



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, January 17, 2023**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, January 17, 2023, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairman
	Floyd McLendon	Commissioner (Alternate)
	Robert Rohde	Commissioner
	Brad Martin	Commissioner
	Mark Kipphut	Commissioner
	Daniela Swindoll	Commissioner
Staff Present:	Shelly Green	City Secretary
	Mike Coker	City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 7:00 p.m.

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

Chairperson Schwalje voiced the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. December 20, 2022, Planning & Zoning Minutes

MOTION: APROVE MINUTES AS PRESENTED.

MADE BY:	Commissioner Martin
SECONDED BY:	Commissioner Rhode
APPROVAL:	Unanimous

5. ITEMS FOR CONSIDERATION

- 5.1. Consideration and approval of a request of MFS Group, LLC, for the approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205

City Planner Coker presented his staff report:

APPLICANT: Cameron Slown
TNP, Inc.
825 Watters Creek Blvd, Suite M300
Allen, Texas 75013

PROPERTY OWNER: MFS Group, LLC
2357 Jupiter Road
Plano, Texas 75074

REPRESENTATIVE: Cameron Slown

LOCATION: Southeast corner of the intersection of FM 550 and State Highway 205

This item is a ministerial function. The Planning and Zoning Commission has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a preliminary plat for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval subject to the condition that civil engineering designs are received and approved by the City Engineer prior to submittal of the final plat. Remove specified signature blocks and provide signature blocks as required by the Subdivision Regulations.

[note: full sized copies of the preliminary plat are available at City Hall for inspection]

BACKGROUND INFORMATION:

The subject property is a 1.5-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a restaurant.

