



AGENDA
ECONOMIC DEVELOPMENT COMMITTEE
THURSDAY, MARCH 4, 2021
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 AM

Page

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

3. CITIZEN COMMENTS

4. APPROVAL OF MINUTES

3 - 4

4.1. February 10, 2021 Economic Development Meeting
[02.10.21 - ED Meeting](#)

5. ITEMS FOR DISCUSSION

5 - 23

- 5.1. Review, consolidate changes, and approve a consolidated draft of the EDC members suggested changes to the "Economic Development Plan" document provided the City Administrator
[Economic Development Plan Draft](#)
- 5.2. Assign the individuals, based on their nominations/desires, to the two EDC sub-committees
- Each subcommittee will consist of three regular members and one alternate
 - Sub-committee One shall consider commercial land use zoning, regulations, and commercial development standards.
 - Lesley Schwalge, Norine Childers, and Christian Giadolor have stated a desire to be on Sub-committee one
 - Sub-committee Two shall consider identifying and soliciting appropriate commercial businesses.

- 5.3. Discuss the concept of Flexible / mixed use business areas
- 5.4. Discussion and consider selection of persons to serve on the Comprehensive Plan Advisory Commission
- 5.5. Set a date for the April 2021 EDC meeting

6. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., March 1, 2021 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**ECONOMIC DEVELOPMENT COMMITTEE MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes, February 10, 2021**

The Economic Development Committee of the City of McLendon-Chisholm convened in Regular Session on Wednesday, February 10, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

COMMITTEE MEMBERS ATTENDING: Jim Herren, Chairman
Tommy Baugh
Mark Kipphut
Christian Giadolor (Alternate)

COMMITTEE MEMBERS ABSENT: Melody Osorio
Paul Day
Lesley Schwalge
Norine Childers

Staff Present: Lisa Palomba City Administrator
Shelly Green City Secretary
Mike Coker City Planner

1. CALL TO ORDER

Chairman Herren called the meeting to order at 6:47 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Chairman Herren presented the invocation and led the pledges to the flags.

3. CITIZENS COMMENTS

None

4. APPROVAL OF MINUTES

4.1. Approval of December 10, 2020 Planning & Zoning / Economic Development Meeting

MOTION: APPROVE THE MINUTES OF December 10, 2021 PLANNING & ZONING / ECONOMIC DEVELOPMENT MEETING

**MADE BY: Committee Member Kipphut
SECONDED BY: Committee Member Giadolor
APPROVAL: Unanimously**

5. ITEMS FOR CONSIDERATION

- 5.1. Committee members will receive direction from the Committee Chairman, divide into sub-committees and begin efforts to create a draft of an Economic Development Plan for eventual submission to the Planning & Zoning Commission and City Council. The subgroups may discuss their findings with the Committee as a whole.

Members of the Economic Development Committee who were present for the meeting, were tasked with completing the Economic Development Plan Draft which was provided to them. They were asked to review and complete and then forward their responses to the City Administrator by Friday, February 19th.

All drafts will be consolidated into one document and the committee will begin reviewing and prepare the document to submit to the Planning & Zoning and then to the City Council/Consultant.

6. ADJOURN

MOTION: ADJOURN MEETING

MADE BY: Committee Member Baugh
SECONDED BY: Committee Member Kipphut
APPROVAL: Unanimous

The meeting adjourned at 7:45 p.m.

APPROVED:

Jim Herren, Chairman

ATTEST:

Rochelle Green, City Secretary



CITY OF McLENDON-CHISHOLM
ECONOMIC DEVELOPMENT PLAN

March 30, 2020



(Only an example, not representative of anything proposed)

PLAN PURPOSE

The Economic Development Committee was established in 2020 for the purpose of advising the City Council on various methods to broaden and diversify the tax base through new business attraction, land acquisition and development, progressive infrastructure, corporate business expansion, and job creation. The economic Development Committee will also advocate for business location or expansion projects and to encourage growth in the community.

