



Chairperson Pike Blakeley
Commissioner Skip Buchanan
Commissioner Tommy Pool

Vice-Chairperson JP Daub
Commissioner Bob Kelsey
Alternate Wayne Walker

The City of Hallsville Planning Commission meeting convened in regular session at 6 P.M. on Tuesday, February 13, 2018, at Clay Medrano Meeting Room at 105 Main Street.

The following Commissioners were present:

Chairperson Pike Blakeley
Commissioner Skip Buchanan
Commissioner Tommy Pool

Vice Chairperson JP Daub
Commissioner Bob Kelsey
Alternate Wayne Walker

The following Commissioners were absent:

City of Hallsville Staff Present:

City Secretary Kimberly Smith, TRMC

I. Call to Order at 6:00 pm

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. Items to Be Considered

1. Annexation and rezoning of 20.350 Acres off Moore Lane in the 304 R Hooper Survey, Hallsville
 - a) Public Hearing

Motion was made by Vice Chairperson JP Daub seconded by Alternate Wayne Walker to open the public hearing. The motion was carried unanimously.

Michael Fogle, Four Corners Development, explained to the Planning & Zoning Commission what their company is planning on developing off Moore Lane. Justin Paris, Adams Engineering & Development Consultants, explained the engineering of the property.

There was much discussion between the Planning & Zoning Commission and the developer.

Motion was made by Vice Chairperson JP Daub seconded by Commissioner Bob Kelsey to close the public hearing. The motion was carried unanimously.

2. Consider and act upon approving the meeting minutes of September 12, 2017.

Motion was made by Commissioner Tommy Pool seconded by Vice Chairperson JP Daub to approve the meeting minutes of September 12, 2017. The motion was carried unanimously.

3. Annexation and rezoning of 20.350 acres off Moore Lane in the 304 R Hooper Survey, Hallsville.
 - a) Public Hearing

Motion was made by Commissioner Skip Buchanan seconded by Commissioner Bob Kelsey to open the public hearing. The motion was carried unanimously.

No public comment.

Motion was made by Commissioner Skip Buchanan seconded by Commissioner Bob Kelsey to close the public hearing. The motion was carried unanimously.

- b) Consider and act upon approving and recommending to City Council annexation and rezoning of 20.350 acres off Moore Lane in the 304 R Hooper Survey, Hallsville.

Chairman Pike Blakeley explained to the Commissioners the annexation and the rezoning. When a piece of property is annexed into the City limits it is automatically zoned as Agricultural AG, and this property has a request to be zoned as Multiple Family MF-36, AG Agriculture, and SF-8 Single Family Residential because of the development. The Planning & Zoning is requested to make a motion to annex the property, then another motion to Zone the property.

Motion was made by Commissioner Skip Buchanan seconded by Commissioner Bob Kelsey to consider and recommend to City Council the approval of the Annexation of 20.350 acres off Moore Lane. The motion was carried unanimously.

Motion was made by Vice Chairperson JP Daub seconded by Commissioner Bob Kelsey to consider and recommend to City Council to table the 20.350 acres off Moore Lane to a later meeting. The motion was carried unanimously.

4. Consider and act upon approving and recommending to City Council to approve Resolution 2018-02 a Resolution of Support for Walnut Trails for a Senior Living Development 1,400-foot South of Galilee Road off Moore Lane.

Motion was made by Vice Chairperson JP Daub seconded by Commissioner Bob Kelsey to consider and recommend to City Council to approve Resolution 2018-02 a Resolution of Support for Walnut Trails for a Senior Living Development 1,400-foot South of Galilee Road off Moore Lane. The motion was carried unanimously.

5. Consider and act upon approving and recommending to City Council Resolution 2018-03 a Resolution of Support for Hallsville Estates, Ltd for a Senior Living Development on the corner of Cal Young and Cider Lane.

Chris Applequist, Generation Housing Development, LLC, explained to the Planning & Zoning Commission regarding the development on the corner of Cider Lane and Cal Young. This project was brought before City Council two years ago and was supported by the City, but they were denied the grant.

There was much discussion between the Planning & Zoning Commissioners and the developer Chris Applequist.

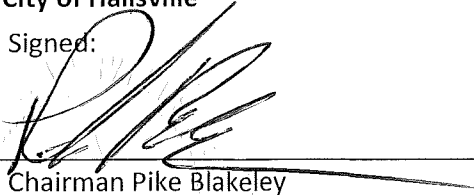
Motion was made by Vice Chairperson JP Daub seconded by Commissioner Tommy Pool to consider and recommend to City Council to approve Resolution 2018-03 a Resolution of Support for Hallsville Estates, Ltd, for a Senior Living Development on the corner of Cal Young and Cider Lane. Yays: 3, Nay: 2.

VI. Adjournment

The Council meeting adjourned at 7:01 pm.

City of Hallsville

Signed:



Chairman Pike Blakeley

Attest:



Kimberly Smith TRMC, City Secretary

Sworn and subscribed by before me on the 13th day of March 2018.



Faron Cain
Notary Public, State of Texas

