



**PLANNING and ZONING COMMISSION
McLENDON-CHISHOLM, TEXAS
MINUTES
FEBRUARY 4, 2016**

Chairman Jay Webb called the meeting of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:30 p.m. Reich delivered the invocation. All present recited the Pledges of Allegiance.

ATTENDING:	Jay Webb	Chairman
	Troy Reich	Vice Chairman
	Karla Clark	Commissioner
	Brian McKinney	Commissioner – Alternate
	Terrell Miller	Commissioner – Alternate
ABSENT:	Paul Wilson	Commissioner – Alternate
	Jerry Packer	Commissioner
	Rhonda Davis	Commissioner
Staff Present:	David Butler	City Administrator
	Stephanie Galanides	City Secretary

Regular Meeting

CONSENT AGENDA

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on January 7, 2016.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: McKINNEY
SECONDED: CLARK
APPROVED: UNANIMOUS

Discussion, consideration and potential action regarding Review and Update of Article 3.05, Signs in Chapter 3: Building Regulations of the Code of Ordinances.

Planner Michael Coker presented and answered questions regarding a draft update to the City's sign regulations. Coker recommended that sign regulations become part of the zoning regulations. There was discussion regarding existing signage, regulations specific to the S Hwy 205 corridor, variance procedures and whether sign regulations should be in zoning regulations, with general building regulations or both. Coker will revise the draft amendment for future discussion and consideration. No action was taken by the Commission.

Discussion and consideration of recommendation to City Council regarding Site Plan of Yanez Addition.

Victor Castro, BTR Developers, presented and answered questions regarding the site plan for the Yanez Addition. The Commission discussed at length and provided suggestions to Castro for revisions including masonry and rooflines to improve the appearance and make it more consistent with the City's vision for non-residential development in the City.

MOTION: DEFER ACTION REGARDING THE SITE PLAN OF THE YANEZ ADDITION TO MARCH 3, 2016 TO PROVIDE THE APPLICANT'S TIME TO REVISE THE PLANS PURSUANT TO THE DISCUSSION.

MOTION MADE: REICH
SECONDED: MILLER
APPROVED: UNANIMOUS

Discussion, consideration and potential action regarding Comprehensive Plan.

Coker presented and answered questions regarding the draft update to the City's Comprehensive Plan. The Commission discussed the draft with specific attention to goals, objectives, policies, density specifications and the Thoroughfare Plan. No action was taken by the Commission. A public hearing will be scheduled for the March 3 meeting.

MOTION: ADJOURN THE MEETING (7:58 P.M.)

MOTION MADE: CLARK
SECONDED: MILLER
APPROVED: UNANIMOUS

ATTEST:


Stephanie Galanides, City Secretary


Jay Webb, Chairman