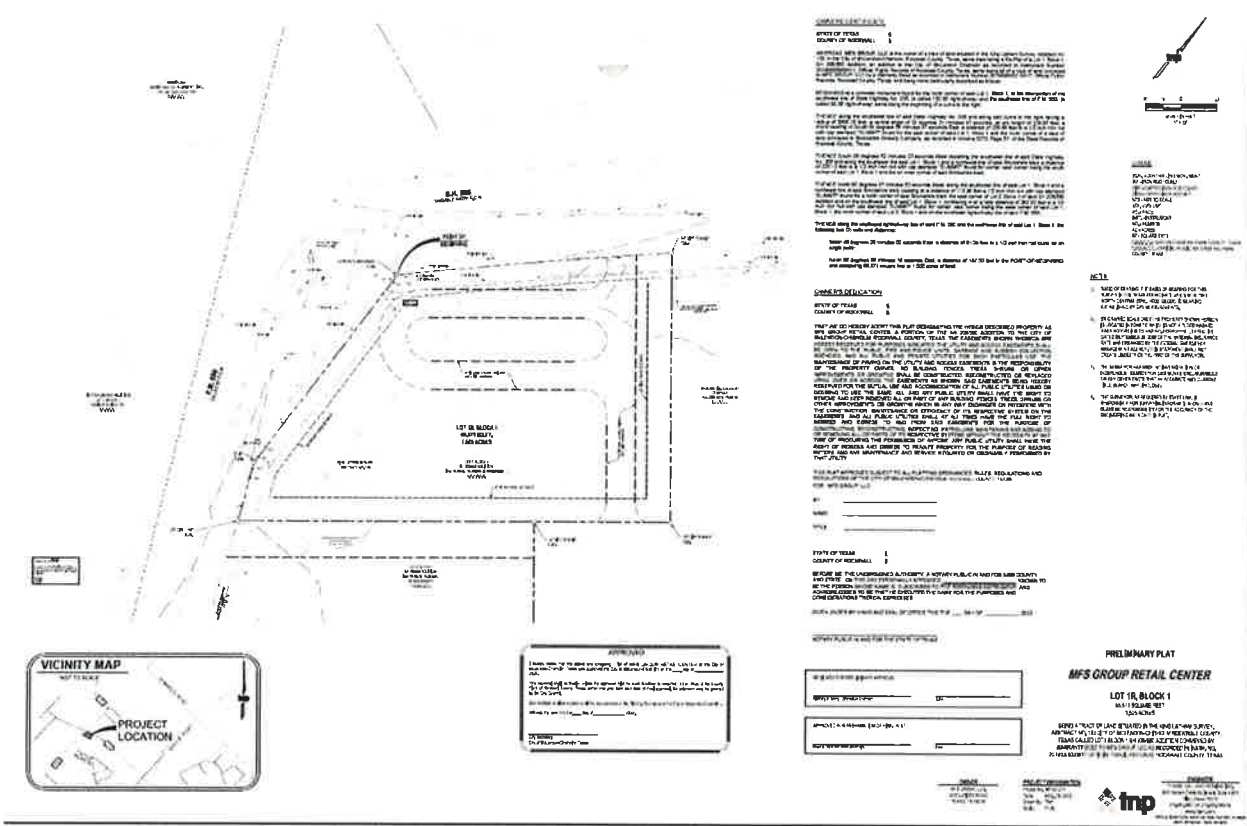
Rockwall CAD map showing property



This preliminary plat complies with the requirements of the Subdivision Ordinance [included below] and is consistent with the requirements of the General Business Zoning District requirements.

City Zoning map for subject property [Red is General Business Zoning District]





McLendon-Chisholm Preliminary Plat requirements:

Section 10.02.005 Preliminary plans and final plats.

(a)

Procedure.

(1)

A preliminary plan of any proposed subdivision shall first be filed by the property owner or his duly appointed representative with the city secretary and submitted to the planning and zoning commission for review, study, and recommendation to the city council before the owner proceeds with the final plat of record. Following recommendation by the commission, the preliminary plan shall be submitted to the city council commission for review, study, and approval. This preliminary plan shall be drawn to a scale not to exceed 200 feet to the inch.

(2)

The preliminary plat shall contain the following information:

(A)

Existing features inside subdivision.

(i)

The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification, complete with bearings and distances.

(ii)

The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii)

The location and width of existing streets, alleys, easements, pipelines, watercourses, location and site of any existing water or sewer mains.

(iv)

An accurate legal description of the land to be subdivided.

(B)

Existing features outside subdivisions.

(i)

The name and property lines of adjoining property owners with legal file reference.

(ii)

The name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, and location and site of any existing water or sewer mains.

(C)

New features inside subdivision.

(i)

The proposed name of the subdivision.

(ii)

The location, right-of-way width and names of proposed streets.

(iii)

The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

(iv)

The location of building lines, alleys and easements.

(v)

The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

(vi)

The approximate acreage of the property to be subdivided.

(vii)

A proposed utility plant should be included and where, unusual grade conditions exist, the city's engineer may require preliminary street grades.

(viii)

The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

(D)

Key map.

A key map showing relation of subdivision of well-known streets in all directions to a distance of at least one mile.

(E)

Title, etc.

The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

(3)

Submission.

The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A

plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4)

Approval.

The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.

Thoroughfares/streets:

This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided.

MOTION: APPROVE THE APPLICATION FOR THE REQUEST OF MFS GROUP, LLC, FOR THE APPROVAL OF A PRELIMINARY PLAT FOR A ONE AND ONE-HALF ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 550 AND SH 205.

MADE BY: Commissioner Rohde
SECONDED BY: Commissioner Kipphut
APPROVAL: Unanimous

5.2. Consideration and approval of a site plan for the MFS Group, LLC, for a one and one-half acre of land located at the southeast corner of the intersection of FM 550 and SH 205.

City Planner Coker presented his staff report:

APPLICANT: Cameron Slown
TNP, Inc.
825 Watters Creek Blvd, Suite M300
Allen, Texas 75013

PROPERTY OWNER: MFS Group, LLC
2357 Jupiter Road
Plano, Texas 75074

REPRESENTATIVE: Cameron Slown

LOCATION: Southeast corner of the intersection of FM 550 and State Highway 205

PLANNING AND ZONING MEETING DATE: January 17, 2023

REQUEST:

The applicant is requesting approval of a Site Plan, landscape plan and elevations for a one and one-half acre tract of land located at the southeast corner of the intersection of FM 550 and SH 205.

STAFF RECOMMENDATION: Approval of the Site Plan, Landscape Plan and Elevations for the Retail Center and the Restaurant.

Conditions:

- TXDOT approval of driveway approaches from SH 205 and FM 550 must be provided to the City Administrator prior to filing the final plat.
- Place a note on the face of the landscape plan that specifies the percentage of landscaping proposed for the project.
- Apply for a specific use permit for the drive through restaurant [SUP required for drive-in/drive-thru restaurant] and obtain City Council consideration prior to submittal of the final plat.

