

**PLANNING & ZONING COMMISSION
McLENDON-CHISHOLM, TEXAS
PUBLIC HEARING AND
REGULAR MEETING MINUTES
July 10, 2008**

Public Hearing

1. CALL TO ORDER

Chairman Troy Reich called the Public Hearing of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:35 pm.

P&Z Commission Present: Troy Reich Chairman
Jerry Packer Commissioner
Jay Webb Commissioner
Mike Miller Commissioner
Lee Nichols Commissioner

P&Z Commission Absent: Karla Clark Commissioner
Chuck Samples Commissioner

Staff Present: Dave Butler City Administrator
Deborah Sorensen City Secretary
Dan Boutwell City Planner

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. PUBLIC HEARING ON AMENDING ZONING CHANGE

A Public Hearing of the Planning & Zoning Commission to receive comments and take appropriate action regarding amending the Comprehensive Zoning Ordinance, Section 4.5 SF1.5 Single-Family Residential District, to reflect the following: 300 feet Minimum Lot Width, 200 feet Minimum Lot Depth, 75 feet Minimum Front Yard setback, 25 feet Minimum Rear Yard setback, and a maximum of 800 square feet (total accumulative) for an Accessory Building.

- a. Open Public Hearing.

Chairman Troy Reich opened the Public Hearing

- b. Consider comments from staff.

Dave Butler explained when the Comprehensive Zoning Ordinance was created; certain items were left out of the transcription. These items could not be included under the scribes' error ordinance. The remaining corrections can only be made by holding

public hearings. After the public hearing, the Planning & Zoning Commission will make its recommendation to the City Council.

- c. Receive comments from public.

None

- d. Close Public Hearing.

Chairman Troy Reich closed the Public Hearing

- e. Adjourn Public Hearing.

Jay Webb made a motion to adjourn the Public Hearing. Jerry Packer seconded the motion. **Motion carried 5-0.** The Public Hearing was adjourned at 6:41 pm.

Workshop

1. CALL TO ORDER

Chairman Troy Reich called the workshop of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:41 pm.

2. WORKSHOP DISCUSSIONS

3a. Discussion and/or consideration of recommendation of revised Downtown District

Plan – Dan Boutwell commended the Downtown District Subcommittee for the hard work and numerous hours they spent on the Plan. They did a very good job and he agreed with their recommendation. He recommended adopting a much simpler plan. The proposed plan would be more for a new urbanism type plan like Frisco. It is more of a pre-concept plan that you would actually go by. It is too early for the city to have a development plan. Dan suggested complying with the subcommittee's recommendations but to simplify the district itself. Jerry Packer asked about the 200 acres being zoned commercial. Dan explained that it would be downtown. He suggested adopting the land use chart and to add single family attached with special use permit. You need to have some density in the district, if you do not allow residential, it will be slow. Downtown is different; it would be closer commercial and zero lot line, for example. You can have wall signs, sidewalk signs, but don't permit pole signs. Using Royse City's plan as an example, their plan is designed to allow residents to live downtown if they want to and allow residents in the commercial buildings, like on the second floor or the back of the business. Royse City's plan has three important items, consist of ordinance, preservation ordinance (set up a board for downtown), and design standards. Jay Webb asked about the zero lot line and the height requirement. There are concerns about buildings being too tall and how to handle a fire. Dan stated that the building would require internal fire sprinklers and they would have to follow the set fire safety guidelines.

Jerry asked if since we do not have sewer lines and commercial companies will not come here until we do, are we were proposing to freeze 200 acres until something happens. Tom Richmond stated that people have owned land out here for over 100 years and they can continue to do what they want. Jerry argued that they would not be able to with the Downtown District Plan. Jay stated that if someone wanted to build another house, then they would come to Planning & Zoning Commission, then we can recommend to City Council. Dan stated they would also have to plat. Jay is concern that we would step on residents that have been here awhile. Dan stated this district does not change anything as it is right now, you can

build as you have been. It would apply to a new owner. Jerry is concerned about the resident that has 15-20 acres and wants to sell his son 5 acres and build a house but can't because it is zoned commercial. Dan stated this could be done under an overly. Troy said their intent was to identify an area that would be our downtown district, have some consistency in the architectural flow and benefit, and to protect the city in the future and protect the use of the citizen's property use now. Jerry asked the difference between the district and an overlay. They are the same; the overlay applies to that district in addition to the district underneath it. Tom stated that is what the subcommittee was doing. They want to protect the property owners. Troy recommended the document be rewritten to reflect the overlay district and for it to be presented at the next meeting.

Jay Webb left the meeting at 7:36 pm.

3. ADJOURN

Lee Nichols made a motion to adjourn the workshop. Jerry Packer seconded the motion. **Motion passed 4-0.** The workshop was adjourned at 7:37 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 7:37 p.m.

2. APPROVAL OF MINUTES

- a. Consideration and action on approval of minutes of the Joint Public Hearing and Special Meeting of the Planning & Zoning Commission held on April 22, 2008.

Jerry Packer made a motion to approve the minutes of the Joint Public Hearing and Special Meeting of the Planning & Zoning Commission held on April 22, 2008. Mike Miller seconded the motion. **Motion passed 4-0.**

- b. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on May 1, 2008.

Lee Nichols made a motion to approve the minutes of the Regular Meeting of the Planning & Zoning Commission held on May 1, 2008. Jerry Packer seconded the motion. **Motion passed 4-0.**

3. AGENDA ITEMS

- a. Discussion and/or consideration of recommendation of revised Downtown District Plan.

No action taken.

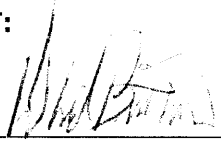
4. PLANNING & ZONING COMMISSION COMMENTS

None

5. ADJOURN

Jerry Packer made a motion to adjourn the meeting. Lee Nichols seconded the motion. **Motion passed 4-0.** The meeting was adjourned at 7:41 p.m.

ATTEST:



Dave Butler, City Administrator



Troy Reich, Chairman