



**PLANNING & ZONING COMMISSION  
McLENDON-CHISHOLM, TEXAS  
REGULAR MEETING MINUTES  
November 7, 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 6:34 p.m.

P&Z Commission Present:	Troy Reich	Chairman
	Jay Webb	Vice Chairman
	Karla Clark	Commissioner
	Rhonda Davis	Commissioner
	Terrell Miller	Commissioner - Alternate

P&Z Commission Absent:	Jerry Packer	Commissioner
	Brian McKinney	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 Agricultural to Planned Development. The property tract includes a 195.457 acres tract of land known as Amberwood located on FM 1139.

- a. Receive comments from applicant – Russell Phillips, presented new concept from what was presented before. The new concept is for 82 lots on 1½ acre home site. There are a couple of areas that they will be reclaiming. This plan has several cul de sacs and curved some of the roads. The entrance is a divided 4 lane road. They left the easement to be tied into Pullen Road. The only thing they eliminated from the concept plan with regarding to trails is the park. The flood study has already been done and was submitted last time.
- b. Open Public Hearing - Chairman Troy Reich opened the Public Hearing at 6:44 pm
- c. Receive comments from public –  
Bob Hermann 1248 Wales Drive – Getting a lot of water and he believes that there will be more water when the lots are developed. He is concerned with all the water and drainage. There is a crown about 30 feet back behind his house. He doesn't have a problem with the development, he is concerned about all the water and drainage and where it is going to go.

Brent Jones 240 Harvest Ridge – Asked about the traffic study. Asked if the feeder road will become a county road.

Gary Nickel 612 Kentwood – Are the specs for the road at the same level as the county level?  
Commend Russell for doing the amenities.

Trey Harris 3878 Pinebluff – He likes Russell and if anyone is going to put in a subdivision he would prefer it be him. He is concerned about the water and drainage. He has been on this land for 30 years and he knows how the water flows on the land. He is concerned about flooding. He thinks the plan being 1.5 acres is better than the last however, he should go by the current development. He asked about zoning being Planned Development rather than SF 1.5 acres. When you add streets and bar ditches, it increases water flow. He is concerned about the water running down onto his land because there is not a retention pond.

- d. Close Public Hearing - Chairman Troy Reich closed the Public Hearing at 7:00 pm.
- e. Receive final comments from applicant – Russell Phillips stated all of the water is not being reconfigured. It is required that a development plan will be submitted and reviewed by the City Engineer. On a neighborhood with bar ditch, it slows down the water and serves as a retention pond in a way. If it is required at a later date, they will do so. The developer is responsible for the drainage of the water. None of the water will come back into Kingsbridge, it cannot flow onto any other property. The roads will be private and maintained by the Homeowner’s Association. Everywhere that is undeveloped it is in Ag zoning. He is asking for a Planned Developed zoning change with very low density. He did not put the park in to keep the density low. The border on the property along Trey Harris’ property will have the same setback restrictions as the lots along Kingsbridge and Kentwood. There will be trees along the border. He submitted a letter from RCH stating that they will supply the water.
- f. Receive comments from staff – Mike Coker, City Planner, stated it is inconsistent with the comprehensive plan and the thoroughfare plan. This area has been designed for rural residential which is greater than the 1½ acre request. The thoroughfare plan for Pullen Road is to not go through a subdivision. There also needs to be a trail along FM 1139. He recommends denial.

#### 4. CONSENT AGENDA

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on October 3, 2013

Commissioner Clark made a motion to approve Consent Agenda. Commissioner Davis seconded the motion. **Motion passed 5-0.**

#### 5. AGENDA ITEMS

- a. Discussion and consideration of recommendation to City Council on zoning change request from Agricultural to Planned Development for 195.457 acres of land known as Amberwood, situated along FM 1139.

Commissioner Davis made a motion to recommend to City Council approval of zoning change request from Agricultural to Planned Development for 195.457 acres of land known as Amberwood, situated along FM 1139. Vice Chairman Webb seconded the motion. **Motion passed 4-0**, Chairman Reich abstained.

- b. Discussion and consideration of recommendation to City Council on Kingsbridge Park 1-B final plat.  
This item was pulled from agenda.
- c. Discussion of Amending the Comprehensive Zoning Ordinance Zoning Districts

Mike Coker didn't have any recommendations to change the Zoning Districts.

Commissioner Davis left the meeting at 7:39 p.m.

#### 6. ADJOURN

Commissioner Clark made a motion to adjourn the meeting. Vice Chairman Webb seconded the motion. **Motion passed 4-0.** The meeting was adjourned at 7:42 p.m.

**ATTEST:**

  
Deborah Sorensen, City Secretary



  
Troy Reich, Chairman