GOALS

- Expand the diversify the City's commercial and sales tax base

- Attract services, retail and associated businesses that provide for the basic day-to-day needs of the citizens of the City
- Promote, support and preserve the traditional values and rural character of the community
- Enable a walkable business district that connects with local neighborhoods.
- Promote sustainable, health conscious and green business
- Prioritization business that promote effective hybrid models of traditional brick and mortar with e-commerce **[Mark Kipphut]**

1. Preserve McLendon-Chisholm's rural lifestyle by creating one or more centralized business districts within the new Comprehensive Plan in 2021.
2. Maintain McLendon-Chisholm's 'Open Spaces' appearance by placing in the new Comprehensive Plan in 2021.
3. Leverage external funding sources to purchase and improve McLendon-Chisholm's non-buildable greenspace/floodplain property to create walkable trails and greenspaces adjacent to centralized business district by 2025.
4. Attract business centralized business districts adjacent to non-buildable greenspace/flood-plain property developers to designs and non-buildable greenspace/floodplain property by 2023 for recommendations that leverage TxDOT's explosion of Hwy 205 in 2025.
5. Attract five to ten new businesses for the centralized business district to increase McLendon-Chisholm's tax revenue by 2025. **[Jim Herren]**

Preserving space for our rural lifestyle with neighborhoods.

Find a way for younger families to be able to live and support our area.

Revise commercial land use

Create open space areas that provide recreational space and community gathering areas. **[Tommy Baugh]**

The purpose of this document is to help dictate the direction on which McLendon-Chisholm grows and expands, especially as it pertains to economic issues. Our economic landscape is a reflection of who we are as a community and that

relationship is fostered through purposeful intention-setting and decisions by our policymakers. Thus, the economic development plan serves to be a “rosetta stone” by translating months of deliberation on the future of McLendon-Chisholm into clear guidance on how the city can grow. This document represents a framework in which a sustainable and legible business environment can be cultivated with our city limits. **[Christian Giadolor]**

OBJECTIVES

- Provide a centralized business corridor utilizing TX SH 205
 - Ensure an efficient flow of vehicular traffic
 - Encourage Mix-Use and Flexible-Use models
 - Encourage rear, off-site parking or central garage parking
 - Require shared traffic access and easements across multiple commercial plates
 - Leverage the natural topography and land features to create open green spaces between residential areas and businesses
 - Underground utilities **[Mark Kipphut]**
1. The Economic Development Committee and Planning and Zoning Board submit input to the McLendon-Chisholm City Council to amend the current Comprehensive Plan zoning for businesses along Hwy 205 to one or more centralized business districts.
 2. The Economic Development Committee and Planning and Zoning Board submit input to the McLendon-Chisholm City Council identifying specific locations within McLendon-Chisholm to place the centralized business districts.
 3. The Economic Development Committee will identify specific funding grants, external funding source, and potential funding options to the McLendon-Chisholm City Council for the purchase and improve non-buildable greenspace/floodplain property within the City of McLendon-Chisholm.

4. The Economic Development Committee identify potential business developers to the McLendon-Chisholm City Council with designs and plans for centralized business districts and adjacent greenspaces that are in keeping with McLendon-Chisholm's 'Rural and Open Spaces' appearance desires.
5. The Economic Development Committee identify potential businesses to the McLendon-Chisholm City Council that are in keeping with the 'Open Spaces' desires and 'Rural' theme of the City of McLendon Chisholm. **[Jim Herren]**

Provide a controlled growth plan that provides tax dollars to improve quality of life in McLendon-Chisholm.

