



AGENDA

Planning & Zoning Commission Regular Meeting

Tuesday, June 18, 2024

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. RULES OF DECORUM
4. CITIZEN COMMENTS
5. APPROVAL OF MINUTES
 - 5.1. Consider approval of the minutes of the January 27, 2024, Joint meeting of the McLendon-Chisholm City Council and Planning and Zoning Commission
[Joint Session Meeting Minutes 1.27.24](#) 3 - 9
 - 5.2. Consider approval of the minutes of the May 21, 2024 P & Z meeting.
[May 21 P & Z Minutes](#) 10 - 13
6. ITEMS FOR CONSIDERATION AND ACTION
 - 6.1. Consideration and Action regarding approval of a Final plat for the development of 8 single-family residential lots on 20 acres of land located east of the intersection of SH 205 and League Road, with frontage on League Road to the east of the existing retail buildings.
[Greenbriar Plat Application](#)
[Greenbriar Homes Staff Report PZ 6.18.24 \(1\)](#) 14 - 22
 - 6.2. Public Hearing on a zoning district update, for the addition of a Single-Family (SF) 1.0 zoning district ordinance to be added to the City of McLendon-Chisholm Code of Ordinances.
 - 6.3. Consideration and Action on Zoning Ordinance Update (Single Family 1.0 Ordinance, carried over from 5/21/2024 meeting)
[McLendon-Chisholm Code of Ordinances Update_Zoning District_SF1.0 \(002\)](#) 23 - 25
7. COMMISSIONERS REPORTS AND ANNOUNCEMENTS
8. ADJOURN

FOOTER

As authorized by Section 551.071 of the Texas Government Code, this

meeting may be convened into closed Executive Session in order to see confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, 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., June 14, 2024, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm

City Council, Planning & Zoning Commission Joint Meeting

Date: January 27, 2024

Time: 9:00am – 1:00pm

Location: 1371 West FM 550, McLendon Chisholm, Texas, 75032

Agenda

- 1.) Welcome & Introductions (15mins)
- 2.) Types of Cities (15 mins)
 - a. Discussion of the differences between general law cities and home rule cities
 - b. Agreement that the City of McLendon-Chisholm desires to become a home rule city
 - c. Brief discussion of the process to become a home rule city. Council will designate the drafting of a City Charter soon.
 - d. Summary
 - i. City staff reviewed the types of general law cities and discussed the differences between general law cities and home rule cities. It was the consensus of the group that we were working towards becoming a home rule city. The Council and Commission were very excited to start work on forming a home rule charter committee. The city attorney has advised that this will likely be a 10-to-12-month process from beginning to end.

3.) Residential & Commercial Development (2.5hrs)

i. Residential Development

1. Discussion of what types of residential development the city desires
2. Discussion of density standards = 1 unit per acre is strongly desired among residents
3. Discussion of the need to better define density standards and the need to consult the comprehensive plan and weigh each development against desires of the plan.
4. Residents do not want multifamily units.

ii. Commercial Development

1. Discussion of what types of businesses the city would and would not like within city limits.
2. Discussion of zoning ordinances and the need to update to reflect the rapid growth of the city.
3. Discussion of commercial guidelines and development standards
 - a. Council to enlist the assistance of a consulting firm to provide these to the city.
4. There is not a desire to overly commercial the city and limited commercial development is preferred to maintain a rural oasis and emphasis on high quality residential development.
5. There was desire to have commercial development that enhances the resident quality of life particularly with emphasis on convenience (grocery store, local/boutique business development)

iii. Summary

1. City staff urged the council and commission to entertain other types of development they may not have traditionally considered such as multifamily housing, smaller lots, and higher density developments. The commission was opposed to this as well as some council members. There was a minority of council members that were open to discussions about what these developments could offer the city in terms of benefits. Per the commission, there was not a strong desire to have rapid commercial development, but

moreover the focus should be high quality low density residential developments with limited commercial development that compliments citizen quality of life. City staff urged the council and commission to take a more balanced approach to development and for the council and commission to keep an open mind when considering developments. There was no clear answer as to what the “look and feel” of the city should be and therefore city staff would engage consultants to provide the city with commercial guidelines. Density was a major sticking point between the commission, council, and city staff. There was a majority opinion that density should remain at 1 acre per lot, with the minority willing to entertain developments of less than 1 acre per lot if it made sense for the city and residents.

