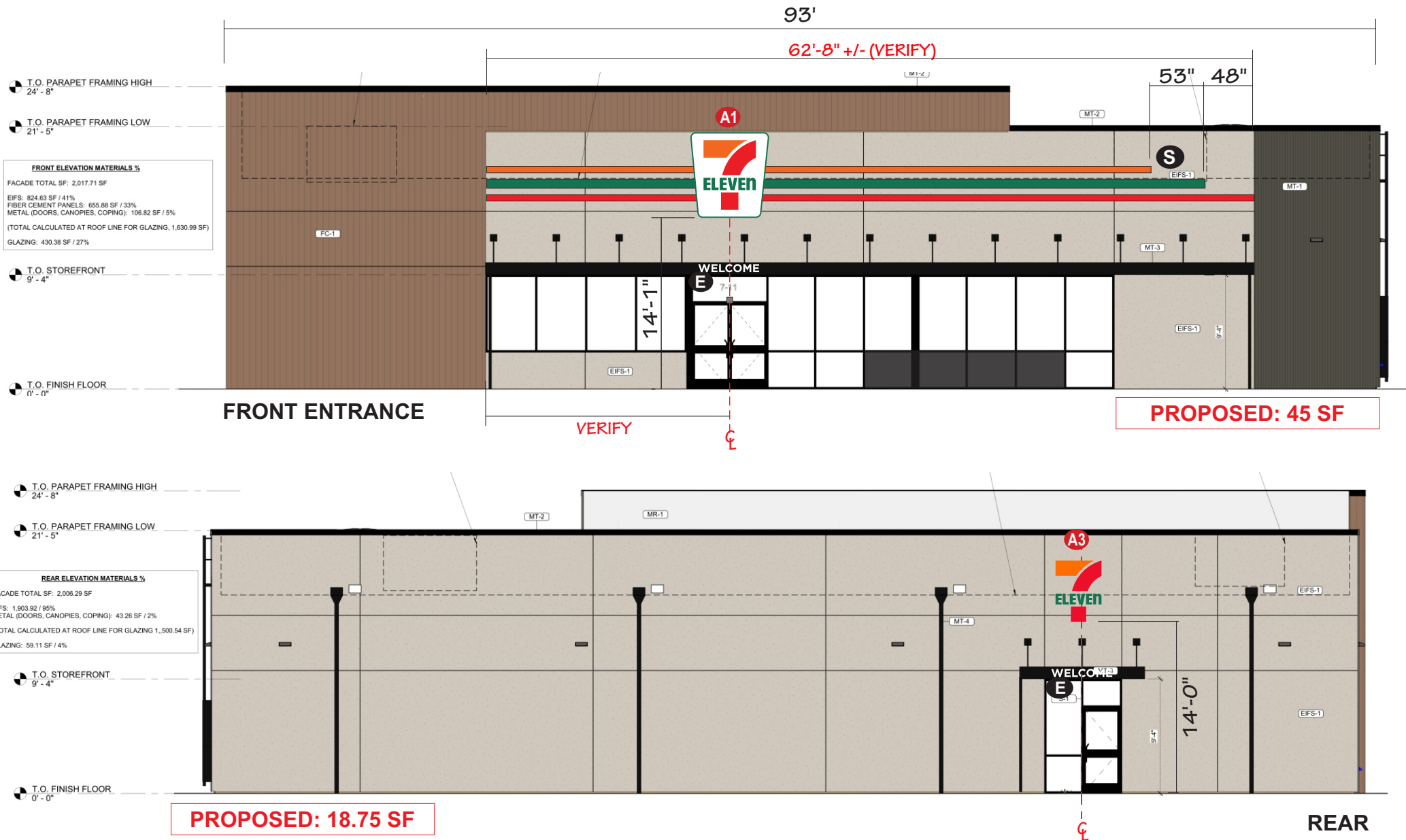
IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

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

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

ELEVATION - WALL SIGNAGE



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

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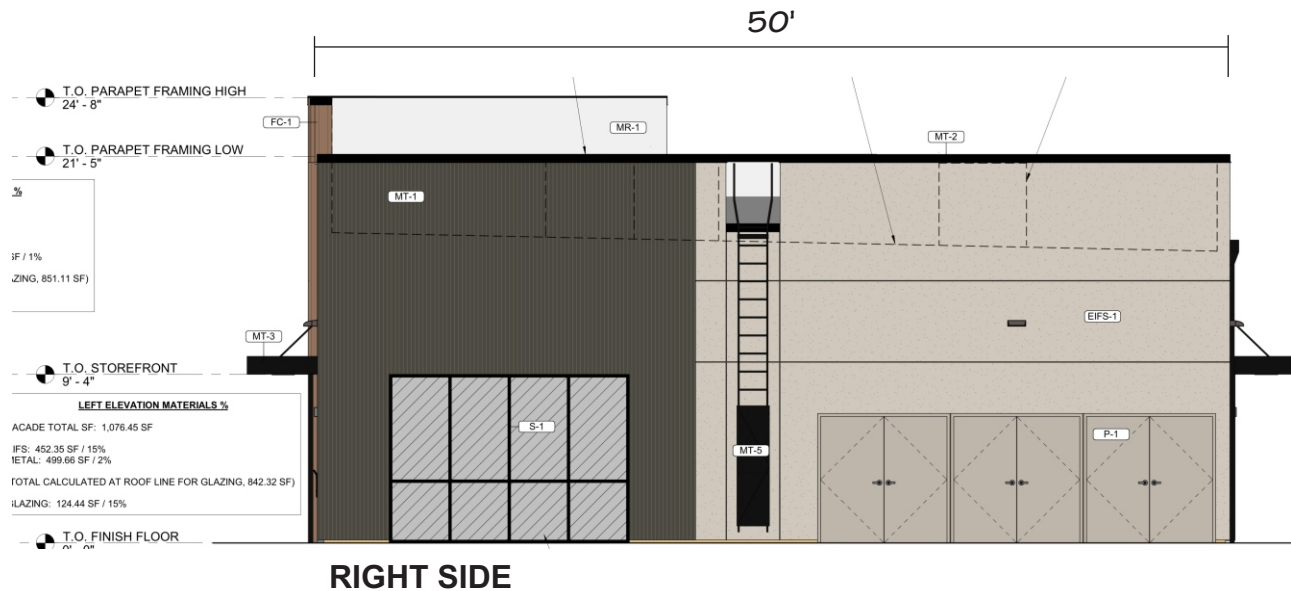
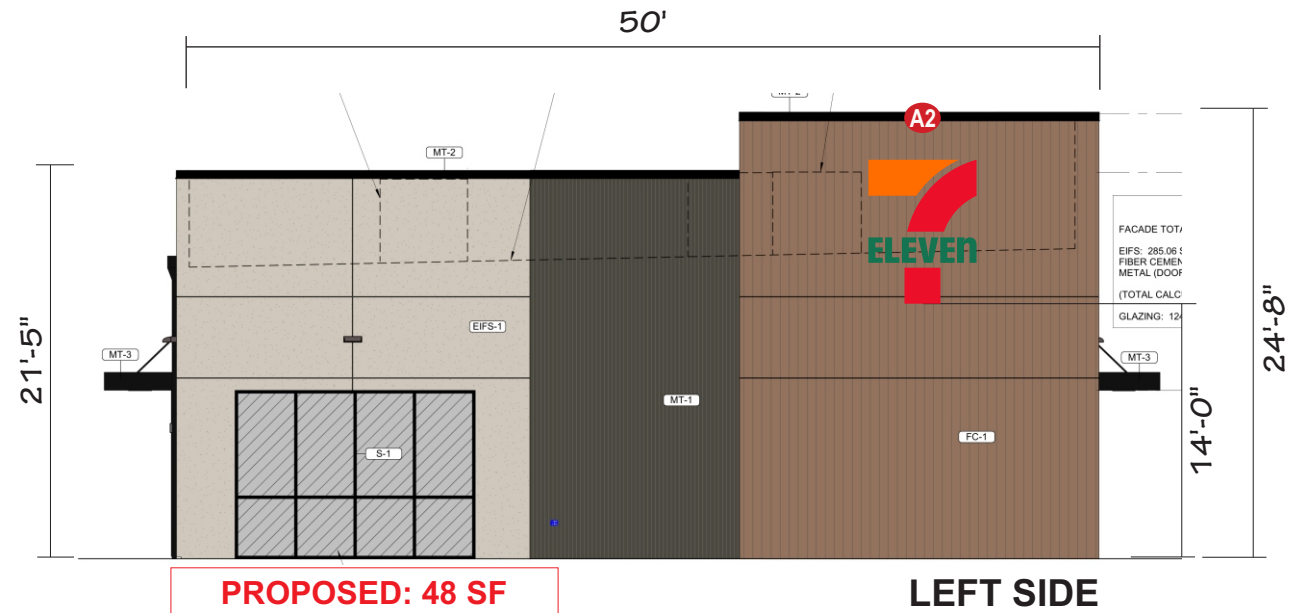
Page: 2 of 15

Page 29 of 108

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: July 21, 2026

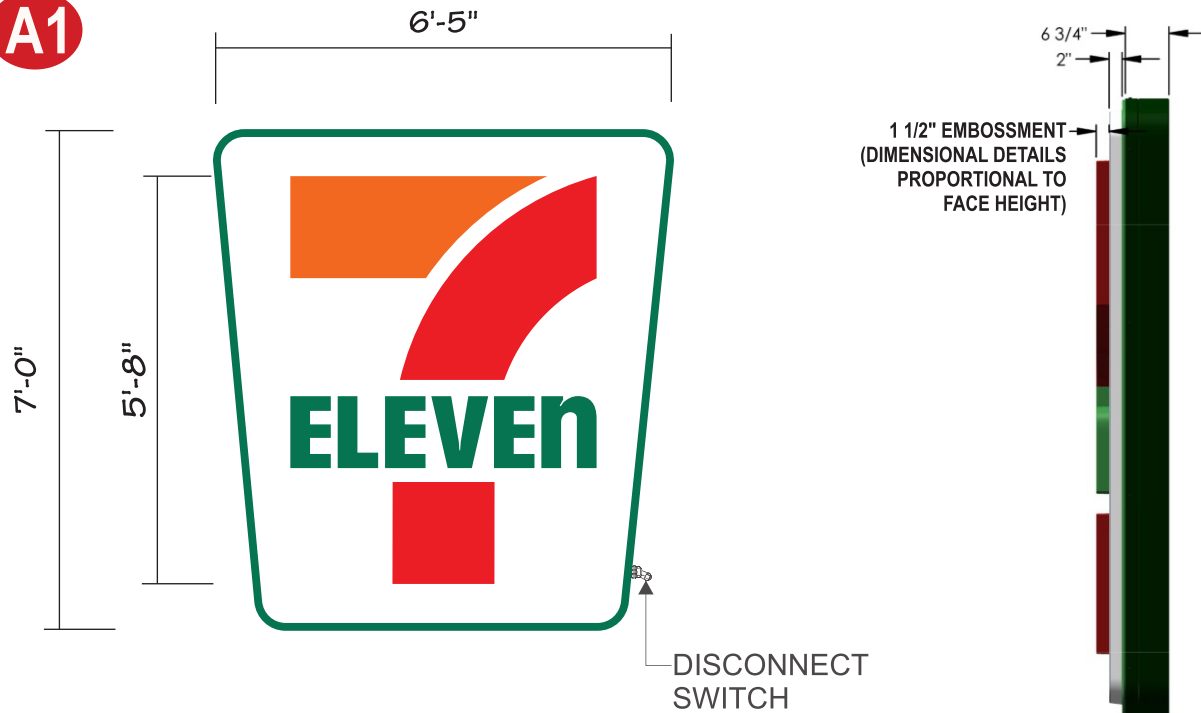
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Project Mgr.: Ginger Pullin

Page: 3 of 15

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A1

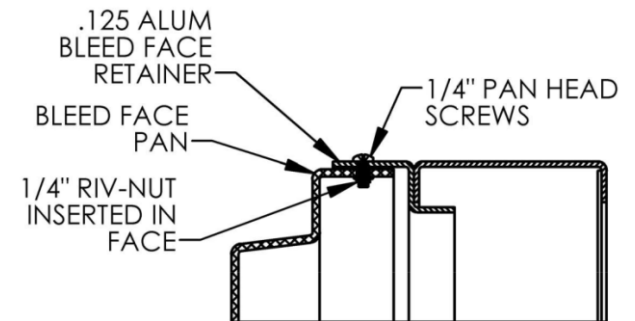


CABINET:
EXTRUDED ALUM. CAB. & RETAINERS
PAINTED GREEN TM PMS 336C

FACE:
PAN-FORMED & EMBOSSED CLEAR
POLYCARBONATE, BACK SPRAYED WHITE
WITH 2ND SURFACE APPLIED VINYL GRAPHICS.

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



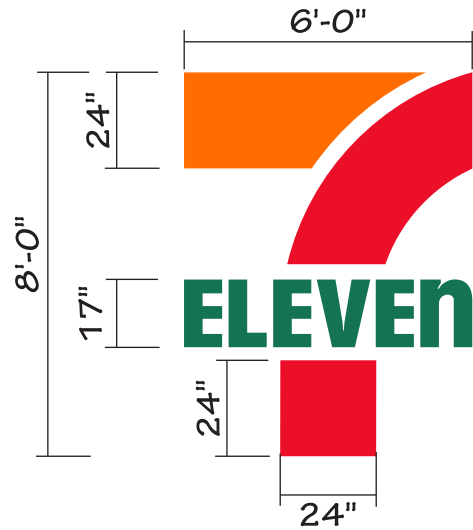
Display Square Footage (Cabinet): 45

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

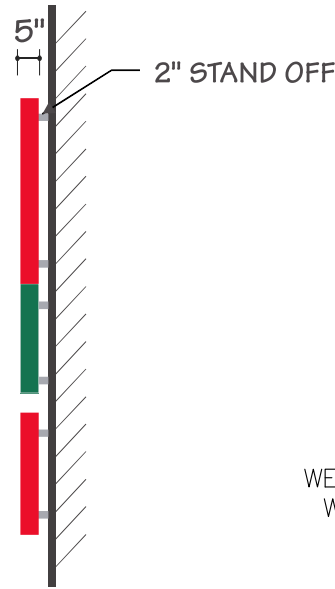
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Project Mgr.: Ginger Pullin

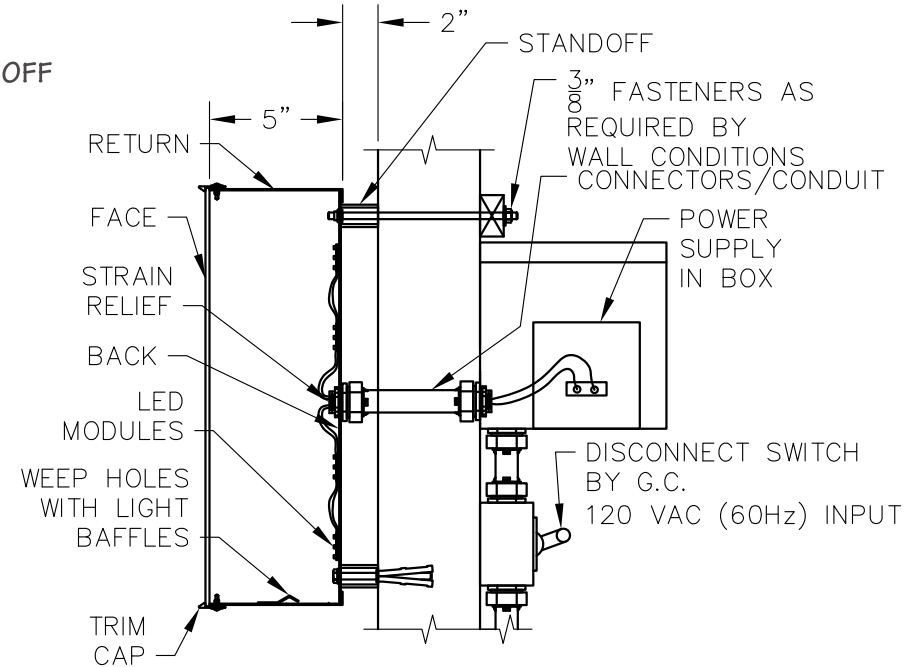
A2



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

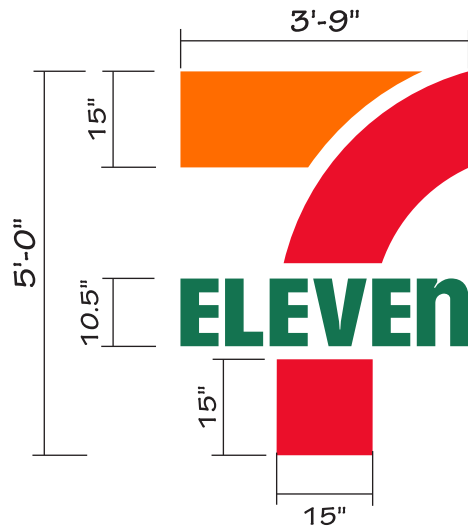
Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: July 21, 2026

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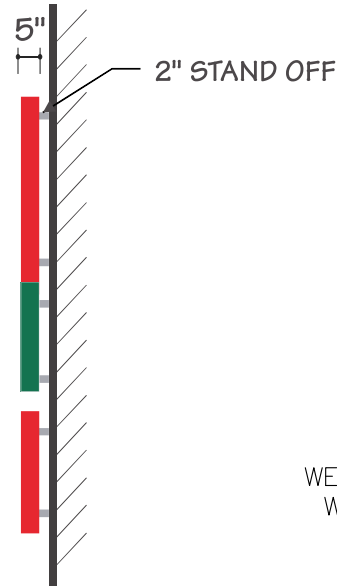
Display Square Footage: 48

D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

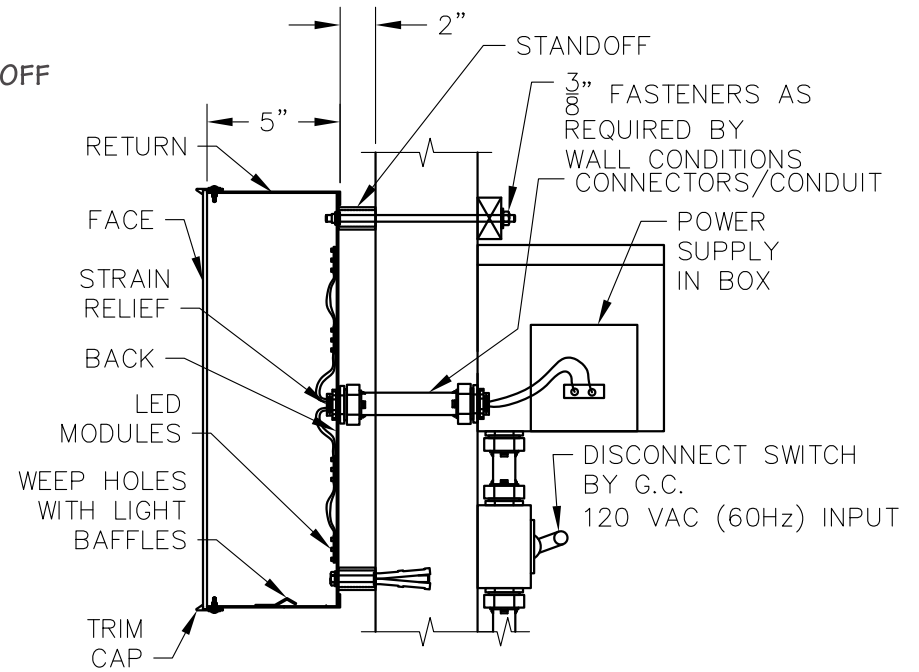
A3



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

Display Square Footage: 18.75

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

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Project Mgr.: Ginger Pullin

E



OPAQUE WHITE WELCOME VINYL LETTERS FOR
FIRST SURFACE IN FIELD APPLICATION TO NEW
BLDG. CANOPY FACE.