[note: full sized copies of the Site Plan, Landscape plan and Elevations are available at City Hall for inspection]

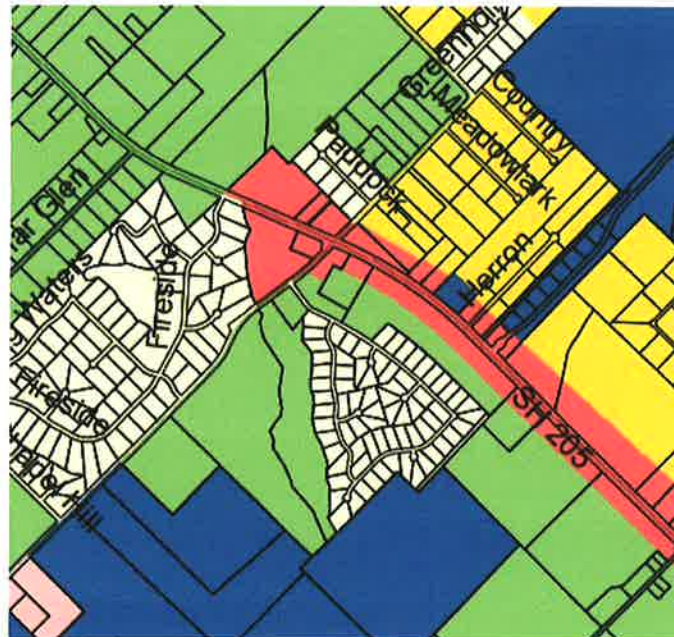
BACKGROUND INFORMATION:

The subject property is a 1.5-acre tract of land located at the southeast corner of the intersection of SH 205 and FM 550. [Rockwall CAD #101321]. It is being platted to create a building site for the development of a retail shopping facility with a detached drive-thru restaurant. An application for the preliminary plat has been submitted and precedes this application. A specific use permit will be required for the restaurant and should be considered by the Planning and Zoning Commission and the City Council prior to submittal of the final plat.

Rockwall CAD map showing property



City Zoning map for subject property [Red is General Business Zoning District]

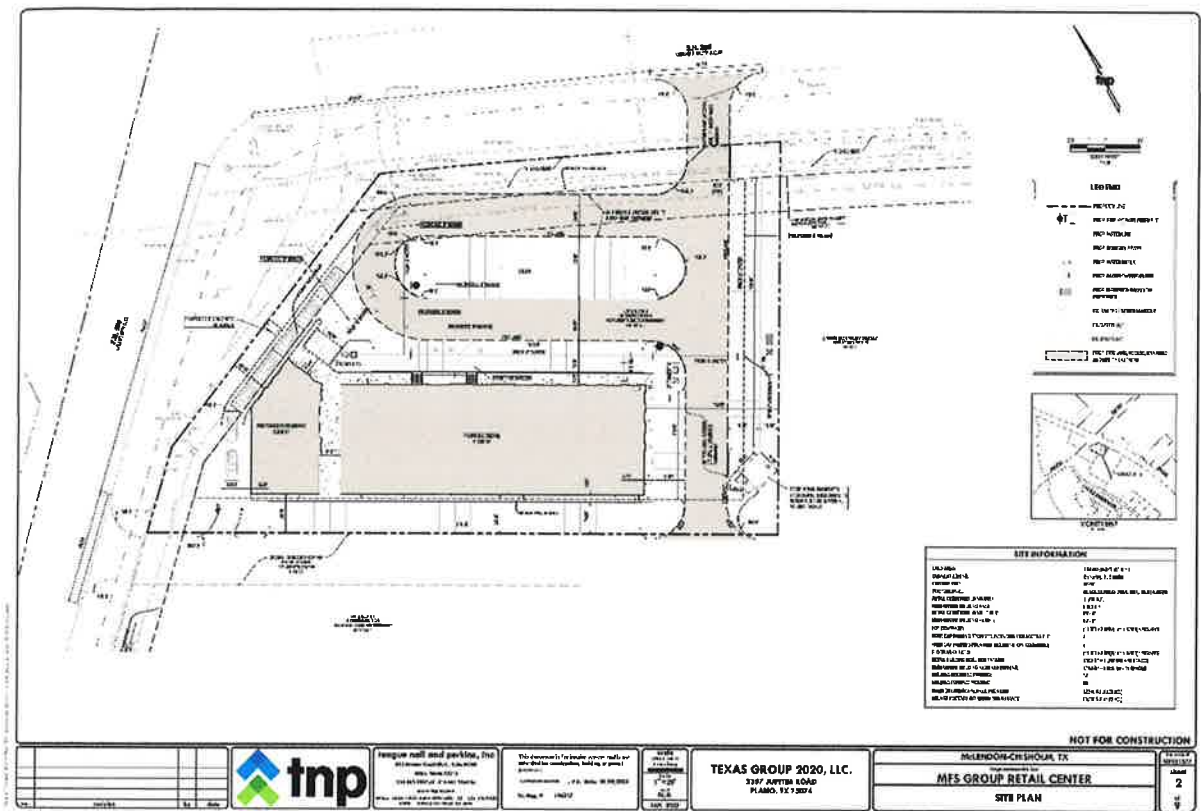


Thoroughfares/streets:

This property fronts both SH 205 and FM 550. Property dedications for the upcoming widening of SH 205 and intersection improvements with FM 550 have been provided. There is an existing access easement providing access to the subject property from FM 550 that is being constructed coincident with the development of this project. Driveway permits from TXDOT are required for the construction of the drives on FM 550 and SH 205.

Section 6-1 of the McLendon-Chisholm Zoning Ordinance prescribes the requirements for Site Plans.

Applicant Site Plan

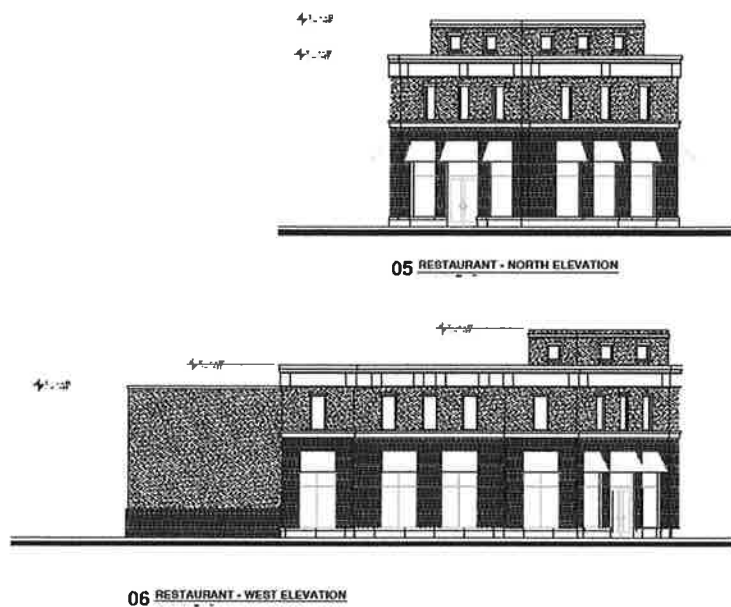


The site plan is consistent with the requirements of the Zoning Ordinance.

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ELEVATIONS

RESTAURANT





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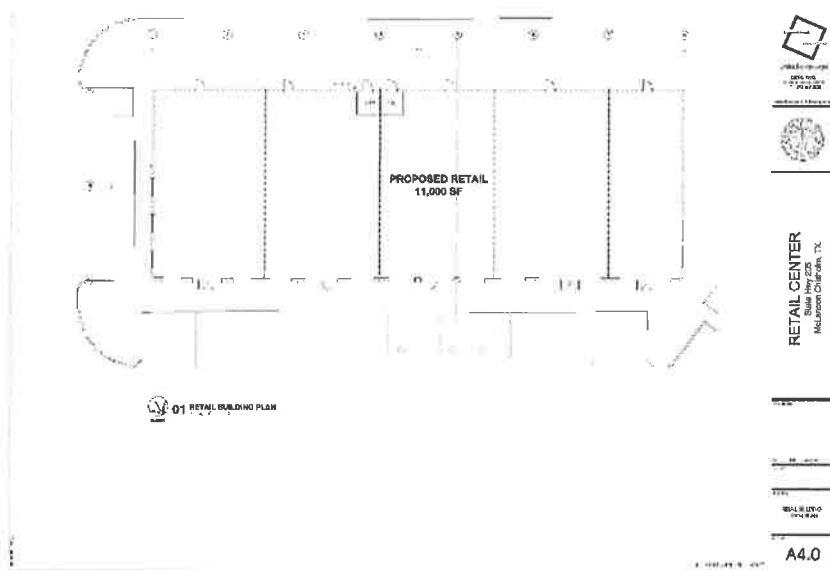


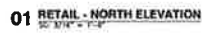
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RETAIL CENTER





6. ADJOURN

The meeting adjourned at 7:19 p.m.

ATTEST:



Rochelle Green, City Secretary

APPROVED:



Lesley Schwalje, Chairperson

