



**CITY COUNCIL**  
**CITY of McLENDON-CHISHOLM, TEXAS**  
**March 22, 2016**  
**Minutes**

City Council Present:	Gary Moody	Mayor
	Steve Hatfield	Mayor Pro-Tem
	Jerry Klutts	Council Member
	Gary Lovell	Council Member
	Jack Pullen	Council Member
	Patrick Short	Council Member
Staff Present:	David Butler	City Administrator
	Stephanie Galanides	City Secretary

Mayor Moody called the meeting to order at 6:30 p.m. Hatfield delivered the invocation. Attendees recited the Pledges of Allegiance to the United States and Texas flags.

**CITIZENS COMMENTS**

Stuart Mayberry, 21 Fireside Drive, expressed opposition to any provisions in the draft Comprehensive Plan that would allow multi-family development. Further, Mayberry inquired regarding the status of Rockwall County's search for a location for a radio system tower that would provide service in the area and stated support for the county-wide radio system project.

**CONSENT AGENDA**

- a. Approve minutes from the City Council Regular Meeting held on March 8, 2016.

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: PULLEN  
SECONDED: KLUTTS  
APPROVED: UNANIMOUS

**PUBLIC HEARING – To receive input regarding the Request for Annexation of Property described as 152.4 acres out of the A. Rodriguez Survey, Abstract Number 231, situated generally North and East of F.M. 550 and Rabbit Ridge Road.**

Russell Phillips presented and answered questions regarding the request for annexation of 152.4 acres in the A. Rodriguez Survey Abstract No 231 that fronts Rabbit Ridge Road and regarding plans for single-family residential development of the property in conjunction with additional acreage already within the City limits.

The Mayor opened the first public hearing to receive input from the public at 6:35 p.m. The following citizens asked questions regarding development plans for the subject property:

Kathleen Mavencamp	-	11 Greenhollow Lane;
Stuart Mayberry	-	21 Fireside Drive;
Steve Allen	-	779 Stevens Road; and
John Frymark	-	944 Stevens Road.

Topics covered in citizens' questions included proposed density, projected home valuations and property tax revenue, character and timeline for the proposed development, easements and right-of-way on Rabbit Ridge Road, existing high tension power lines on the property, water provider and funding for the subdivision infrastructure. Phillips replied to the various inquiries. City staff stated that RCH Water Supply Corporation would serve the property and the developer would fund that infrastructure.

There being no others present to provide input, Moody closed the first public hearing at 6:43 p.m.

**PUBLIC HEARING – To receive input regarding the Request for Annexation of Property described as 152.4 acres out of the A. Rodriguez Survey, Abstract Number 231, situated generally North and East of FM. 550 and Rabbit Ridge Road.**

Moody opened the second public hearing to receive input from the public at 6:44 p.m. Wayne Orchard, 15 Greenhollow Lane, inquired regarding the size (152.4 acres) of the subject property. There being no others present to provide input, the Mayor closed the second public hearing at 6:45 p.m.

**Discussion, consideration and potential action regarding Update to the Comprehensive Plan.**

Planner Michael Coker presented and answered questions regarding the draft update to the City's Comprehensive Plan. The Council discussed the draft with specific attention to the Thoroughfare Plan lot size calculations. There was discussion regarding options that would re-route and/or reduce traffic on State Highway 205. The Mayor provided information regarding ongoing discussions regarding future roadway improvements at the Rockwall County Transportation Consortium and with the North Central Texas Council of Governments.

**MOTION: APPROVE ORDINANCE 2016-05 ADOPTING THE 2015 COMPREHENSIVE PLAN PROVIDED THAT THE DRAFT IS REVISED SO THAT ITEMS OF SECTION 5-2 READS AS FOLLOWS: "Low density residential developments are required to provide a maximum of one residential unit for every one and one-half acres of land which may not include easements, open space, recreation area, flood plain or environmentally sensitive areas."**

MOTION MADE: HATFIELD  
SECONDED: LOVELL  
APPROVED: UNANIMOUS

**Presentation and discussion a regarding Options for Website and Community Communications.**

James Garner presented and answered questions regarding the Nabr Network product that he stated was a hybrid of a website and a communications platform. No action was taken by the Council.

**Discussion, consideration and potential action regarding Ordinance 2016-04 Amending Section 6.02.002 of Chapter 6, "Health and Sanitation," of the Code of Ordinance Relating to Offensive Conditions on Real Property.**

City Attorney David Paschall stated that the proposed amendment to current Health and Sanitation regulations was drafted due to concerns regarding the hauling in of brush and debris from outside of the City. There was discussion regarding responsibility for maintenance of right-of-way.

**MOTION: APPROVE ORDINANCE 2016-04 A MENDING SECTION 6.02.002 OF CHAPTER 6, "HEALTH AND SANITATION," OF THE CODE OF ORDINANCE RELATING TO OFFENSIVE CONDITIONS ON REAL PROPERTY PROVIDED THAT THE DRAFT ORDINANCE IS REVISED TO CORRECT THE ADOPTION DATE AND PAGINATION.**

MOTION MADE: SHORT  
SECONDED: HATFIELD  
APPROVED: UNANIMOUS

**Discussion, consideration and action regarding the Financial Reports for February 2016.**

The Council reviewed the Financial Reports. There was discussion that confirmed that funding approved in the Annual Budget for the 2015-2016 fiscal year for the McLendon-Chisholm Volunteer Fire Department had been disbursed.

**MOTION: APPROVE THE FINANCIAL REPORTS FOR FEBRUARY 2016.**

MOTION MADE: SHORT  
SECONDED: PULLEN  
APPROVED: UNANIMOUS

**Discussion, consideration and potential action regarding a Community Room Policy.**

The Mayor asked the Council to give thought to provisions for a Community Room Policy for consideration at a future meeting. No action was taken by the Council.

**City Administrator Report**

City Administrator Dave Butler provided an update regarding City Hall construction. Butler reported that in response to his letter to the Texas Department of Transportation, the agency withdrew its request to increase the speed limit on State Highway 205 within the City limits. Butler reminded those present that campaign signs should be placed out of the right-of-way and only on private property with permission of the property owner and noted that concerns regarding unauthorized removal of signs had been received.

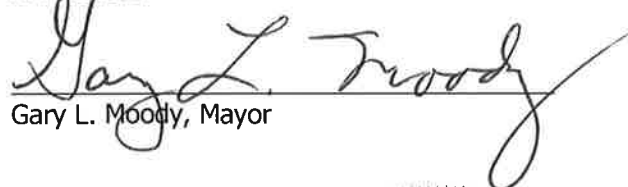
**EXECUTIVE SESSION.**

Moody adjourned the meeting to go into Executive Session (Closed Meeting) in accordance with Government Code § 551.071: Consultation With Attorney, to conduct a private consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding extraterritorial jurisdiction matters at 8:12 p.m. The Mayor reconvened the meeting at 8:14 p.m. and stated that no action was taken in executive session.

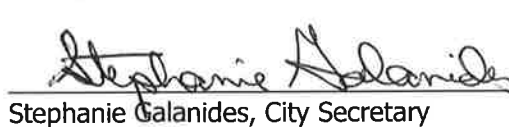
**MOTION: ADJOURN THE MEETING (8:14 P.M.).**

MOTION MADE: SHORT  
SECONDED: KLUTTS  
APPROVED: UNANIMOUS

APPROVED:

  
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Gary L. Moody, Mayor

ATTEST:

  
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Stephanie Galanides, City Secretary