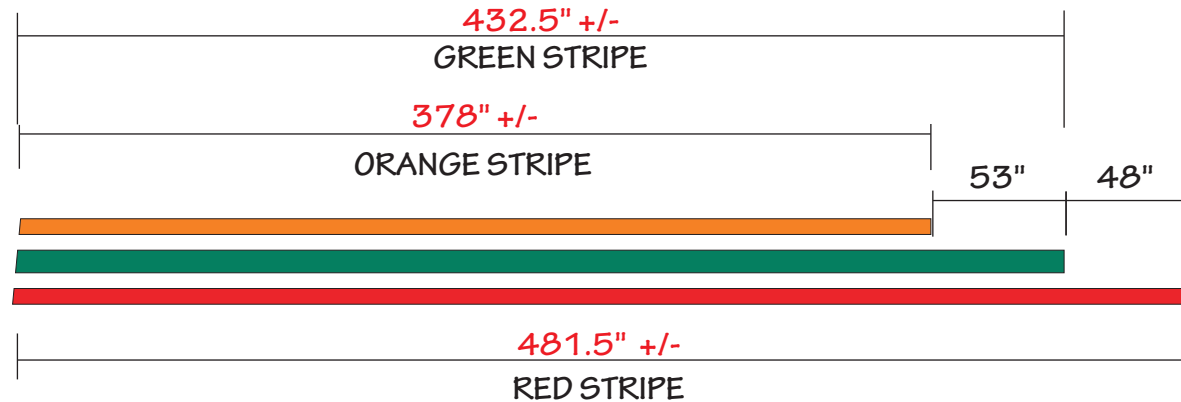
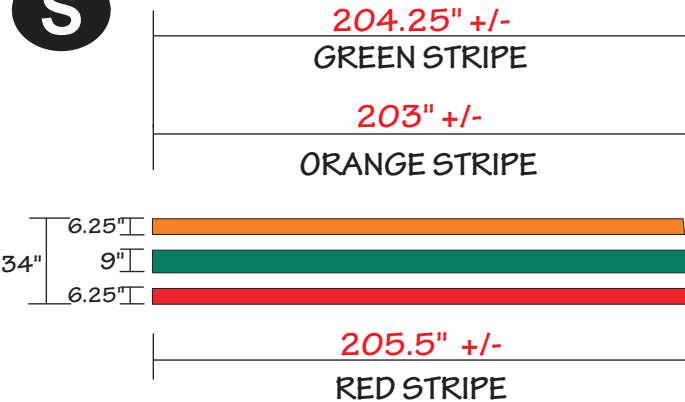
Job Location: Site # 42855 -1057256
137 S SH 205
McLendon-Chisholm, TX 75032
Date: July 21, 2026



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D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

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

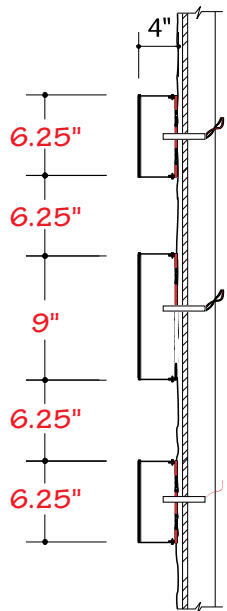
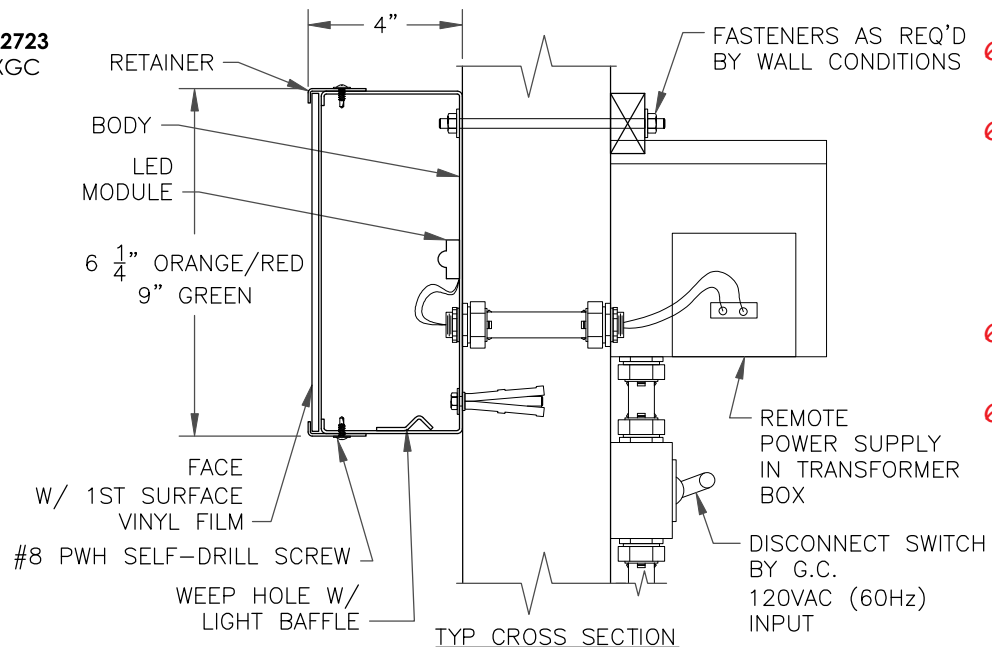
3M Scotchcal **3730-6537**
 Pantone PMS 336 C

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.**



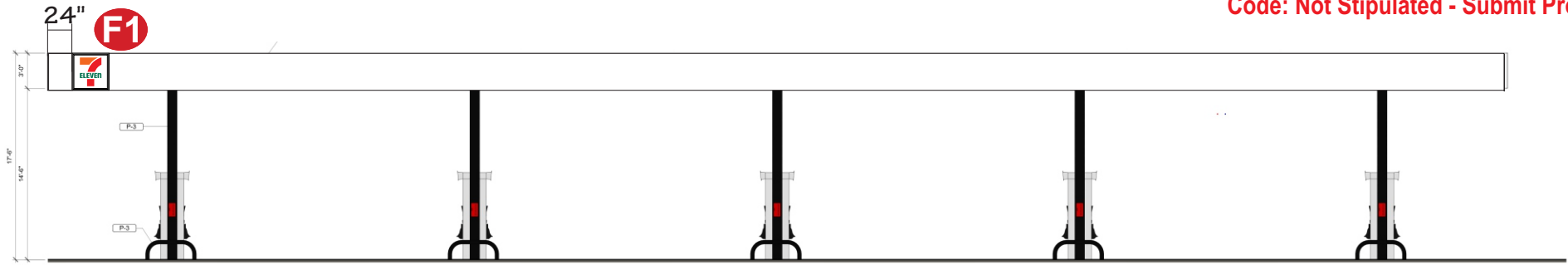
**TRI-STRIP
 BAND SET**

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

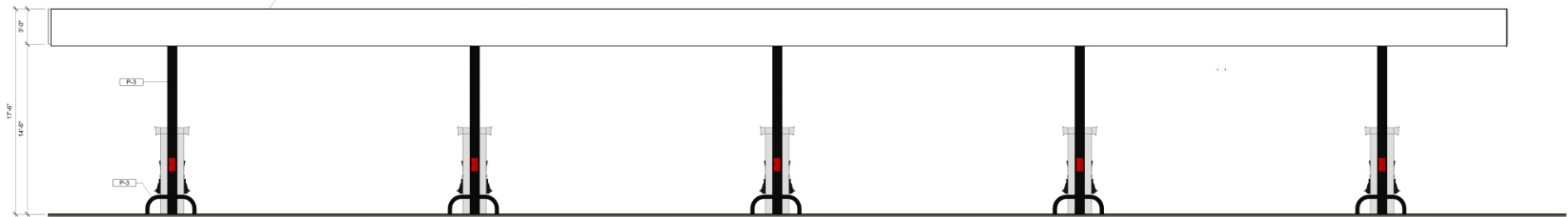
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 Office 847.301.0510
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D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

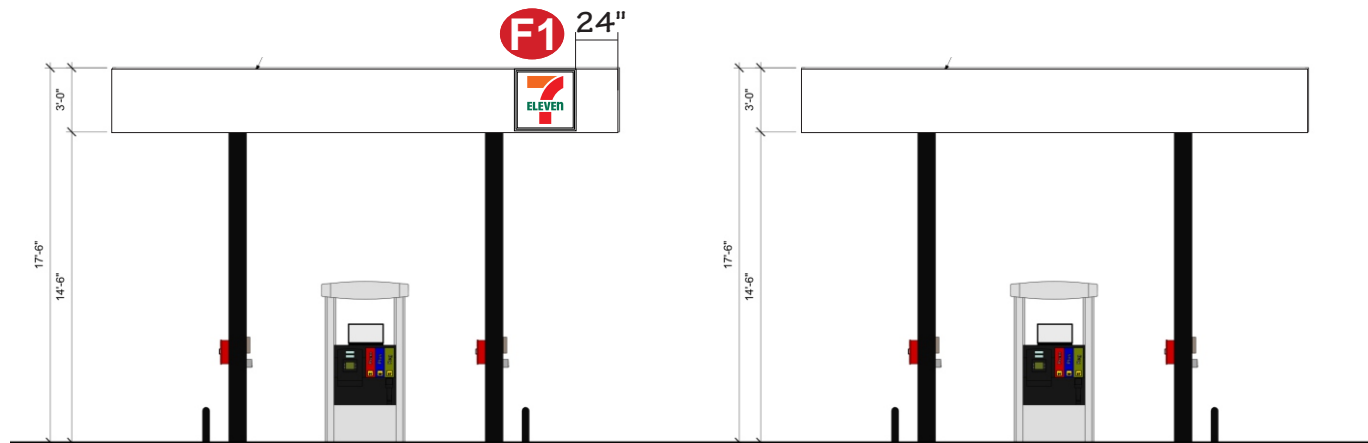
Code: Not Stipulated - Submit Proposal



FRONT (FACING STREET) - SF KEYSTONE SIGN BY IDENTITI



REAR (FACING STORE)



LEFT SIDE - SF KEYSTONE SIGN BY IDENTITI

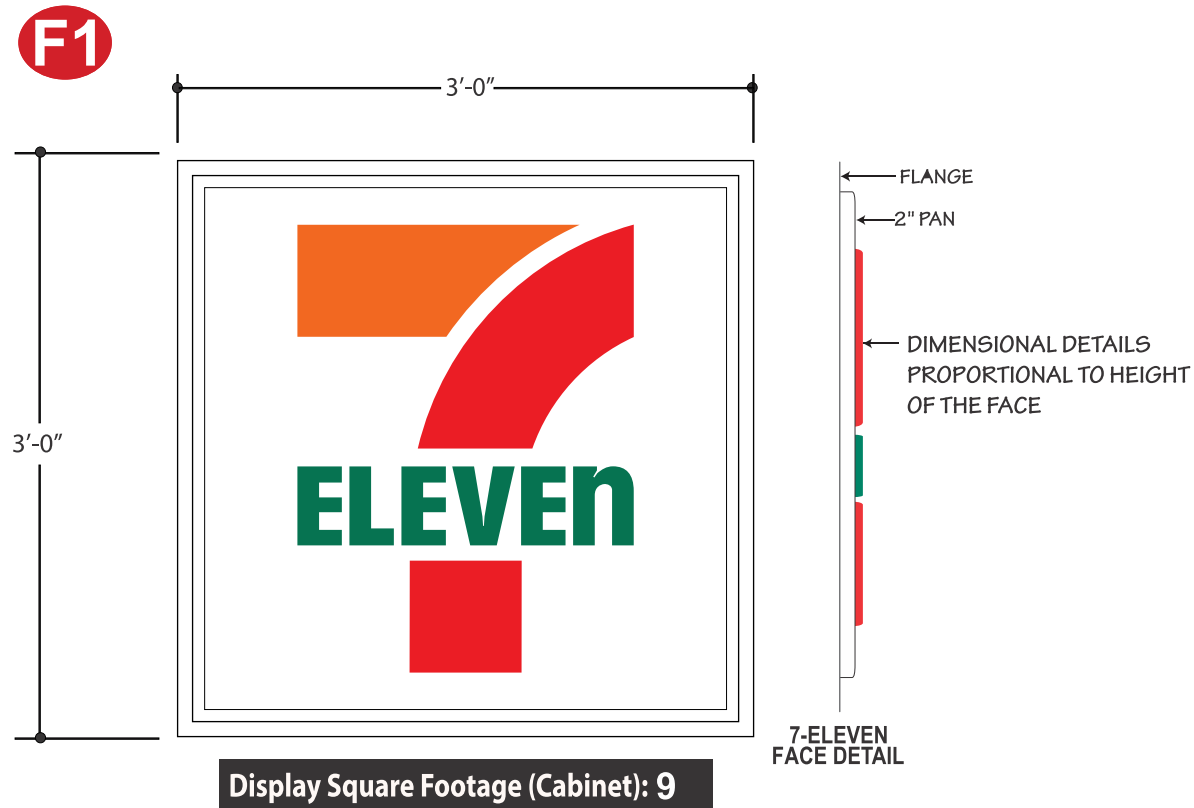
RIGHT SIDE

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



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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

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

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D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

and shall not exceed a maximum height of forty-eight (48) inches.

M. Sign requirements.

1. All permanent freestanding signs located in the commercial development standards shall be monument signs adhering to the City of McLendon-Chisholm Sign Ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the commercial development standards shall require city council approval by a majority vote. Where the following standards conflict with the city standards, these requirements shall prevail:[.]
2. Monument sign standards.
 - a. General: Unless otherwise specifically provided, the regulations set forth in this subsection shall be applicable to all monument signs which are allowed under this ordinance.
 - b. Minimum letter/logo height: The minimum height allowed for letters or logos shall be six (6) inches.
 - c. Maximum height: Five (5) feet, excluding monument base. The monument base be an additional eighteen (18) inches height measured from ground level at center of the base to top of the base. The overall height of the sign including the base shall not exceed six 6 feet.
 - d. Maximum area: One hundred (100) square feet per sign with a maximum area per sign face of fifty (50) square feet. The maximum area for the sign structure shall not exceed seventy (70) square feet per side.
 - e. Number of signs: Only one monument sign, excluding menu board signs, shall be allowed along each street frontage on any site, unless otherwise specifically provided in this ordinance. Monument signs may be no closer than five hundred (500) feet on any one site.
 - f. Minimum setback: Fifteen (15) feet from any property line.
 - g. Material requirements: All monument sign bases shall be constructed of the same masonry material as the front building facade on the same site. The sign structure must be constructed or covered with the same masonry material as the principal building, or stone. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six (6) inches from the outer limits of the sign structure.
 - h. Illumination: Monument signs may only be illuminated utilizing lighting for sculpted aluminum panels or a ground lighting source where the light itself and supporting structure are not visible from public rights-of way.
3. Building signable area. Signs may be placed on the building within an area on the

facade of a building below the roofline which is free of windows, doors or major architectural details and not higher than the lowest of the following: 25 feet above the adjoining sidewalks, or the bottom window sills of the second story or the highest part of the building between the head of the top story window and the underside of the roof.

- a. Wall signs: Signs mounted directly on a building wall. May not project from wall more than 8 inches and shall cover no more than 40% of the signable area. Signs shall not obscure architectural features or detail.
 - b. Applied letter signs: Individual letters applied directly to building facade that shall not cover more than 40% of the signable area.
 - c. Restaurant menu sign: A small menu often placed in a glass front box and externally illuminated. Placed at restaurant's primary entrance and shall not exceed 6 square feet.
 - d. Projecting signs: Sign extends from facade (perpendicular) and shall not exceed above the roof eaves or parapet wall. Maximum area: 30 square feet; minimum height: 7 feet above grade. Sign shall not project more than 5 feet from facade.
 - e. Window sign: Sign painted (not applied) on a window and shall not cover more than 25% of the window.
 - f. Awning signs: Sign with letters/logo painted, silk screened or stitched directly on the vertical face of an awning. The sign shall not cover more than 35% of the awning.
 - g. Facade-painted signs: Sign painted directly on the building facade that covers no more than 40% of the signable area.
4. Sign design and placement shall conform to the following:
- a. Wood, glass, metal - or an appropriate synthetic material that approximates the appearance of wood, glass or metal - are the only permitted materials.
 - b. The material's ability to maintain an acceptable appearance over time shall be a consideration in determining the appropriateness of synthetic materials.
 - c. Signs shall not obscure key architectural features.
 - d. Signs shall be limited to on-premises signs related to the use or business conducted on the same site.
 - e. Marquee type signs for announcements of activities taking place at the location are prohibited (exceptions: theatres, churches, schools, and institutional uses).
 - f. No billboards/off-premises signs shall be permitted.
 - g. Multiple uses on a single property may share signs, but collectively shall not exceed the sizes specified herein.



- h. Signs for multiple businesses on a single property shall be of similar material and design.
 - i. Abandoned signs and sign posts shall be removed.
 - j. Temporary signs shall not exceed 9 square feet.
 - k. Advertising signs shall not be permitted in windows with the exception of those not exceeding 60 square inches, of which a maximum of five are permitted.
5. The illumination of signs shall comply with the following:
- a. Signs shall be illuminated externally using spotlighting.
 - b. Spotlighting shall completely shield all light sources; light should be contained primarily within the sign frame.
 - c. Neon signs with color are permitted (no white neon lighting), but flashing signs are not.
- N. Outdoor lighting requirements. Outdoor lighting requirements shall be provided as required by section 6-12, outdoor lighting requirements.
- O. Open storage. Open storage is prohibited.
- P. Refuse facilities.
- 1. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building.
 - 2. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.
 - 3. The width of the front gate opening of the refuse container enclosure shall provide at least two feet (2') of clearance on both sides of the refuse container.
 - 4. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
 - 5. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage.
- Q. Concurrent use of commercial and residential structures. All commercial structures may contain a residential use concurrent with the commercial use, in accordance with the following restrictions:
- 1. Only one residential unit, regardless of square footage of the residential use, may be permitted per commercial structure, except that [sic]
 - 2. More than one residential unit may be permitted for loft or studio apartments if the total number of square footage allocated to residential use does not exceed sixty



Sign Code, Inc.	
Pre-Permit Sign Info	
Property ID: 1057256	Completion Date: 4/3/2025
Site Name: 7-Eleven	
Address: East Fm 550 & Hwy 205	MSP/Design Standards? No, Follow Sign Regs
City, ST Zip: Rockwall, TX 75032	Please Attach, IF YES
Zoning & Permit	
1. Zoning/Class: GB/General Business	
1b. Overlay: none	
2. Contact & Title: Judy Rhoasdes, Administrative Assistant	
3. Phone Number: 972-524-2077	Email: administrativeassistant@mcLendon-chisholm.com
4. Address: 1371 West FM 550, McLendon-Chisholm, TX 75032	
5. Jurisdiction: City/Town of: McLendon-Chisholm	
6. Permit Fees: Based on value, min. \$50	
7. Time Frame: 1-2 weeks	Expires: not stipulated
8. Permit for Sign Box replacement? Yes	Pole/pylon Signs? Yes
9. Permit for Face replacement? Yes	Wall Signs? Yes
10. Permit for Static Pricer-to-LED Swap? Yes	LED light change? Yes
11. Permit Req for Sign Relocation? Yes	
12. Engineer Seals required? No	
13. Other Restrictions? none	
Wall Signs	
1.A. Formula: 50sf	
B. Max. Sq. Ft all Wall signs: 50sf	
C. Max.per SIGN Face Per WALL: 50sf	
Primary: 50sf	
Secondary: 50sf	
Side: 50sf	
Rear: 50sf	
D. Calculation Method: boxed around copy	
E. Allowable square footage per building face / elevation:	
Primary: 50sf	
Secondary: 50sf	
Side: 50sf	
Rear: 50sf	
F. Any allowances transferrable? no	
2. Illumination: Internal & External Illumination types allowed	
3. # allowed: 1 per wall	
4. Max Letter Ht: Not Stipulated	
5. Max. Ht. above grade: not above roofline	
6. Channel Ltrs: Mount style: Mount style is not restricted; Raceway & Individual mount are allowed	
6b. Color restrictions: not stipulated	
6c. Other restrictions: not stipulated	
7. Internally Lit Cabinet signs allowed: yes	
7b. - Opaque background required? not stipulated	
8. Projecting Signs: Max Projection: Not Stipulated - Submit for Review	
9. Clearance from Grade: 4ft	
10. Gas Pricers allowed on Bldg? not stipulated	
11. List prohibited sign types: not stipulated in code	
12. Building-mounted Readerboards allowed: Manual LED Both None	
If Allowed, timing, content or other restrictions: not addressed in code: submit proposal	

Page 1 of 3

S-252981_PO-3732.xlsx

Freestanding Signs	
1.A. Formula: 100sf	
B. Max. SqFt/freestanding sign: 100sf	
C. Max. Per Face: 100sf	
D. Overall Height: 30ft	
E. Min. Clearance: not stipulated	
2. # allowed: 1/road frontage	
3. Shared Pylon? no	
4. Min. distance betw. signs: 50ft	
5. Setbacks:	
A. Front: setback from property line distance in height	
B. Side: not stipulated	
6. Line of Sight Clearance: not stipulated	
7. WindLoad: 90 mph	
8. Must gas Pricer show Diesel? not stipulated	
9. Must we show cash/credit pricing? not stipulated	
10. Minimum height for gas pricer? not stipulated	
11. Readerboard types allowed: Manual LED Both x not addressed in code; submit proposal	
IF LED's allowed:	
A. Colors NOT allowed: Red Amber/Yellow Full Color Allowed No Color Restriction	
Green 1/3 Full Color 2/3 Red	
Other:	
B. If certain colors, ie. red, green, yellow are restricted is a full-color unit prohibited? Yes No	
Explain:	
C. Operating Restrictions: No Scrolling No Flashing Community Message Required Time-Temp Required No Restrictions Interval restrictions	
Other (Explain)	
D. Interval/Frequency times per Seconds Minutes Hour Day Not Stipulated	
E. Animation No animation/moving pictures No graphics No Logos No Restrictions	
Other (Explain)	
F. Is 24-hour operation of LED readerboard allowed? Yes No With Restrictions	
G. If special use permit or review board required, explain:	
9. Architectural requirements for the design of the base?:	
Hi-Rise Pylon Signs	
Not Allowed	
1.A. Formula:	
B. Max. SqFt/High-Rise sign:	
C. Max. Per Face:	
D. Overall Height:	
E. Min. Clearance:	
2. # allowed:	
3. Shared Pylon?	
4. Min. distance betw. signs:	
A. Front:	
B. Side:	
6. WindLoad:	
7. Must gas Pricer show Diesel?	
8. Must show cash/credit pricing?	
9. Minimum ht. for gas pricer?	

