



MINUTES
City Council
December 9, 2025

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

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

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 Pro Tem Jerry Brewer called the meeting to order at 5:33 PM

Mayor Pro Tem and Council adjourned to Executive Session at 5:34

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, §551.071 - Consultation with attorney, §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

- 2.1. The City of McLendon-Chisholm City Council will recess into executive session to consult with the attorney as authorized by §551.071(2) of the Texas Government Code, to wit: To Glen Acres Subdivision Petition to the City of McLendon-Chisholm to convert the private roads of the subdivision into city-owned and maintained roads.

Mayor Pro Tem Brewer reconvenes general session at 6:37 P.M

3. INVOCATION AND PLEDGE

Mr. Halla leads the council in the Invocation.

Mr. London led the council in both US and TEXAS pledges.

4. RULES OF DECORUM

Tonight's meeting is dedicated to fallen hero Private Jalfred Vaquerano

5. PROCLAMATION

6. PUBLIC HEARING

- 6.1. Public Hearing to consider adoption of an ordinance amending Chapter 3, "Building Regulations," of the Code of Ordinances by adding Article 3.09, entitled "Short-Term Rentals." The proposed ordinance establishes regulations for the registration, permitting, and operation of short-term rental properties within the City. It provides enforcement and penalty provisions, outlines operational and safety standards, and ensures compliance with hotel occupancy tax requirements in accordance with Chapter 351 of the Texas Tax Code.

Hearing called to order at 6:40 PM

Speakers: Shari London - 216 Harvest Ridge

Supports noise limits, parking rules, trash standards, safety equipment, having local contacts

Would like to add safeguards, that will not only protect our neighborhoods but protect the rights of those citizens who wish to utilize short term rental on their property.

Amy Hall - 211 Tucker Rd.

Supports reasonable regulations but must be fair for those of us who are small local host. She points out several of

the stipulations that she feels are too restrictive and gives suggestions of regulations she would like to see changed.

Dennis London - 216 Harvest Ridge

Spoke on Short Term Rentals stating we need to protect neighborhood but limit government, not the people. He believes

that we need to be very careful with labeling the homes for Hotel Occupancy Tax , this will also open those homes up for hotel regulations, it does not fit with the STR.

STR Hearing ends at 6:51 PM

- 6.2. Public Hearing to consider the establishment of the Willowcreek 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. The proposed PD zoning is associated with the annexation of the subject property into the City and is intended to assign a zoning designation consistent with the associated Annexation and Development Agreements.

Hearing opened at 6:52 PM

Shari London - commended the developers for working with the City to accomplish a look and feel that works for the City.

Rocky Martin - Lives next to this property and is worried about the habitat he has created on the property. He is concerned about the density of the development and what it will bring.

David Black - 1419 Siena Lane. Reminded council that the top reason people move to McLendon-Chisholm was the open space and reminded them to take a look at the Comprehensive Plan. He states this development is not in compliance with the Comp plan. He also points out that density should be measured by Net acreage not Gross as was used in the developers plans.

Hearing closed at 7:05 PM

7. CITIZEN COMMENTS

Gary Nichol spoke against the Glen Acres application for road repairs. He also read a letter from Leonard Jarvis, a neighbor who was unable to attend the meeting.

8. CONSENT AGENDA

- 8.1. Consider approving Minutes from Nov 10, 2025 City Council Meeting

RESULT:	APPROVED TO
MOTIONED BY:	Council Member Dennis London
SECONDED BY:	Council Member Donald Goodwin
FOR:	5
AGAINST:	None
ABSTAIN:	None

9. ITEMS FOR DISCUSSION

- 9.1. Discuss and consider an Ordinance annexing approximately 19.325 acres of land (six tracts) located in the W.W. Ford Survey, Abstract No 80, Rockwall County, Texas, into the corporate limits of the City of McLendon-Chisholm.

RESULT:	APPROVED TO ANNEXING 19.325 ACRES OF LAND LOCATED IN THE WW FORD SURVEY, ABSTRACT NO 80
MOTIONED BY:	Council Member Donald Goodwin
SECONDED BY:	Council Member Arik Towry
FOR:	5
AGAINST:	None
ABSTAIN:	None

- 9.2. Discuss and consider action on Glen Acres Subdivision Petition to the City of McLendon-Chisholm to convert the private roads of the subdivision into city-owned and maintained roads.

Council Member Rich Dean points out that these citizens that live in the Glen Acres Subdivision are not receiving the same services that the rest of McLendon-Chisholm receive because of the condition of the road. He was shocked to find out that children have to cross over 205 to catch the bus because the buses can no longer go down that road.

Council Member Donald Goodwin states that he knows there is a great need, and explains that the citizens are going to pay back the cost of the roads.

Mayor Pro Tem Jerry Brewer states that because of the need of repairs for the road there are many services that are no longer available including buses, meals on wheels and slower response time which can mean life or death in emergency.

There are several of our neighborhoods that are 25 years or older and we are trying to get ahead of coming growth and problems that go along with that. He also ask the neighborhood representative a few questions to clarify that the citizens know that they will be required to pay this back and that their property will have a lien placed on it until their assessed amount has been paid.

