



**PLANNING & ZONING COMMISSION
McLENDON-CHISHOLM, TEXAS
REGULAR MEETING MINUTES
October 3, 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 6:31 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

P&Z Commission Absent:	Terrell Miller	Commissioner - Alternate
	Paul Wilson	Commissioner - Alternate

Staff Present:	David Butler	City Administrator
	Deborah Sorensen	City Secretary
	Mike Coker	City Planner

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 an Agricultural zoning to a General Business zoning. The property includes 6.61 acres of land situated along Highway 205 in the William W. Ford Survey, Abstract No. 80 in the City of McLendon-Chisholm, Rockwall County, Texas.

- a. Receive comments from applicant – Jack Pullen thanked the Planning & Zoning Commission for the work that they do. He is proposing to change 6.61 acres of land to General Business. This will not be a shopping strip. It will be six individual buildings at different angles on the lot. It will not be cookie cutter. It will consist of cedar and rock. They have addressed the entrances to Highway 205. They will adhere to all of the state requirements. It will be high scale buildings and will be very selective about what will be in there. So far he has a CPA, a financial institution and a high end salon going in. It will be a drip septic system.
- b. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:36 pm
- c. Receive comments from public –
Bob Hermann 1248 Wales – is concerned about the traffic. In the mornings and the evenings are very bad. He is not against the project.
Stacy Powers 1150 Hwy 205 – She sees a lot of people give of their time to protect the city. They were the first business to come to the city. She served as City Council for many years also served as a Mayor Pro-Tem and Mayor. We have an opportunity to get a retail center that most cities our size would only dream about. Her builder is the builder Jack is going to use and he is on the job every day. Let's make this a city that looks like a city and will bring in tax revenue.
- d. Close Public Hearing - Chairman Troy Reich closed the Public Hearing at 6:41 pm.
- e. Receive final comments from applicant – Jack Pullen stated that he will address the traffic concern. He will adhere to all state regulations. The corner lot will be the last lot to be developed. They are

very excited about the project. He wouldn't be doing this if it wasn't top notch. They do not have a name for the complex yet. It will be something that will probably have McLendon in the name.

- f. Receive comments from staff – Mike Coker stated that the project is in compliance with the Comprehensive Plan and fits in with the Master Plan and he recommends approval.

4. PUBLIC HEARING

A Public Hearing of the Planning & Zoning Commission to receive comments and take appropriate action regarding Amending the Comprehensive Zoning Ordinance Section 3.1 Use of Land and Buildings.

- a. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:49 pm
- b. Receive comments from staff – Mike Coker stated this is regarding beer and wine off premise sales. He recommends that the Land Use chart is amended to allow this use by Special Use Permit only subject to specific conditions.
- c. Receive comments from public - None
- d. Close Public Hearing - Chairman Troy Reich closed the Public Hearing at 6:54 pm.

5. CONSENT AGENDA

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on September 5, 2013

Commissioner Davis 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 zoning change request from Agricultural to General Business for 6.61 acres of land situated along Hwy 205.

Commissioner Davis made a motion to recommend to City Council approval of zoning change request from Agricultural to General Business for 6.61 acres of land situated along Hwy 205. Commission Packer seconded the motion. **Motion passed 5-0.**

- b. Discussion and consideration of recommendation to City Council on Pullen Retail Addition preliminary plat.

Chairman Webb made a motion to recommend to City Council approval of Pullen Retail Addition preliminary plat with shared access easement and no more than two more than two exits. Commissioner Clark seconded the motion. **Motion passed 5-0.**

- c. Discussion and consideration of recommendation to City Council on Amending the Comprehensive Zoning Ordinance section 3.1 Use of Land and Buildings.

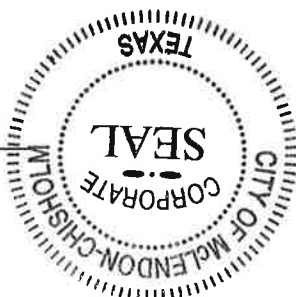
Commissioner Clark made a motion to recommend to City Council approval of Amending the Comprehensive Zoning Ordinance section 3.1 Use of Land and Buildings per information provided by Mike Coker with amendment section 3.2 5. remove residential use of any property and add 5a. The measurement of the distance between the place of business where alcoholic beverages are sold and a single family use will be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. Vice Chairman Webb seconded the motion. **Motion passed 3-2**, with Commissioner Packer and Commissioner Davis voting against.

7. ADJOURN

Commissioner Packer made a motion to adjourn the meeting. Commissioner Clark seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 7:58 p.m.

ATTEST:


Deborah Sorensen, City Secretary




Troy Reich, Chairman