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S-252981_PO-3732.xlsx

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



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

D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

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Directionals									
1. Permit Required?: Yes		2. # Allowed: Not Stipulated							
3. Allowable Area: not stipulated		4. Copy area Sq. Feet? Not Stipulated							
5. Maximum Height: Not Stipulated		6. Logo/Copy allowed? not stipulated							
Note: _____									
Temporary Signs									
1. 'Coming Soon' banner allowed? not stipulated-submit proposal					2. Permit Required? _____				
3. Banner Allowable time-frame: _____									
4. Restrictions: _____									
5. Freestanding Temp Signs allowed? not stipulated-submit proposal					6. Permit Required? _____				
7. Allowable time-frame for freestanding: _____									
8. Restrictions: _____									
Gas Canopy									
1. Is wording allowed on canopy? ☐ Yes ☐ No		Is it part of wall signs? ☐ Yes ☐ No							
2. Can existing canopy be refaced? ☐ Yes ☐ No		Does logo count in sqft? ☐ Yes ☐ No							
3. Custom Logo Allowed: ☐ Yes ☐ No		Is Permit Required? ☐ Yes ☐ No		Cost: _____					
4. Multi-colored stripes allowed on canopy? _____		☐ Yes ☐ No							
5. Gas Pricers allowed on Canopy? _____		☐ Yes ☐ No							
5. Formula for Allowance: not stipulated-submit proposal									
6. Illumination on Canopy? _____									
7. Other sign restrictions? _____									
Car Wash									
1. Is "tri-stripe" allowed? not stipulated -submit proposal									
2. Sign Sqft Entrance: _____ Exit: _____									
/Façade: Approach: _____ Back: _____									
3. Is the above square footage included in Building signs? _____									
4. Are Non-Illuminated way-finding signs allowed & exempt from permit? _____									
Additional Questions									
1. LED gas-pricers allowed? If yes, Size Limitations. Submit proposal									
If no, is there a process to get LED approved? _____									
If no, are mechanical/scrolling pricers allowed? _____									
2. Pump signage allowance: not stipulated									
3.If current pylon is grandfathered & we change cabinets/face, must new cabinet/face meet new regulations? new									
4. Any outstanding violations for this property? no									
5. When calculating the sqft for sign, is the background color(area the sign is attached to) or any decorative accents/lines outside the logo, included as part of the square footage? no									
6. Any additional requirements/restrictions for gas station signs? no									
Variance Info									
1. Meeting Date: as needed		2. App. Deadline: 30 days							
3. Processing Time: 1-2 months									
4. Documents Required: TBD # of Sets		Building elevations ☒		Installation drawings ☒		Legal description ☐			
5. Likelihood of Success Unknown % EST		Plot plan ☒		Photo of existing ☒		Engineer Seal ☐			
6. Filing Fee \$500		Graphic Drawings ☒		Other ☐					
Notes									
Sign criteria is reported as presented to us as of the "Completion Date". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities.									

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S:\202001_PO-3702.mxd

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

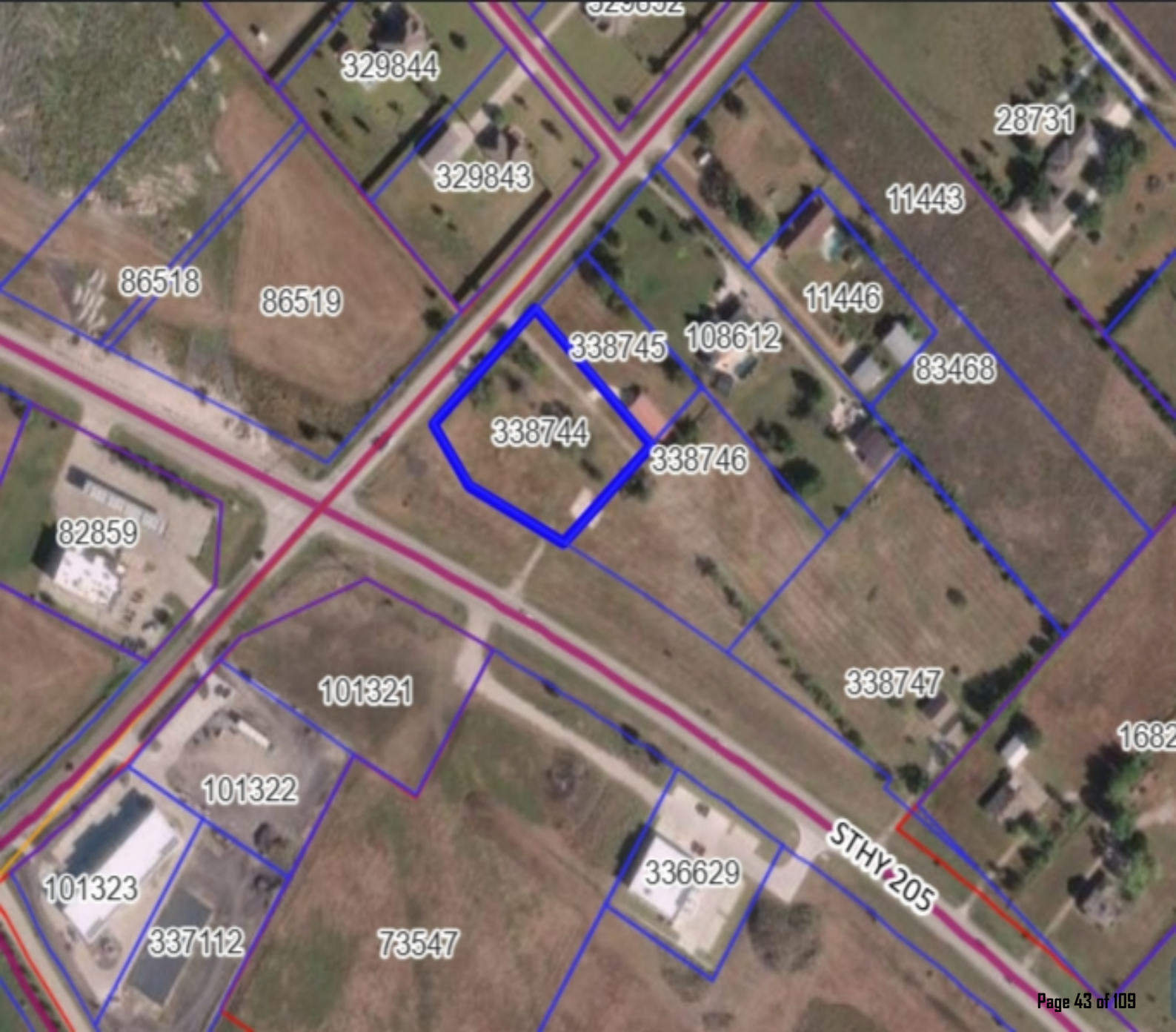


2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.11
Project Mgr.: Ginger Pullin

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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 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", 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



REGULAR UNLEADED

3.799

DIESEL

4.999





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



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.

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REGULAR UNLEADED	2.84 ⁹ / ₁₀
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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,

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

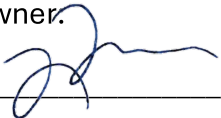
Phone No. 469-868-6085 Email: chris@edwardssignservice.com

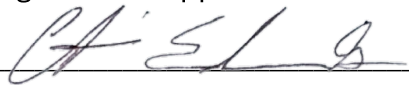
Status of Applicant: Owner ____ or Authorized Agent ✓

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

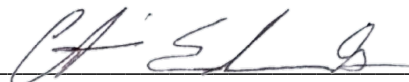
Development Fees

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__.

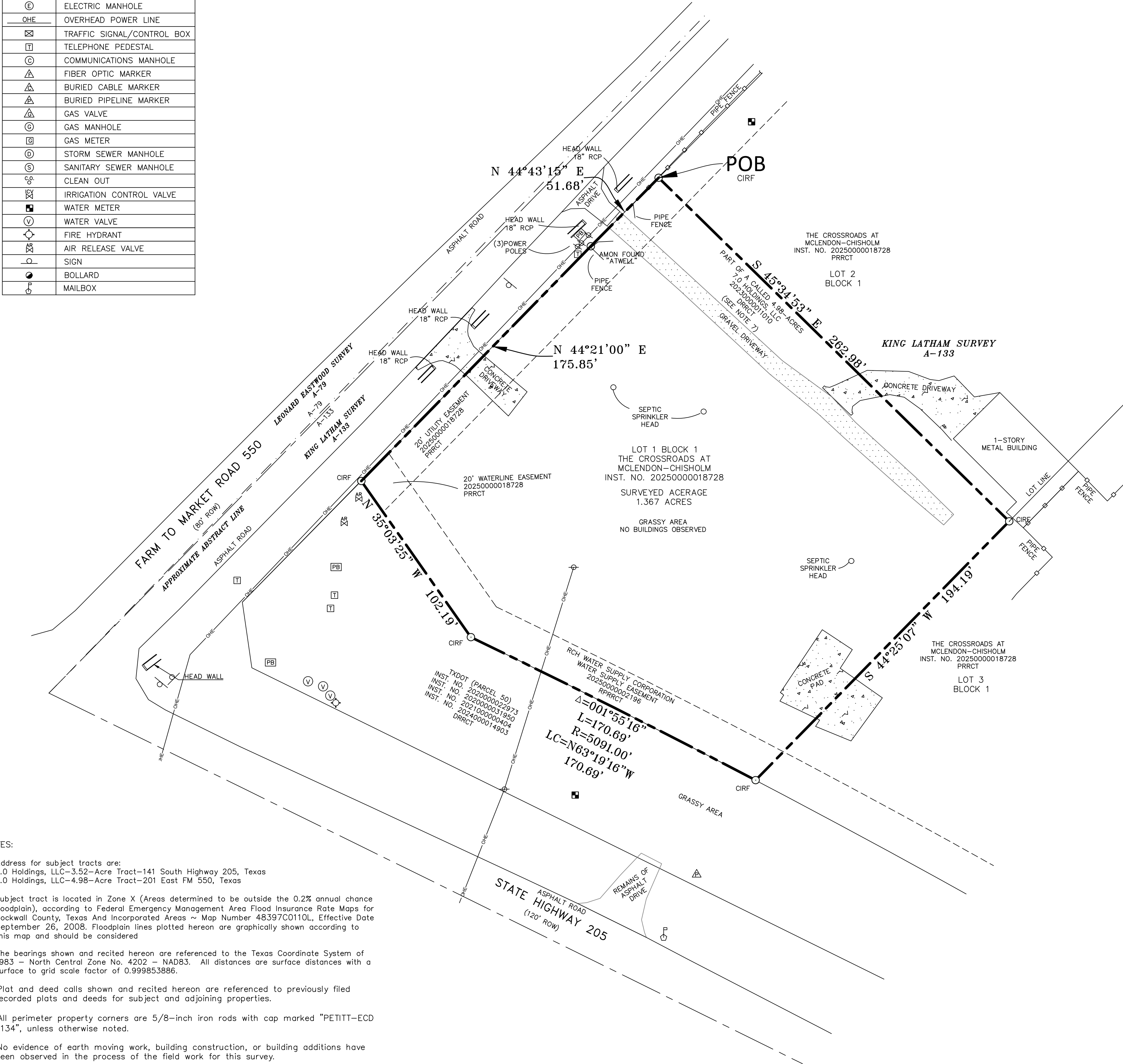
Further, I hereby certify that I understand and agree to the development fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): 

City Secretary: _____

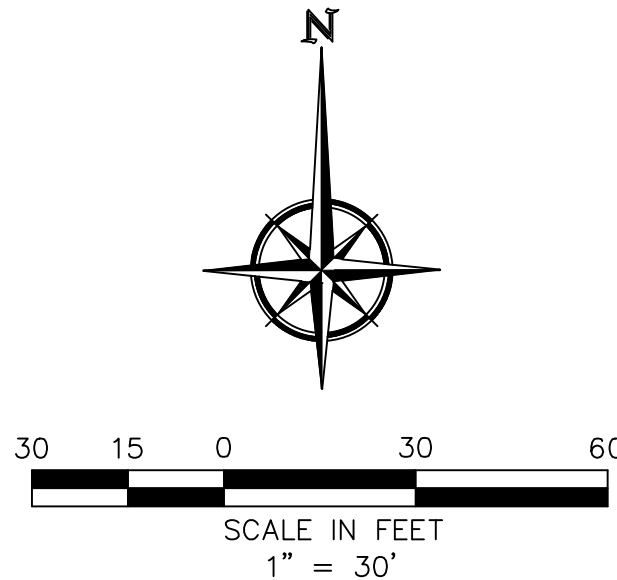
(Seal)

LEGEND	
-----x-----	BARBED WIRE FENCE
-----o-----o-----	IRON PIPE FENCE
-----□-----□-----	WROUGHT IRON FENCE
○	POWER POLE
→	GUY WIRE
★	LIGHT POLE
⌈	ELECTRIC BOX
⊖	ELECTRIC MANHOLE
—O—	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

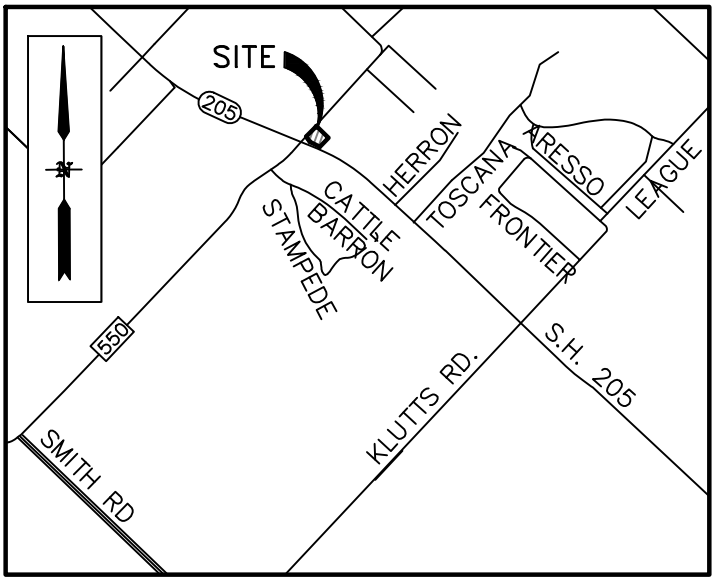


NOTES:

- 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

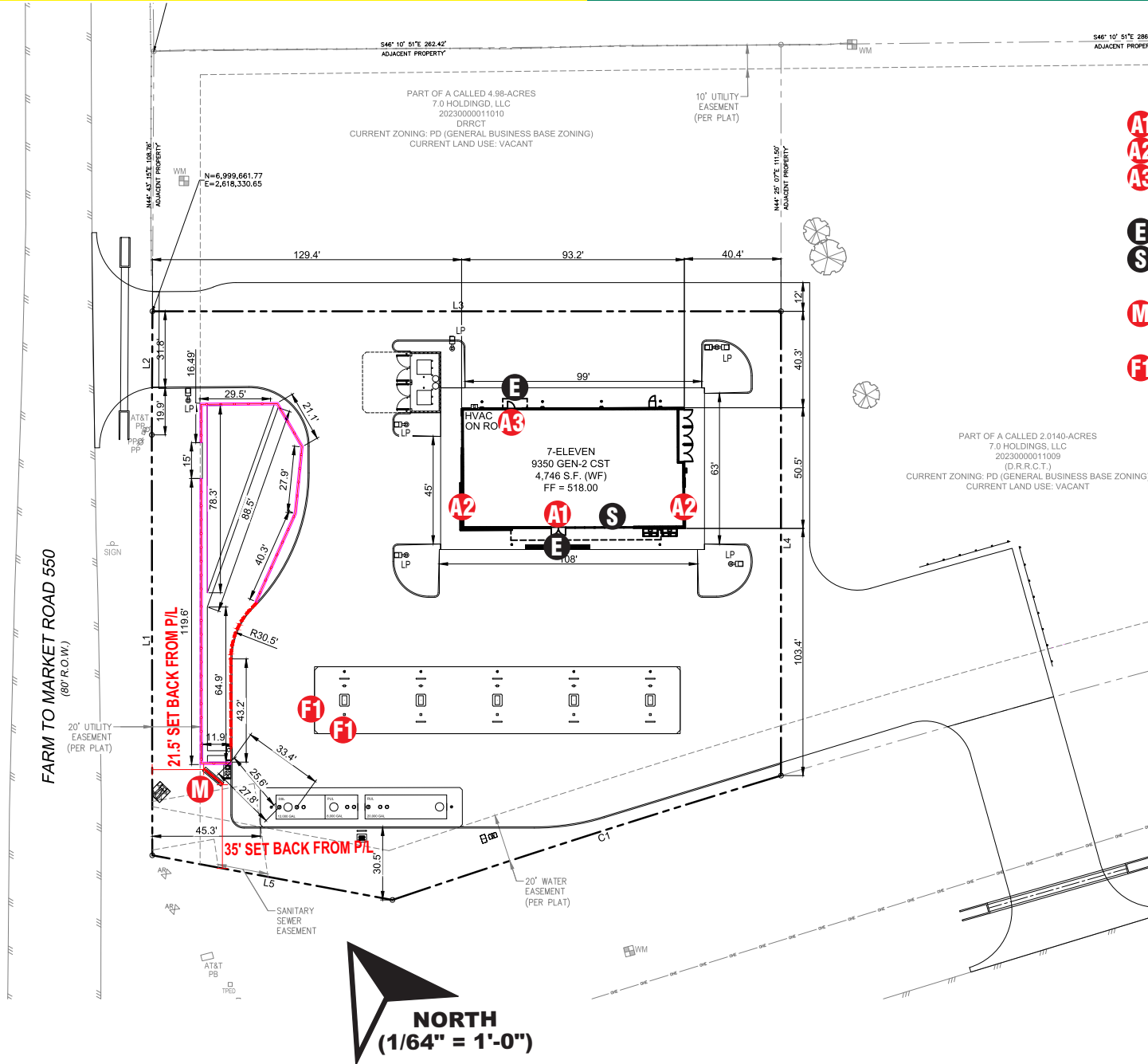
OWNER/DEVELOPER
7.0 HOLDINGS, LLC
4210 RIDGE ROAD, STE. 201
HEATH, TX 75032

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

[illegible]

