



AGENDA

Planning & Zoning Commission Regular Meeting

Thursday, March 25, 2021

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. CITIZEN COMMENTS
4. APPROVAL OF MINUTES
 - 4.1. Action Regarding the Minutes of February 25, 2021 Planning & Zoning Meeting
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5. ITEMS FOR CONSIDERATION
 - 5.1. Presentation by Abra Nusser, Project Manager for Kimley-Horn, followed by discussion regarding the Comprehensive Plan update including the role of Planning & Zoning Commission, adoption process and timeline, establishing a Comprehensive Plan Advisory Committee (CPAC), public input, identifying stakeholders, and related matters. (Requested by Palomba)
 - 5.2. Discussion and action regarding setting future meeting dates for upcoming agenda items. (Requested by Palomba)
6. ADJOURN

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., March 22, 2021 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Thursday, February 25, 2021**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, February 25, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje Brian Lane Daniel Tucker Daniela Swindoll Brad Martin	Chairperson Commissioner (Alternate) Commissioner Commissioner Commissioner (Alternate)
Absent:	Shari London Jody Wright	Commissioner Commissioner (Arrived near end of meeting)
Staff Present:	Lisa Palomba Shelly Green Mike Coker	City Administrator City Secretary City Planner

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 6:33 p.m.

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

Chairperson Schwalje gave the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. February 8, 2021 Regular Meeting

MOTION:	Approve minutes as presented.
MADE BY:	Commissioner Swindoll
SECONDED BY:	Commissioner Lane
APPROVAL:	Unanimous

5. ITEMS FOR CONSIDERATION

5.1. Discussion and action regarding the application of C&G Ros Development LLC [Carol Rosini] requesting an amendment to the approved Concept Plan for the Rosini Winery planned development district to allow an increase to the covered square footage currently authorized by the Concept Plan. This request is also submitting a new site plan as required by the Planned Development District language.

City Planner Coker presented his report:

Applicant: C&G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

Location: 411 South State Highway 205, McLendon-Chisholm

REQUEST:

The applicant is requesting to amend the approved Concept Plan for the Rosini Winery planned development district to allow an increase to the covered square footage currently authorized by the Concept Plan. This request is also submitting a new site plan as required by the Planned Development District language.

If approved by the City Council, the addition of a 26-foot-long by 18-foot-wide covered seating pavilion with a fireplace would be added to the authorized square footage.

PROPERTY OWNERS: C&G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

REPRESENTATIVE: Carol Rosini

STAFF RECOMMENDATION:

Approval of the requested amendment to the concept plan and approval of the submitted site plan subject to the following conditions:

- The covered pavilion must be constructed as shown on the site plan submitted with this application.
 - The construction must be in accordance with the elevations submitted with this application.
 - The applicant must obtain a building permit for the construction of the covered pavilion/fireplace prior to commencement of construction.
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BACKGROUND INFORMATION:

The Rosini Winery zoning district allows for the addition of an accessory seating area [see the Accessory Uses section of the PDD below]. Each phase of the winery development requires a site plan to be reviewed by the Planning and Zoning Commission with a recommendation made to the City Council.

The applicant wants to add a covered seating area with outside fireplace as an accessory use to the site plan.

This is the only revision to the Concept Plan for this phase of development. Section 5-1 PD Planned Development District regulations of the City of McLendon-Chisholm Zoning Ordinance Subsection D (c) requires the conceptual plan be amended if the proposed amendment increases density. The addition of 468 square feet is an increase in density.

If the City Council approves the request to amend the Concept Plan, then the attached site plan will become the new concept plan for the planned development district.

Thoroughfares/streets:

State Highway 205 is a principal thoroughfare through the city. It is currently a two-lane undivided roadway. The current City Thoroughfare Plan shows SH 205 commencing at FM 550 and heading south to be a future four-lane divided arterial. However, the Rockwall County Thoroughfare Plan, adopted in 2019 shows SH 205 to be six-lane divided principal arterial.

The city acquired additional right of way for the future widening of SH 205 when the applicant previously platted the subject property for either the four-lane version or the six-lane version.

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO THE APPROVED CONCEPT PLAN FOR THE ROSINI WINERY PLANNED DEVELOPMENT DISTRICT TO ALLOW AN INCREASE TO THE COVERED SQUARE FOOTAGE CURRENTLY AUTHORIZED BY THE CONCEPT PLAN SUBJECT TO CONDITIONS AS SET FORTH IN THE STAFF RECOMMENDATION.

MADE BY: Commissioner Tucker
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

5.2. Discussion regarding Comprehensive Plan.

City Administrator Palomba presented comments regarding the proposal for an update to the Comprehensive Plan.

6. ADJOURN

MOTION: ADJOURN MEETING

MADE BY: Commissioner Lane
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

Commission Chairperson Schwalje adjourned the meeting at 7:50 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson