



**PLANNING & ZONING COMMISSION
McLendon-Chisholm, Texas
REGULAR MEETING MINUTES
October 7, 2010 – 6:30 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 6:33 p.m.

P&Z Commission Present: Troy Reich Chairman
Chuck Samples Commissioner
Chris Nixon Commissioner - Alternate
Jerry Packer Commissioner 6:45 pm

P&Z Commission Absent: Jay Webb Vice Chairman
Karla Clark Commissioner
Rhonda Davis Commissioner - Alternate
Brian McKinney Commissioner - Alternate

Staff Present: David Butler City Administrator
Deborah Sorensen City Secretary

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Troy Reich led the Pledge of Allegiance.

3. AGENDA ITEMS

- a. Discussion and consideration of recommendation to City Council regarding minimum dwelling size of SF1, SF2.5, SF5, and Agricultural Districts

Troy Reich stated that he came to his attention that the minimum dwelling size is 2300. He would like to see something considerable higher than 2300 square feet. Chuck Samples feels that we will always get Planned Developments. He is not against elevating the square footage but is concerned with the trends of the square footage of the homes are going down. There was discussion about what a Planned Development is and what you can and can not do. Jerry Packer stated that he appreciates what Troy is wanting, however, we are more concerned about the quality of the home versus the square footage. Chuck would like input from other sources before deciding if this is something we want to pursue and have more members here.

- b. Discussion and consideration of recommendation to City Council on a final plat of Victron Energy Addition

Mario Gonzalez stated that there is a fire test scheduled for next week. They are only planning to have one fire hydrant, if it is required, then they will have another one. They will file a copy of the executed private 50' access and utility easement agreement, including volume and page to be noted on the final plat prior to the filing of record. Chuck Samples asked if there are any plans for a left turn lane. Mario replied that they are working with TxDot and they have to place the driveway in a certain place that is not close to the intersection.

Chris Nixon made a motion to recommend to City Council approval of a final plat of Victron Energy Addition contingent upon compliance of the City Engineer's comments on September 27, 2010. Jerry Packer seconded the motion. **Motion passed 4-0.**

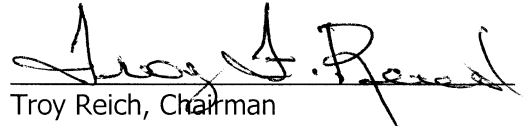
4. ADJOURN

Chuck Samples made a motion to adjourn the meeting. Chris Nixon seconded the motion. **Motion passed 4-0.** The meeting was adjourned at 7:12 pm.

ATTEST:



Deborah Sorensen, City Secretary



Troy Reich, Chairman