



MINUTES

Planning and Zoning Commission

November 18, 2025

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

COUNCIL PRESENT: Mayor Bryan McNeal
Council Member Donald Goodwin
Council Member Arik Towry
Council Member Rich Dean
Mayor Pro Tem Jerry Brewer
Council Member Dennis London
Council Member John Powers

STAFF PRESENT: Bev Stibbens, City Manager
Angela Jennings, City Secretary
Peyton Sherman, City Planner
Eddie Stough, Fire Chief/Fire Marshal
Michael Halla, City Attorney
Jeff White, Finance Director
Rockwall County Deputy

1. CALL TO ORDER

Co- Chairman Robert Rohde calls the meeting to order at 6:30

2. INVOCATION AND PLEDGE

Commissioner Co-Chair Rohde Leads the commission and citizens in the Invocation and Both US and Texas Pledge.

3. RULES OF DECORUM

4. PUBLIC HEARING

4.1. Public hearing to consider the establishment of the Willow Creek Planned Development District (PD) on approximately 360.30 acres of land located within and adjacent to the City limits of McLendon-Chisholm. The property is generally located behind City Hall, extending across portions of Klutts Road between Smith Road and State Highway 205, and includes a portion fronting FM 550.

Public Hearing is opened at 6:33 PM

David Black spoke on the establishment of Willow Creek PD. He want to point out what our Comp Plan calls for and then states that he believes the Willow Creek plan does not follow those things we have asked for in the Comprehensive plan. Mr. Black points out that the plan was very misleading. He pointed out some of the good things but also said he did not believe that we should accept more land from the development. It should be given to the HOA to maintain.

Co-Chair Rohde closes the Hearing at 6:38 PM

5. CITIZEN COMMENTS

6. APPROVAL OF MINUTES

6.1. Consider approval of the Minutes from Oct. 21, 2025 Planning and Zoning Meeting

RESULT:	Motion to Approve the minutes as written.
MOTIONED BY:	Commissioner Tony Crawford
SECONDED BY:	Commissioner Tommy Baugh
FOR:	5 - 0
AGAINST:	None
ABSTAIN:	None

7. ITEMS FOR CONSIDERATION AND ACTION

7.1. Discuss and consider approval of the Willowcreek Planned Development District (PD) for a master-planned residential community consisting of 414 single-family lots, a master landscape trail system, and related community amenities, including a City park with associated amenities.

RESULT:	Motion to approve the Willowcreek Planned Development District
MOTIONED BY:	Commissioner Tommy Baugh
SECONDED BY:	Commissioner Tony Crawford
FOR:	5-0
AGAINST:	None
ABSTAIN:	None

Peyton Sherman, City Planner gives the commission the staff report and introduces Ty Young to give a presentation on the Willow Creek Planned Development.

Questions for the Commission :

Tony Crawford - Asked who the water provider is, who would oversee the HOA, he also asked about the requirements of masonry on the homes. asked if they know who the builders would be, Thanked developer for the presentation

Tom Hritze asks if the development was a part of the 100 years flood plain.

Gyle Dale - asked developer if he knew how many acres in the flood plain.

- 7.2. Discuss and consider recommendation of approval of the Ordinance to amend Article 4 "Zoning Districts", Section 4-8 "GENERAL BUSINESS DISTRICT" of the McLendon-Chisholm Code of Ordinances by setting hours of operation, regulating noise and light and sound in the General Business ("GB") Zoning District for Restaurants.

RESULT: Consider approval of Ordinance to amend Article 4

MOTIONED BY:

None

SECONDED BY: None

FOR: None

AGAINST: None

ABSTAIN: None

Peyton Sherman, gives the staff report and Council Member Arik Towry explains to the commission why the ordinance has been

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

9. ADJOURN

[MIN_SIGNATURES]