



**PLANNING & ZONING COMMISSION  
McLENDON-CHISHOLM, TEXAS  
REGULAR MEETING MINUTES  
August 1, 2013**

**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
	Jay Webb	Vice Chairman
	Jerry Packer	Commissioner
	Karla Clark	Commissioner
	Rhonda Davis	Commissioner
	Brian McKinney	Commissioner - Alternate
	Terrell Miller	Commissioner - Alternate
	Paul Wilson	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 Agricultural to Planned Development. The property tract includes a 195.457 acres tract of land known as Amberwood located on FM 1139.

- a. Receive comments from applicant - Russell Phillips, with Chisholm Holdings LP, gave presentation. He presented the concept plan for Amberwood. They are proposing curb and gutter street over doing 1 1/2 acre lots with bar ditches. There is a current road plan for a road to go from FM 1139 to Hwy 205. They have agreed for an area to be dedicated for that road. They are putting in a park and building an eight foot bike trail. They will pay for the upkeep of the park and trail areas. Would like to begin development sometime early next year and would take about 5 years to build out. They developed Kingsbridge and are currently constructing Sonoma Verde
- b. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:36 pm
- c. Receive comments from public -

Beverly Stibbens 279 Partridge Drive - She would like to have curb and gutter and gas to the subdivision. Russell's representation has been phenomenal. They are bringing a school to the city and allowing the city to get into the water business. A property owner should not be penalized for TXDOT not keeping up with the roads.

Bud Hoye 931 Kentwood Drive - Would like to have more information on the development.

Ed Saul 202 Pheasant Hill Drive - Would like to know what type of homes are going to be built. The size, the architecture, etc.

Russell Phillips stated the minimal square footage is 2300 and 80% masonry. The fences would be rod iron, not wood. Wood fencing tends to turn and rod iron looks better. The HOA deed restrictions are provided at the final plat.

Brett Packer 322 Pheasant Hill - Wants more information, appreciates the quality product put on the ground. Traffic is an issue. He requests a traffic study be done. FM 1139 is in disrepair and the edges of the road are bad. Wants a Hwy 205 construction entrance. Don't want wood fencing. Wants a FEMA study for the flood plain. Not necessarily against it but wants more study done for that much density.

Johnny Mack Powers 1150 Hwy 205 - Certain times of the morning you can't even get onto Hwy 205, worried about traffic. How many one acre lots do we have now? The city keeps lowering the acreage requirements. He would like to see an acre and a half. If you flood the market the land values would go down.

Gary Nickel 612 Kentwood - Concerns are traffic related to safety and the condition of the road. Don't want to see more stop lights. We are under water restrictions, what will it do adding 120 one acre lots.

Kimberly Smith 810 FM 1139 - Water pressure is low and adding another 120 homes is bad including the traffic.

Mark Loring 122 Fairfield Drive - Worried about the City's ability to absorb the projects we have already put into place. The roads are horrible. The traffic is bad. Must have both hands on the wheel to drive on FM 1139. Seem to be focusing on the subdivision. Questions the one acre lot. Concern about fire, we only have volunteer fire dept. Would ask doing larger lot sizes. Compared the city to Plano with largest foreclosure rate in the state. We had our first murder out here. The rate of building is his concern.

Trey Harris 3878 Pinebluff - Concern about the water flow and the run-off water. The flood plains marked on the map the water has gone up and beyond the creek barrier. The creeks are going to rise and the water is going to go onto the lots and septic will back up and come onto his property.

Ted Seyfert FM 1139 - Owns house right next door. Moved out here 20 years ago and is upset with plan on putting people in his backyard. The creek comes within 10 feet of his property. Wants to see studies done.

Jerome Webber 1140 Wales - His home will be against Phase II. Moved because of the space and value. Concerned about the value out of his back door. Doesn't know about the water flow. When it rains there is a river that goes down to the pond, is concerned about that.

Kevin Court 267 Partridge Drive - He is for the project. How do you get police department and fire department? Tax base. Frisco is a huge city and it is doing well. They have neighborhoods that are butted up against each other. He is curious if all of the infrastructure will be put in at once or if it will be done in phases. Wants to know about the builders.

Lenard Jarvis 1071 Kentwood - Last year and a half there has been an increase in traffic. That little road will not hold up all the houses. Are the houses going to be on septic or is there going to be sewer?

- d. Close Public Hearing - Chairman Troy Reich closed the Public Hearing at 7:02 pm.
- e. Receive final comments from applicant - Russell Phillips, we all want something that is great for the community. First, he has a traffic study. On the drainage, they are required by law that he can not change the flow rate of water from his property. Has to do detention ponds for storm

drains. Have minor encroachment into flood plain areas. Kingsbridge, Brushy Creek, and Quail Creek are one acre subdivisions. Recommend tabling to the next meeting and do a flood study. According to the traffic study, the road is at less than 20% capacity. Fire flow right now is, require to provide minimal level of fire flow to the subdivision. He would have to install a pump on the property to meet the fire flow requirements. He would have to get with RCH on water pressure. Sewer will be coming to Sonoma Verde and a few of the commercial area. This subdivision will be an aerobic system. He would require a force drip like in Kingsbridge. He would bring gas to this subdivision as well. Currently do not have a builder for the project yet. It will be high end custom homes. Whomever it will be, they will have to abide by the deed restrictions. Do not mind looking for another entrance for construction. Both entrances have separate entrances for emergency vehicles and will be built in phase one. Have not designed in the subdivision entrances yet, usually done at final plat. Absorption - Will see about 30 lots per year. Believe that there will be a lot of growth coming this way. He was a part of the Frisco growth. TXDOT looks at the location of the entrances. The density is 1 per every 1.63 acres. Not reclaiming any of the flood plain. Farmers Electric and Atmos gas are the providers. Will maintain open areas in the flood plan. It will be mowed and some will be left wild. Can not change anything in flood plain. Currently prices will be high \$200,000-\$300,000 up to \$450,000. Price of lots will probably be \$75,000 - \$80,000 range. He waits until very few lots left before HOA takes over. Not looking at a huge amount of change. The city currently is scheduled to receive proceeds out of a bond in the near future. 1095 lots in Sonoma Verde with 15 year build out. It will be up in October.

f. Receive comments from staff - None

#### 4. CONSENT AGENDA

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on June 6, 2013

Vice Chair Webb made a motion to approve Consent Agenda. Commissioner Clark seconded the motion. **Motion passed 5-0.**

#### 5. AGENDA ITEMS

- a. Discussion and consideration of recommendation to City Council on approval of zoning change request from a Agricultural to Planned Development for Amberwood located on FM 1139.

Applicant requested his request be tabled for the next meeting. He will do the study for the storm area and come back with that. He will have to discuss with RCH regarding water pressure.

This item was tabled until the next meeting.

- b. Discussion and consideration of recommendation to City Council on approval of Amberwood PD preliminary plat.

Applicant requested this item be tabled for the next meeting.

This item was tabled until the next meeting.

#### 6. ADJOURN

Commissioner Clark made a motion to adjourn the meeting. Commissioner Packer seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 7:44 p.m.

ATTEST:

  
Deborah Sorensen, City Secretary



  
Troy Reich, Chairman