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

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

REAR ELEVATION MATERIALS %

TOTAL SF: 2,006.29 SF

DOORS, CANOPIES, COPING: 43.26 SF / 2%

CALCULATED AT ROOF LINE FOR GLAZING 1,500.54 SF

T.O. STOREFRONT
9' - 4"

T.O. FINISH FLOOR
0' - 0"

MT-2

MR-1

MT-4

EIFS-1

14'-0"

9'-4"

WELCOME

E

A3

ELEVEN

PROPOSED: 18.75 SF

REAR

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

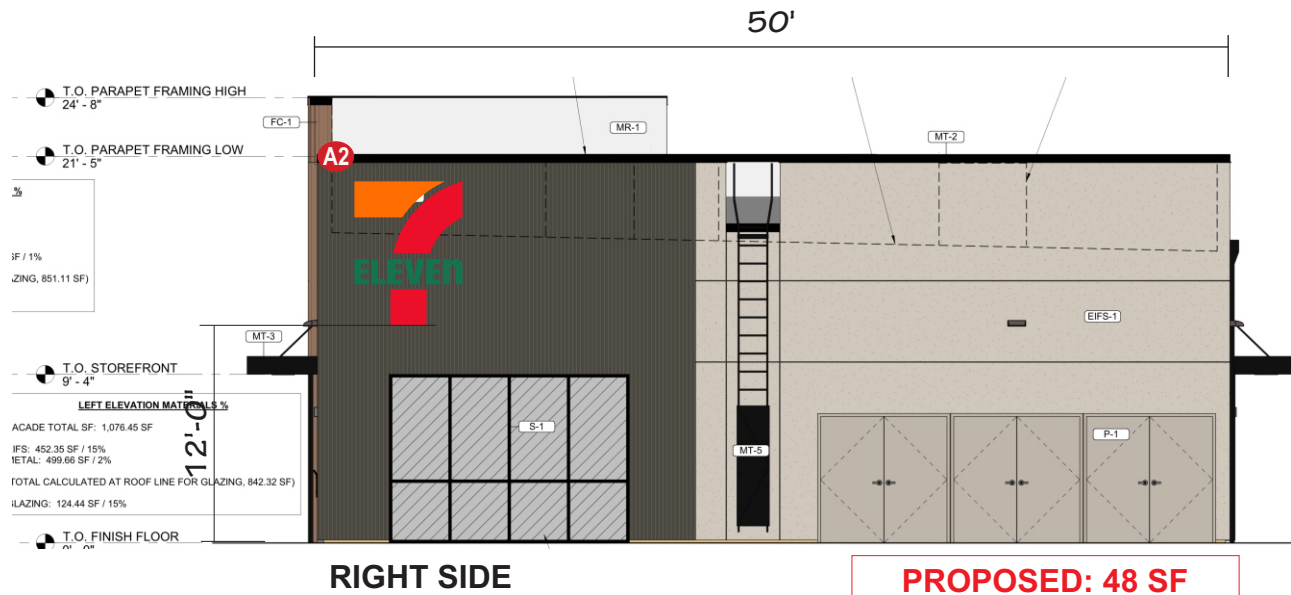
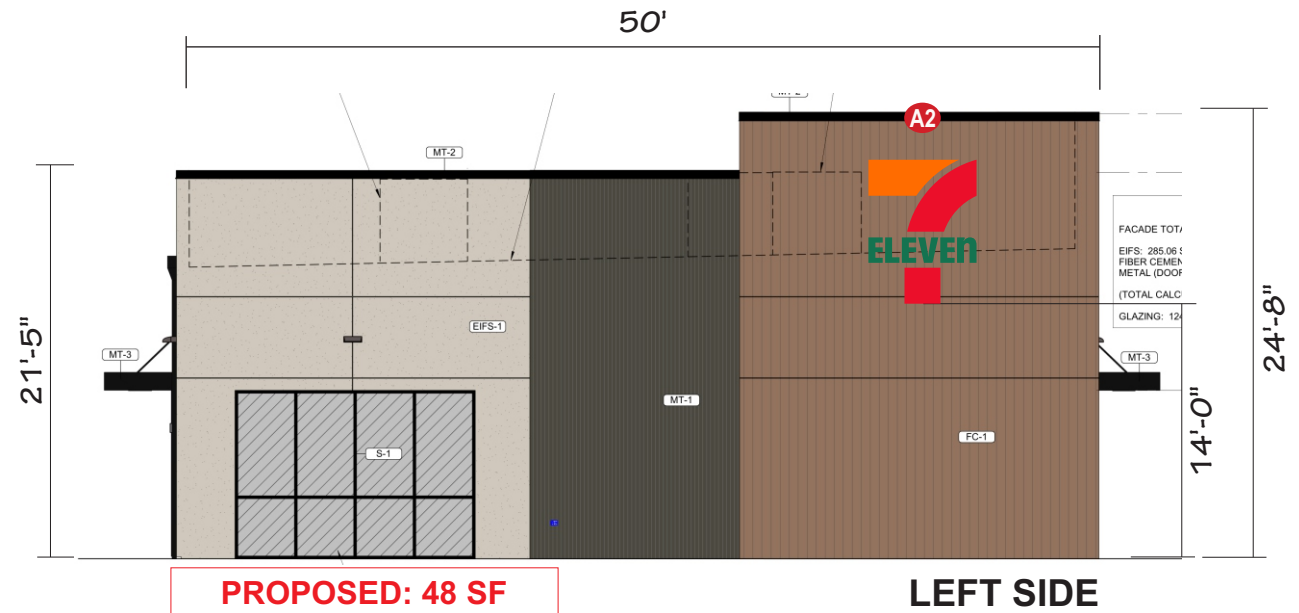
Page: 2 of 15

Page 54 of 109

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

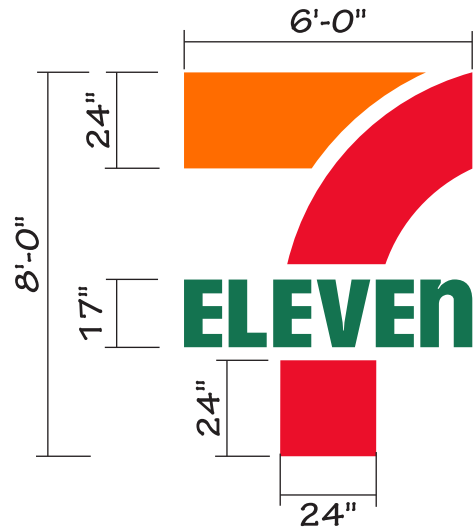
IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

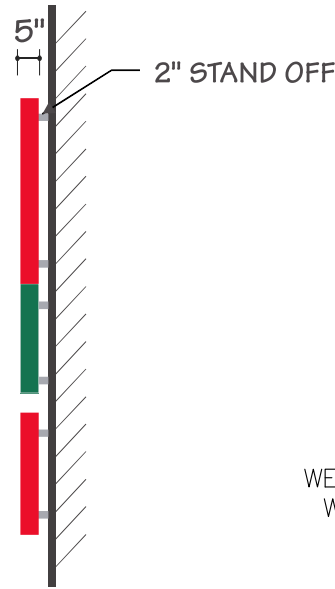
Page: 3 of 15

Page 55 of 108

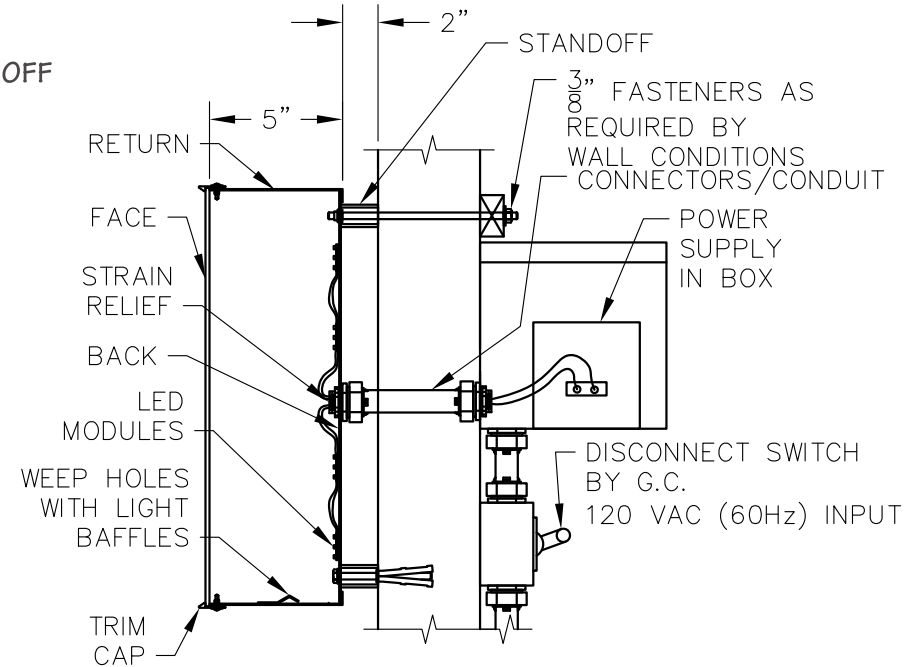
A2



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 : 48

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

Date: June 5, 2026

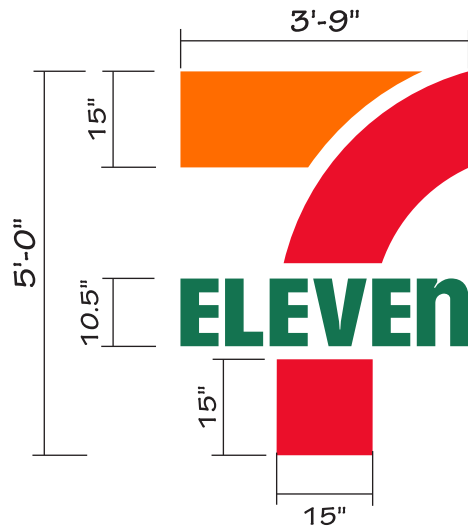
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

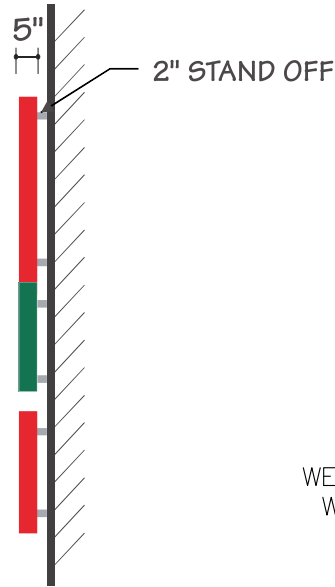
Page: 5 of 15

Page 56 of 108

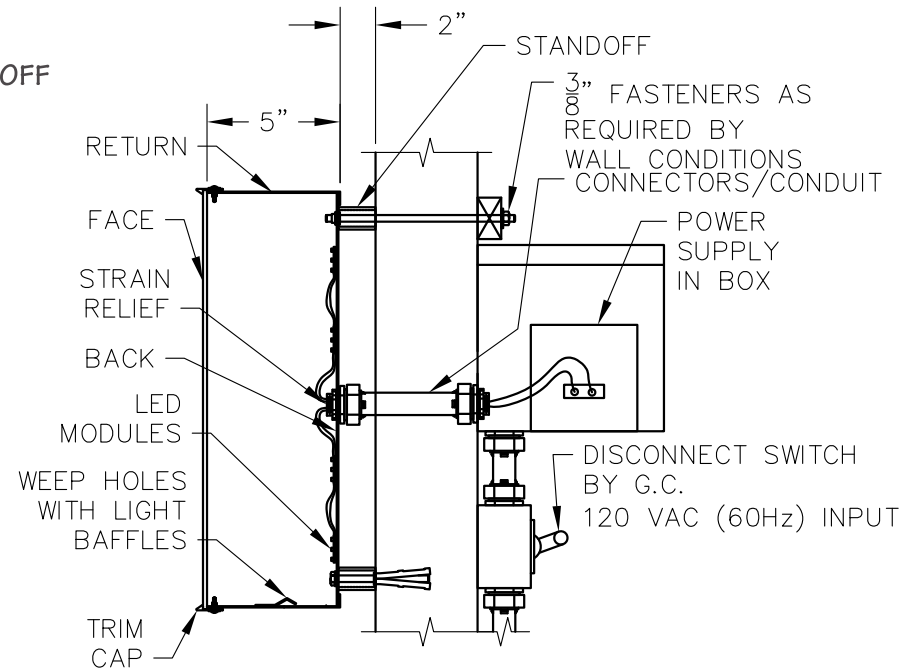
A3



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

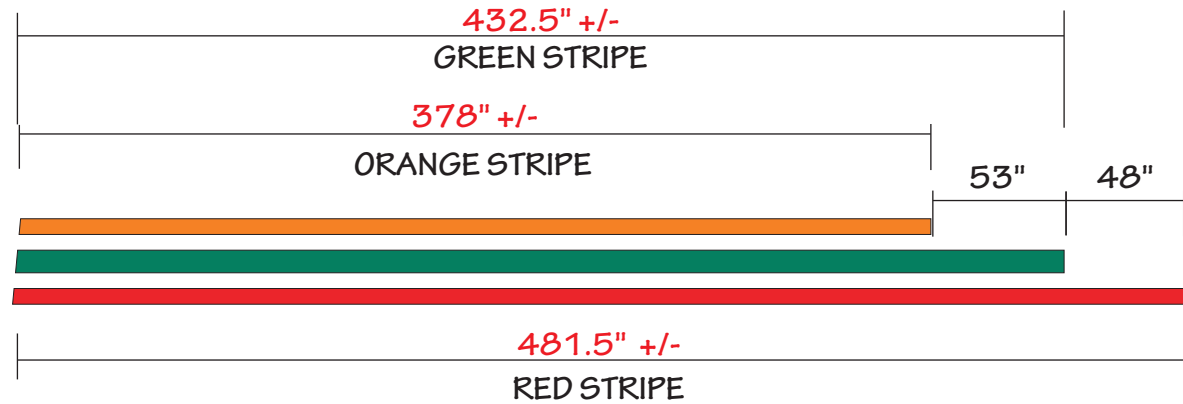
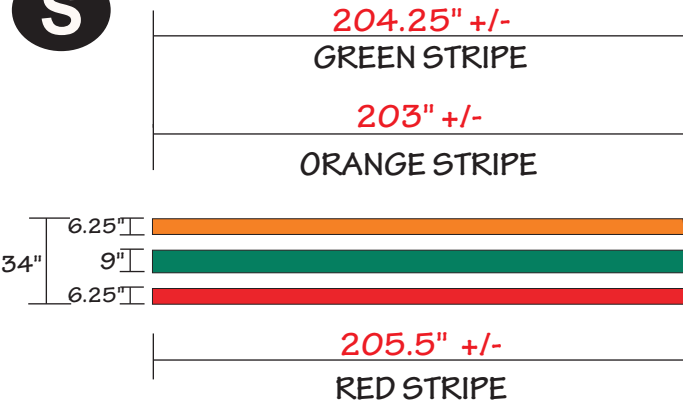
Display Square Footage: 18.75

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

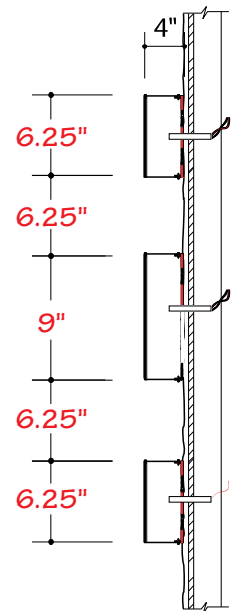
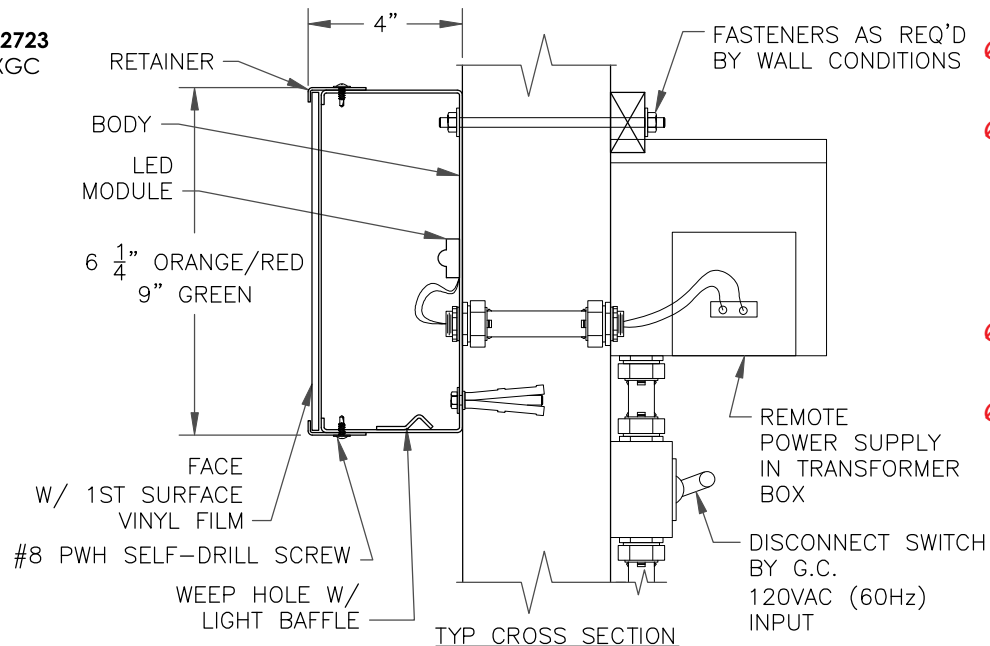
3M Scotchcal **3730-6537**
Pantone PMS 336 C

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.