Maintain rural lifestyle while making MC a place where residents and outside visitors can shop, play and enjoy open space. **[Tommy Baugh]**

I am unsure of what could be included here. For example, in the X, the authors mention that Xmarket feasibility studies have been conducted. Including this under objectives would help to ensure that level of engagement is not only done by our committee, but in subsequent ones. In another vein, I am assuming this document will eventually call for a vendor to fully design a town center/business node so that too should be included here. **[Christian Giadolor]**

HISTORY OF MCLENDON-CHISHOLM

Adopt the language from the existing comprehensive plan. **[Mark Kipphut]**

I recommend just using this history from the City's website:

McLendon-Chisholm was formed by the union of two separate communities, each of which was named after a prominent there was rich blackland soil that produced an abundance of cotton. In the beginning, there was a church and school.

The land, which was the townsite of Chisholm, was given to a veteran of the Mexican War, King Latham in 1849. Enoch Parson Chisholm purchased 200 acres from Lathan in 1856 and a few years later, 600 acres for \$2.00 per acre. In 1886, the town of Chisholm was platted. Chisholm derived its name from Enoch Parson Chisholm and from his brother, B. Frank Chisholm, a colonel in the City War. Mr.

Chisholm organized the Chisholm Methodist Church in his home in 1871. The community had two small school buildings, which were combined and formed Berry Creek Academy in 1886. A Chisholm post office was opened in 1891 and closed in 1905. **[Jim Herren]**

Any conversations about history in McLendon-Chisholm needs to be intersectional, including discussing the experiences of Native Americans, the lives of formerly enslaved people, and people who have immigrated from Latin America. Creating an account of the city that could be used in other contexts would be very helpful to have and should be expansive since the way we think about our history substantially informs the core values of the community. **[Christian Giadolor]**

CORE VALUES OF THE COMMUNITY

- Conservative family values
- Hard working, honesty and integrity
- Personal responsibilities and freedoms
- Preservation of a rural lifestyle associated with farming and ranching
- Open, unrestricted vistas
- A place you can raise a family
- Popular sovereignty and limited government
- Equal rights of all citizens and equality under the law **[Mark Kipphut]**

These are the core values and special qualities I've heard citizens espouse:

- Wide open spaces
- Rural or country lifestyle
- Slower paced lifestyle
- A place you can relax
- A place you can raise a family **[Jim Herren]**

Family friendly

Local shopping **[Tommy Baugh]**

A rural, yet comforting essence is webbed into the fabric of McLendon-Chisholm. Residents desire that this quality of the city does not change, including but not limited to our build environment, air quality, and light pollution.

We have a formative relationship with the land; many of our residents are involved in agriculture as farmers and ranchers. In addition, we have long been tight-knit and small-town, with activities such as chili cookouts serving as generational traditions within the city.

McLendon-Chisholm hold intimate bonds with its sister and brother towns in Heath and Rockwall in the county. We share both the privilege and duty to complement the areas around us with a differentiated experience that highlights the best we have to offer as a community. **[Christian Giadolor]**

COMMUNITY VISION

Humbly invoking the blessings of Almighty God, the people of McLendon-Chisholm come together to create and preserve a family orientated community where each citizen can realize the American dream of prosperity and success throughout all stages of life. We embrace the bold frontier spirit of Texans and remain dedicated to preserve our rural heritage providing a variety of residential and business options focused on low density developments that evoke the themes found in traditional Texas small towns. When build out McLendon-Chisholm will optimize its natural areas by linking neighborhoods with walking and riding trails to open spaces and businesses that meet the daily needs for its citizens. **[Mark Kipphut]**

Vision Statement: To crease and maintain a vibrant rural community appearance and warm county feel, with open spaces that blend into our natural Texas habitat.