b. Strategic Planning

- i. Discussion of the creation of the City Strategic Plan that outlines the city’s goals, planned projects, and metrics to determine the success of planning efforts.
- ii. Discussion of the comprehensive plan and code of ordinances with emphasis on the plan being a guide for development and not requirement.
- iii. Discussion of potentially bringing in a consultant firm to review city ordinances and provide recommendations on updates.
- iv. Lane Access Management Plan (LAMP) discussion and the importance of the city having control of entry/exit points between roadways and adjacent properties
 1. Discussion of the process and the role of TxDOT in approving city proposed LAMP’s.

v. Summary

1. There was a clear consensus among everyone that the creation of a strategic plan would be an asset for the city and allow us to track our progress of goals we set as a city. Discussion of the comprehensive plan was robust with diverging views on the role of the comprehensive plan, with city staff conveying that the comprehensive plan is not law, but rather a guide for future actions

regarding development in the city. The commission stressed that the comprehensive plan should be strictly followed and enforced. Council members expressed views that aligned with both city staff and the commission but ultimately recognized that the comprehensive plan is not law but rather the Code of Ordinances are the laws we must enforce. There was discussion about the Code of Ordinances and the need to update them. Planning and Zoning commission Chairman expressed the urgent need to update our single-family residential districts with the creation of an SF 1.0 ordinance taking precedent followed by our GB General Business zoning ordinances with specific reference to the 350ft centerline on SH205. City staff and council agreed, and city staff was directed by council to begin working on ordinance revisions with further discussion highlighting the potential need to hire a consulting firm for assistance. Lane access management (LAMP) was also discussed and the importance of the city of having control over the design, implementation, and management of entry/exit points within the city limits. Currently TxDOT manages these, however city staff was directed to investigate what it would take to create our own LAMP for submission to TxDOT for approval.

c. Zoning & Land Usage

- i. Discussion of zoning procedures and what timelines apply to which types of projects submitted to the Planning Department.
- ii. Discussion of Planning and Zoning policy of separation of public hearing from action to digest comments from the public hearing to make a more informed decision from citizen input.

d. Platting

- i. Discussion of platting procedures with emphasis on the 30-day time window for review and the 3 options that commissioners and City Council members when reviewing and deciding (approval, approval with conditions, disapproval)

e. Summary

- i. City staff reviewed zoning procedures with council and commission and urged that the commission consolidate their meetings to reflect council meetings so that applicants would not have to wait an additional month between the public hearing and consideration and action. The commission pushed back on this idea and instead expressed they have structured their meetings in this manner, so they are able to receive citizen feedback over the course of the month between the public hearing and action being taken. Council members expressed views that aligned both with staff and the commission. There was a consensus among city staff and council that this process might not be the most effective or efficient way to promote development within the city. Platting procedures were also discussed, and city staff explained how the process differed from zoning with the main difference being that plats must be acted upon within 30 days of receiving the application and zoning requires noticing and posting of signage within the community 11 and 16 days prior to the public hearing meeting per state law.

4.) Roles & Responsibilities of the Mayor, City Council (15 mins)

- a. Discussion of the roles and responsibilities of the Mayor and City Council members with emphasis on legislative and budgetary functions.
- b. Understanding that the City Council is the final approving body for the comprehensive plan and zoning/land use changes, which could be in opposition to the commission.
- c. Overall takeaways – the council sets vision, policy, and direction of the city and the commission works to achieve these goals in relation to land use and zoning.
- d. Summary
 - i. City staff discussed the roles and responsibilities of the mayor and council with emphasis on their legislative, regulatory, and financial responsibilities. Council reiterated they are final approving body for the city, with the mayor being the presiding officer but not having a formal vote except for in the event of a tie vote.

5.) Roles & Responsibilities of the Planning & Planning and Zoning Commission (15 mins)

- a. Discussion of the role of the Planning and Zoning Commission with emphasis on recommendations mandate and potential separation into separate commissions as the city grows.

- b. Summary

- i. City staff discussed the role and responsibilities of the commission with emphasis on their capacity as a recommendations body and discretionary functions in land use matters. City staff also presented the idea of splitting the commission into 2 separate entities as the city grows and development surges over the coming years.