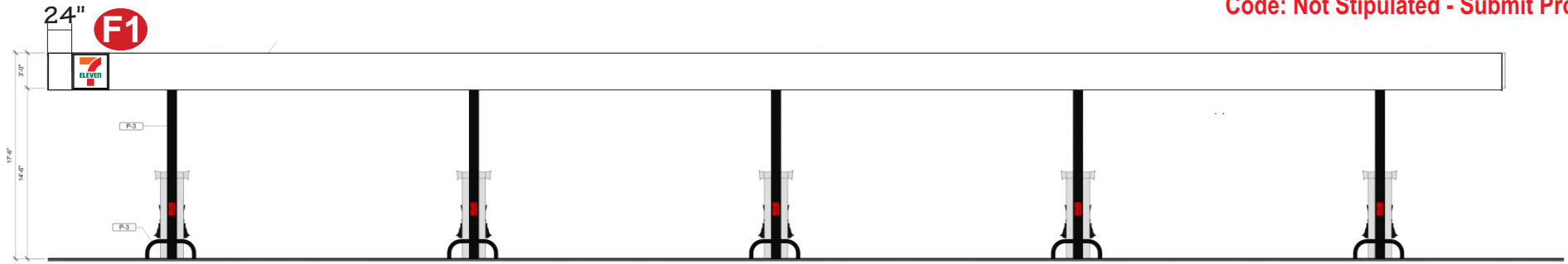
TRI-STRIPE BAND SET

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

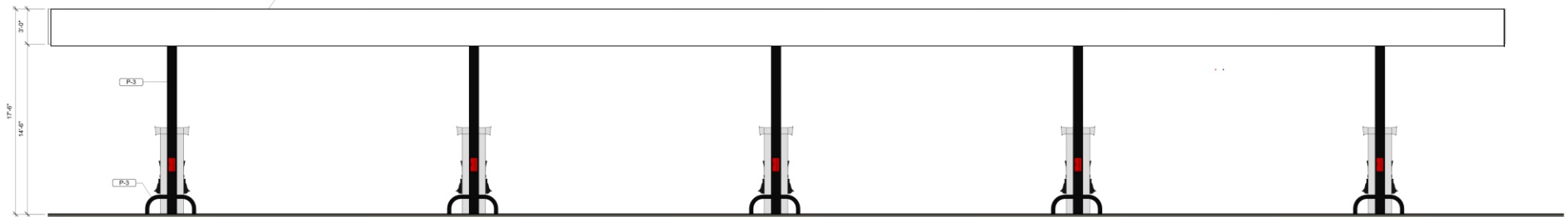
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Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

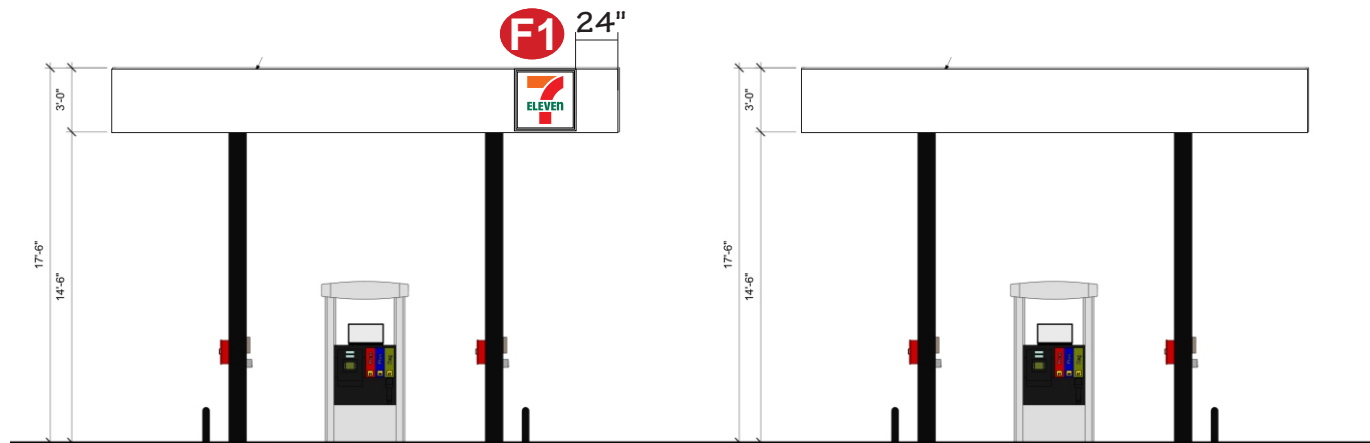
Code: Not Stipulated - Submit Proposal



FRONT (FACING STREET) - SF KEYSTONE SIGN BY IDENTITI



REAR (FACING STORE)



LEFT SIDE - SF KEYSTONE SIGN BY IDENTITI

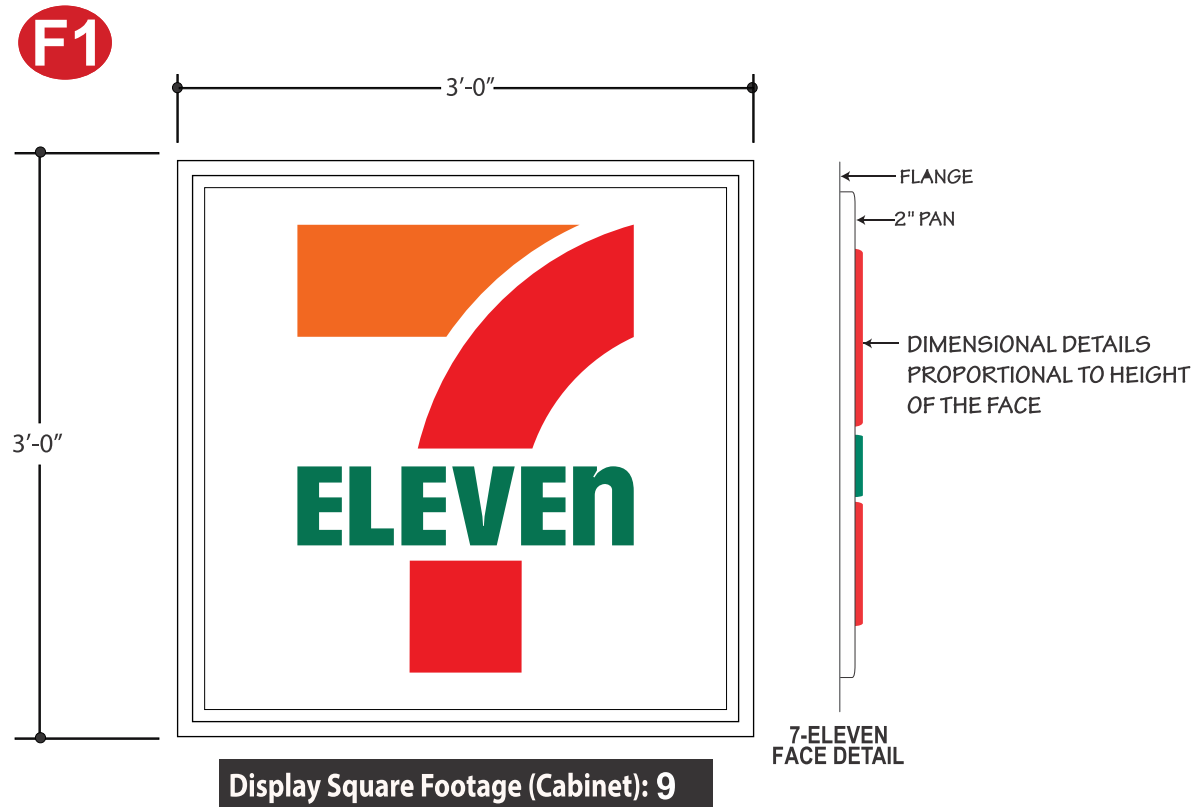
RIGHT SIDE

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



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

D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin

**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

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

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D-ORDER# 1631968004.10
Project Mgr.: Ginger Pullin





VERDAD 

7-Eleven - Store # 42855 Signage SUP Request

137 S. SH 205, McLendon Chisholm, TX 75032

7-Eleven SUP #1 - Monument Lighting (M Sign)

SUP 1 OVERVIEW

City Ordinance Reference:

Monument sign lighting shall be set to turn off by no later than 11:00 p.m. Sunday – Thursday and midnight Friday – Saturday.

7-Eleven Variance Request:

Request an exemption for sign M (Monument) 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:

7- Eleven is proposing a 6' tall monument sign a the intersection of SH205 and FM550. It's currently angled to face the illuminated intersection. The proposed hours of operation for the monument sign lighting are 24 hours to reflect the businesses hours of operations. The purpose of this request is to allow the monument to display prices for fuel sales for the following reasons:

SUP #1

Monument
Lighting

(M Sign)

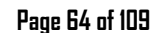
- **Nighttime and Adverse Weather Visibility:** Illuminated monument sign acts as a beacon that verifies the convenience store and fuel pumps are active and safe to approach
- **High-Speed Traffic Safety:** Motorists traveling at high speeds require enough visual notice to make a safe lane change or a split-second decision to pull into the station. Illumination ensures the text is scannable from hundreds of feet away, preventing abrupt braking or hazardous traffic maneuvers
- **Visibility on State Hwy and FM roads**
- **Competitive Customer Acquisition**

Options to help alleviate the City's concerns

- **7-Eleven Cabinet dim to 75%**

SUP #1

(M Sign)



7-Eleven SUP #1 - Monument Lighting (M Sign)

DAYTIME PHOTO EXAMPLE

- White Facia for 7-Eleven Cabinet
- LED Illumination - Backlit



NIGHT TIME PHOTO EXAMPLE

- Standard Lighting for Monument
- LED Illumination - White Digits



7-Eleven Signage Plan - A3

SUP #2

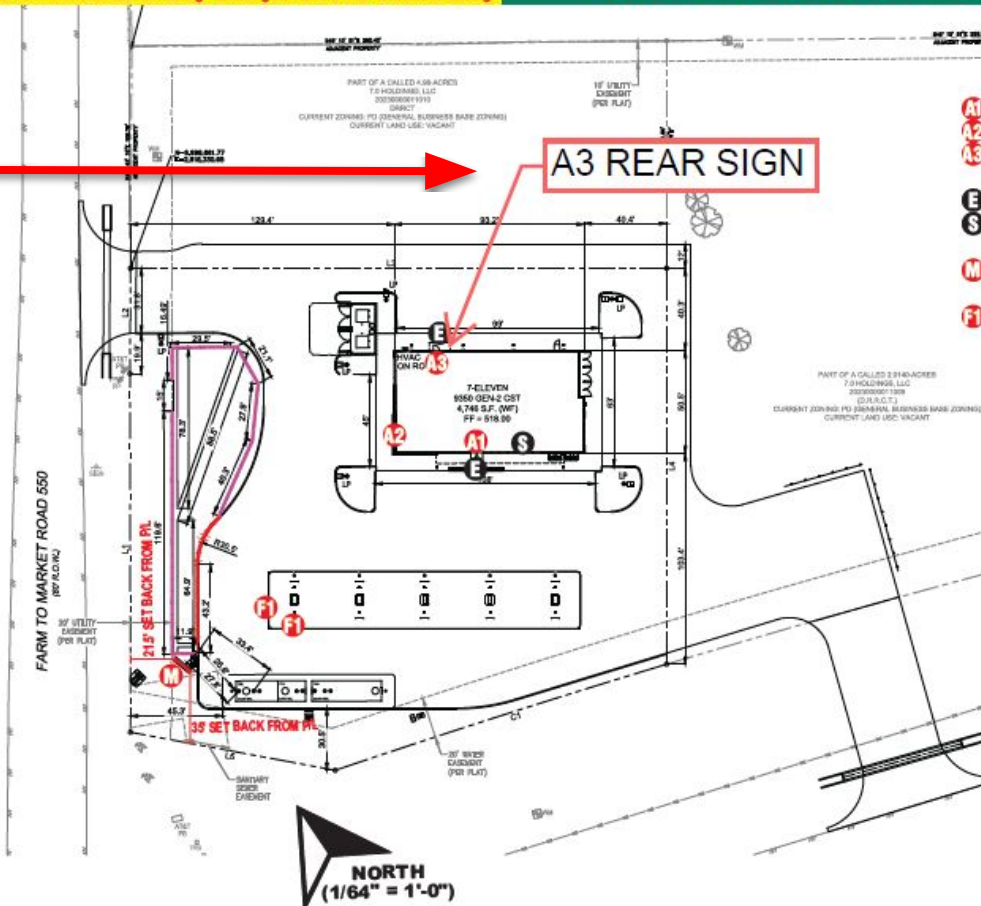
3rd Building Sign
Mounted in the rear
elevation

(A3 Sign)

SITE PLAN VERSION: DMC 2 42855 McLendon TX - Civil Aconex Response CDs (03/03/26)
ELEVATION VERSION: 2D Rendering - Building Elevations with Additional Glazing.

ZONING: GB/General Business

SITE PLAN



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

7-Eleven SUP #2 - 3rd Building Sign Rear Elevation

SUP 2 OVERVIEW

City Ordinance Reference:

3.05.020(C)4(I) - (I) Secondary elevations shall not include building-mounted signage unless expressly permitted elsewhere in this Code.

7-Eleven Variance Request:

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.

SUP #2

3rd Building
Sign
Mounted in
the rear
elevation

(A3 Sign)

- **Helps emergency services** locate the door faster.
- **Identifies the business** from the rear of the building and parking lot.
- **Directs and provides Customers and deliveries** a secondary egress and ingress.
- **Operating Hours** - helps provide awareness that the store is operating
- **Brand Visibility and Marketing** - Captures additional customers passing through the FM550

Options to help alleviate the City's concerns

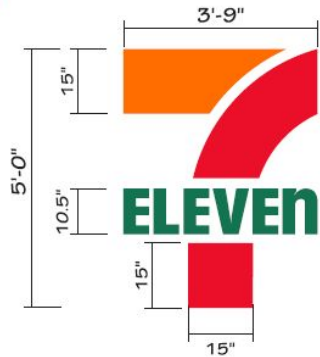
- **Option 1 - Dim the LED illumination to 50%**
- **Option 2 - Design with Backlit or Halo Lighting**
- **Option 3 - Install the A3 sign (non illuminated) and install light fixture with downlighting**

7-Eleven SUP #2 - 3rd Building Sign Rear Elevation

Dimensions

- 5' Height
- 3' 9" Wide

A3



FRONT VIEW

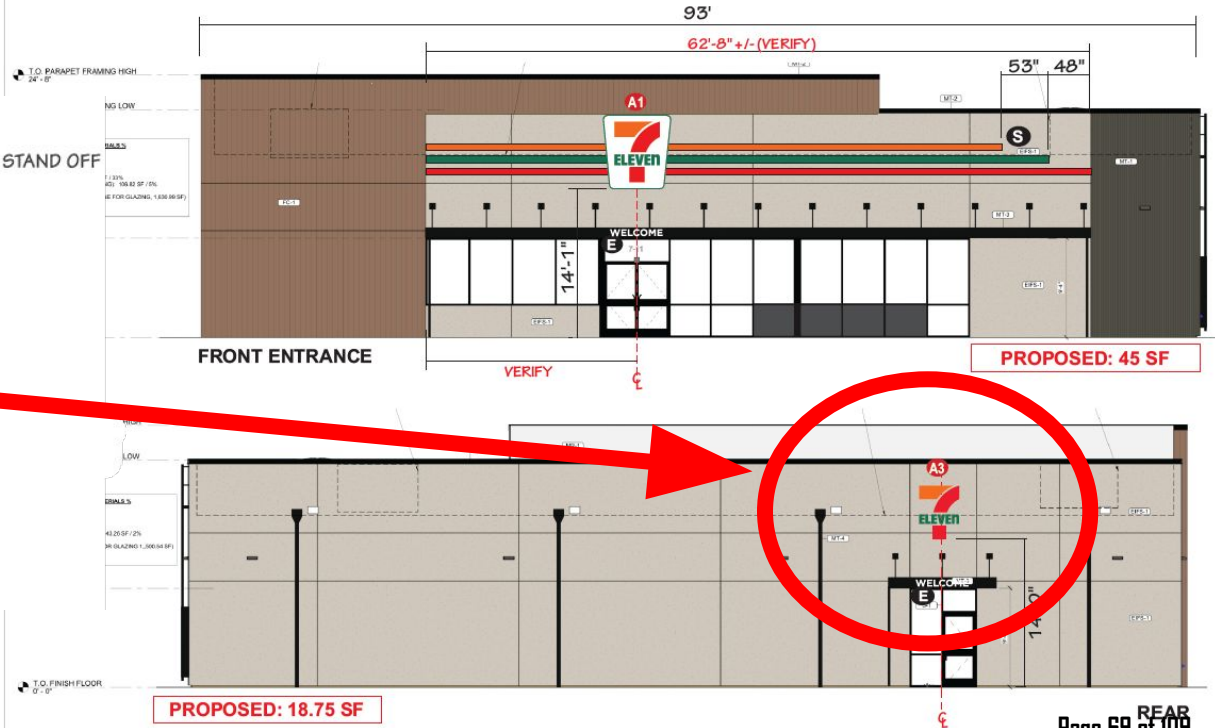


SIDE VIEW

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

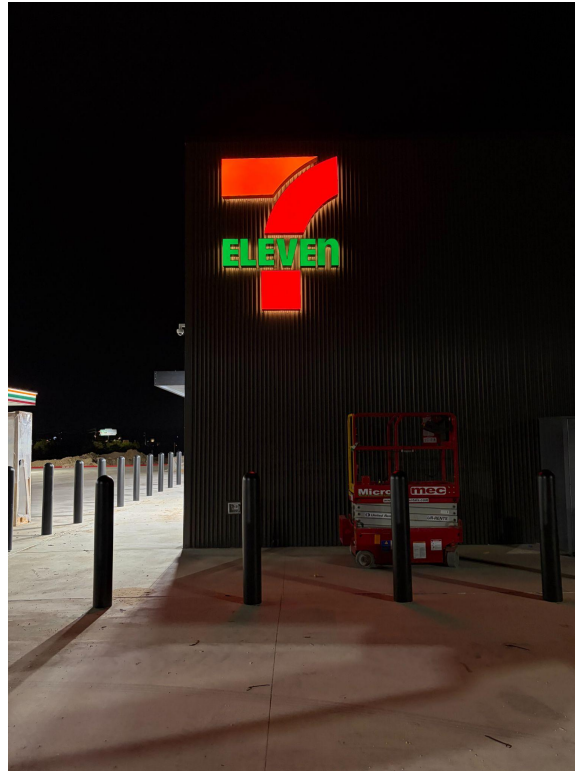
Wall Code: 1 Wall sign allowed per elevation - Max 50 SF.

ELEVATION - WALL SIGNAGE



7-Eleven SUP #2 - Rear Signage Elevation Option 1

Option 1 - 50% Dimmed LED Illumination
Photo example of night time illumination



7-Eleven SUP #2 - Rear Signage Elevation Option 2

Option 2 -
Backlit / Halo Lighting

Illuminates all light from
the rear of the fixture



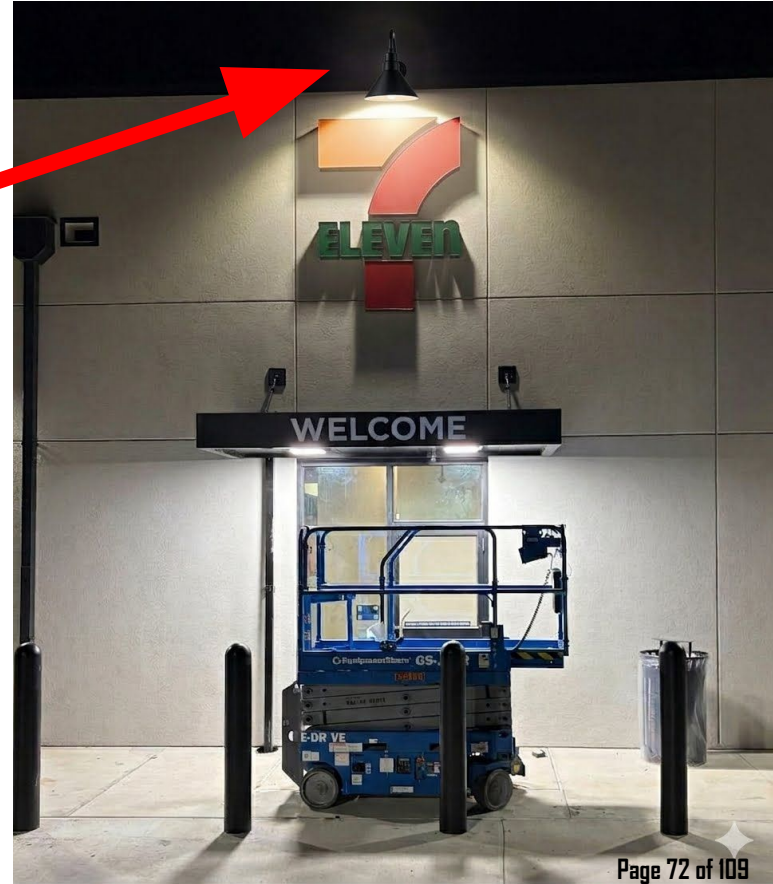
7-Eleven SUP #2 - Rear Signage Elevation Option 3

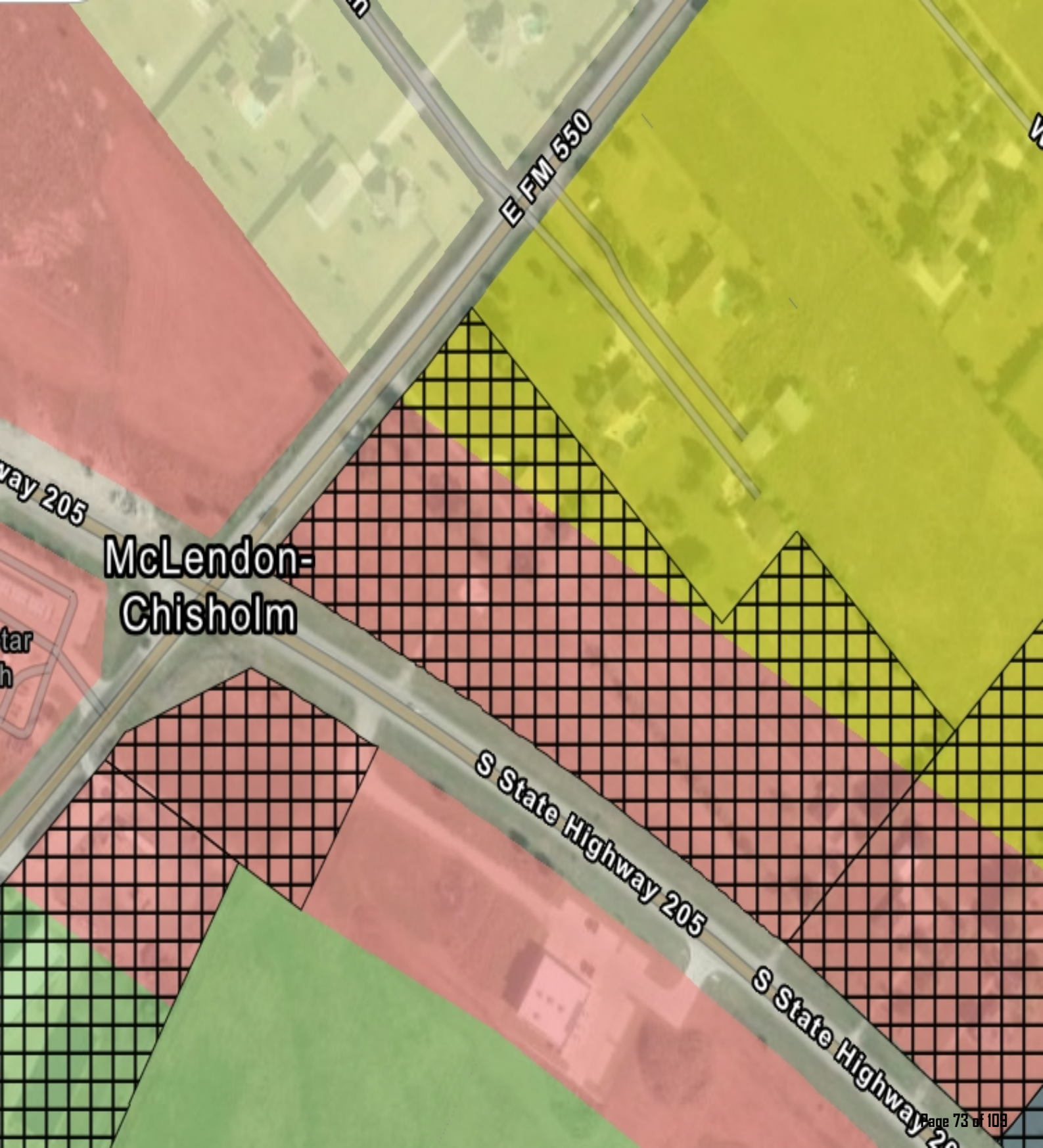
Option 3 -
Non-Illuminated A3 Sign
with Sconce

Proposing to use a
modern style light
fixture to apply
downlighting



(example of light
fixture style)





E FM 550

ay 205

McLendon-
Chisholm

tar
h

S State Highway 205

S State Highway 205

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.