Description: When built out McLendon-Chisholm should maintain the appearance of quaint east Texas town with large open spaces, small specialty business, low density residential developments that blend into and complement the natural habitat in the area. Business district should be co-located adjacent to non-

buildable greenspace/flood plain property to the greatest extent possible to maintain the 'open space' appearance and rural feel of the city. **[Jim Herren]**

Shift some tax base to commercial. **[Tommy Baugh]**

McLendon-Chisholm is a neighborly and inclusive community, where people can forge bonds and build community while doing so in the wealth of open space. We are a reflection of our heritage and appreciation of nature, and this is highlighted in our businesses, which speak to our core values. **[Christian Giadolor]**

ASSESSMENT OF CURRENT AND PROPOSED COMMERCIAL ACTIVITY

After thorough review and consideration, the Economic Development Committee has determined the current commercial zoning is inadequate to support the City's vision for growth while sustaining its historic rural character, look, feel and charm. We proposed the following as related to commercial current and proposed land use as described on the current zoning map and Comprehensive Plan. **[Mark Kipphut]**

After thorough review and consideration, the Economic Development Committee has determined the following as related to commercial current and proposed land use as described on the current zoning map and Comprehensive Plan **[Jim Herren]**

Commercial land use needs to be expanded beyond 205. A space that rolls together shopping, community space while making use of open space initiatives that follows what the county as a whole has started. **[Tommy Baugh]**

After thorough review and consideration, the Economic Development Committee has determined the following as related to **commercial** current and proposed land use as described on the current zoning map and Comprehensive Plan. **[Christian Giadolor]**

Current Commercial Land Use

Restrict commercial development to the SH 205 central corridor and reduce the current zoning to focus on the commercial development of the SH 205 and FM 550 intersection and areas south along SH 205 to the historic commercial district in the vicinity of Wallace/Klutts Road.

Modify to reduce allocation and deepen the lots as needed to support off-street and rear parking.

Consider creation of a commemorative town center on city hall property.

Green space buffering commercial areas from residential areas. **[Mark Kipphut]**

I recommend the following changes to the current commercial land use listed in the current 2015 Comprehensive Plan:

- On the current Land Use Maps (Page 4-2 and 4-3), immediately rezone ALL currently unused commercial zoned areas along Hwy 205 from commercial zoning back to agriculture zoning. This is to preclude unsustainable businesses being built in a strip fashion along Hwy 205. **[Jim Herren]**

Current commercial space along 205 should cater to those passing through to gather those tax dollars. **[Tommy Baugh]**

There are people who are working towards building a community college district in McLendon-Chisholm and under current zoning, that would likely have to be adjacent or in the town center if it were to be allowed unless we expand permitted use.

I also think expanding the zoning purposes for colleges and universities would a move in the right direction as the nature of education is radically changing due to COVID. A more favorable shift might allow for an institution like TAMUC to partner on a planetarium for example.

*Amusement centers are only allowed under special use and outdoor ones are rarely approved, which might indicate challenges depending on the ambitions of the economic development plan.

*Amphitheaters are not listed under current zoning

*Parking Lots zoning is appropriate, alongside park and ride lots

*Art Gallery zoning is appropriate

*Farmers Market zoning currently only allowed under special uses or under an office district, which might undermine the ambitions of the economic development committee

*Liquor sales, on-premise consumption is not allowed in McLendon-Chisholm currently. If there are ideas in terms of allowing bars or pubs in the community, current zoning may pose problems

*Restaurants with alcohol sales are only allowed special uses, which might undermine the ambitions of the economic development committee

*Utility zoning is not particularly clear. For example, is a homeowner allowed to place a solar panel on their home? Now, would an “arena” that is 22,000 sqft be allowed to place solar panels on its roof? **[Christian Giadolor]**

Proposed Land Use

Commercial allocation:

1. SH 205 Davis – Pullen Frontage
2. SH 205/FM 550 Intersection
3. SH 205 Frontage Wallace/Klutts Road **[Mark Kipphut]**

The following changes are recommended to the proposed commercial land use listed in the current 2015 Comprehensive Plan.

