



**Chairperson Pike Blakeley**  
**Member Skip Buchanan**  
**Member Tommy Pool**

**Vice-Chairperson JP Daub**  
**Member Bob Kelsey**

The City of Hallsville Planning Commission meeting convened in regular session at 6 P.M. on Tuesday, February 28, 2017, at Clay Medrano Meeting Room at 105 Main Street.

**The following members were present:**

Chairperson Pike Blakeley  
Member Skip Buchanan  
Member Bob Kelsey

Vice Chairperson JP Daub  
Member Tommy Pool  
Alternate Wayne Walker

**The following members were absent:**

**City of Hallsville Staff Present:**

City Secretary Kim Smith

Mayor Steve Eitelman

**I. Call to Order**

The meeting was called to order by Chairman Pike Blakeley.

**II. Invocation**

The Invocation was led by Alternate Wayne Walker.

**III. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Pike Blakeley.

**IV. Public Comments**

**V. Items to Be Considered**

1. Consider and approve meeting Minutes of January 10, 2017 and special meeting minutes of January 24, 2017.

Motion was made by Member Tommy Pool and seconded by Vice Chairman JP Daub to approve the meeting Minutes of January 19, 2017 and special meeting minutes January 24, 2017. The motion was carried unanimously

2. Consider and discuss with Ken Coignet with Public Management various questions and concerns regarding rezoning via conference call.

Vice Chairman JP Daub asked Ken Coignet the process for developing a Downtown Development was. Ken Coignet stated there was two different ways could be done. You can do an overlay or create a new district. If a new district is created, then all City residents will need to be notified. If an overlay is done, that the people within 200' of the new overlay will need to be notified. Any changes to Ordinances or the Zoning map need to be confirmed with the City Attorney regarding notifying all residents or not. Vice Chairman JP Daub asked what the process was if restrictions were added to the different levels of commercial. Ken Coignet stated that we will need an amendment to the Ordinance and a public hearing will need to be done.

Chairman Pike Blakeley asked if restrictions can be placed on the current General Business (Commercial). Ken Coignet stated that no restrictions can be placed on those properties right now because they must be setup first, amend the ordinance, rezone with restrictions, then they will go into effect. Chairman Pike Blakeley asked how are residents notified of the change. Ken Coignet stated that the notification process needs to be double checked with the City Attorney to see how he would like it done.

3. Rezone of Lot 3 of the Town of Hallsville Plat.
  - a) Public Hearing

Moved by Vice Chairman JP Daub seconded by Member Tommy Pool to open the public hearing. The motion was carried unanimously.

Mike Sides, 306 S. Central, stated that traffic is already impossible and adding a new development will be worse. Mr. Sides is afraid that the value of his home will go down having a Senior Housing Development across the street. Mr. Sides stated that he does not want the development at all.

Nico Fourie, Developer, stated that the development will look nice and not an eye sore. There will be a privacy fence put around the back and sides, and the landscaping will be up to date and nice. The reason he chose that piece of property because of the dentist office is next door and the doctor's office is across the street. This would make things easier for the residents. The buildings will be either single or studio type. The first building will be 45ft from the road with façade. Mrs. Richardson stated that she doesn't want to see that across the street from her house. Both residents present were 100% opposed to the development.

Moved by Vice Chairman JP Daub and seconded by Member Bob Kelsey to close the public hearing. The motion was carried unanimously.

- b) Consider and act upon approving and recommending to City Council a Zoning change to Lot 3 of the Town of Hallsville Plat on South Central.

Chairman Pike Blakeley stated that if the property is zoned Commercial, then anything can be put in there because there are no restrictions in place. For Commercial property, there are certain lot width's and lot depth. Currently Mr. Fourie doesn't meet those, so a Variance request will be needed. Vice Chairman JP Daub stated that he is not comfortable with changing the zoning to Commercial without restrictions in placed. Nico Fourie stated that it was more feasible for him to be zoned Commercial/General Business.

Alternate Wayne Walker stated that 17 buildings for 17 people is not permitted for that lot. This is only 10,200 square feet for 17 or 34 people which doesn't give them very much space.

Member Skip Buchanan is afraid that zoned Commercial than anything will be able to come there. Vice Chairman JP Daub stated that the Commission has done a lot of work of the map and this is the second request for a rezone change.

Motion was made by Vice Chairman JP Daub seconded by Alternate Wayne Walker to turn down the request for rezoning Lot 3 of the Town of Hallsville Plat on South Central. The motion was carried unanimously.

**VI. Adjournment**

The Council meeting adjourned at 6:37 pm.

**City of Hallsville**

Signed:

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Chairman Pike Blakeley

Attest:

\_\_\_\_\_  
Kimberly Smith, City Secretary

Sworn and subscribed by before me on the 14<sup>th</sup> day of March 2017.

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Faron Cain  
Notary Public, State of Texas