



**PLANNING & ZONING COMMISSION
McLendon-Chisholm, Texas
REGULAR MEETING MINUTES
October 2, 2008**

Workshop

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 6:34 pm.

P&Z Commission Present:

Troy Reich	Chairman
Jerry Packer	Vice Chairman
Jay Webb	Commissioner
Chuck Samples	Commissioner
Mike Miller	Commissioner
Lee Nichols	Commissioner
Karla Clark	Commissioner

P&Z Commission Absent: Mark Coleman Commissioner

Staff Present:

Dave Butler	City Administrator
Deborah Sorensen	City Secretary
Dan Boutwell	City Planner

2. INVOCATIONS AND PLEDGE OF ALLEGIANCE

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

3. WORKSHOP DISCUSSION

2a. Consider and/or act on recommendation of revised Downtown District Plan – Jay Webb expressed concern that the minutes from the last meeting were not available to make sure their corrections are in the revised Plan. Dan Boutwell stated that City Council made a few changes that are highlighted in the Plan. He reviewed the changes with the Commission. Jay asked what needs to be done at this point. Dan responded that he is also working on other things that will run together with the items being discussed tonight. Amending the Zoning Ordinance requires a Public Hearing and a recommendation to City Council. Jerry Packer asked about being able to build a house. Dan stated that the zoning would be Downtown Business District; a person can build a house under a Special Use Permit.

2b. Consider and/or act on amendment to Comprehensive Plan regarding Parks and Open Space – Dan Boutwell stated the Comprehensive Plan had to be amended. He separated the Park Plan and provided additional text. Troy Reich confirmed that the changes have been made and this is the final revision. Dan further stated that they could approve the Park Plan and include it in the Comprehensive Plan. The City will actually deal with park plans in the platting process, which is in the subdivision regulations. The Subdivision Regulations should be revised to assure that open space and park features are addressed at the time of platting of property. Jay Webb stated Section 8 of the proposed amendment to the Subdivision Regulations should be "No inhabitable structure shall be built within the flood plain". Section 7.05A(1) change to following "subdivision with one (1) acres lots in size and subdivisions.....".

2c. **Consider and/or act on recommendation to adopt new ETJ Boundary map, new Future Land Use Map, and new Zoning Map** – Dan Boutwell explained that all the maps will be adopted with the Comprehensive Plan. The thoroughfare map will also be included in the Comprehensive Plan.

4. ADJOURN WORKSHOP

Karla Clark made a motion to adjourn the workshop. Jerry Packer seconded the motion. **Motion passed 6-0.** The workshop was adjourned at 7:28 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 7:28 p.m.

2. AGENDA ITEMS

a. Consider and/or act of recommendation of revised Downtown District Plan.

Jay Webb made a motion to recommend to City Council to proceed with Public Hearing for the next meeting. Chuck Samples seconded the motion. **Motion passed 5-1.** Jerry Packer voted against.

b. Consider and/or act on amendment to Comprehensive Plan regarding Parks and Open Space.

Jerry Packer made a motion to recommend approval of the amendment to the Comprehensive Plan regarding Parks and Open Space as discussed and with updated maps. Karla Clark seconded the motion. **Motion passed 6-0.**

c. Consider and/or act on recommendation to adopt new ETJ Boundary Map, new Future Land Use Map, and new Zoning Map.

Lee Nichols made a motion to recommend to City Council to adopt the new ETJ Boundary map. Jerry Packer seconded the motion. **Motion passed 6-0.**

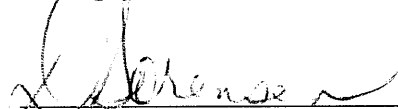
4. PLANNING & ZONING COMMISSION COMMENTS

None

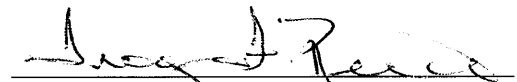
5. ADJOURN

Chuck Samples made a motion to adjourn the meeting. Mike Miller seconded the motion. **Motion passed 6-0.** The meeting was adjourned at 7:33 p.m.

ATTEST:



Deborah Sorensen, City Secretary



Troy Reich, Chairman