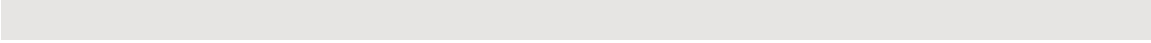




AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 20, 2024
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

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| | 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 |
| 3 - 5 | 5.1. Consider approval of the minutes for Planning and Zoning Meeting of July 16, 2024
July 16, 2024 P & Z Meeting Minutes |
| | 6. ITEMS FOR CONSIDERATION AND ACTION |
| | 6.1. Presentation and discussion of Legacy Park Estates concept plan presented by Oak National Development LLC |
| 6 - 10 | 6.2. Consideration and Action regarding approval of a Final plat for the separation into 3 lots and the development of a single-family residential lot on 9.78 acres of land located on Dowell Road, with frontage on Dowell Road located at 2639 Dowell Road.
Fuentes Staff Report PZ 8.20.24
Bear Point Addition Final Plat |
| | 7. ADJOURN |



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., August 20, 2024 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
Tuesday, July 16, 2024**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Tuesday, July 16, 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
	Chris Freeze	Commissioner
	Gyle Dale	Commissioner
	Terry Eoff	Commissioner
	Thomas Hritz	Commissioner

Staff Present:	Asa Woodberry	City Planner
	Angela Jennings	City Secretary

1. CALL TO ORDER

Chairman Kipphut called the meeting to order at 6:30 pm.

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

Chairman Kipphut lead the invocation and the pledges to the Flags

3. RULES OF DECORUM

Chairman welcomes everyone to the meeting and ask for Citizens Comments.

4. CITIZEN COMMENTS

No citizens comments so Chairman moves on to Items 5.1

5. PUBLIC HEARING

Chairman Kipphut announces that Public Hearing has been cancelled because the project was withdrawn.

6. APPROVAL OF MINUTES

6.1 Consider approval of the June 18, 2024 Planning and Zoning Regular Meeting Minutes

Motion to approve minutes of June 18, 2024 Planning and Zoning meeting

Made by: Commissioner Freeze

Seconded by: Co Chairman Rohde

Passed - Unanimous

7. ITEMS FOR CONSIDERATION AND ACTION

- 7.1** Discussion and action regarding approval of a preliminary plat that provides for the development of 93 single-family lots on 18.672 acres of land located generally at the intersection of FM 548 and Mann Road

Chairman gives floor to Asa who gives details and Justin Craig then addresses the Commission. Mr. Craig Explains why they had a delay and answers questions about the Project.

Commissioner Eoff ask who was providing water. (answer High-Point)

Commissioner Freeze states he can't really comment because he was unable to read the plat.

Commissioner Hritz ask if the project has sewer. Mr. Craig states they have been Approved to have a sewer treatment package plant. He also answers Chairman Kipphut's Question about when the permanent plant must be in place.

There is a short conversation between Chairman Kipphut and Mr. Craig about the Eagles nest that had been found and had created the delay. Chairman Kipphut Asked how the Right of Way with city of Dallas was coming along and reminds The commission that this property is in the ETJ and we can offer only guidance on the project. States that the project is in compliance with the interlocal agreement.

Motion to approve the approval of a preliminary plat that provides for the development of 93 single-family lots on 18.672 acres of land located generally at the intersection of FM 548 and Mann Road

Made by: Commissioner Rohde

Seconded by: Commissioner Eoff

Passed – 4 Ayes, 1 Abstention

Ayes – Commissioners Rohde, Eoff, Dale and Hritz

Abstention – Freeze

- 7.2** Discussion and action on Texas Municipal Code Guidelines for imposing a building moratorium

Chairman Kipphut states this will be more of a discussion with no action. He explains what is involved in imposing a building moratorium. He summarizes the guidelines for imposing a moratorium according to the Texas Municipal Code. He states that it is a very involved. He believes that our Code of Ordinances provides all the protection we need. Commissioner Freeze brings up the water situation and after a short conversation about the lack of control of water does make it unclear how the engineer can guarantee that when we are told a project has water, really does have water.

Asa says he will speak to Dub (City Engineer) to get clarification as to how that is determined.

- 7.3** Consideration and Action regarding approval of a final plat for the development of a single-family residential lot on 4 acres of land located on Edwards Road, with frontage on Edwards Road located to the Northeast of Dowell Road

This was pulled from the agenda.

7. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

Mr. Kipphut acknowledges Asa's being here 7 months and lets him know that his work and enthusiasm is appreciated. Asa responds thanking Chairman Kipphut and other commissioners for their willingness to always be candid with their responses and states it helps him grow professionally.

8. ADJOURN

Chairman Kipphut calls for a motion to adjourn
Commissioner Freeze makes the motion to adjourn
Commissioner Rohde seconds
Passed: Unanimous

Meeting is adjourned at 7:04pm



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

DATE: August 15, 2024

Applicant: Christina Fuentes
5 Maltese Circle
Rockwall, Texas 75032

Representative: Christina Fuentes

Property owner: Jose and Lidia Alvarado
2663 Dowell Road
Rockwall, Texas 75032

Location: 2639 Dowell Road, Rockwall County, Texas

PLANNING AND ZONING COMMISSION MEETING DATE: August 20, 2024

[**Note:** This is a plat request, as such the Commission and City Council have three options: Approval; Approval with conditions; or disapproval [if disapproved, the conditions precedent to disapproval must be stated.]

REQUEST:

The applicant is requesting approval of a final plat for the Bear Point subdivision of a 9.78-acre tract of land located on Dowell Road, north of the intersection with FM 550, in the City of McLendon-Chisholm Extra Territorial Jurisdiction. The 9.78-acre tract of land is being divided into 3 separate lots.

STAFF RECOMMENDATION: Approval.

VICINITY MAP NOT TO SCALE

LEGEND

1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811

This application is a combined preliminary plat and final plat as authorized by: Section 10.02.005 Preliminary Plans and Final Plats; subsection (b) Final plat; subsection (5) "The owner/subdivider may, at his/her option, elect to combine his/her preliminary plan and final plat of a subdivision whenever the tract of land:

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 immediately adjacent adjoining recorded subdivisions;

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(C)
Is a minimum of two and one-half acres in total area.”

Thoroughfares/streets:

Property legal description:**Supplemental Applicant information:**[illegible]

Drainage Plan Continued

