

**Chairperson Pike Blakeley Commissioner Skip Buchanan** Alternate Commissioner Wayne Walker Vice-Chairperson JP Daub **Commissioner Bob Kelsey** 

Commissioner Tommy Pool submitted his resignation from serving on this commission.

The City of Hallsville Planning Commission meeting convened in regular session at 6:00 P.M. on Tuesday, November 8, 2022, at City Hall located at 115 West Main Street.

## The following Commissioners were present:

Chairperson Pike Blakeley Commissioner Bob Kelsey

Commissioner Skip Buchanan Alternate Commissioner Wayne Walker

### The following Commissioners were absent:

Vice-Chairman JP Daub

### City of Hallsville Staff Present:

City Secretary Laura Welch

City Administrator Marty Byers

#### Call to Order at 6:00 P.M. I.

The meeting was called to order by Chairperson Pike Blakeley.

#### II. Invocation

The Invocation was led by Alternate Commissioner Wayne Walker

### Pledge of Allegiance

The Pledge of Allegiance was led by Chairperson Pike Blakeley.

#### Items to Be Considered III.

1. Consider and act upon approving the meeting minutes of August 9, 2022.

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Bob Kelsey, to approve the minutes of August 9, 2022. The motion carried unanimously.

2. Consider and act upon recommending the annexation and zoning petition of approximately 15 acres in the Richard Hooper Survey, A-304, City of Hallsville, Harrison County, Texas situated in the 600 block of Waldron Ferry Road as SF-8 Single Family Residential.

Paula Parker addressed the commission stating the homes would be 1,700 – 2,300 square feet per home. Thirty-eight lots are platted with 2 entrances and 2 exits. She stated they were desiring the farmhouse look for each home and the streets would be curbed. Projected market price per home would range from \$325,000 to \$400,000.

Motion was made by Commissioner Bob Kelsey, seconded by Alternate Commissioner Wayne Walker, to recommend the annexation and zoning petition of approximately 15 acres, situated in the 600 block of Waldron Ferry Road, Hallsville, TX as SF-8 Single Family Residential. The motion carried unanimously.

## Adjournment

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Bob Kelsey, to adjourn the meeting at 6:10 p.m.

City of Hallsville

Signed:

Chairman Pike Blakeley

Attest:

\_aura Welch, City Secretary

Sworn and subscribed by before me on the 13th day of December, 2022.

Faron Cain

Notary Public, State of Texas

FARON CAIN lotary Public, State of Texas My Commission Expires May 16, 2024 NOTARY ID 474389-8



Vice-Chairperson JP Daub Commissioner Bob Kelsey Alternate Commissioner Wayne Walker

The City of Hallsville Planning Commission meeting convened in regular session at 6 p.m. on Tuesday, August 9, 2022, at City Hall located at 115 West Main Street.

## The following Commissioners were present:

Vice-Chairperson JP Daub Commissioner Tommy Pool Commissioner Bob Kelsey Commissioner Skip Buchanan Alternate Commissioner Wayne Walker

## The following Commissioners were absent:

Chairperson Pike Blakeley

#### City of Hallsville Staff Present:

City Secretary Laura Welch

City Administrator Marty Byers

### I. Call to Order at 6:00 p.m.

The meeting was called to order by Vice-Chairperson JP Daub

#### II. Invocation

The Invocation was led by Alternate Commissioner Wayne Walker

# Pledge of Allegiance

The Pledge of Allegiance was led by Vice-Chairperson JP Daub

### III. Items to Be Considered

1. Consider and act upon approving the meeting minutes of June 8, 2021.

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Bob Kelsey, to approve the minutes of June 8, 2021. The motion was carried unanimously.

2. Consider and act upon recommending a Conditional Use Permit be granted to

construct approximately 24,000 square feet of climate-controlled storage units on the corner of Cider Road and Renaissance Drive. A Conditional Use Permit is required in order to construct the storage units for property zoned General Business.

City Administrator Marty Byers explained a Conditional Use Permit is required for this request as it is unique to the location. He also explained that a privacy fence will be constructed on the east side of the property.

Motion was made by Commissioner Skip Buchanan, seconded by Alternate Commissioner Wayne Walker, that a Conditional Use Permit be recommended to the City Council for the corner of Cider Road and Renaissance Drive for the construction of a climatecontrolled storage facility. And, that a privacy fence be constructed on the east side of the property conforming to the pre-existing fence around Cider Point development. The motion was carried unanimously.

