



**PLANNING & ZONING COMMISSION  
McLENDON-CHISHOLM, TEXAS  
REGULAR MEETING MINUTES  
April 1, 2010 – 6:30 P.M.**

**Regular Meeting**

**1. CALL TO ORDER**

Chairman Troy Reich called the regular meeting of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:32 p.m.

P&Z Commission Present: Troy Reich                      Chairman  
Jerry Packer                      Vice Chairman  
Karla Clark                      Commissioner  
Jay Webb                      Commissioner  
Chuck Samples                      Commissioner  
Lee Nichols                      Commissioner - Alternate

P&Z Commission Absent: Chris Nixon                      Commissioner - Alternate

Staff Present: David Butler                      City Administrator  
Deborah Sorensen                      City Administrator

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

Chairman Troy Reich gave the invocation and led the Pledge of Allegiance.

**3. APPROVAL OF MINUTES**

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on January 14, 2010

Jay Manning made a motion to approve the minutes of the Regular Meeting of the Planning & Zoning Commission held on January 14, 2010 as presented. Jerry Packer seconded the motion. **Motion passed 5-0.**

**4. AGENDA ITEMS**

- a. Presentation by Glen and Alan Hinckley on how cities can achieve success through planning

Glen and Alan Hinckley, owners of property adjacent to Koch property and developers, gave informal presentation. The City has good planning in place. The comprehensive plan and the City website have a lot of good information. The City needs to look at the road network it currently has and what it wants the City to look like. They also suggested to seriously consider what a town center can do for the City.

- b. Discussion to change General Business zoning on the East side of Highway 205 South of FM 550 and North of League Road to SF 2.5 zoning

Troy Reich stated he has received a request to change the General Business zoning and on the East side of Highway 205 South of FM 550 and North of League Road to SF 2.5 zoning. Mayor Mike Donegan stated that he asked for this request. He is worried about what type of businesses could be allowed. This area is residential.

Jay Webb made a motion to recommend to City Council to consider changing zoning from General Business to SF 2.5 on the East side of Highway 205 South of FM 550 to League Road and change zoning from General Business to Agricultural on the West side of Highway 205 from the cemetery to South of Klutts Road. Jerry Packer seconded the motion. **Motion passed 5-0.**

- c. Discussion of request by the Mayor to address future actions that the Planning & Zoning Commission might consider on future agendas

Mayor Mike Donegan stated that the Commissioners have worked on several projects. He feels the biggest unfinished piece of business is the land use chart. He strongly believes that the Downtown Business District should be added to the land use chart and the land use chart needs to be revised. He thanked the Commissioners for all of their hard work and due diligence. Troy Reich stated on behalf of the Commission, it has been a pleasure working with the Mayor.

## 5. ADJOURN

Chuck Samples made a motion to adjourn the meeting. Jerry Packer seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 8:31 pm.

**ATTEST:**

  
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Deborah Sorensen, City Secretary

  
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Troy Reich, Chairman