



MINUTES
City Council
October 27, 2025

1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 5:30 PM

COUNCIL	Mayor Bryan McNeal	Mayor Pro Tem Jerry Brewer
PRESENT:	Council Member Donald Goodwin	Council Member Dennis London
	Council Member Arik Towry	Council Member John Powers
	Council Member Rich Dean	
STAFF	Fabrice Kabona, City Manager	Michael Halla, City Attorney
PRESENT:	Angela Jennings, City Secretary	Jeff White, Finance Director
	Peyton Sherman, City Planner	Rockwall County Deputy
	Eddie Stough, Fire Chief/Fire Marshal	

1. CALL TO ORDER

Mayor Bryan McNeal called the meeting to order at 5:30 PM

2. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

Mayor McNeal reconvenes the General Session.
No action was taken in Executive Session

3. INVOCATION AND PLEDGE

Council Member John Powers leads the council and audience with the Invocation.
Council Member Dennis London led the council in both US and Texas Pledges.

4. RULES OF DECORUM

Tonight's meeting is dedicated to PFC Neal Turner.

5. PUBLIC HEARING

- 5.1. Public Hearing to receive comments on a special use permit for a detached guesthouse on property located at 1395 E FM 550, Rockwall, Texas.

Mayor opened public hearing at 6:32 pm

There was no-one here to speak on the Public Hearing

Mayor closed the public hearing at 6:

- 5.2. Public Hearing to receive comments on an Ordinance Amendment to the City's Comprehensive Zoning Ordinances approving a Chapter 14A, "Zoning Ordinance", Article 4, "Zoning Districts", Section 4-8, "General Business District" to regulate noise, light and sound in the General Business District, amended by adding subsections 4-8 (K) .

Mayor McNeal opened public hearing at 6:33 pm

No-one was there to speak on the Public Hearing

The mayor closed the public hearing at 6:33 pm

6. CITIZEN COMMENTS

There were no citizens comments

7. CONSENT AGENDA

Mayor calls for a motion to approve the consent agenda as written.

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	Powers
SECONDED BY:	Goodwin
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

- 7.1. Discuss and consider approval of a final plat combining tract into one lot. This subject property is located at 247 Stevens Road in the Extra-Territorial Jurisdiction of McLendon-Chisholm.

- 7.2. Consider approving the minutes from Oct 14, 2025 City Council Meeting.

8. PRESENTATION

- 8.1. Presentation by P3Works, LLC on the establishment and administration of special financing districts, including Public Improvement Districts (PIDs).

Jordan Sawyer with P3 Works & Jason Hughes, with Hilltop Securities gave a presentation on PID's in General and spoke on Pros and Cons of the different types of Revenue bonds

The council had several comments and questions for both Mr. Sawyer and Mr. Hughes, about the process of starting a PID, what it entailed and when a project was eligible, and the process of individual owners paying off the PIDs.

9. ITEMS FOR DISCUSSION

- 9.1. Discuss and consider approval of the request to construct a new residence and designate the existing structure as a detached guesthouse for the subject property located at 1395 E. FM 550 in the Single Family Residential Zoning District.

After City Planner, Peyton Sherman, gives staff report Mayor calls for a motion to discuss and consider approval

RESULT:	APPROVED 7 TO 0
MOTIONED BY:	Powers
SECONDED BY:	Goodwin
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

- 9.2. Discuss and consider approval of a site plan for a convenience store with fuel sales. This site is located on the east side of the corner of SH 205 and FM 550. Rockwall CAD # 11384

Mayor Calls for Motion for approval

Mr. Sherman gives a staff report and recommends approval. Mrs. Bev Stibbens, added that P & Z did deny the project 7-0. Mr. Barry was introduced as developer and was

here to answer questions. The Mayor calls for questions and comments from the council.

Council Member Arik Towry, spoke about the project and states that Mr. Barry has gone above and beyond with the design and working with the city. He also states that he believes it does conform with the use chart and will be a good project.

Council Member Jerry Brewer states that, in fact, the developer is following the rules that we have given them and the convenient store is allowed.

Council Member Rich Dean said the P & Z Vote should not be taken likely he had done his own research and said that he believes the definition in the ordinance is what we should rule by.

Council Member Goodwin said we need to make sure that, going forward, the PD has more information. This one had only 4 pages, and the one thing left out of the Prohibited section, was a convenience store. In the future, we need to be more thorough, but as far as the contract goes, this project is allowed in the contract.

Council Member Powers says that he too takes going against the P & Z votes very seriously, but feels this project checks all the boxes. Also, he is pleased at how far Mr. Barry has been willing to go to make sure it fits within what the City wants.

The Mayor asked Bev to clarify a few definitions. She explains the definition and states that what Mr. Barry is wanting to do is not something that is prohibited according to our own ordinance.

RESULT: APPROVED 7 TO 0

MOTIONED BY: London

SECONDED BY: Brewer

FOR: McNeal, Brewer, London, Powers, Towry, Dean, Goodwin

AGAINST: None

ABSTAIN: None

9.3. Discuss results of the Request for Proposals (RFP) for street repairs and culvert replacements on designated roadway and consider direction to staff for next steps.

Fabrice Kabona gives the staff report and Mayor asked that Council Member Brewer speak on the item.

CM Brewer speaks on the item and addresses the finance aspect of that the ordinance gives us 60 days to work out the Financing after the petition is accepted. He would like to see it move forward.

John Powers ask the Fire Chief to address the effects the road in question has on the equipment and personel. The Fire Chief, Eddie Stough, says he wishes this had been addressed years ago, and said that it has taken 10 minutes to get from one end to the other. The road is hard on the equipment and a possible danger to personnel if the culvert collapses under the weight of the truck. However, they will keep answering calls

no matter what condition of the road is.

The Mayor adds his support for moving forward because it has now become a matter of safety of our citizens.

CM London states that the function of Government is to preserve life, liberty and property. Although he agrees it should have been done years ago, he thinks its important to find a solution to move forward.

CM Towry wants to make sure we get the follow up plan from both companies, on warranty and followup.

CM Dean wants to make sure we know the differences in the PSI and other distinctions of the road materials.

CM Goodwin wanted to know who was putting together the contract. Mayor states City Manager/Mayor Pro Tem

CM John Powers says it is clear that we have an emergency facing the city, and that this situation has to be addressed. John states that his concern has always been paying for these private roads with public funds. He is excited to see what the financial solutions could be.

Fabrice confirms the two items to be brought to Nov 10 agenda and working to find a financial solution.

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

Eddie Stough, Fire Chief , announces the drive thru Trick or Treat on Halloween. Invitation open to everyone.

CM London just says thank you to those you came out and be safe on Haloween.

CM Brewer went to the Helping Hands opening ceremony for their building. It was very impressive and even though he wishes there was no need for it, he is grateful their are those out there doing the work.

CM Goodwin - Nov 12, breakfast with Council, Fire Chief is his guest.

CM Powers - points out that he hopes it is obvious, that everyone here has a heart for the community. He is proud to be part of it.

Mayor McNeal - Announces CM Brewers Birthday.

Fabrice Kabona - Announces the Veteran s day event here at City Hall. Starts at 6:30.
Dinner will be catered at the Fire Station.

Jeff White - Reminds all that Nov meeting will be held on Nov 10 because of the
Veterans day event.

11. ADJOURN

Mayor adjourns meeting at 7:51 pm

[MIN_SIGNATURES]