6.) Connections between the City Council and Planning and Zoning Commission (20 mins)

- a. Discussion of the connection between the council and commission with emphasis on the commission being the recommendations body and the council being the final approving body

- b. Summary

- i. City staff and council discussed the connections between the council and commission and highlighted that the commission should provide recommendations based on technical staff recommendations, public input, developer input, conformity with the comprehensive plan, and potential impacts to the city and residents. The commission urged city staff and council to place more emphasis on sticking to the comprehensive plan for every development, commercial and residential, however they acknowledged this may not always be possible and the council is the final approving body for zoning and land use changes and the comprehensive plan.

7.) Summary (5 mins)

- a. Overall takeaways – the council sets vision, policy, and direction of the city and the commission works to achieve these goals in relation to land use and zoning.

8.) Closing Thoughts (5 mins)

- a. Agreed upon action items for the City Council and Planning and Zoning commission.
- b. The City Council will be responsible for:
 - i. Appointing a committee for a pathway to a City Charter

1. Develop a plan that includes milestones and actions to create a charter to become a home rule city.
 2. More water “proof of service viability” to preliminary plat applications rather than waiting until the final plat.
 3. Review consultants and potentially create an RFP to find a firm that will provide the city with consistent “look and feel” and commercial guidelines.
 4. Creation of a committee to draft a Citywide strategic plan
 5. Creation of a new citizens survey to update views on development and other services.
- c. The Planning and Zoning Commission will be responsible for:
- i. Begin the process of reviewing and proposing updates to zoning and subdivision development ordinances to be consistent with the comprehensive plan.
 - ii. Establish quarterly townhall meetings to foster better communication with the public.
 - iii. Ensure the approval process for future development proposals includes robust written and verbal public comment.
- d. City Staff will be responsible for:
- i. Lane Access Management Plan (LAMP) report reviewing the ability for the city to better impact state road access (entry/exit) points and speed limits. The report should detail what it would take to create our own LAMP for submission to TxDOT for approval along with a proposed timeline and milestones.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Tuesday, May 21, 2024**

The Planning and Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, May 21, 2024, at McLendon-Chisholm City Hall, 1371 W FM 550, McLendon Chisholm, Texas, with the following members present.

Members Present:	Mark Kipphut	Chairman
	Robert Rohde	Co-Chairman
	Terry Eoff	Commissioner
	Gyle Dale	Commissioner
	Jerry Packer	Commissioner
	Rich Dean	Commissioner
	Thomas Hritz	Commissioner
Absent:	Chris Freeze	Commissioner
Staff Present:	Asa Woodberry	City Planner

1. CALL TO ORDER

Mark Kipphut, Chairman, calls the Meeting to order at 6:30pm

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

The Chairman leads the commission with an Invocation and Pledge of Allegiance to the U.S and Texas Flags.

3. RULES OF DECORUM

The Chairman reminds everyone of rules of decorum. Mr. Kipphut welcomes the public and invites Judge Russo to come forward and swear in newly appointed Planning and zoning commissioners.

Judge Russo swears in the new members.

Mr. Kipphut welcomes the new members, Mr. Dean and Mr. Packer, to the committee.

4. **SWEAR IN NEWLY APPOINTED PLANNING AND ZONING COMMISSIONERS**

Mr. Kipphut welcomes the public and invites Judge Russo to come forward and swear in newly appointed Planning and zoning commissioners.

Judge Russo swears in the new members.

Mr. Kipphut welcomes the new members, Mr. Dean and Mr. Packer, to the committee.

5. **CITIZENS COMMENTS**

There are no citizens' comments.

6. **APPROVAL OF MINUTES**

Mr. Kipphut asks for a motion to accept the minutes.

Motion Made by: Commissioner Eoff

Seconded by: Co-Chair Rohde

Vote: Passes - Unanimous

7. **ITEMS FOR CONSIDERATION AND ACTION**

7.1 Consideration and action of the request of Jared Rigenback, McLendon-Chisholm Commercial Holdings, Inc., for approval of a preliminary plat that provides for the development of one commercial lot which, at buildout, shall be an O'Reilly's Auto Parts store.

Mr. Kipphut turns it over to Asa Woodberry for the Staff report.

Asa Woodberry lets the committee know that they are working through an issue as to who will provide water, but they have contacted both high point and RCH to work out the details.

