



CITY of McLENDON-CHISHOLM
CITY COUNCIL MEETING
April 22, 2014

1. CALL TO ORDER

Mayor Moody called the regular meeting of the City Council of the City of McLendon-Chisholm, Texas to order at 6:35 p.m.

City Council Present:	Gary Moody	Mayor
	Steve Hatfield	Mayor Pro-Tem
	Gary Lovell	Council Member
	Jack Pullen	Council Member
	Patrick Short	Council Member
	Lee Nichols	Council Member

Staff Present:	David Butler	City Administrator
	Deborah Sorensen	City Secretary
	David Paschall	City Attorney
	Mike Coker	City Planner

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Short gave invocation and led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None

4. PUBLIC HEARING

A Public Hearing of the City Council to receive comments and take appropriate action regarding a zoning change from a Planned Development to an Amended Planned Development. The property tract includes 409 acres located along FM 550, land known as Triple Creek.

David Paschall gave history of Triple Creek Development. In 2006 the property was annexed into the city and a Planned Development was formed. It included 1867 lots and a golf course. He explained Public Improvement District (PID), Municipal Management District (MMD), and a developers agreement. In 2009 there was a revision to include 80 foot lots and decreased the density. In 2011 there was another request to take out the golf course and change some of the lots. Nothing ever happened with that request so ultimately it was denied.

Michael Coker also gave history of Triple Creek Development. The original ordinance was adopted in 2006 and it included the development standards. In addition to the development standards the council adopted two concept plans. Originally 233 lots were approved for the land along FM550 which are to be one acre and larger. In 2009, the developer requested a change to add 80 foot lots and change the number of some of the other lots. There were no amendment to the concept plan, just the development standards. Now on March 24, 2014 there was a zoning change to remove the 409 acres from Triple Creek and establish a new Planned Development. He explained the Future Land Use Map and the Thoroughfare Plan.

- a. Receive comments from applicant - Ty Davenport stated he has taken into consideration of the comments from the Planning & Zoning Commission meeting. Everything that he is doing can be changed. He wants to help the community. He wants the development to be nice and that the community can enjoy. He can take out the parks and make larger lots. He is trying to help. We need a new city hall that is why he donated two acres to the city for a city hall. He knows that there will be traffic and that we need better roads. The density is coming. He asked the public to look down the road. He asked that City Council post pone their action until after Planning & Zoning Commission meets and makes a recommendation.
- b. Open Public Hearing – Mayor Moody opened the Public Hearing at 7:05 p.m.
- c. Receive comments from public

Leigh Wilcoxson 1750 Connie Lane – Moved to McLendon-Chisholm a year ago. This is their 4th house in 16 years. When she bought her house, she did her homework. She thought that she was going to be protected with at least one acre lots. She understands that there will be a development. Complained about the water.

Stu Mayberry 21 Fireside Drive – Why do we need an addition 400 homes to here. Is the golf course in trouble, are they not wanting to build a golf course. We rush to judgment for the developers. All we heard were 2 to 1 ratios. It is really about a 4/5 to one ratio. We can build our own City Hall. If you do a one-time bond election, it would pass. He retired here for a reason. Keep McLendon-Chisholm, McLendon-Chisholm.

Bob Hermann 1248 Wales Drive – This development doesn't directly affect my property but the citizens want 1½ acre lots. The partnerships have forfeited their rights. Why would you consider this request? This is nothing more than a PID. There is not money up front. Where are you going to get water for the golf course? He moved here because of the density. You need a school here.

George Gray 1 Winterhawk – he is a one year resident of McLendon-Chisholm. He moved here for the large lots and the country feel. He respectfully disagrees that density is coming. It only comes when the citizens allow it

Brent Jones 240 Harvest Ridge– moved here 2½ years ago. They lived in a hotel for seven months until they found their house. He understands that the development was already approved. But he thought the golf course was suppose to be built first.

Alan Ray 3 Granite Ridge – He moved here six years ago. They were trying to find a place that was big enough and expensive enough to keep rental properties and section eight housing out. Let stick to the rules. They keep asking for changes, when are you going to make it stop. Eventually we will have apartments here.

Michael Davis 106 Chaney Plane – we moved here for the large neighborhoods. When this was initially approved we didn't have Sonoma Verde and some of the other subdivisions. He understands that the development is approved. FM 550 is going to be the new heart of the city. The higher density on the ranch part won't necessarily put more traffic in our city. You can come through the city or go to Forney. He doesn't agree with the shifting of the higher density to the 409 acres.