- On the current Land Use Maps [Page 4-2 and 4-3], immediately rezone ALL unused commercial zoned areas along Hwy 205 from commercial zoning back to agriculture zoning. This is to preclude unsustainable businesses being built in a strip fashion along Hwy 205.
- On the Future Land Use Maps [pages 5-3], immediately identify one or more centralized business district locations that are adjacent to non-buildable greenspace/flood-plain property within McLendon-Chisholm for inclusion in new 2021 Comprehensive Plan.

- A potential centralized business district location is at the intersection of Hwy 205 and Hwy 550, already identified in the current 2015 Comprehensive Plan for both commercial and multifamily.
- A second centralized business district location is the current McLendon-Chisholm City center on Hwy 205 and Klutz Road where the current fire station and Baptist church are located. **[Jim Herren]**

Larger space needs to be designated for locals to shop and play.

A developer proposed town center would be supported if it incorporated a public gathering space and made use of flood plain lands for activities. **[Tommy Baugh]**

In the context of economic development, a town center/business node is a necessary prerequisite and helpful framework to guide activity. A centralized area for business activity can help ensure that our community grows sustainably and legibly, which also allowing for us to take advantage of natural synergies that occur when businesses are concentrated together.

The area, while dynamic economically, should be relaxing and a divergence from our often hectic lives. The town center/business node should be completely pedestrian and filled with green spaces to allow for people to picnic and congregate. Adjacent to the town center/business node should be a parking lot or complex that would enable space to be vehicle-free. The built environment of the town center/business node should be reflective of the intentionality to promote community-building and unwinding. The town center/business node should include a special zone for community engagement (i.e. the arena in Pecan Square which features a 22,000 square-foot covered pavilion that will be lovingly repurposed with plenty of space for fun and games, live music and community gatherings, an amphitheater for social events, or a planetarium). Beyond this space, businesses within the town center should be located around the zone for community engagement, allowing for people to navigate through spaces of festivities and commerce seamlessly.

Due to previous decisions and actions already made by the city, it will be impossible to have only one commercial area. However, it should be concentrated as closely to the town center/business node if it is not already placed within the zone. In terms of placement for the town center/business node, the committee has sought to place the central district under the following constraints: 1) access to

floodplains to facilitate inclusion of green spaces and parks 2) proximity to 20 and existing (and proposed) sewer lines. Recognizing these constraints, there is really only one zone that meets them, and that area is the zone located between phase 4 of Chisholm Cross and city hall.

A town center/business node is different from other commercial activity as it holds a greater emphasis on place and space. As a place, a town center/business node must be situated in a manner that complements the city, presently and in the future. The location I've provided would reduce access burden as a town center located immediately adjacent to 205 might be susceptible to construction and traffic. As a space, the town center/business node should cultivate a sense of connection and community. This should be reflected in the activities for residents, business and commerce, and in the design of the district. **[Christian Giadolor]**

Commercial Design Standards

- Mixed-use zoning (residential and commercial)
- Limit total square footage **[Mark Kipphut]**

I recommend the following changes:

- To Chapter 14 Zoning, Section 4-13 C.1. Building Designs – Update the height to four stories to accommodate for combined commercial building and multifamily/elderly residential facility identified in the Future Land Use Map on pages 5-3 of the 2015 Comprehensive Plan.
- To Chapter 14 Zoning, Section 4-13 K. 1-3 off Street Parking –
 - Entrances and exists to and from all commercial properties shall be consolidated/incorporated to the greatest extent possible to take advantage of traffic control capabilities, e.g.
 - Designed exit and entrance lanes
 - Existing or new traffic signals, or traffic control systems.
- Parking shall be behind commercial buildings and should attempt to utilize and be incorporated in with adjacent to non-buildable greenspace/floodplain property. This is to create co-use parking for commercial properties

and use of walking trails and parks built within the adjacent to non-buildable greenspace/flood-plain property. **[Jim Herren]**

Pray our state leaders remove the shackles that are put on cities to control this aspect. **[Tommy Baugh]**

