



**PLANNING and ZONING COMMISSION
McLENDON-CHISHOLM, TEXAS
MINUTES
September 1, 2016**

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

Chairman Jay Webb called the meeting to order and delivered the invocation at 6:30 p.m. All present recited the Pledges of Allegiance.

Discussion and action regarding the Preliminary Plat of Egan Acres consisting of two residential lots on 4.3 Acres currently described as Tract 4-7 in the H. K. Newell Survey Abstract 0167 and situated at 2811 Rochelle Road – submitted by Frances Egan.

(Clark arrived at 6:33 p.m.) Frances Egan presented the proposed plat that subdivides her property to form 2 residential lots, 2.15 and 2.07 acres in size. City Planner Mike Coker stated that the proposed plat complies with city requirements and State law and recommended approval with the condition that the 30' building line adjacent to Rochelle Road be removed.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF EGAN ACRES CONSISTING OF TWO RESIDENTIAL LOTS ON 4.3 ACRES CURRENTLY DESCRIBED AS TRACT 4-7 IN THE H. K. NEWELL SURVEY ABSTRACT 0167 PROVIDED THAT THE 30' BUILDING LINE ON THE PLAT DOCUMENT IS REMOVED.

MOTION MADE: PACKER
SECONDED: REICH
APPROVED: UNANIMOUS

Discussion regarding revisions to Chapter 14, Zoning of the Code of Ordinances pertaining to minimum lot size in residential zoning districts.

Coker recommended that Chapter 14, "Zoning" of the Code of Ordinances be amended to be consistent with 2015 Comprehensive Plan (approved 3/22/2016) provisions that specify that the minimum buildable lot size for a residential use shall be 1.5 acres exclusive of easements, open space, recreation areas, flood plain or environmentally sensitive areas. Coker stated that should the Commission be inclined to recommend approval of such an amendment, notice would be published and public hearings scheduled. There was discussion regarding the proposed amendment. Concern was expressed that the provisions might be overly constrictive.

MOTION: DIRECT STAFF TO PROVIDE NOTICE AND SCHEDULE PUBLIC HEARINGS REGARDING PROPOSED REVISIONS WITH TO CHAPTER 14, ZONING OF THE CODE OF ORDINANCES PERTAINING TO MINIMUM LOT SIZE IN RESIDENTIAL ZONING DISTRICTS THAT ARE CONSISTENT COMPREHENSIVE PLAN PROVISIONS REGARDING MINIMUM LOT SIZE.

MOTION MADE: REICH
SECONDED: CLARK
APPROVED: UNANIMOUS

Discussion and action regarding the Minutes of June 2, 2016.

MOTION: APPROVE THE MINUTES OF JUNE 2, 2016.

MOTION MADE: PACKER
SECONDED: DAVIS
APPROVED: UNANIMOUS


MOTION: ADJOURN THE MEETING (7:00 P.M.).

MOTION MADE: DAVIS
SECONDED: PACKER
APPROVED: UNANIMOUS

ATTEST:


Stephanie Galanides, City Secretary

APPROVED:


Jay Webb, Chairman