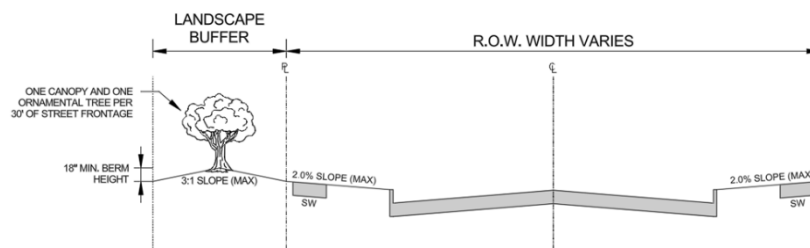
5.2.4 Non-Residential Uses.

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.

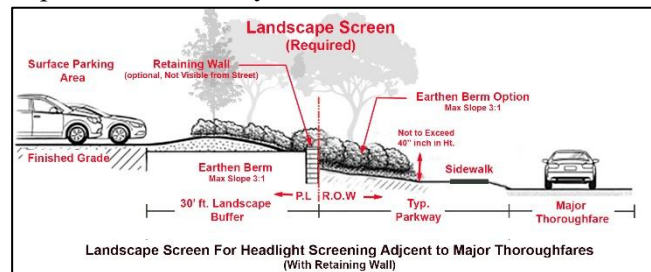
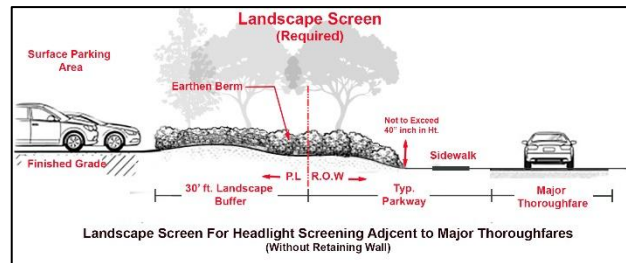
- (1) A minimum 30-foot wide landscape buffer (as measured from the front property line, exclusive of rights-of-way, site visibility easements, future thoroughfare setbacks, etc.) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare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



TYPICAL ROADWAY SECTION

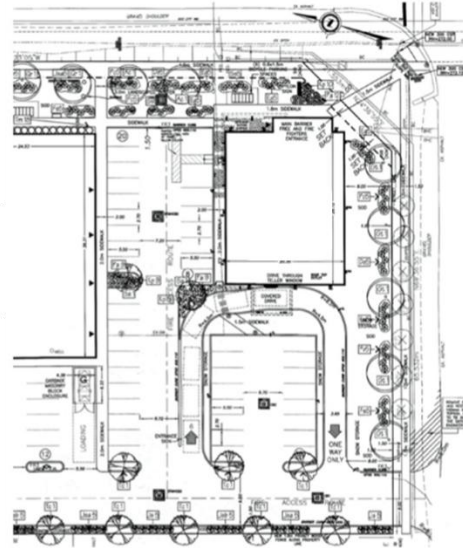
- (2) The landscape buffer shall generally consist of street trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - a. A minimum of one three-inch caliper canopy tree and one ornamental tree (measured at twelve inches above the soil line and six-foot planted 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>Swida multiflora</i>	3	60/40	POT
1B	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1C	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1D	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1E	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1F	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1G	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1H	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1I	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1J	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1K	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1L	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1M	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1N	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1O	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1P	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1Q	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1R	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1S	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1T	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1U	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1V	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1W	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1X	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1Y	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	UB
1Z	RED TWIG DOGWOOD	<i>Swida multiflora</i>	1	60/40	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.

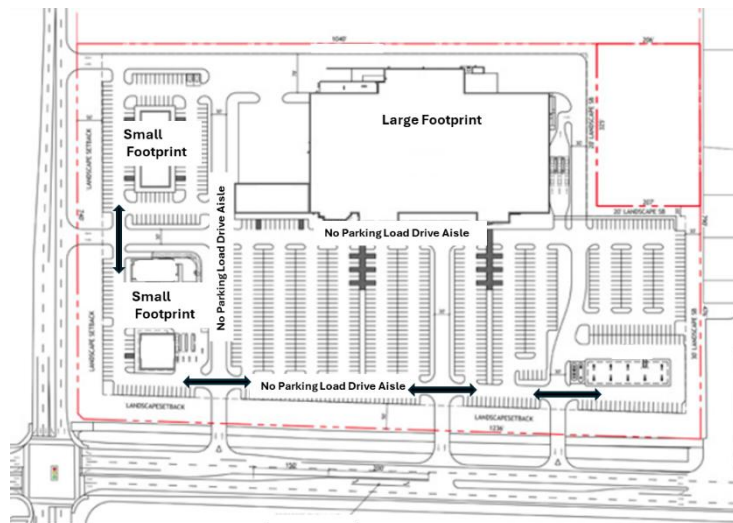
- i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Cross-access shall be required 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.

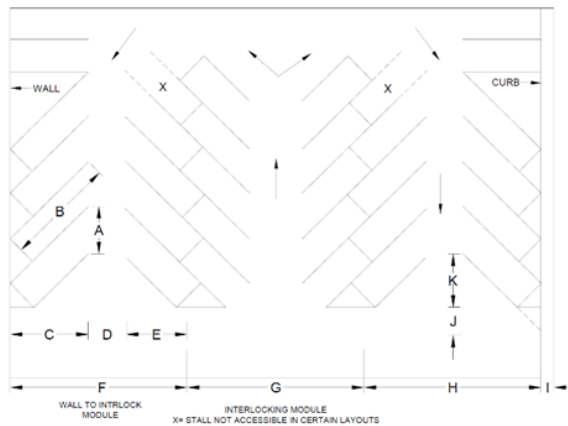
- ii. Shall have a clear path of at least forty feet (40') back up area which is not in conflict with any parking space or structure.
 - iii. Shall be situated at a forty-five degree angle from the approaching access.
 - e. Site Plan – Plat Designations and Notation.
 - i. Any changes to an existing 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

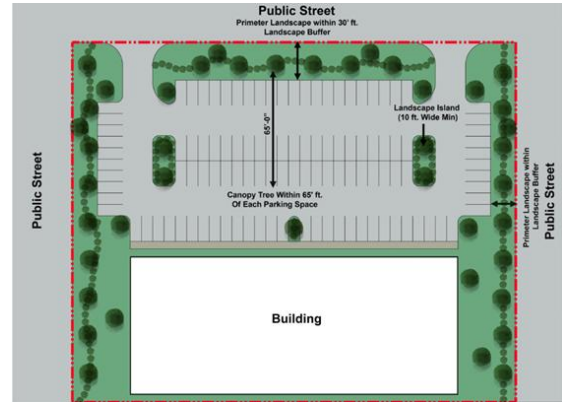
1. Shall be required for parking lots with more than forty (40) parking spaces in a perpendicular row to the main building.
 - a. At least one pedestrian route shall be required.
 - b. Shall be at least eight feet (8') wide raised pedestrian access way with six-inch (6") curbs located between two adjacent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

NOTICE OF PUBLIC HEARING ON PROPOSED SPECIFIC USE PERMIT

The Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider 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).

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 proposed 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



City of McLendon-Chisholm

Staff Report

Date: September 15, 2026

Agenda Item: Discuss and consider an ordinance amending Section 12.01.007, "Restrictions on Commercial Vehicles and Designation of Truck Routes," of the Code of Ordinances by adding Edwards Road as a designated truck route and adding enforcement provisions.

Background:

On July 28, 2026, the City Council adopted Ordinance No. 2026-14, adding Section 12.01.007, "Restrictions on Commercial Vehicles and Designation of Truck Routes," to Chapter 12, "Traffic and Vehicles," of the Code of Ordinances. The ordinance established restrictions on commercial vehicle traffic on certain City streets and designated authorized truck routes.

Following adoption, the Rockwall County Sheriff's Office reviewed the ordinance and recommended two changes. The first adds Edwards Road as a designated truck route, allowing commercial vehicles serving delivery and construction sites within Sonoma Verde to use Edwards Road rather than traveling through Via Toscana Lane. The second adds an enforcement subsection stating the City Council's intent that the ordinance may be enforced by any appropriate agency or organization with jurisdiction, including the Texas Department of Transportation, the Rockwall County Sheriff's Office, and other applicable regulatory or law enforcement agencies. All other provisions of Section 12.01.007 remain unchanged.

Options/Alternatives:

1. City Council may approve the Ordinance amendment, as presented.
2. City Council may deny the Ordinance amendment.

Recommendation:

Staff recommends approval of the ordinance amendment, as presented.

Attachments:

- Ordinance

Presenter: Fabrice Kabona, City Manager

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING CHAPTER 12 “TRAFFIC AND VEHICLES,” ARTICLE 12.01 “GENERAL PROVISIONS” OF THE CODE OF ORDINANCES BY ADDING SECTION 12.01.007 “RESTRICTIONS ON COMMERCIAL VEHICLES AND DESIGNATION OF TRUCK ROUTES”; PROHIBITING COMMERCIAL VEHICLES FROM UTILIZING CERTAIN STREETS AND ROADS WITHIN THE CITY LIMITS; DESIGNATING AUTHORIZED TRUCK ROUTES; PROVIDING EXCEPTIONS; PROVIDING FOR ROAD USE AGREEMENTS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR LIABILITY FOR DAMAGE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council finds that the design, structural integrity, and intended use of residential and local streets within the City are not suitable for heavy commercial vehicle traffic; and

WHEREAS, excessive commercial vehicle traffic contributes to accelerated pavement deterioration, increased maintenance costs, and safety concerns for residents; and

WHEREAS, the City Council desires to protect the public health, safety, and welfare by regulating commercial vehicle traffic and preserving roadway infrastructure; and

WHEREAS, municipalities are authorized under Texas law to regulate traffic, designate truck routes, and restrict roadway use to promote safe and efficient transportation; and

WHEREAS, City Council finds that directing commercial vehicles to designated routes minimizes impacts on residential areas and improves overall traffic safety;

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

SECTION 1. AUTHORIZATION

THAT the City Manager or the City Manager's designee is hereby authorized and directed to implement the applicable provisions of this ordinance.

SECTION 2. AMENDMENT TO CODE OF ORDINANCES.

THAT Chapter 12, "Traffic and Vehicles," Article 12.01, "General Provisions" of the Code of Ordinances of the City of McLendon-Chisholm, Texas, is hereby amended by adding a new section 12.01.007, and which shall read as follows:

“...

Sec. 12.01.007 – Restrictions on Commercial Vehicles and Designation of Truck Routes

(a) Definitions

1. Commercial Vehicle shall mean a self-propelled or towed vehicle, other than a farm vehicle, with a gross weight, registered weight, or gross weight rating of more than 26,000 pounds, but less than 48,000 pounds, that is used on a public highway to transport passengers or cargo.
2. Local Commercial Vehicle means any commercial vehicle whose origin or destination lies within the City limits.
3. Through Commercial Vehicle means any commercial vehicle that is not a local commercial vehicle.
4. Truck Route means any street, roadway, or highway designated by the City Council for use by commercial vehicles.
5. Residential Street means any street not designated as a Truck Route and located within or adjacent to residential areas.

(b) Restrictions on Commercial Vehicle Operation

1. No person shall operate or cause to be operated any through commercial vehicle upon any public street within the City except upon a designated Truck Route, United States Highway, or State Highway.
2. No person shall operate a commercial vehicle on any street not designated as a Truck Route except as provided in this section.
3. Commercial vehicles are prohibited from utilizing residential and local streets as through routes or shortcuts.
4. No commercial vehicle or diesel-powered tractor or truck-tractor combination shall be operated on any residential street between the hours of 10:00 p.m. and 7:00 a.m. unless a specific written exception has been granted by the City.

(c) Designated Truck Routes

The following roadways within the City are designated as Truck Routes:

1. Edwards Road

~~1.~~2. State Highway 205;

~~2.~~3. Farm-to-Market Road 550

~~3.~~4. Farm-to-Market Road 548

~~4.~~5. Farm-to-Market Road 1139

~~5.~~6. All United States Highways within the City limits;

~~6.~~7. All State Highways within the City limits;

~~7.~~8. Any additional routes designated by ordinance or resolution of the City Council.

The City Manager or designee is authorized to designate temporary alternate Truck Routes when necessary due to construction, maintenance, or emergencies.

(d) Permitted Use by Local Commercial Vehicles

Commercial vehicles may depart from a designated Truck Route when:

1. It is necessary to load or unload goods or provide services within the City;
2. The vehicle returns to a designated Truck Route as soon as reasonably possible.

(e) Exceptions

The provisions of this article shall not apply to:

1. Emergency vehicles operating in response to any emergency call;
2. Construction vehicles directly associated with permitted development within or adjacent to the restricted area, provided such vehicles have obtained prior written authorization from the City;
3. Public utility vehicles engaged in providing or repairing services;
4. Government-owned vehicles performing official duties;
5. School buses and public transportation vehicles;
6. Vehicles operating under a valid permit or Road Use Agreement issued by the City;
7. Vehicles making deliveries or providing services to properties located along the restricted roadways, provided such travel presents the most direct route;
8. Vehicles operating on officially designated detour routes.

(f) Road Use Agreements

1. Any person desiring to operate commercial vehicles on streets not designated as Truck Routes, in a manner not otherwise authorized by this section, shall enter into a Road Use Agreement with the City.
2. The City may require:
 - o A performance bond or financial guarantee;
 - o Designated routes and time restrictions;
 - o Inspection of road conditions;
 - o Repair or reimbursement for damage caused to public infrastructure.

(g) Liability for Damage

Any person operating or causing a commercial vehicle to be operated in violation of this section shall be liable for any damage caused to City streets or infrastructure. The City may pursue recovery of such costs as permitted by law.

(h) Offense

It shall be unlawful for any person to operate or permit to be operated a commercial vehicle in violation of this section.

(i) Penalty

Any person, firm, or corporation who violates this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined a sum not less than one hundred dollars (\$100.00) and not to exceed five hundred dollars (\$500.00) for each offense. Each day a violation continues or each use of an unauthorized street within the same day shall constitute a separate offense.

(j) Signage

The City shall install appropriate signage identifying designated Truck Routes and restricted streets.

(k) Affirmative Defense

It shall be an affirmative defense to prosecution if:

1. The vehicle qualifies as a local commercial vehicle operating in compliance with this section; or
2. The operator possessed a valid permit or Road Use Agreement.

(l) Enforcement

It is the intent of the Council this ordinance be subject to enforcement by any and all appropriate law enforcement agencies or organizations including, but not limited to: the Texas Department of Transportation, the Rockwall County Sheriff's Department or other appropriate regulatory or law enforcement agency which may have appropriate jurisdiction over the City.

...”

SECTION 3. If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect immediately upon adoption and publication as required by law.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on this the 15th day of September 2026.

APPROVED:

Jerry Brewer, Mayor

ATTEST:

Angela Jennings, City Secretary



City of McLendon-Chisholm

Staff Report

Meeting Date: September 15, 2026

Agenda Item: Discuss and consider a final plat for Sonoma Verde North Phase 1A to create 74 residential lots, 6 open space lots, and 1 amenity center lot out of a total of 58.656 acres located in the Franklin Bauguss Survey, in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to subdivide a total of 58.656 acres into 74 lots for residential development and 7 open space or amenity lots in the City of McLendon-Chisholm.

Subject Property: The property is generally located to the northeast of the Edwards Road and Wallace Road intersection.

Current Zoning: The subject property is part of the Sonoma Verde Planned Development.

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

Staff Recommendation:

Staff recommends approval of the final plat.