Commercial Development Standards are located in the Zoning Code in Chapter 14, Article 4, Section 13. Review and evaluate the current standards. Should they stay or should they go? If determined they should go, what replaces them? Note that due to legislative changes, we cannot regulate building materials through zoning**[Christian Giador]**

Identify Desirable Commercial Uses

Chapter 14, Zoning, should be reviewed following completion of the City Comprehensive Plan Part (Chapter 14). Article 3 or Chapter 14 is sufficient to meet the city's needs until that time. **[Mark Kipphut]**

Our city is small, and I don't see about 90% of the business types listed in Sec. 3-1 ever starting up in M-C. Here are a few that I believe can be easily stricken without significant opposition:

- Sexually oriented businesses
- Tobacco or Vape Shop
- Video/film rental
- Mini-warehouse or mini-storage **[Jim Herren]**

The obvious is shopping.

Beyond that, to raise the tax dollars to support open spaces and parks, we need some industry here. It does not have to be air polluting or still mill, but some sort of office space or industry for business corporation. **[Tommy Baugh]**

*Building design standards should be flexible enough for commercial buildings to place solar panels on them and to work towards integrating LEED and other energy efficient and conservation best practices.

Under building form, there is a callout for “tripartite architecture”, stating that “all buildings shall be designed and constructed” in this manner. I am unsure whether this is the best way of thinking about commercial design. For example, do we seek to integrate more residential-style construction into the town center/business note? Would this place limitations on building an amphitheater or a planetarium?
[Christian Giador]

Conclusion of Assessment

Steps for Achieving Objectives & Timeline

2021 –

- Rewrite MC Comprehensive Plan August 31, 2021 (Citizen Forums and Surveys)
 - Emphasis on location of a business district or town center, agricultural and single-family designation as preservation of open space and parks and recreational planning or other elements as identified by Planning & Zoning and approved by the City Council³
- Update Existing, Future Land Use and Zoning Maps by November 30th, 2021
- Chapter 14 Zoning review, updated and enacted by December 31, 2021
- Zoning Update the Comprehensive Plan by Sept 30, 2021 to include engagement of a planning firm or individual to review, provide analysis of the current Comp Plan, data collection, citizen or other elements as identified by P&Z and approved by the City Council.
 - Include review of all ordinances are related to zoning including the land use table, update and adopt new ordinance as appropriate by end of 2021.

2022 –

- Create an Economic Development Corporation
- Review need for any acquisition of desirable land for preservation of open space through city purchase, grants, and donations or by ordinance as dedication during development process. Identify percentage of desirable open space.

- Conduct an impact fee assessment
- Conduct a review for infrastructure needs including water, sewer, storm water, roads, etc. Create a strategy to address for Council approval.
- Create a McLendon-Chisholm Historic and Open Spaces Committee
- Create a McLendon-Chisholm Public Safety Commission
- Create a McLendon-Chisholm Road Working Group
- Engage a Planning Firm to create a MC Open and Public Spaces Plan

2023 –

- Engage Engineering firm to perform a Master drainage/storm water study and mapping of city and ETJ
- Begin the process to evaluate any future acquisition of water utilities and neighborhood roads, including cost estimates and impacts.

2024 –

- Begin the process to acquire water and other public utility infrastructure including plans for CCN acquisitions and/ rate studies, etc.
- Begin the process to transition roads from private associations to city ownership. **[Mark Kipphut]**

Steps for Achieving Objectives & Timeline

Year 1 Example –

- Have the firm hired to help rewrite the Comprehensive Plan conduct a citizen survey or poll the citizens concerning:
 - The growth of McLendon-Chisholm
 - Minimum lot size for new homes
 - Desire for Open Spaces
 - Parks
 - Walking trails
 - Types of businesses within the city
 - Restaurants types
 - Family style vice chair
 - w/o alcohol
 - w alcohol

