



**PLANNING & ZONING COMMISSION
McLendon-Chisholm, Texas
SPECIAL MEETING MINUTES
April 17, 2014**

Special Meeting

1. CALL TO ORDER

Chairman Webb called the special meeting of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:32 p.m.

P&Z Commission Present:	Jay Webb	Chairman
	Troy Reich	Vice Chairman
	Rhonda Davis	Commissioner
	Terrell Miller	Commissioner - Alternate
	Paul Wilson	Commissioner - Alternate
P&Z Commission Absent:	Karla Clark	Commissioner
	Jerry Packer	Commissioner
	Brian McKinney	Commissioner – Alternate
Staff Present:	David Butler	City Administrator
	Deborah Sorensen	City Secretary
	Mike Coker	City Planner
	Dub Douphrate	City Engineer

2. PLEDGE OF ALLEGIANCE

Chairman Webb 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 Planned Development to an Amended Planned Development. The property tract includes 409 acres located along FM 550, land known as Triple Creek.

- a. Receive comments from applicant – Ty Davenport gave history of Triple Creek. He gave two acres of land for a new City Hall, then the city bought an additional 15 acres. He had a builder approach him to buy the ranch and the land along FM 550. They didn't want to help build a new City Hall so he found someone who would. He is willing to contribute \$400,000 for a new City Hall. Some people are looking for a smaller yard. We have areas that are ten acres and some are small like in Sonoma Verde. He wants to have parks in the subdivision, along with walking paths. He is trying to get something for everyone. His desire is to have open spaces open to the public.
- b. Open Public Hearing – Chairman Webb opened the Public Hearing at 6:48 p.m.
- c. Receive comments from public

Stu Mayberry 21 Fireside Drive – Against project. The density is increasing and will increase traffic. The proposed soccer fields will increase the footprint. This is not North Dallas or Mesquite. We moved out here to get away from the density. The fields and walking trails will be a magnet for people outside of the city, which is not what we want. Please keep McLendon-Chisholm, McLendon-Chisholm.

Toby Rogers 601 W. FM 550 – He is a pro development guy. He opposes this development. He moved out because of the Land Use Map in City Hall. He has invested thousands of dollars in this community. His sons are fifth generation in Rockwall. There is not enough water. His fear is

roadway, putting that many kids in the schools, and too many people on FM 550. The density is too much. The density on the south side of town is what you need to stick too.

Mitchell Brown 5021 Connie Lane – He built a house six months ago due to the density of the city. Please do not approve this.

Leigh Wilcoxson 1750 Connie Lane – They moved here from Heath due to the rural community. The school district wouldn't be able to handle this many kids.

Brent Jones 240 Harvest Ridge Drive – This is not the next Frisco. He will oppose every development that changes the Future Land Use Map.

Alan Ray 3 Granite Ridge – He moved out here for the stars and coyotes. He grew up in Dallas and watch the neighborhood go downhill. He later moved to Mesquite and watched the same thing. All the houses with low income bring in rent houses and section 8 houses. That is not what he wants. He moved out here for the same reason as everyone else. Stick with the rules, one house to an acre and a half.

Michelle Coppolino 662 Chisholm Ridge Drive – Lives in Chisholm Ranch, bought two lots. She opposes the development. She has lived in Arlington, Plano, etc., she works in Irving and drives to work every day.

James Chennault 8 Winterhawk – Is this what you would want for your kids?

Sherry Clark 1851 FM 550 – She moved out here like everyone else for the country. She is on the end of High Point Water. There is not enough water, she is having to move out of her house to have her foundation repaired. If you can't water, you won't have a yard. The traffic will be horrendous.

John Sneed 20 Fireside – He looked at 150 homes in the Dallas/Ft. Worth area. He would like to know how much is actually at the 2 to 1 ratio and what is at a 1½ acre ratio.

Jim Bloom 9 Fireside – He respects the developer trying to be generous. He is against the development. Please do not let greed play a factor in this.

