



**MINUTES
City Council
March 10, 2026**

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

COUNCIL Mayor Bryan McNeal Mayor Pro Tem John Powers
PRESENT: Council Member Donald Goodwin Council Member Dennis London
Council Member Arik Towry
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 Sheriff's Deputy
Eddie Stough, Fire Chief

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, §551.071 - Consultation with attorney

The mayor adjourned the council into Executive Session at 5:32 PM

3. INVOCATION AND PLEDGE

4. RULES OF DECORUM

Just a reminder....Your comments are always welcome - there is a lot of hateful speech out there and that type of comments or talk will not be allowed in here. This evening our meeting will honor Sergeant First Class Clark Corley - Infantry 2/5

5. PROCLAMATIONS

6. CITIZEN COMMENTS

Mark Russo is up first in Citizens Comments. Wants to point out City Attorney, Michael Halla's birthday and the fact that he got married today!

7. CONSENT AGENDA

RESULT:	APPROVE CONSENT AGENDA
MOTIONED BY:	Mayor Pro Tem John Powers
SECONDED BY:	Council Member Dennis London
FOR:	5- Unanimous
AGAINST:	0
ABSTAIN:	None

7.1. Consider approving an amendment to the language of Proposition A on Ordinance 2026-01, ordering a special election for the purpose of the Abolition of an additional sales and use tax within the McLenon-Chisholm City Limits at the rate of 0.5 percent and the adoption of a local sales and use tax in McLendon-Chisholm at the rate of 0.50 percent to provide revenue for maintenance and repair of municipal streets.

7.2. Consider approval of Minutes from February 24, 2026 City Council meeting.

8. ITEMS FOR DISCUSSION

8.1. Receive a presentation from Sign Central Media regarding a Kiosk Sign Program.

After the presentation from Sign Central Media, the council had a few questions: Mayor Pro Tem John Powers and Council Members Arik Towry and Rich Dean agree that the look of the sign is not something that they think fits in with the look of McLendon-Chisholm and want to know if they have or can make a different style Kiosk that will not go against our ordinances.

Council Member London asks if by allowing the Kiosk, are they signing an exclusive agreement with the company.

The sign representative states that they will look into a different design and send what they come up with to city manager. And yes, if council agrees to the Kiosk, they will be asked to also agree to an exclusive agreement between Sign Central

Media and the City.

There were no decisions or votes on this item.

- 8.2. Discuss and consider approval of an ordinance amending Chapter 10, "Subdivision Regulation", of the Code of Ordinances by adding Article 10.04 "ETJ Subdivision Administration and Infrastructure Standards":

Mayor McNeal has City Manager, Fabrice Kabona introduces the item stating that staff recommends approval and then ask Council Member London to continue with his explanation of why he introduced the ordinance. Council Member London explains that the ordinance will not only give a clear direction to those in the ETJ of the City, He states that this ordinance will organize and clarify those existing standards making clear how they apply and how they apply within the city framework. What they do not do is regulate zoning or land use within the ETJ. It does not prohibit development. Confirms subdivision and platt review within the ETJ remains ministerial and based on standards adopted by the city. This only insures that standards are transparent, predictable and consistently administered.

Council Member Towry believes this is something that is definitely needed and thinks it is needed.

There are no other statements and Mayor calls for a vote.

RESULT: Ordinance Approved
MOTIONED BY: Mayor Pro Tem Powers
SECONDED BY: Council Member London
FOR: 5- Unanimous
AGAINST: None
ABSTAIN: None

- 8.3. Discuss and consider approval of a Final Plat for the Horizon Lakes subject property, "Infrastructure Phase 1", being 28.95 acres of land within the Horizon Lakes master-planned community. This property is located north of the intersection of Pullen Road and FM 550. Rockwall CAD Property ID 115324 and 115325

Fabrice Kabona, City Manager introduces the item and turns it over to Peyton Sherman, City Planner. Peyton gives the council the specifics of the request and concludes by stating that the staff recommended approval.

RESULT: APPROVED TO
MOTIONED BY: MPT John Powers
SECONDED BY: CM Dennis London

BY:
FOR: 5 - Unanimous
AGAINST: None
ABSTAIN: None

Prior to the vote John Powers ask Huffins developers representative Matt Atkins with TNP if the portion was in MC was consistent with the MC Comp Plan of 1 acre or more on the lot sizes or has that changed? Mr. Atkins stated that this was still the case.

8.4. Discuss and consider approval of a final plat for the Horizon Lakes subject property, "Infrastructure Phase 2", being 37.211 acres of land within the Horizon Lakes master-planned community. This property is located north of the intersection of Pullen Road and FM 550. Rockwall CAD Property ID 115324 and 115325.

RESULT: APPROVED
MOTIONED BY: MPT John Powers
SECONDED BY: CM Rich Dean
FOR: 5-0 Unanimous
AGAINST: None
ABSTAIN: None

8.5. Discuss and consider approval of a final plat for the Horizon Lakes subject property, " Village 3, Phase 1", being 23.404 acres of land within the Horizon Lakes master-planned community. This property is located North of the intersection of Pullen Road and FM 550. Rockwall CAD Property ID 115324

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

Mayor asks Peyton if there is any difference other than the language of the phase. Peyton explains that they are basicly the same.

8.6. Discuss and consider approval of a Preliminary Plat for the Sonoma Verde subject property "North Tract" being 315.113 acres of land within the Sonoma Verde master-planned community. This property is located NW of Edwards Road in the Sonoma Verde Development. Rockwall CAD Property ID 10076 and 10049

RESULT:	APPROVED TO
MOTIONED BY:	MPT John Powers
SECONDED BY:	CM Arik Towry
FOR:	5 Unanimously
AGAINST:	None
ABSTAIN:	None

Prior to the vote, Peyton Sherman gives a quick staff report and recommends approval with condition that Phase 4 A have additional review.

John Powers - Is this part of the 55+ community. Is Del Webb still going to be involved with the 55+.

Arik Towry - ask which phases are the 55+. Phases 1-2 & 3 are all 55+

Rich Dean amends the motions to include the staff recommendation for additional review on Phase 4-A

Arik Towry seconds the motion

Motion Passes - Unanimously.

9. 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 - update on Smith and Connie, stating that all parties have been notified about the upcoming road repair schedule.

Also, county is working to repair Stevens road. Intersection has wash out and is being evaluated.

Dennis London - Congratulation to M Halla, city attorney and new wife Kathy.

Thank you for letting us be a part of that.

Arik Towry - to M Halla, congratulations.

John Powers - congratulations to M Halla and also thank you to deputy Steve.

Mayor McNeal - Leads council in Happy Birthday to M. Halla.

Fabrice - to M Halla, congratulations and happy birthday. Public is invited to the

**Egg Drop for Easter on March 28.
Vendors are welcome and we are still looking for more volunteers.
Road maintenance will be starting March 16, on Smith and Connie.**

10. ADJOURN

Mayor adjourns the meeting at 7:12 PM

[MIN_SIGNATURES]