



**PLANNING & ZONING COMMISSION
McLENDON-CHISHOLM, TEXAS
REGULAR MEETING MINUTES
September 5, 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 6:30 p.m.

P&Z Commission Present: Troy Reich Chairman
Jerry Packer Commissioner
Karla Clark Commissioner
Rhonda Davis Commissioner
Brian McKinney Commissioner - Alternate
Terrell Miller Commissioner - Alternate

P&Z Commission Absent: Jay Webb Vice Chairman
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 a SF 2.5 zoning to an Agricultural zoning. The property tract includes 20.931 acres of land situated along FM 550 and being a tract of land situated in the J.W. Pittman Survey, A0181 JW Pittman Tract 1-6.

- a. Receive comments from applicant - Don Holloway stated he owns the two tracts for tonight. He is trying to get it zoned agricultural and is wanting to build a barn that is larger than the SF 2.5 zoning will allow.
- b. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:30 pm
- c. Receive comments from public - None
- d. Close Public Hearing - Chairman Troy Reich closed the Public Hearing at 6:30 pm.
- e. Receive final comments from applicant - None
- f. 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 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 - Don Holloway stated he owns the two tracts for tonight. He is trying to get it zoned agricultural and is wanting to build a barn that is larger than the SF 2.5 zoning will allow.
- b. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:31 pm
- c. Receive comments from public - None
- d. Close Public Hearing - Chairman Troy Reich closed the Public Hearing at 6:32 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 June 6, 2013

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

6. AGENDA ITEMS

- a. Discussion and consideration of recommendation to City Council on approval of zoning change request from SF 2.5 to Agricultural for 20.931 acres of land situated along FM 550.

Commissioner Packer made a motion to recommend approval of zoning change request from SF 2.5 to Agricultural for 20.931 acres of land situated along FM 550. Commissioner Davis seconded the motion. **Motion passed 5-0.**

- b. Discussion and consideration of recommendation to City Council on approval of zoning change request from SF 2.5 to Agricultural for 2.65 acres of land situated along FM 550.

Commissioner Davis made a motion to recommend approval of zoning change request from SF 2.5 to Agricultural for 2.65 acres of land situated along FM 550. Commissioner McKinney seconded the motion. **Motion passed 5-0.**

- c. 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.

Commissioner Clark asked if RCH had submitted a more updated supply letter. They have not. Russell Phillips stated that they have added a 35 foot set back for the lots that back up to Kingsbridge and Kentwood. Chairman Reich asked what type of trees that would be put in. They would be cedar trees in the 6 to 8 foot range. They can also put other types of trees but mainly cedar. They would also put the requirements in the deed restrictions. Each home is required to have in ground injected septic. No wood fencing would be allowed. The minimum square footage of the homes are changed to 2700 square foot, however 75% of the homes has to be 3,000 minimum square feet as well as the homes that back up to Kingsbridge and Kentwood. He is also requiring 90% masonry instead of the 80% the city requires. The flood study has been done and approved by the City Engineer. Commissioner Packer confirmed that every flood plain area in the subdivision has been studied. Russell stated that he had submitted a revised traffic study. The road is at 22.9% capacity. They calculated the peak time and added 5% for each year. The road would be under 50% of capacity at build-out of the subdivision. The other issue was water pressure. He checked with RCH and was informed that there was improvements that have been made to the area. They will allow a line to come through Amberwood to help with pressure. RCH has to provide water under the CCN or they can opt out. RCH has increased their storage tanks and have done several upgrades with equipment. This plan takes into account that they are doing curb and gutter, widening their road, and put in walking trails and a park. Mike Coker, City Planner, stated that his recommendation hasn't changed because the density hasn't changed. The thoroughfare plan calls for Pullen to be a two lane undivided road. They provide access into a 50 foot right of way when it should be 60 to 80 feet. Dub Douphrate, City Engineer, has reviewed the changes to the plat and says that it is fine. Mike feels that it is still higher density that what the city wants. The applicant has done a lot of what Mike has asked for and has put in a lot of amenities. Mike feels that FM 1139 has the capacity to handle the subdivision.

Commissioner Clark made a motion to recommend denial of zoning change request from a Agricultural to Planned Development for Amberwood located on FM 1139. Commissioner McKinney seconded the motion. **Motion passed 5-0.**

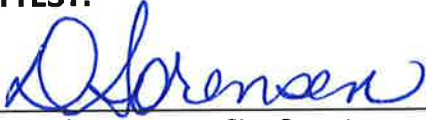
- d. Discussion and consideration of recommendation to City Council on approval of Amberwood PD preliminary plat.

No action taken

7. ADJOURN

Commissioner McKinney made a motion to adjourn the meeting. Commissioner Packer seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 7:22 p.m.

ATTEST:



Deborah Sorensen, City Secretary



Troy Reich, Chairman