Motion made to approve the preliminary plat.

Made by: Co-Chair Rohde

Seconded by: Commissioner Gyle

Mr. Kipphut Opens the floor for discussion and questions.

A Committee member asks for an update of the water plan. Asa informs the committee that he has been in touch with the engineers who have been talking to RCH and High Point to get the approvals necessary. Chairman Kipphut reminds the committee that the water is not included in the preliminary Plat that they are being asked to approve.

Chairman Kipphut calls for the vote.

Vote: Passes - Unanimous

7.2 Review and Discussion of Zoning Ordinance Update (Single Family 1.0 Ordinance)

Mr. Kipphut tells commissioners that they will be taking no action on the ordinance tonight but will have a public hearing and will take action at the next meeting. He then turns over the meeting to Asa.

Asa explains that the only changes are the area requirements. There is a short Discussion from the committee members verifying the details and the updates necessary to conform to the comprehensive plan.

Motion to recommend to staff that a 200 ft frontage minimum , minimum depth 200 ft, minimum dwelling be 2300 sf with all set backs at 25ft.

Made by: Co-Chair Rohde

Seconded by: Commissioner Dale

Vote: Passed - Unanimous

7.3 Consideration and action of potential revisions to the McLendon-Chisholm Comprehensive Plan to better address action items in the current comprehensive plan.

Asa explains that these are the recommendations according to what the committee asked for, rewriting and or amending the comprehensive plan better aligning the with current and future road patterns as well as other items.

Asa explains each recommendation and asks for feedback. Mr. Kipphut suggests that the commissioners make a recommendation to City Council that in 2025 the Comprehensive plan needs to be re-written. Other committee members also believe that citizen input is vital. The cost of rewriting the plan was discussed briefly. Asa explains the remaining items on the priority list including updating maps, looking at the HOAs , being involved with roads, etc.

Chairman Kipphut: The Committee discuss each item Asa addressed including economic development and decided some of the items are not within our purview on Planning and Zoning.

Slogans were brought up – Commission Thinks that is something maybe the citizens should come up with.

(Could not hear which commission Member) Commission members applauded Asa's efforts and offered to assist in whatever ASA needs help with. Mr. Rhode states that it seems like a lot of bureaucracy, and we need to see what the specific issues are rather than trying to address the whole plan. (Rich Dean did not have mic on, could not hear his comments)

Mr. Kipphut tries to address some questions of the commission. There was a discussion about the construction along 205 and the layout of the drainage etc. Chairman Kipphut suggest the item be tabled.

Tabled the Item for now.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

8.1 Asa Woodberry - Gives a schedule to the commissioner for the Rockwall County Strategic Plan Work Sessions.

8.2 Chairman Kipphut – lets the public know about the upcoming public forums.

No other reports or announcements.

9. ADJOURN

Motion to adjourn Made by: Co-chair Rohde

Seconded by: Commissioner Hritz Passed – Unanimous



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: _____

Items Submitted. Check all that Apply:

- \$3,000
\$1,600 + consultant costs.
- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): _____ Current Zoning: SF-2.5

No. of Acres: 20 No. of Lots: 8 Proposed Zoning: _____

General Location of Property: 200'± NE from intersect. of SH 205 & League Rd.

Proposed Use for Property: _____

Applicant Name: Bryan Connally

Company: CBA Surveying, Texas

Address: 1413 E. I-30, Ste. 7 City, State, Zip: Garland, TX, 75043

Phone(s): 214-349-9485 Email: BryanC@CBATX.LLC.com

Owner Name: Greenbriar Homes

Address: 137 Sawgrass Drive City, State, Zip: Heath, TX, 75032

Legal Description of the Property: See Attached.