RESULT:	APPROVED TO
MOTIONED BY:	Council Member Rich Dean
SECONDED BY:	Council Member Dennis London
FOR:	5
AGAINST:	None
ABSTAIN:	None

- 9.3. Discuss and consider an Ordinance approving a Planned Development (PD) on approximately 360.295 acres located along FM 550 and Klutts Dr, adopting concept plan, phasing plan, and Development Regulations.

Fabrice Kabona gives the staff report and introduces Willow Creek Rep to answer any questions council might have.

Council Members had a few questions but were very appreciative of the

developer and the willingness to help reach a development that was good for the city as well.

RESULT:	APPROVED TO
MOTIONED BY:	Council Member London
SECONDED BY:	Council Member Goodwin
FOR:	5
AGAINST:	None
ABSTAIN:	None

9.4. Discuss and Consider a Resolution authorizing and creating the Willow Creek Public Improvement District. (PID)

City Manager gives the staff report and recommends approval.

RESULT:	APPROVED TO AUTHORIZE AND CREATE WILLOW CREEK PID
MOTIONED BY:	Council Member Dennis London
SECONDED BY:	Council Member Donald Goodwin
FOR:	5
AGAINST:	None
ABSTAIN:	None

9.5. Discuss and consider an Ordinance of the City of McLendon-Chisholm, Texas, amending section 3.01.001 of Article 3.01 of Chapter 3, "Building Regulations," of the Code of Ordinances by amending the fee schedule; providing a Repealing Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing for an Effective Date.

Finance Director, Jeff White gives the staff report for the Fee Schedule Changes. Mayor Pro Tem ask that Mr. White go through the changes that are being made. Council had a few specific questions which Mr. White and Mr. Kabona answered.

RESULT:	APPROVED
MOTIONED BY:	
SECONDED BY:	
FOR:	5
AGAINST:	None
ABSTAIN:	None

- 9.6. Discuss and consider an Ordinance amending Article 4 "Zoning Districts", Section 4-8 "General Business District" by setting hours of operation, regulating noise and light and sound in the General Business (GB) Zoning District for Restaurants.

Mr. Kabona refers the item explanation to CM Arik Towry. CM Towry explains to council and citizens what the purpose of the Ordinance is and states that again, he is wanting to get ahead of the commercial growth in the city. The other council members thank CM Towry for the work he is doing for future growth.

- 9.7. Discuss and consider an Ordinance ordering a General Election to be held on May 2, 2026 for the purpose of electing at large a Mayor, Councilmember Place 2, Councilmember Place 4 and Councilmember Place 6; authorizing a joint election order with other Rockwall county political subdivisions; authorizing the Mayor or City Administrator to enter into an agreement with Rockwall county for the election; providing the manner and means of carrying out said election; designating polling locations and hours; providing for early voting; and providing bilingual election requirements; providing for notice of the election; and providing for publication of the notice for the election.

RESULT:	APPROVED
MOTIONED BY:	Council Member Rich Dean
SECONDED BY:	Council Member Dennis London
FOR:	5
AGAINST:	None
ABSTAIN:	None

- 9.8. Discuss and consider authorizing the City Manager to approve a Change Order in an amount not to exceed \$25,000.00 for roof repairs as part of the remodel of the old Fire Station building on FM 548 and authorizing the City Manager to approve future Change Orders up to 10% of the Original Contract Amount.

Jeff White gave the staff report and showed the council the progress being made on the old Fire Station Remodel.

RESULT:	APPROVED TO
MOTIONED BY:	Council Member Dennis London
SECONDED BY:	Council Member Donald Goodwin
FOR:	5
AGAINST:	None
ABSTAIN:	None

- 9.9. Discuss and consider an Ordinance abandoning a portion of Pullen Road (approximately 2180 ft) from FM 550 to Horizon Lakes Boulevard and declaring that such property is unnecessary for use by the public.

Mr. Kabona, City Manager gives the staff report and introduces Matt Atkins, Representative for TNP, Horizon Lakes to explain exactly what part of the road will be abandoned and answer any questions that the council might have.

RESULT:	APPROVED TO
MOTIONED BY:	Council Member London
SECONDED BY:	Council Member Towry
FOR:	5
AGAINST:	None
ABSTAIN:	None

9.10. Receive an update from staff regarding ambulance service operation

Fire Chief, Eddie Stough gives an update on the ambulance service operation. He outlines his plan to be ALS certified in our emergency services. He also answers questions and concerns from the council.

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.

CM Dennis London - announces the demonstration of the Asphalt zipper, but then is told demo will be in Desoto. He also reminds public about the Toys for Tots, Dec. 11, 4 PM

CM Goodwin - Rosa's and 8:00 AM - Frank New is the Guest.

Fabrice Kabona, - still looking for volunteers for several committees.

Jerry Brewer - Went to Emergency Services meeting - Royse City has pulled out of the Contract so they are re calculating cost. I will be at Mr. Goodwin's meeting as well.

11. ADJOURN

Meeting is adjourned at 8:22 PM

[MIN_SIGNATURES]