Mary Ann Hall 200 Harvest Ridge Drive – Moved in back in October. They moved here because of the larger lots. There are a lot of choices for small lots, just not right here. We can have what we need without increasing the density. She wants to know who maintains the greenbelts. How long will it stays green in the summer time? There is a lot more traffic and trash that has to be taken care of. McLendon-Chisholm chose a long time ago how it wanted to be. Would hate to see it change.

Brent Schrade 6 Chapel Hill - Lived all his life in Rowlett. He grew up in open spaces. He and his wife wanted to stay in Rowlett, but there weren't any open spaces. They came here because of the open spaces. Don't have to worry about kids being ran over in the streets. The lower income people come in when you have a lot of small lots. He spent more money on his house than what he wanted, but he did it for his family.

Brent Jones 240 Harvest Ridge – Who will maintain the roads?

Michael Davis 106 Chaney Place – He echoed what everyone else said. People will move out here and pay the prices for the houses. Do not affect the culture of McLendon-Chisholm. There will be more of a burden on the water supply.

Gary Nickel 612 Kentwood – What he needs to know is what it would take to achieve the desire for a City Hall and any other improvements without building smaller lots.

- d. Close Public Hearing – Chairman Webb closed the Public Hearing at 7:16 p.m.
- e. Receive final comments from applicant – Ty Davenport stated that this has already been passed and you can't stop it. He loves this area, but this has already passed and can't be revoked. You are going to have problems no matter what. We need a police department, a new City Hall, a fire department. The taxes are coming.

Andy Kidd, Developer, stated on August 2, 2006 City Council unanimously passed Triple Creek. It is 4.2 lots per acre. The concept plan was approved. It is not a development plan. They can move around the 1 acre lots around, along with the 60 foot lots. They are proposing a development plan that cannot be changed. The HOA will pay for the parks. The developer will maintain the roads. It is a Municipal Management District. He wants to do the right thing for the community. He lives on a 1½ acre lot but right across the street is 70 foot lots. It doesn't affect the value of his property.

- f. Receive comments from staff – Mike Coker, City Planner, in 2006 the City Council approved the planned development for Triple Creek. Its 1,579 acres with 1,867 houses between the two properties. The development must be consistent with the concept plan. Moving two lots per acre from the big piece to the smaller piece must be approved by the City Council. The application is actually two request. They are requesting to take out the 409 acres of Triple Creek PD and make a new Planned Development and name it Villages at Brushy Creek. The City has acquired 15 acres of land for a new City Hall and Municipal Complex. He recommends to amend the big PD and split it into two PDs. There is no new density. The Triple Creek Ranch Development Standards should be revised to reduce the number of 60'x125' lots from 485 lots to 127 lots a reduction of 358 lots; and the number of 70'x125' lots be reduced from 934 lots to 474 lots, a reduction of 460 lots. He would request they submit a new concept plan for the revised Triple Creek PD. He would also recommend that the 15 acres of the City Hall be taken out of the PD and zoned CP.

David Paschall, City Attorney, he concurs with Mr. Coker on the switching of the lots. A part of the Triple Creek zoning is that the golf course be constructed first. If the Villages at Brushy Creek is approved then the golf course will remain on the ranch.

4. CONSENT AGENDA

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on March 6, 2014.

Commissioner Wilson made a motion to approve the minutes of the Regular Meeting of the Planning & Zoning Commission held on March 6, 2014. Commissioner Davis seconded the motion. **Motion passed 5-0.**

5. AGENDA ITEMS

- a. Discussion and consideration of recommendation to City Council on Amending Triple Creek Planned Development.

Commissioner Wilson made a motion to recommend to City Council to approve changing the zoning for the City Hall property from a Planned Development to a Commercial Planned Center District. Commissioner Miller seconded the motion. **Motion passed 5-0.**

- b. Discussion and consideration of recommendation to City Council on Villages at Brushy Creek Planned Development

Commissioner Wilson made a motion to Table the remainder of item 5a and 5b until the next meeting. Vice Chairman Reich seconded the motion. **Motion passed 5-0.**

6. ADJOURN

Commissioner Miller made a motion to adjourn the meeting. Commissioner Davis seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 8:13 p.m.

ATTEST:



Deborah Sorensen, City Secretary



Jay Webb, Chairman