



**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, May 10, 2016, at Clay Medrano Meeting Room at 105 Main Street.

**The following members were present:**

Chairperson Pike Blakeley  
Member Skip Buchanan  
Alternate Wayne Walker

Vice Chairperson JP Daub  
Member Tommy Pool

**The following members were absent:**

Member Bob Kelsey

**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 Chairman Pike Blakeley.

**III. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Pike Blakeley.

**IV. Public Comments**

**V. Discussion Items**

**VI. Items to Be Considered**

1. Future Land Use Map Public Hearing and approve to recommend to City Council for final approval.

Motion was made by Vice-Chairperson JP Daub and seconded by Member Tommy Pool to open the public hearing. The motion was carried unanimously.

Ken Coignet, Public Management LLC briefly explained to the public exactly what the Planning Commission was doing.

Member Skip Buchanan walked in.

Mrs. Floyd Star asked about what their property will be zoned at since it sits on Hwy 80. Chairperson Pike Blakely stated that for Future Use they are recognizing that property to be commercial. When the Starr's decide to see they will be able to get more money out of their property if sold as commercial and not residential.

Mr. Charles Bearid also had the same concerns with his property because he just purchased the rental property next to his house. He was worried about taxes going up because it was bought for investment and will eventually tear down the house.

Ken Coignet stated that the Appraisal District doesn't really care about zoning, so taxes won't go up for that reason.

Mayor Steve Eitelman stated that the City is not out to take anybody's land, the City is trying to protect the people, not hurt them.

Motion was made by Vice-Chairperson JP Daub and seconded by Member Wayne Walker to close the public hearing. The motion was carried unanimously.

Motion was made by Vice-Chairperson JP Daub and seconded by Member Wayne Walker to approve to recommend to City Council the Future Land Use Map for final approval. The motion was carried unanimously.

2. Consider and approve meeting Minutes of April 12, 2016.

Motion was made by Vice-Chairperson JP Daub and seconded by Member Wayne Walker to approve the meeting Minutes of April 12, 2016. The motion was carried unanimously.

3. Consider and approve to recommend to City Council Phase I of Collins Point Development.

Dave Johnson, Developer, explained to the Members what his intentions were for constructing Grand Ol' Oaks. The name of the subdivision is because of the big Oak tree currently on the property that will be staying. Mr. Johnson will be building two houses at a time, possibly four, and are building to sell. Mr. & Mrs. Sides had some questions and issues regarding the property. One of the issues was the ditches. Mr. Johnson stated that from current entrance to Young Road, the ditches will all be reworked.

Mrs. Sides asked if the pond is staying. Mr. Johnson stated yes, the pond was staying and the shop was staying. The barn and the house would be tearing down. Mrs. Sides was also considered about length of the driveway and parking of vehicles for the driveways on Collins Point. Mr. Johnson stated there will be enough room for the cars to back out onto Collins Point, and maybe be enough room for a turnaround in their yards.

Chairperson Pike Blakely stated the contingencies from Hayes Engineering regarding items Mr. Johnson will be responsible for: up to \$5,000 for upgrades to Collins Point lift station pumps; all plat filing fees; letter of credit from his bank for water and sewer services and a fire hydrant for the proposed lots.

Motion was made by Vice-Chairperson JP Daub and seconded by Member Tommy Pool to approve to recommend to City Council for final approval of Collins Point Development Phase I with the contingencies stated above.

**VII. Adjournment**

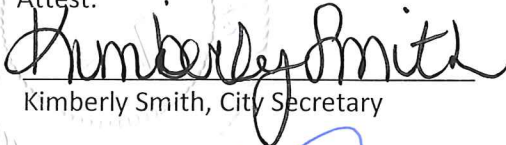
The Council meeting adjourned at 6:36 pm.

City of Hallsville

Signed:

  
\_\_\_\_\_  
Chairperson Pike Blakeley

Attest:

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

Sworn and subscribed by before me on the 14<sup>th</sup> day of June 2016.

  
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Faron Cain  
Notary Public, State of Texas