Jon Putman 14 Dancing Waters – he moved out here for the larger lots. He has problems with the electricity. It goes out at least one day a month. There will be too much traffic on FM 550 and worried about traffic cutting through his subdivision.

- d. Close Public Hearing – Council Member Short made a motion to continue the Public Hearing until the May 13th Meeting. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 5-0.**
- e. Receive final comments from applicant - Ty Davenport thanked everyone for coming. We are going to work through this. Water is coming, so is electricity and sewer.

- f. Receive comments from staff – None

Mayor Moody recessed the meeting at 7:34 p.m.

Mayor Moody reconvened the meeting at 7:41 p.m.

5. REGULAR BUSINESS

- a. Receive final report from Planning & Zoning Commission regarding recommendation of Amending Triple Creek Planned Development
No Action
- b. Receive final report from Planning & Zoning Commission regarding recommendation of Villages at Brushy Creek Planned Development
No Action
- c. Discussion and consideration on approval of Amending Triple Creek Planned Development
- d. Discussion and consideration on approval of Villages at Brushy Creek Planned Development
Mayor Pro-Tem Hatfield made a motion to adjourn any action on items 5c and 5d until May 13, 2014. Council Member Nichols seconded the motion. **Motion passed 5-0.**
- e. Discussion and consideration on approval of Ordinance 2014-07 Industrial Waste
Council Member Short made a motion to approve Ordinance 2014-07 Industrial Waste as presented. Council Member Nichols seconded the motion. **Motion passed 5-0.**
- f. Discussion and consideration on approval of Multijurisdictional Pretreatment Agreement
Council Member Short made a motion to approve the Multijurisdictional Pretreatment Agreement. Council Member Pullen seconded the motion. **Motion passed 5-0.**
- g. Discussion and consideration on approval of the financial report for the month of March 2014
Council Member Nichols made a motion to approve the financial report for the month of March 2014. Council Member Pullen seconded the motion. **Motion passed 5-0.**
- h. Discussion and consideration on approval of Quarterly Investment Report for the First Quarter of 2014
Council Member Pullen made a motion to approve the Quarterly Investment Report for the First Quarter of 2014. Council Member Nichols seconded the motion. **Motion passed 5-0.**
City Council directed staff to inquire about a money market account.
- i. Discussion and consideration on approval to update Comprehensive Plan
Mayor Pro-Tem Hatfield made a motion to amend the budget to reflect the increase in legal and city planner's fee to address the update of the Comprehensive Plan. Council Member Short seconded the motion. **Motion passed 5-0.**
- j. Discussion and consideration on approval of Letter of Intent for the participation in the Rockwall County Interoperability Radio Network
Mayor Pro-Tem Hatfield stated that he hopes to have information at the next meeting. Council Member Lovell met with the Fire Chief today and agreed that we need to move slowly.
No Action Taken
- k. City Administrator Report
David Butler reported he appreciates that the City Council is taking their time to review the zoning change request and the County Inoperability Radio Network. He express his condolences to Mayor Moody on the loss of his father.

Council Member Short – He appreciates everyone on the Council. He thinks that the city and the people of the city are fortunate to have people like Council Member Pullen and Council Member Lovell who have a lot of history of the city.

Council Member Nichols – Wasn't it nice to get some rain.

Mayor Pro-Tem Hatfield – Mr. Ramsey brought up a relative point that Highway 205 is corridor of our city. He would like to see the costs from the professionals to update our Comprehensive Plan now and amend the budget accordingly.

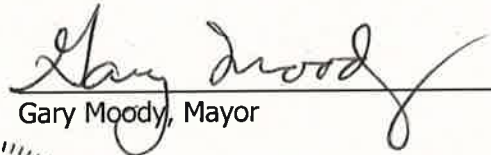
Council Member Lovell – He believes that the citizens who are here now should be able to control our development and growth. He doesn't think that he should ever be dictated to by a developer that is trying to make a bunch of money. He believes that we can manage growth.

Council Member Pullen – He doesn't want to be taken over by the big boys coming out of Dallas. We are a unique city and he wants to stay a unique city. We can set the stage for Rockwall County. Highway 205 is the corridor of McLendon-Chisholm.

Mayor Moody – It is very important that we keep the vision of what we want to do. The attention of Rockwall County is here. We are being watched and we are doing things right. We have to be careful that we have something that we are shooting for rather than reacting to what is coming


7. ADJOURN

Council Member Short made a motion to adjourn. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 7:54 p.m.



Gary Moody, Mayor

ATTEST:



Deborah Sorensen, City Secretary