- Retail
- Grocery store
- Professional
 - Doctor
 - Dentist
 - Lawyer
- Business locations
 - Along Hwy 205
 - Centralized business district
 - Any recommended changes to the Comprehensive Plan
- Identify grants or funding mechanism to fund the purchase of non-buildable greenspace/flood-plain property within McLendon-Chisholm
 - Rockwall County Open Spaces Master Plan Committee
 - Other State and Federal Open Space / Green Space / Wetland funding or grants
 - Property donations from landowners

Year 2 Example –

- Finalize plan and policies for acquisition of desirable land for preservation of open space through city purchase, grants, donations or by ordinance as dedication during development process. Identify percentage of desirable open space.
- Hire a firm to conduct an impact fee study. (Impact fee studies are required prior to a city implementing an impact fee. An impact fee is a fee developers are required to pay to recoup costs associated with infrastructure needs to serve new development. Infrastructure may include water, sewer, storm water, roads etc.)
- Economic Development Committee begin identifying a list of potential developers interested in building centralized business districts adjacent to non-buildable greenspace/flood-plain property.
- Activate Keep McLendon-Chisholm Beautiful Committee
- Apply for Scenic City Certification

Year 3 Example –

- Engage Engineering firm to perform a Master drainage/storm water study and mapping of city and ETJ
- Utilize Impact Study and interested developer plans for centralized business districts adjacent to non-buildable greenspace/flood-plain property to help influence the TxDOT road improvements plans on Hwy 205 and Hwy 550.

Year 4 Example –

- All utilities planned, and policies created, financial planning for water infrastructure and sewer infrastructure including plans for CCN acquisitions and rate studies, etc.
- Seek city walkability grants, donations, state and federal funding to address any funding shortfalls to improvement to TxDOT sidewalk. To fund increases in sidewalk widths, and add under or overpasses over Hwy 205 and Hwy 550 to enable pedestrians walking between centralized business districts and greenspace

Year 5 –

- Work with selected business developers to coordinate the development of centralized business districts adjacent to non-buildable greenspace/flood-plain property in coordination with the TxDOT Hwy 205 improvement schedule and efforts. With the desire to leverage TxDOT planned for and improvements to enhance the access and usability of the new centralized business district and green spaces. The goal will be to have the Hwy 205 expansion, the centralized business districts and green spaces developments all completed simultaneously in order to attract new business to McLendon-Chisholm. This should help reduce the numbers of first-time business failures over having new business trying to establish during the Hwy 205 expansion. **[Jim Herren]**

Year 1 Example –

- Update the Comprehensive Plan by Sept 30, 2021 to include engagement of a planning firm or individual to review/provide analysis of the current Comp

Plan, data collection, citizen participation/public input process, define goals and objectives, future land use with emphasis on location of a business district or town center, agriculture and single family designation as preservation of open space and parks and recreation planning or other elements as identified by P&Z and approved by the City Council.

- Review all ordinances as related to zoning including the land use table, update and adopt new ordinances as appropriate by end of 2021.

DRAFT

Year 2 Example –

- Finalize plan and policies for acquisition of desirable land for preservation of open space through city purchase, grants, donations or by ordinance as dedication during the development process. Identify percentage of desirable open space.
- Hire a firm to conduct an impact fee study. (Impact fee studies are required prior to a city implementing an impact fee. An impact fee is a fee developers are required to pay to recoup costs associated with infrastructure needs to serve new development. Infrastructure may include water, sewer, storm water, roads, etc.
- Activate Keep McLendon-Chisholm Beautiful Committee
- Apply for Scenic City Certification

Year 3 Example –

- Engage Engineering firm to perform a Master drainage/storm water study and mapping of city and ETJ

Year 4 Example –

All utilities planned, and policies created, financial planning for water infrastructure and sewer infrastructure including plans for CCN acquisitions and rate studies, etc. **[Christian Giadolor]**