Options/Alternatives:

1. The City Council may approve the plat, as presented.
2. The City Council may deny the plat.

Attachments:

Exhibit A – Subject Property (Rockwall CAD)

Exhibit B – Sonoma Verde North Final Plat

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)





Final Plat APPLICATION
PROJECT OWNER / APPLICANT

COMPANY NAME: Domain Operating, LLC
OWNER NAME: DRP TX 6, LLC
APPLICANT NAME: Houdin Honarvar
ADDRESS: 520 Madison Ave Floor 21
CITY, STATE, ZIP: New York, New York, 10022-4336
OWNER PHONE: 212-751-6100
OWNER EMAIL: DW.legal@domainrealestatepartners.com
APPLICANT PHONE: 972-304-2854
APPLICANT EMAIL: marc.zett@pultegroup.com
DATE: 7/15/2026

SUBJECT PROPERTY INFORMATION

Subject Property Address:

Northeastern intersection of Edwards Road and Rondinella Drive

Subdivision Name:

Sonoma Verde North Phase 1A

Block, Lots:

Block A Lots 1-40, 41X, 42X (Amenity Center)
Block B Lots 1-17, 18X
Block C Lots 1-13, 14X
Block D Lots 1-4, 5X
Block F Lot 48X

Number of Existing/Proposed Lots: Number of Acres: Site APN(s):

74 Residential Lots
5 Open Space Lots
1 Amenity Center Lot

APN #339457 and #10076 58.656 acres

General Location (cross streets):

Northeastern intersection of Edwards Road and Rondinella Drive

Existing Base Zoning District/Planned Development District/ Overlay District:

Planned Development

Associated Development Plans/Plats (if applicable):

Sonoma Verde North Phase 1A

Sonoma Verde North Phase 1B

Sonoma Verde North Phase 4A

Sonoma Verde North Phase 4B

Sonoma Verde North Preliminary Plat

Sonoma Verde North Development Agreement (20250000003631)

Owner Name (printed)

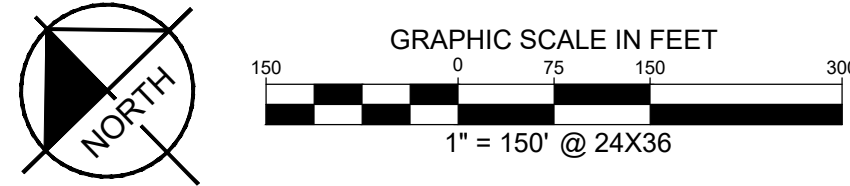
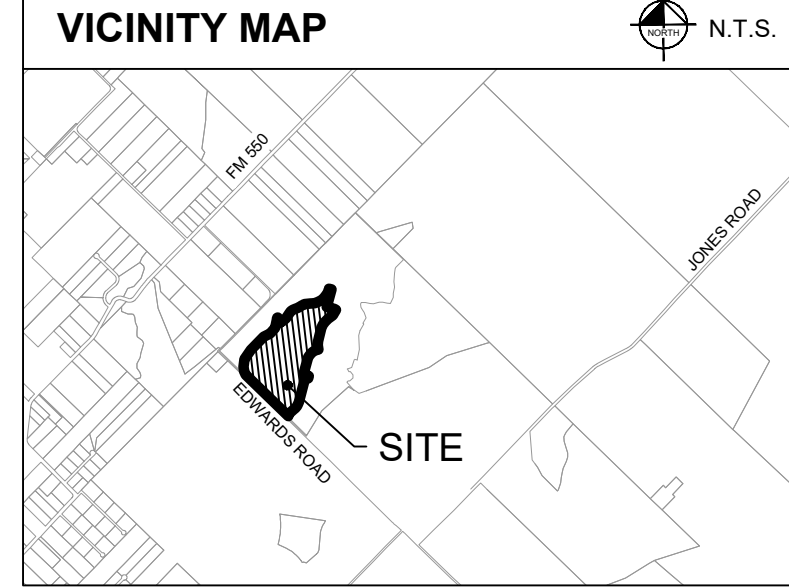
DRP TX 6, LLC by Houdin Honarvar, Authorized Signatory

Owner Name (Signed)



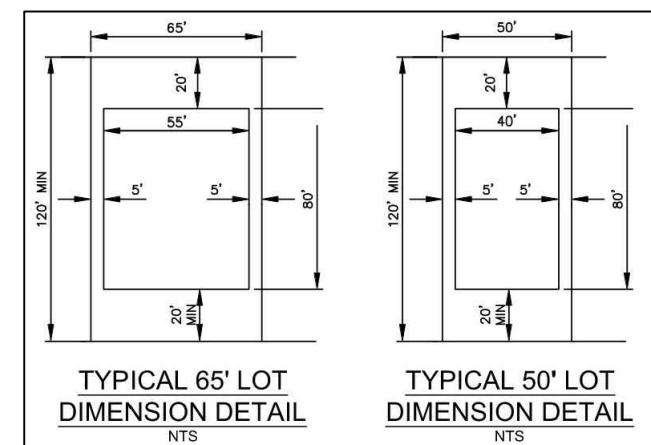
Applicant Name (Printed)

Applicant Name (Signed)



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
IRP.C.	IRON ROD WITH CAP FOUND
IRP.	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
MIN. FTE	MINIMUM FINISH FLOOR ELEVATION
RCH WSC	ROCKWALL CHISHOLM HEATH WATER SUPPLY
◆	STREET NAME CHANGE INDICATOR
▲	DENOTES A 25' VEHICLE ACCESS AND MAINTENANCE EASEMENT

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE / ROW LINE
---	ADJOINER LINE
---	BUILDING SETBACK



NOTES:

- All bearings and distances shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- All corners shall be set upon completion of construction and will be 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
- Open Space (X) Lots to be maintained by the Home Owners Association (HOA).
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 483977C0130L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
SONOMA VERDE NORTH
PHASE 1A

58.656 ACRES
74 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
1 AMENITY CENTER LOT
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
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
1" = 150'	NSG	NSG
Date	Project No.	Sheet No.
Aug. 2026	067705155	1 OF 8

OWNER:
DRP TX 6, LLC
520 Madison Ave, Floor 21
New York, New York 10022
Phone: 212-751-6100
Contact : Houdin Honarvar

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

SURVEYOR:
Kimley-Horn and
Associates, Inc.
400 N. Oklahoma Dr., STE105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Nathaniel Glenn, R.P.L.S.

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

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

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

SHEET 2

SHEET 7

SHEET 6

SHEET 5

SHEET 4

SHEET 3

CALLED 40.00 ACRES
ZION CORNERSTONE, LLC
DOC. NO. 20250000000003
O.P.R.R.C.T.

CALLED 10.00 ACRES
VIGNIA WESTBROOK,
ZLATKO BUELES AND
LAURA LYNN BUELES
DOC. NO. 20200000012684
O.P.R.R.C.T.

CALLED 5.00 ACRES
SAMUEL G. HAFERTEPE
AND ALYSSA HAFERTEPE
DOC. NO. 20250000023386
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 MEGAN DANN,
PETER DANN AND KENNETH PEARCE
VOL. 3282, PG. 270
O.P.R.R.C.T.

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

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

PORTION OF A
CALLED 212.015 ACRES
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20250000011591
O.P.R.R.C.T.

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

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

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

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

50' WIDE PERMANENT EASEMENT
AND RIGHT-OF-WAY
KINDER MORGAN NORTH
TEXAS PIPELINE, LP
VOL. 3006, PG. 49
O.P.R.R.C.T.

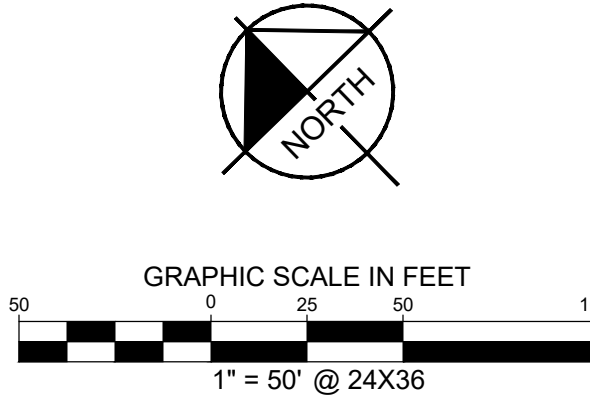
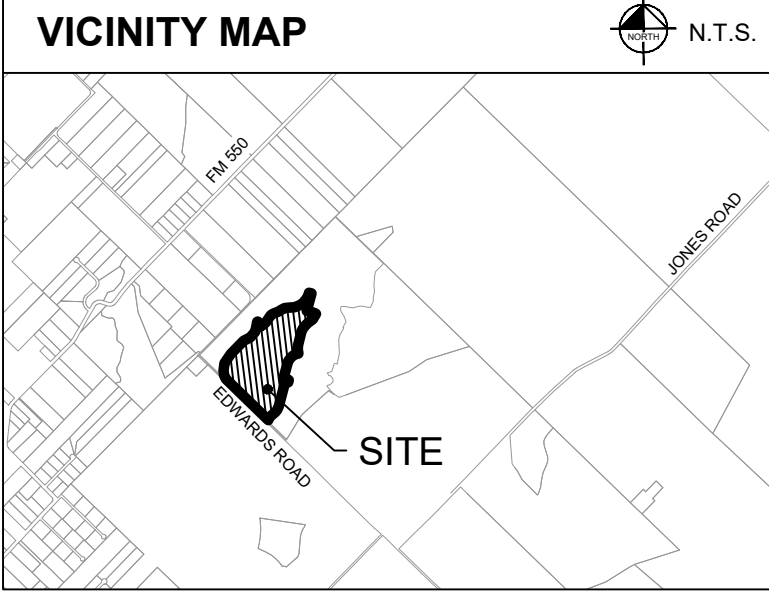
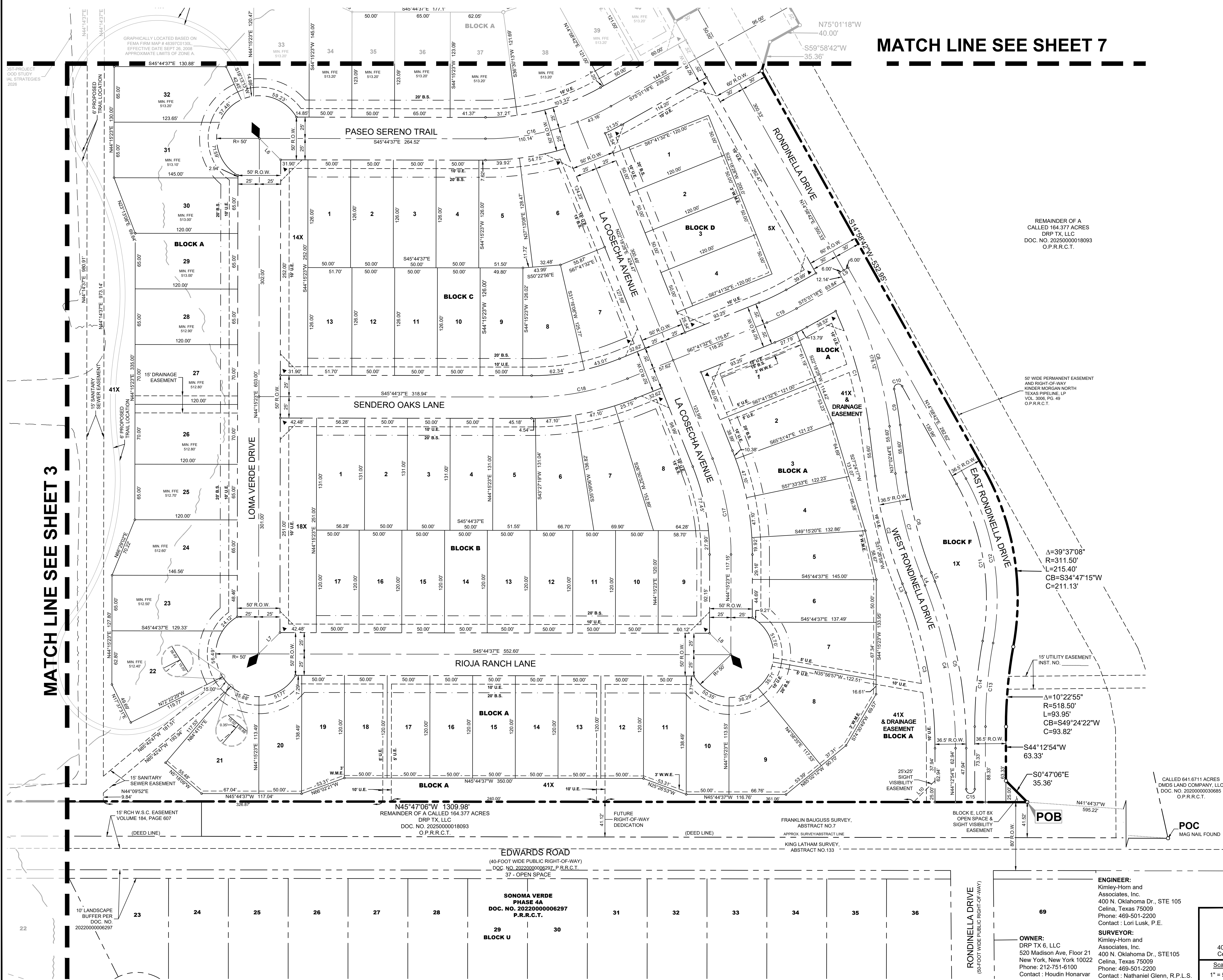
FULLY DEVELOPED POST-PROJECT
FLOODPLAIN PER FLOOD STUDY
PERFORMED BY CARDINAL
STRATEGIES DATED JUNE 2026

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

50' WIDE PERMANENT EASEMENT
AND RIGHT-OF-WAY
KINDER MORGAN NORTH
TEXAS PIPELINE, LP
VOL. 3006, PG. 49
O.P.R.R.C.T.

PORTION OF A
CALLED 164.377 ACRES
DRP TX, LLC
NO. 20250000018093
O.P.R.R.C.T.

REMAINDER OF A
CALLED 164.377 ACRES
DRP TX, LLC
NO. 20250000018093
O.P.R.R.C.T.



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE / ROW LINE
---	ADJOURNER LINE
---	BUILDING SETBACK

- NOTES:**
- All bearings and distances shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - All corners shall be set upon completion of construction and will be 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
 - Open Space (X) Lots to be maintained by the Home Owners Association (HOA).
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 483977C0130L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - See sheet 6 of 8 for Line and Curve Tables

**FINAL PLAT
SONOMA VERDE NORTH
PHASE 1A**

58.656 ACRES
74 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
1 AMENITY CENTER LOT
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	NSG	NSG	Aug. 2026	067705155	2 OF 8

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

SURVEYOR:
Kimley-Horn and
Associates, Inc.
400 N. Oklahoma Dr., STE105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Nathaniel Glenn, R.P.L.S.

OWNER:
DRP TX 6, LLC
520 Madison Ave, Floor 21
New York, New York 10022
Phone: 212-751-6100
Contact : Houdin Honarvar

RONDINELLA DRIVE
(60-FOOT WIDE PUBLIC RIGHT-OF-WAY)

FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
APPROX. SURVEY/ABSTRACT LINE
KING LATHAM SURVEY,
ABSTRACT NO. 133

EDWARDS ROAD
(40-FOOT WIDE PUBLIC RIGHT-OF-WAY)
DOC. NO. 20220000006297, P.R.R.C.T.
37' - OPEN SPACE

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

**29
BLOCK U**

POB
POC
MAG NAIL FOUND

$\Delta=10^{\circ}22'55"$
 $R=518.50'$
 $L=93.95'$
 $CB=S49^{\circ}24'22"W$
 $C=93.82'$

$\Delta=39^{\circ}37'08"$
 $R=311.50'$
 $L=215.40'$
 $CB=S34^{\circ}47'15"W$
 $C=211.13'$

50' WIDE PERMANENT EASEMENT
AND RIGHT-OF-WAY
KINDER MORGAN NORTH
TEXAS PIPELINE LLP
VOL. 3008, PG. 49
O.P.R.R.C.T.

REMAINDER OF A
CALLED 164.377 ACRES
DRP TX, LLC
DOC. NO. 202200000018093
O.P.R.R.C.T.

FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
APPROX. SURVEY/ABSTRACT LINE
KING LATHAM SURVEY,
ABSTRACT NO. 133

REMAINDER OF A CALLED 164.377 ACRES
DRP TX, LLC
DOC. NO. 202200000018093
O.P.R.R.C.T.

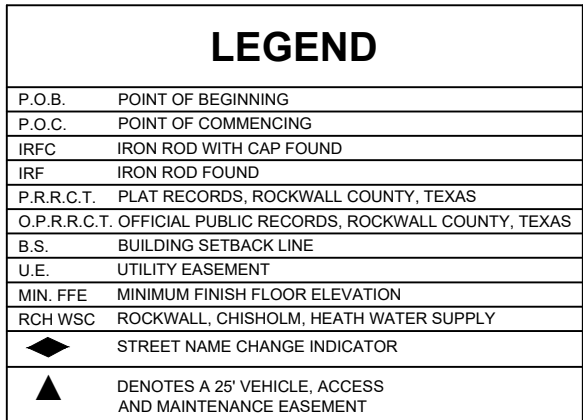
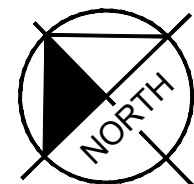
15' RCH W.S.C. EASEMENT
VOLUME 184, PAGE 607
(DEED LINE)

10' LANDSCAPE
BUFFER PER
DOC. NO.
202200000006297

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 7





1. All bearings and distances shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. All corners shall be set upon completion of construction and will be 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
3. This plat does not alter or remove existing deed restrictions, if any, on this property.
4. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
5. Open Space (X) Lots to be maintained by the Home Owners Association (HOA).
6. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 483977C0130L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. See sheet 6 of 8 for Line and Curve Tables

58 656 ACRES

74 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

1 AMENITY CENTER LOT
FRANKLIN BAUGUSS SURVEY
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

Kimley»»Horn

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

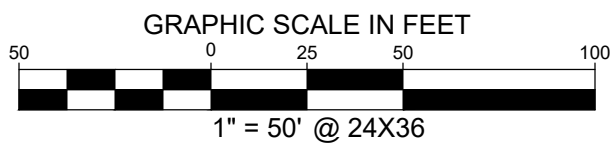
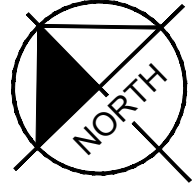
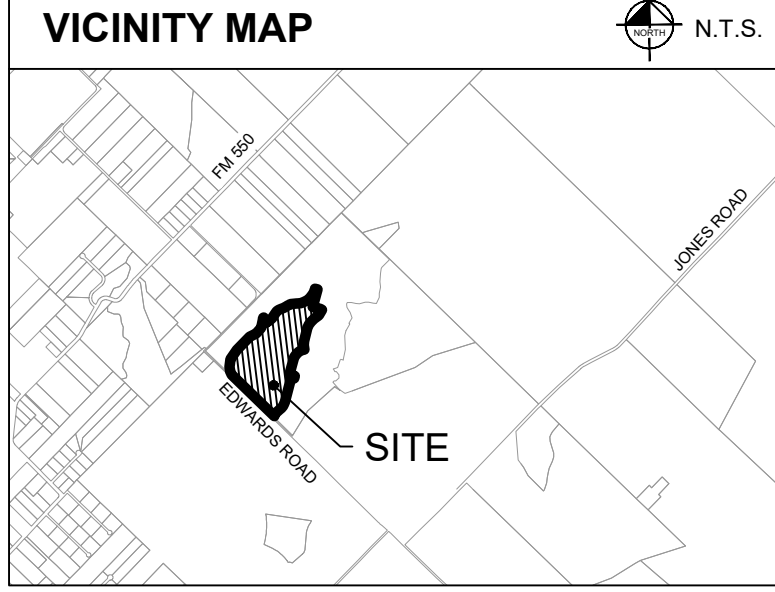
Tel. No. (469) 501-2200
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 50'	NSG	NSG	Aug. 2026	067705155	4 OF 8

OWNER:
DRP TX & LLC
520 Madison Ave, Floor 21
New York, New York 10022
Phone: 212-751-6100
Contact : Houdin Honarvar

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

SURVEYOR:
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Associates, Inc.
400 N. Oklahoma Dr., STE105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Nathaniel Glenn, R.P.



