



**PLANNING & ZONING COMMISSION  
McLENDON-CHISHOLM, TEXAS  
REGULAR MEETING MINUTES  
July 5, 2012**

**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 6:33 p.m.

P&Z Commission Present:

Troy Reich	Chairman
Jerry Packer	Commissioner
Chris Nixon	Commissioner
Rhonda Davis	Commissioner - Alternate
Paul Wilson	Commissioner - Alternate

P&Z Commission Absent:

Jay Webb	Vice Chairman
Karla Clark	Commissioner
Brian McKinney	Commissioner - Alternate

Staff Present:

David Butler	City Administrator
Deborah Sorensen	City Secretary

**2. PLEDGE OF ALLEGIANCE**

Chairman Troy Reich led the Pledge of Allegiance.

**3. PUBLIC HEARING**

A Public Hearing of the Planning & Zoning Commission to receive comments and take appropriate action regarding a zoning change from a Planned Development to an Amended Planned Development. The property tract includes approximately 542 acres of land situated on the east side of State Highway 205 and north of League Road and west of Edwards Road, land known as Sonoma Verde.

- Receive comments from applicant - Chris Cuny, representing Sterling One, stated they want to change the entrance to the development from residential to office commercial. They also want to put an assisted senior living in the development as well.
- Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:35 pm
- Receive comments from public - Stan Doigg asked about the drive into the development. He is concerned how close to his fence line the road will be.  
Herman Larkin is concerned about drainage and flood plain area.
- Close Public Hearing - Commissioner Wilson made a motion to close the Public Hearing. Commissioner Nixon seconded the motion. Motion passed 5-0. The Public Hearing was closed at 7:00 pm.
- Receive final comments from applicant - None
- Receive comments from staff - None

**4. PUBLIC HEARING**

A Public Hearing of the Planning & Zoning Commission to receive comments and take appropriate action regarding a zoning change from a Planned Development to an Amended Planned Development. The property tract includes 108.544 acres of land situated on the northeast side of State Highway 205 and south of the northern city limit line, land known as Kingsbridge Phase II.

- a. Receive comments from applicant - Chris Cuny, representing owners, stated they want to separate Kingsbridge Phase I and Phase II. The square footage will drop from minimum of 4,000 to 3,000. They will exclude the park and the guard house at the entrance.
- b. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 7:01 pm
- c. Receive comments from public - None
- d. Close Public Hearing - Commissioner Wilson made a motion to close the Joint Public Hearing. Commissioner Packer seconded the motion. Motion passed 5-0. The Public Hearing was closed at 7:06 pm.
- e. Receive final comments from applicant - None
- f. Receive comments from staff - None

## 5. CONSENT AGENDA

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on February 2, 2012
- b. Consideration and action on approval of minutes of the Special Meeting of the Planning & Zoning Commission held on March 13, 2012
- c. Consideration and action on approval of minutes of the Special Meeting of the Planning & Zoning Commission held on April 24, 2012

Commissioner Wilson made a motion to approve Consent Agenda. Commissioner Davis seconded the motion. **Motion passed 5-0.**

## 6. AGENDA ITEMS

- a. Discussion and consideration of recommendation to City Council on a zoning change from a Planned Development to an Amended Planned Development. The property tract includes approximately 542 acres of land situated on the east side of State Highway 205 and north of League Road and west of Edwards Road, land known as Sonoma Verde.

Commissioner Packer made a motion to recommend to City Council to approve the zoning change from a Planned Development to an Amended Planned Development. Commissioner Wilson seconded the motion. **Motion passed 5-0.**

- b. Discussion and consideration of recommendation to City Council on a zoning change from a Planned Development to an Amended Planned Development. The property tract includes 108.544 acres of land situated on the northeast side of State Highway 205 and south of the northern city limit line, land known as Kingsbridge Phase II.

Commissioner Davis made a motion to recommend to City Council to approve the zoning change from a Planned Development to an Amended Planned Development. Commissioner Packer seconded the motion. **Motion passed 5-0.**

- c. Discussion and consideration of approval on preliminary plat of Kingsbridge Phase II

Commissioner Packer made a motion to Table this item. Commissioner Nixon seconded the motion. **Motion passed 5-0.**

## 7. COMMISSIONERS COMMENTS

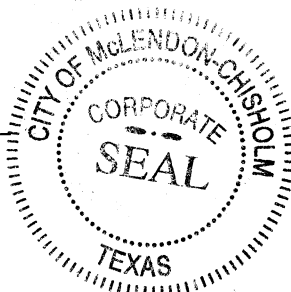
None


## 8. ADJOURN

Commissioner Packer made a motion to adjourn the meeting. Commissioner Davis seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 8:06 p.m.

ATTEST:

  
 Deborah Sorensen, City Secretary



  
 Troy Reich, Chairman