County Parcel ID: 11404

Other Information: _____

Page 1 of 2

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202__.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant:  (Seal)

City Secretary: _____



CITY OF McLENDON-CHISHOLM
1371 West FM 550, McLendon-Chisholm, Texas 75032

PRELIMINARY PLAT CHECKLIST

Copies: 10 copies, 1 electronic pdf required, plus Letter of Transmittal/Application
Fee: _____

Filing: Follow Developments Cycle Timeline. Confirm Meeting Dates with Staff.
CIVIL DESIGNS MUST BE APPROVED PRIOR TO FILING OF THE FINAL PLAT

1. ☒ 10 legible prints and 1 electronic pdf furnished to the City.
2. ☐ Letter of Transmittal (10 copies) furnished with preliminary plat application stating:
 - a). ☐ type of street surfacing
 - b). ☐ drainage
 - c). ☐ soil test report results
 - d). ☐ sanitary facilities
 - e). ☐ proposed water supply
 - f). ☐ name and address of property owner/agent and engineer
3. ☒ Drawn to scale 1" = 200'
4. ☒ Scale, date, and north point shown
5. ☒ Legal description
6. ☒ Existing Features inside subdivision
 - a). ☒ existing boundary lines of land to be subdivided
 - b). ☒ bearings and distances shown
 - c). N/A location of existing watercourses, railroads and drainage/transportation features
 - d). ☒ location and width of existing streets, alleys, easements, pipelines, watercourses, existing water and sewer mains.
7. ☒ Existing Features outside subdivision
 - a). ☒ names and property lines of adjoining property owners
 - b). ☒ names and locations of adjacent subdivisions, streets, easements, pipelines, watercourses, and existing water and sewer mains
8. ☒ New Features inside subdivision
 - a). ☒ Proposed name of subdivision
 - b). N/A location, right-of-way width and names of proposed streets

- c). ☒ width and depth of all lots
 - d). ☒ location of building lines, alleys and easements
 - e). ☒ location and size of sites for schools, churches, parks and special land uses
 - f). ☒ location and size of areas to be dedicated to public or reserved for common use by owners in subdivision
 - g). ☒ approximate acreage of property to be subdivided
 - h). ☒ any proposed utility plant
 - i). ☒ proposed use of any land/areas not within boundaries of lots or rights-of-way
9. ☒ Compliance with zoning regulations and/or proposed zoning (for subdivisions with City Limits)
- a). ☒ proposed uses satisfy zoning use regulations
 - b). ☒ all lots meet minimum lots size requirements
 - c). ☒ all lots meet frontage, depth and width requirements
 - d). ☐ building setback lines meet front, rear, and side-yard setbacks
 - e). ☐ meets minimum dwelling size requirements
 - f). ☐ meets 15% lot coverage requirement
 - g). ☐ meets off-street and covered parking requirements
10. ☒ Proposed streets and alleys conform to comprehensive, traffic and thoroughfare plan.
11. ☒ Typical cross-sections of streets and location and width of sidewalks
12. ☒ Locations of flood plains shown
13. ☐ Compliance with drainage requirements shown
14. ☒ Approval block for Chairperson of Planning & Zoning, Mayor and City Secretary.

****This list is reference material and does not supersede any City of McLendon-Chisholm Ordinance.****



PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: June 14, 2024

Applicant: Ryan Webb
Greenbriar Homes
137 Sawgrass Drive
Heath, Texas 75032

Representative: Ryan Webb

Property owner: Ryan Webb
Greenbriar Homes
137 Sawgrass Drive
Heath, Texas 75032

Location: The property is a 20-acre tract of land located east of the intersection of SH 205 and League Road, with frontage on League Road to the east of the existing retail buildings. The Rockwall CAD property identification numbers are: 11404, 11408, and 11417.

PLANNING AND ZONING COMMISSION MEETING DATE: June 18, 2024

REQUEST:

The applicant is requesting approval of a final plat that provides for the development of 8 single family lots each with a minimum lot size of two and one half-acres of land on 20 acres of land located East of the intersection of SH 205 and League Road, with frontage on League Road to the East of existing retail buildings. This application is administratively complete and in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

STAFF RECOMMENDATION: Approval subject to the following conditions:

- Certificate's section – Revise to use language in section 10.02.005(b)(I) of our Code of Ordinances.
- General Notes (Note 5) – Revise to read "The 25-foot roadway right of way easement is dedicated by this plat."
- Building Lines – Revise to have these at 100'

The owner/subdivider may, at his option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

(A)

Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

Is a minimum of two and one-half acres in total area.

NOTE: Full sized copies of the preliminary plat are available for review at McLendon-Chisholm City Hall.