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.A.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
MIN. FFE	MINIMUM FINISH FLOOR ELEVATION
RCH WSC	ROCKWALL, CHISHOLM, HEATH WATER SUPPLY
◀	STREET NAME CHANGE INDICATOR
▲	DENOTES A 25' VEHICLE ACCESS AND MAINTENANCE EASEMENT

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE / ROW LINE
---	ADJUNCTION LINE
---	BUILDING SETBACK

- NOTES:
- All bearings and distances shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - All corners shall be set upon completion of construction and will be 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
 - Open Space (X) Lots to be maintained by the Home Owners Association (HOA).
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 483977C0130L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - See sheet 6 of 8 for Line and Curve Tables

FINAL PLAT
SONOMA VERDE NORTH
PHASE 1A

58.656 ACRES
74 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
1 AMENITY CENTER LOT
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200
FIRM # 10115500 www.kimley-horn.com

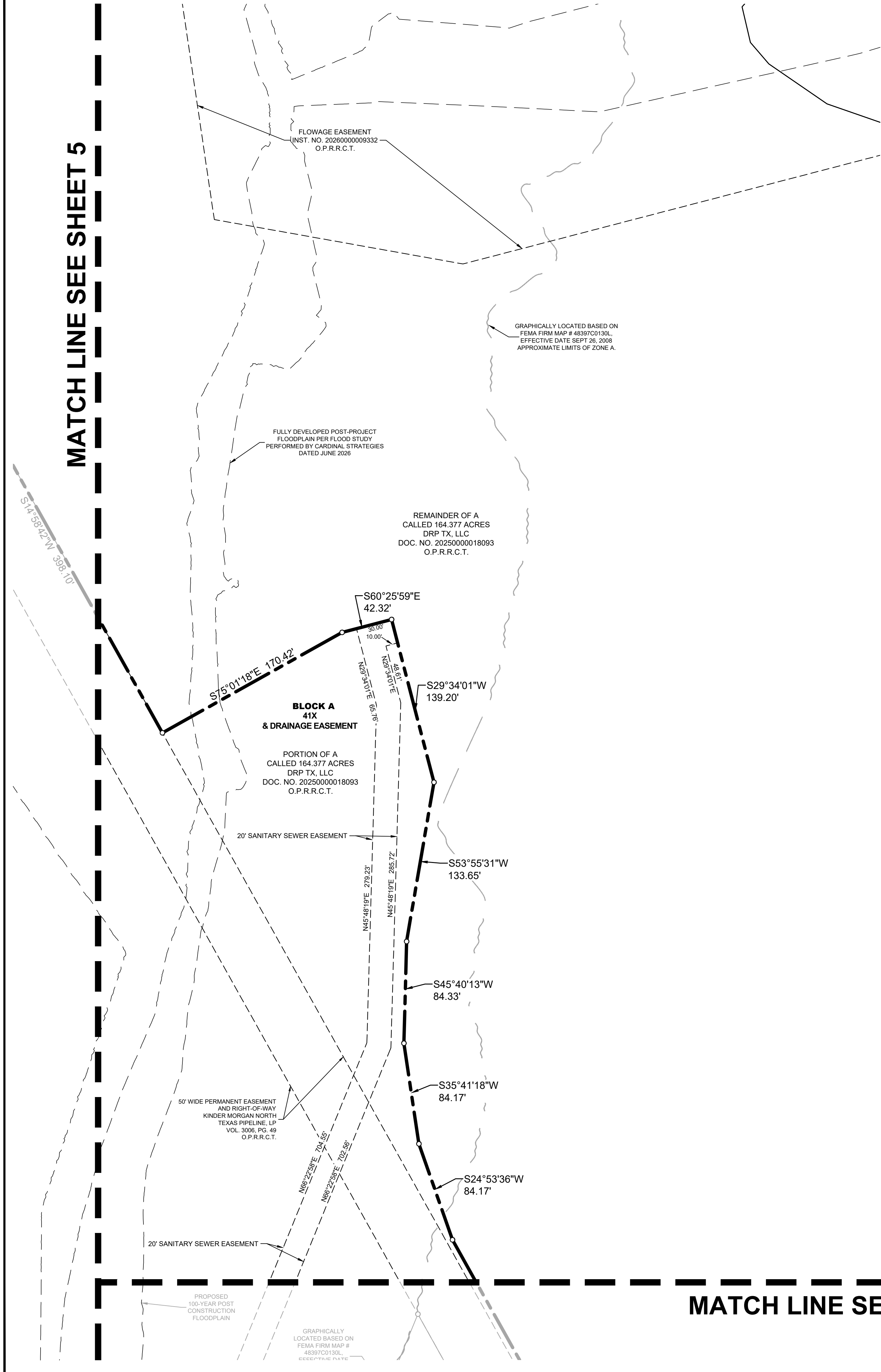
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	NSG	NSG	Aug. 2026	067705155	5 OF 8

OWNER:
DRP TX 6, LLC
520 Madison Ave., Floor 21
New York, New York 10022
Phone: 212-751-6100
Contact : Houdin Honarvar

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

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., STE105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Nathaniel Glenn, R.P.L.S.

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 7

LOT TABLE			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK A	1	0.167	7,271
BLOCK A	2	0.143	6,208
BLOCK A	3	0.155	6,757
BLOCK A	4	0.164	7,132
BLOCK A	5	0.170	7,393
BLOCK A	6	0.166	7,229
BLOCK A	7	0.162	7,043
BLOCK A	8	0.219	9,558
BLOCK A	9	0.210	9,136
BLOCK A	10	0.142	6,207
BLOCK A	11	0.148	6,462
BLOCK A	12	0.138	6,000
BLOCK A	13	0.138	6,000
BLOCK A	14	0.138	6,000
BLOCK A	15	0.138	6,000
BLOCK A	16	0.138	6,000
BLOCK A	17	0.138	6,000
BLOCK A	18	0.138	6,000
BLOCK A	19	0.148	6,462
BLOCK A	20	0.142	6,172
BLOCK A	21	0.213	9,264
BLOCK A	22	0.235	10,216
BLOCK A	23	0.215	9,361
BLOCK A	24	0.199	8,663
BLOCK A	25	0.179	7,800
BLOCK A	26	0.193	8,400
BLOCK A	27	0.193	8,400
BLOCK A	28	0.179	7,800
BLOCK A	29	0.179	7,800
BLOCK A	30	0.198	8,612
BLOCK A	31	0.188	8,211
BLOCK A	32	0.205	8,910
BLOCK A	33	0.195	8,487
BLOCK A	34	0.154	6,702
BLOCK A	35	0.141	6,155
BLOCK A	36	0.184	8,001
BLOCK A	37	0.198	8,638
BLOCK A	38	0.239	10,406
BLOCK A	39	0.139	6,050
BLOCK A	40	0.167	7,280

LOT TABLE			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK B	1	0.169	7,372
BLOCK B	2	0.150	6,550
BLOCK B	3	0.150	6,550
BLOCK B	4	0.150	6,550
BLOCK B	5	0.152	6,633
BLOCK B	6	0.173	7,554
BLOCK B	7	0.190	8,283
BLOCK B	8	0.240	10,467
BLOCK B	9	0.165	7,201
BLOCK B	10	0.138	6,000
BLOCK B	11	0.138	6,000
BLOCK B	12	0.138	6,000
BLOCK B	13	0.138	6,000
BLOCK B	14	0.138	6,000
BLOCK B	15	0.138	6,000
BLOCK B	16	0.138	6,000
BLOCK B	17	0.138	6,000

LOT TABLE			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK D	1	0.138	6,000
BLOCK D	2	0.138	6,000
BLOCK D	3	0.138	6,000
BLOCK D	4	0.138	6,000

LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK A	41X	41.572	1,810,865
BLOCK A	42X	5.956	259,458

LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK B	18X	0.245	10,663

LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK C	14X	0.185	8,038

LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK D	5X	0.350	15,235

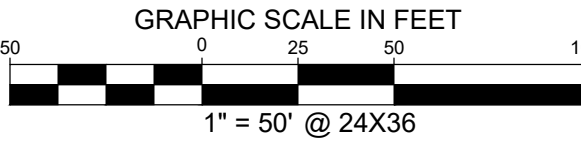
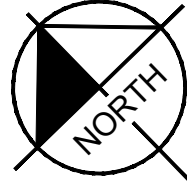
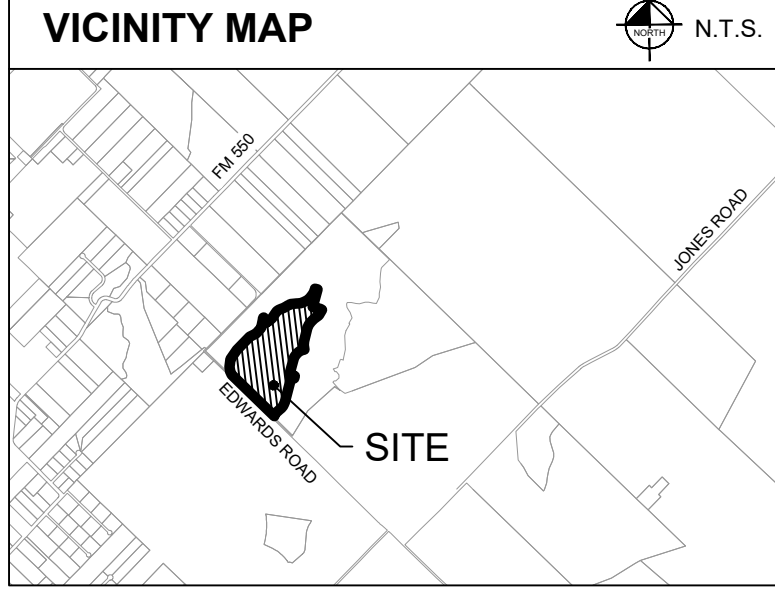
LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK E	8X	0.007	312

LOT TABLE - HOA			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK F	1X	0.396	17,244

LOT TABLE			
BLOCK	LOT #	ACRES	SQ. FT.
BLOCK C	1	0.145	6,300
BLOCK C	2	0.145	6,300
BLOCK C	3	0.145	6,300
BLOCK C	4	0.145	6,300
BLOCK C	5	0.161	7,023
BLOCK C	6	0.210	9,126
BLOCK C	7	0.192	8,363
BLOCK C	8	0.170	7,394
BLOCK C	9	0.145	6,300
BLOCK C	10	0.145	6,300
BLOCK C	11	0.145	6,300
BLOCK C	12	0.145	6,300
BLOCK C	13	0.150	6,514

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	17°31'34"	470.23'	143.84'	N28°16'42"E
C2	14°09'23"	527.00'	130.21'	S29°58'03"W
C3	21°19'33"	500.00'	186.10'	N33°33'08"E
C4	21°19'33"	524.00'	195.04'	N33°33'08"E
C5	21°19'33"	536.50'	199.69'	N33°33'08"E
C6	14°09'23"	490.50'	121.19'	S29°58'03"W
C7	14°09'23"	503.00'	124.28'	S29°58'03"W
C8	22°04'03"	494.00'	190.26'	N26°00'43"E
C9	4°49'13"	506.50'	42.61'	N34°38'08"E
C10	162°45'10"	5.00'	14.20'	N66°23'53"W
C11	39°37'08"	275.00'	190.16'	N34°47'15"E
C12	39°37'08"	287.50'	198.80'	N34°47'15"E
C13	10°22'55"	542.50'	98.30'	S49°24'22"W
C14	10°22'55"	555.00'	100.57'	S49°24'22"W
C15	180°00'00"	5.00'	15.71'	S45°47'06"E
C16	29°16'42"	300.00'	153.30'	S60°22'58"E
C17	21°56'55"	300.00'	114.92'	N33°16'56"E
C18	21°56'55"	300.00'	114.92'	S56°43'04"E
C19	7°19'47"	300.00'	38.38'	S71°21'29"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N24°54'14"W	81.15'
L2	S14°58'42"W	6.84'
L3	N22°53'21"E	11.41'
L4	N22°53'21"E	11.41'
L5	N22°53'21"E	11.41'
L6	N00°44'37"W	35.36'
L7	S89°15'23"W	35.36'
L8	S00°44'37"E	35.36'
L9	S75°01'18"E	12.00'
L10	N89°12'54"E	35.36'



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.N.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
MIN. FFE	MINIMUM FINISH FLOOR ELEVATION
RCH/WSC	ROCKWALL, CHISHOLM, HEATH WATER SUPPLY
▲	STREET NAME CHANGE INDICATOR
◆	DENOTES A 25' VEHICLE ACCESS AND MAINTENANCE EASEMENT

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE / ROW LINE
---	ADJOINER LINE
---	BUILDING SETBACK

NOTES:

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FINAL PLAT
**SONOMA VERDE NORTH
PHASE 1A**
58.656 ACRES
74 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
1 AMENITY CENTER LOT
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	NSG	NSG	Aug. 2026	067705155	6 OF 8

OWNER:
DRP TX 6, LLC
520 Madison Ave, Floor 21
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Contact : Houdin Honarvar

ENGINEER:
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Associates, Inc.
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Phone: 469-501-2200
Contact : Lori Lusk, P.E.

SURVEYOR:
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400 N. Oklahoma Dr., STE105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Nathaniel Glenn, R.P.L.S.



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 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 Special Warranty Deed to DRP TX 6, LLC recorded in Instrument No. 20250000018093 Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being further described as follows:

COMMENCING at a mag-nail found for the southernmost corner of said 164.377 acre tract and the west corner of a called 641.6711 acre tract of land described in Special Warranty Deed to DMD5 Land Company, LLC recorded in Document No. 20200000030685 O.P.R.R.C.T., in Edwards Road (a variable width right-of-way);

THENCE North 41°44'37" West, over said 164.377 acre tract, a distance of 595.22 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set for the POINT OF BEGINNING of the herein described tract;

THENCE over said 164.377 acre tract the following courses:

North 45°47'06" West, a distance of 1,309.98 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at the beginning of a tangent curve to the right with a radius of 385.00 feet, a central angle of 00°14'24", and a chord bearing and distance of North 45°39'54" West, 1.61 feet, from which a 5/8-inch iron rod found with red plastic cap (stamped "KHA") at 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 48°39'50" West, a distance of 796.47 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 1.61 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set in the northwesterly line of said 164.377 acre tract;

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

North 24°54'14" West, a distance of 81.15 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 08°27'26" West, a distance of 107.23 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 06°57'45" East, a distance of 170.02 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 35°23'29" East, a distance of 250.48 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 44°15'23" East, a distance of 404.98 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 62°19'51" East, a distance of 155.52 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 44°15'23" East, a distance of 170.35 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 10°32'40" East, a distance of 173.88 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 12°20'40" East, a distance of 52.38 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at the most westerly southwest corner of a called 1.427 acre tract of land designated as "Tract B" in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20260000009931, O.P.R.R.C.T., 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 over and across said 164.377 acre tract, and along the south line of said 1.427 acre tract, the following courses:

In an easterly direction, with said non-tangent curve to the left, an arc distance of 10.85 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 24°33'40" East, a distance of 122.97 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 59°02'10" East, a distance of 82.95 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 46°18'14" East, a distance of 82.71 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 34°04'48" East, a distance of 130.46 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 35°26'35" East, a distance of 57.16 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 35°09'56" East, a distance of 52.29 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 67°25'45" East, a distance of 56.04 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 72°09'19" East, a distance of 57.28 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at the east corner of a said 1.427 acre tract, in the northwesterly line of said 164.377 acre tract;

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

North 63°06'13" East, a distance of 77.92 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 53°08'21" East, a distance of 23.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at an angle point in the northwesterly line of said 164.377 acre tract and the south corner of a called 0.003 acre tract of land (Tract 2) described in said Special Warranty Deed to Pulte Homes of Texas, L.P.;

THENCE with the southeasterly line of said 0.003 acre tract, the following courses:

North 56°48'01" East, a distance of 47.37 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 68°51'36" East, a distance of 23.32 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at an angle point in the northwesterly line of said 164.377 acre tract and the east corner of said 0.003 acre tract;

THENCE North 84°23'13" East, with the northwesterly line of said 164.377 acre tract, a distance of 141.21 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at an angle point in the northwesterly line of said 164.377 acre tract and the west corner of a called 0.031 acre tract of land (Tract 1) described in said Special Warranty Deed to Pulte Homes of Texas, L.P.;

THENCE with the southeasterly line of said 0.031 acre tract, the following courses:

South 89°42'21" East, a distance of 16.17 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 80°19'26" East, a distance of 77.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 70°21'41" East, a distance of 77.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 60°23'49" East, a distance of 77.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 50°25'57" East, a distance of 77.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 40°28'05" East, a distance of 77.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 30°30'13" East, a distance of 77.59 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 20°32'20" East, a distance of 70.72 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 14°58'42" East, a distance of 6.84 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;

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

South 75°01'18" East, a distance of 55.00 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 14°58'42" West, a distance of 398.10 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 75°01'18" East, a distance of 170.42 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 60°25'59" East, a distance of 42.32 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 29°34'01" West, a distance of 139.20 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 53°53'11" West, a distance of 133.65 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 45°40'13" West, a distance of 84.33 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 35°41'18" West, a distance of 84.17 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 24°53'36" West, a distance of 84.17 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 14°58'42" West, a distance of 298.19 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 03°54'14" West, a distance of 84.32 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 07°28'18" East, a distance of 102.50 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at the beginning of a non-tangent curve to the left with a radius of 305.00 feet, a central angle of 64°50'29", and a chord bearing and distance of South 47°23'56" West, 327.04 feet;

In an southwestery direction, with said non-tangent curve to the left, an arc distance of 345.17 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;

South 14°58'42" West, a distance of 320.45 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 75°01'18" East, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 30°01'18" East, a distance of 35.36 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 75°01'18" East, a distance of 40.00 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 14°58'42" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
North 75°01'18" West, a distance of 40.00 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;
South 59°58'42" West, a distance of 35.36 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;

South 14°58'42" West, a distance of 532.95 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at the beginning of a tangent curve to the right with a radius of 311.50 feet, a central angle of 39°37'08", and a chord bearing and distance of South 34°47'15" West, 211.13 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 215.40 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set at the beginning of a reverse curve to the left with a radius of 518.50 feet, a central angle of 10°22'55", and a chord bearing and distance of South 49°24'22" West, 93.82 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 93.95 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;

South 44°12'54" West, a distance of 63.33 feet to a 5/8-inch iron rod with red plastic cap (stamped "KHA") set;

South 00°47'06" East, a distance of 35.36 feet to the POINT OF BEGINNING and containing 2,555.071 square feet or 58.656 acres of land.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That DRP TX 6, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as SONOMA VERDE NORTH PHASE 1A, an addition to the City of McLendon-Chisholm, Rockwall County, Texas and do hereby transfer to public use the street right-of-ways shown herein which are contemplated to be financed with public improvement district assessments and which are to be maintained forever either through public improvement district assessments or by the homeowners association, but streets and other public improvements to be constructed within such right-of-way are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The easements shown thereon are hereby reserved for purposes indicated, but public improvements to be constructed within such easements are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use, the maintenance of paving on the utility and access easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaces upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same, all, and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the city of McLendon-Chisholm, Rockwall County, Texas.

Notwithstanding any dedicatory language contained on this plat, whether in this owner's certificate or otherwise, the City and owner acknowledge and confirm that those improvements, including any real estate required for such improvements, identified as authorized improvements in that certain PID service and assessment plan approved by city council on _____, 2026 are not dedicated by this plat. Instead, the City intends to acquire or construct such improvements with the proceeds of public improvement district assessments or bond proceeds the repayment of which is secured by such assessments.

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

DRP TX 6, LLC, a Delaware limited liability company

By: Domain Operating, LLC, its sole member

By: DW General Partner, LLC, its manager

By: _____
Name
Title

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

The property is within the 100 year floodplain

Nathaniel Shane Glenn
Registered Professional Land Surveyor
Texas Registration No. 7266

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

I hereby certify that the above and foregoing Plat of SONOMA VERDE NORTH PHASE 1A to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of _____, 2026.

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

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

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

City Secretary
City of McLendon-Chisholm, Texas

Date

Mayor
City of McLendon-Chisholm, Texas

Date

FINAL PLAT
SONOMA VERDE NORTH
PHASE 1A

58.656 ACRES
74 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
1 AMENITY CENTER LOT
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

OWNER:
DRP TX 6, LLC
520 Madison Ave, Floor 21
New York, New York 10022
Phone: 212-751-6100
Contact : Houdin Honarvar

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

SURVEYOR:
Kimley-Horn and
Associates, Inc.
400 N. Oklahoma Dr., STE105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Nathaniel Glenn, R.P.L.S.

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	NSG	NSG	Aug. 2026	067705155	8 OF 8



LANDOWNER AUTHORIZATION FORM

Note: A signed Landowner Authorization Form is valid for up to six (6) months from the date of execution.

SUBJECT PROPERTY INFORMATION

Subdivision Name / Block / Lot: Sonoma Verde North Phase 1A
Number of Lots: 74 Residential Lots
5 Open Space Lots Number of Acres: 58.656 acres
1 Amenity Center
Site APN(s): #339457 and #10076
General Location (cross streets): Northeastern intersection of Edwards Road and Rondinella Drive
County: Rockwall Previous Project Number(s): N/A

PROJECT REPRESENTATIVE / APPLICANT

Company Name: Pulte Homes of Texas, L.P.
Name: Marc Zett
Address: 9111 Cypress Waters, Suite 100
City, State, ZIP: Coppell, Texas 75019
Phone: 972-304-2854 Fax: _____
Email: marc.zett@pultegroup.com
Project Representative's Signature: [Signature] Date: 5/27/24

OWNER AND AUTHORIZATION

Company Name: DRP TX 6 LLC
Authorized Signatory: Houdin Honarvar
Address: 520 Madison Ave Floor 21
City, State, ZIP: New York, New York, 10022-4336
Phone: 212-751-6100 Other Phone: _____
Email: DW.Legal@domainrealestatepartners.com

☐ I will represent the application myself; ☐ I hereby designate _____ to act as my authorized agent for filing, processing, representation, and/or presentation of this development application.

I hereby certify that I am the owner of the subject property and that all information provided is true and correct. By signing below, I authorize the reviewing agency to make copies of any materials submitted in connection with this application as needed for review or in response to a lawful public information request.

Project Representative Signature: _____ Date: _____
Owner's Signature: [Signature] Date: 05/21/2026

NOTARY ACKNOWLEDGMENT

State of New York County of New York Subscribed and sworn before me this 21 day of May, 2026.
Notary Public Signature: [Signature]

(Notary Seal)

DEBORAH BRAZIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR0041391
Qualified in Suffolk County
Commission Expires September 08, 2029