



**PLANNING & ZONING COMMISSION  
McLENDON-CHISHOLM, TEXAS  
REGULAR MEETING MINUTES  
December 2, 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
Jay Webb	Vice Chairman
Karla Clark	Commissioner
Chris Nixon	Commissioner
Rhonda Davis	Commissioner - Alternate
Brian McKinney	Commissioner - Alternate

P&Z Commission Absent: Jerry Packer Commissioner

Staff Present:

David Butler	City Administrator
Deborah Sorensen	City Secretary

**2. PLEDGE OF ALLEGIANCE**

Chairman Troy Reich led the Pledge of Allegiance.

**3. CONSENT AGENDA**

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on November 4, 2010

Karla Clark made a motion to approved the consent agenda. Rhonda Davis seconded the motion.  
**Motion passed 5-0.**

**4. AGENDA ITEMS**

- a. Discussion and consideration of recommendation to City Council on approval of final plat of Kingsbridge Phase 2A Addition.

Russell Philips, with Sterling One, stated they have reworked the rest of land for the tennis country club and the office park. Now that the tennis club is starting, they are ready to start the office park. They are only platting 2 lots now, but there will be a total of 12 lots. They will put the rest of the street in when they plat the rest of the lots. Karla Clark asked if there will be a turn lane. Russell said that per TxDOT, they have to put a turn lane on the south lane. There will eventually be a decel turn lane on the north side, when the remaining lots are finished out. Chris Nixon asked when the infrastructure would begin. Russell stated that the builder wants to close this month and then they would begin the infrastructure. Troy Reich wants written into the deed restrictions that the owner is responsible for landscaping and maintenance.

Rhonda Davis make a motion to recommend approval to Council with condition of landscaping and maintenance of landscaping be put into the deed restrictions. Karla Clark seconded the motion. **Motion passed 5-0.**

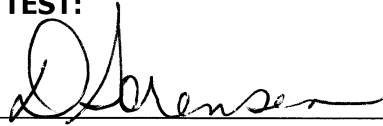
- b. Discussion and consideration of recommendation to City Council regarding building standards of SF1, SF2.5, SF5, and Agricultural Districts

No action taken. The commercial building standards will be discussed at the next meeting.

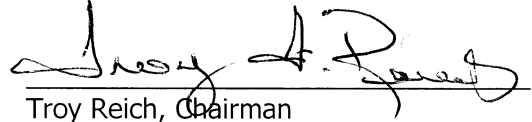
#### 4. ADJOURN

Chuck Samples made a motion to adjourn the meeting. Chris Nixon seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 7:12 pm.

#### ATTEST:



Deborah Sorensen, City Secretary



Troy Reich, Chairman