[illegible]

Concept Plan for Lovell Estates Planned Development District:



LOTS 1-8
APPROX. 2.5 ACRES EACH
APPROX. 151'X724' EACH

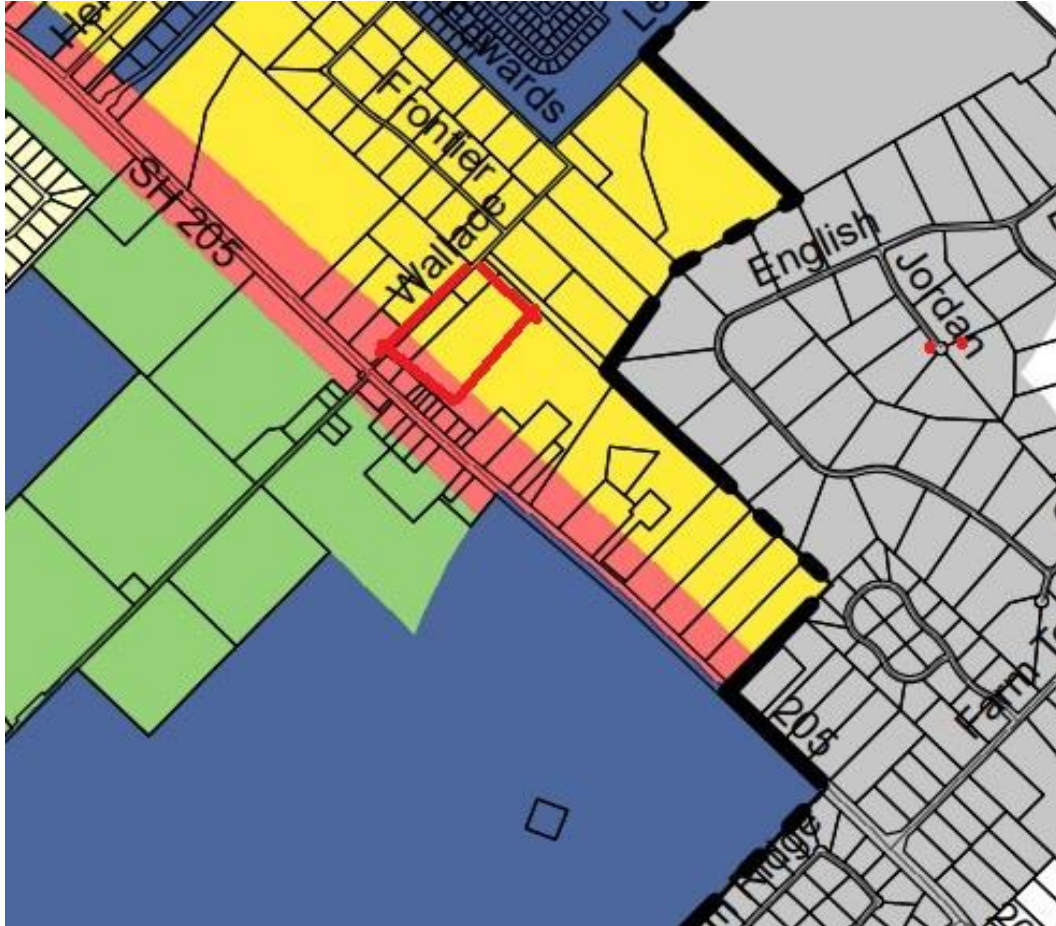
GREENBRIAR HOMES
214-663-4140
Ryan@GreenbriarDFW.com



BACKGROUND INFORMATION:

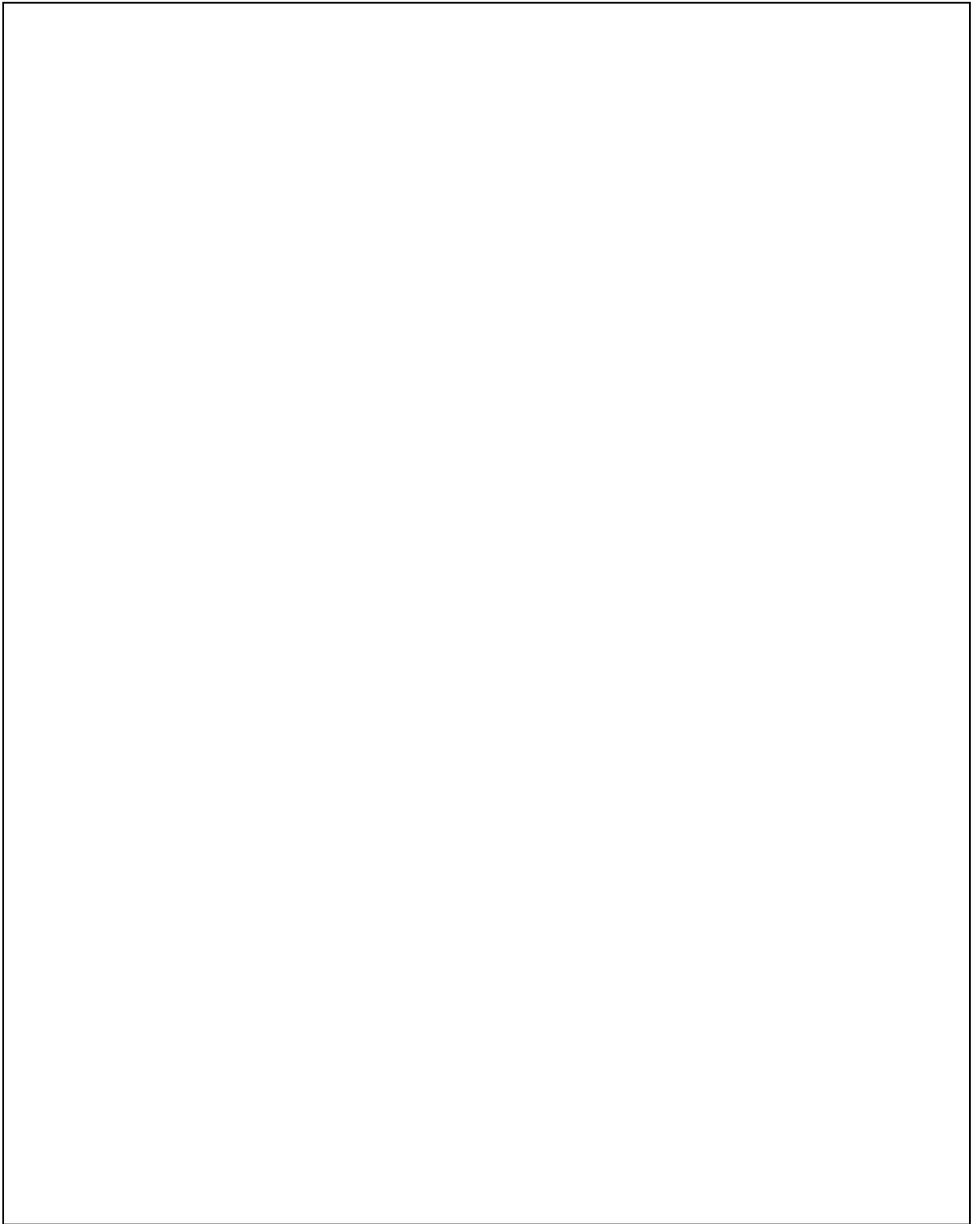
Current Zoning: A planned development district for the development of 8 single-family residential lots.

Previous Zoning Map [shows property as originally zoned – outlined in RED, prior to PDD update]



Additional background information:

The previous zoning district standards for the subject property were SF 2.5 which is a residential district requiring 2.5 acres of land for residential use in the rear portion of the property, and the front portion being zoned GB General Business. This section, however, requires a minimum street frontage and a lot width of 300 feet. **The staff recommended** a reduction in the required lot frontage and lot width from 300 feet to 150 feet as recommended by the Comprehensive Plan, which was supported by the Planning and Zoning Commission recommendation.



McLendon-Chisholm Code of Ordinances Updates

Chapter 14 – Zoning

EXHIBIT 14A – Zoning Ordinance

Article 4 – Zoning Districts

Proposed Language

§SF1.0 Single-Family Residential District.

A. General purpose and description.

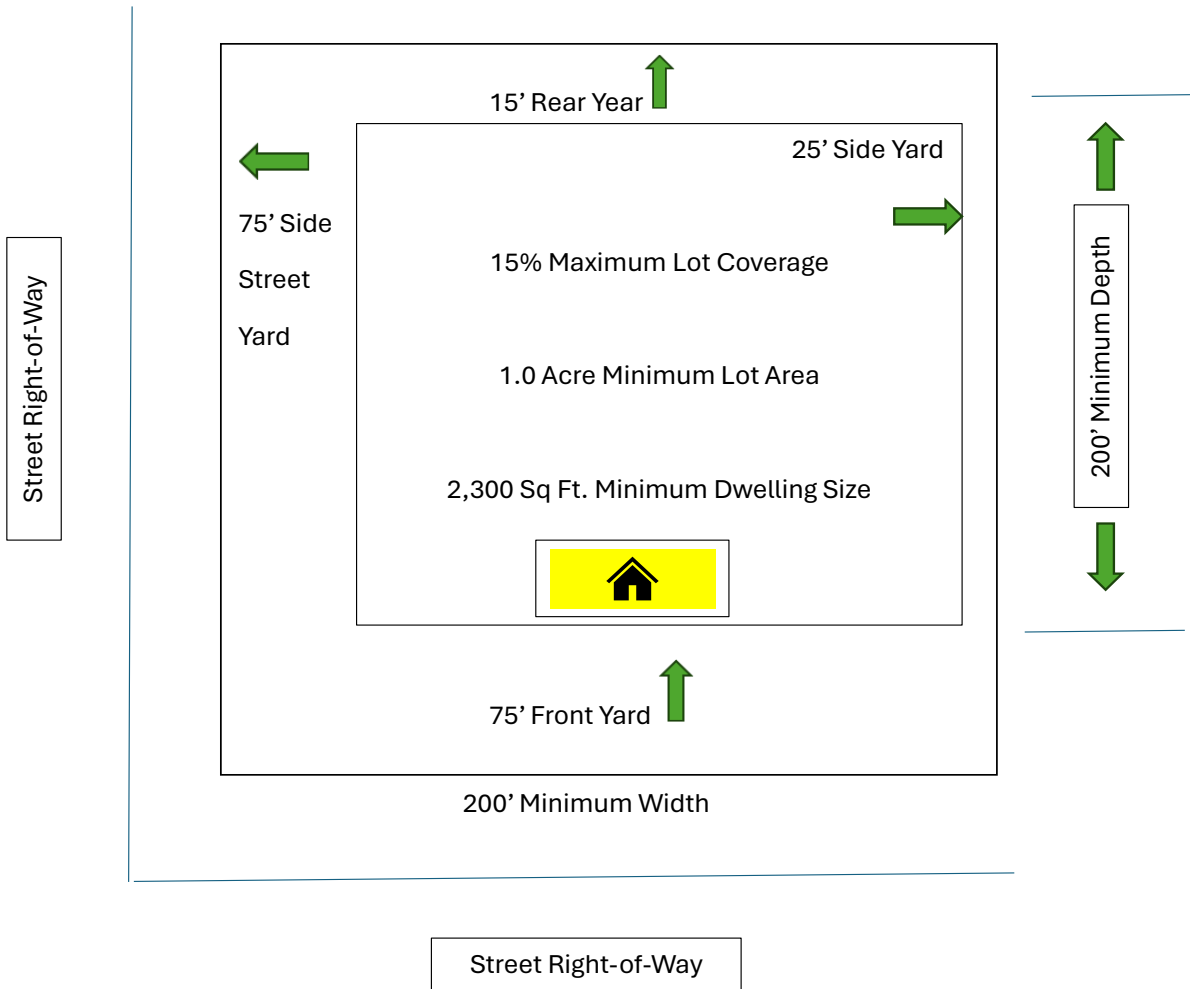
The Single-Family Residential District SF1.0 District is designed for residential lots having a minimum size of one acre when developed in connection with a subdivision development drawn from one tract consisting of at least fifteen dwellings.

B. Permitted uses.

In the “SF1.0” Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section [3-1](#), Use of land and buildings.

C. Area requirements.

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF1.0 Zoning District (below).



SF1.0-Zoning District Area Requirements

Minimum Lot Area	1 acre
Minimum Lot Width	200 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.

SF1.0-Zoning District Area Requirements

Minimum Side Yard	25 ft. Interior
	75 ft. Street
Minimum Rear Yard	15 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15%
Maximum Building Height	45 ft.

D. Off-street parking and loading requirements.

Off-street parking and loading requirements shall conform to the provisions of section [6-7](#), Off-street parking and loading requirements.

E. Accessory building and structure regulations.

All regulations for accessory building or accessory structures shall be in compliance with section [6-3](#), Accessory building regulations.