## Adjournment

Motion was made by Commissioner Bob Kelsey, seconded by Commissioner Skip Buchanan, to adjourn the meeting at 6:15 p.m.

> **FARON CAIN** Notary Public, State of Texas My Commission Expires May 16, 2024 NOTARY ID 474389-8

City of Hallsville

Signed:

Vice-Chairman JP Daub

Attest:

Caura **\**Welch, City Secretary

Sworn and subscribed by before me on the 8th day of November, 2022.

Faron Cain

Notary Public, State of Texas

Vice-Chairperson JP Daub Commissioner Bob Kelsey Alternate Commissioner Wayne Walker

The City of Hallsville Planning Commission meeting convened in regular session at 6 p.m. on Tuesday, June 8, 2021, at City Hall located at 115 West Main Street.

## The following Commissioners were present:

Vice-Chairperson JP Daub Commissioner Tommy Pool Commissioner Bob Kelsey Commissioner Skip Buchanan Alternate Commissioner Wayne Walker

## The following Commissioners were absent:

Chairperson Pike Blakeley

### City of Hallsville Staff Present:

City Secretary Laura Welch Mayor Jesse Casey City Administrator Marty Byers

### Other Attendees:

Lee Gaw
Calvin (Buddy) Pearson
Mark Kiser
Kathy Bradford
Jon Bradford
Scott Stevens

240 Bechtold Dr., Hallsville, TX 75650 230 Bechtold Dr., Hallsville, TX 75650 1115 Waldron Ferry Road, Hallsville, TX 75650 115 Mallard Lane, Hallsville, TX 75650 115 Mallard Lane, Hallsville, TX 75650 1340 Old Highway 80, Hallsville, TX 75650

#### I. Call to Order at 6:09 p.m.

The meeting was called to order by Vice-Chairperson JP Daub

### II. Invocation

The Invocation was led by Alternate Commissioner Wayne Walker

#### III. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Skip Buchanan

#### IV. Items to Be Considered

1. Consider and act upon approving the meeting minutes of January 12, 2021.

Motion was made by Commissioner Skip Buchanan, seconded by Alternate Commissioner Wayne Walker to approve the minutes of January 12, 2021. The motion was carried unanimously.

2. Consider and act upon recommending the annexation and zoning petition of 73.21 acres in the Richard Hooper Survey, A-304, Harrison County, Texas situated between Waldron Ferry Road and FM 450 as SF-8 Single Family Residential.

### a) Public Hearing

Motion was made by Commissioner Skip Buchanan, seconded by Alternate Commissioner Wayne Walker to open the public hearing. The motion carried unanimously.

Scott Stevens (1340 Old Highway 80, Hallsville, TX) asked if his property could be annexed too. The process of annexation was explained to Mr. Stevens.

Calvin Pearson (230 Bechtold, Hallsville, TX) questioned if he could purchase a small parcel of the proposed land to be annexed that connected to his property and did not want the "proposed" parcel he wanted to buy to be annexed. The contractual obligations of real estate matters were explained to Mr. Pearson. Further, the process of de-annexation was explained.

Mark Kiser (1115 Waldron Ferry Road, Hallsville, TX) asked about the proposed entry/ exits for the prospective development. He was informed the city had been presented with a plat as of this meeting.

Motion was made by Commissioner Tommy Pool, seconded by Commissioner Bob Kelsey to close the public hearing. The motion carried unanimously.

3. Consider and act upon recommending the annexation and zoning petition of 73.21 acres in the Richard Hooper Survey, A-304, Harrison County, Texas situated between Waldron Ferry Road and FM 450 as SF-8 Single Family Residential.

#### a) Public Hearing

Motion was made by Commissioner Skip Buchanan, seconded by Alternate Commissioner Wayne Walker to open the public hearing. The motion was carried unanimously.

No public comment.

Motion was made by Commissioner Bob Kelsey, seconded by Alternate Commissioner Wayne Walker to close the public hearing. The motion was carried unanimously.

## Adjournment

Motion was made by Bob Kelsey, seconded by Tommy Pool to adjourn the meeting at

## City of Hallsville

Signed:

Vice-Chairman JP Daub

Attest:

Laura Welch, City Secretary

Sworn and subscribed by before m/e on the  $9^{th}$  of August, 2022.

Faron Cain

Notary Public, State of Texas

FARON CAIN Notary Public, State of Texas My Commission Expires May 16, 2024 NOTARY ID 474389-8



**Vice-Chairperson JP Daub Commissioner Bob Kelsey Commissioner Wayne** 

The City of Hallsville Planning Commission meeting convened in regular session at 6 P.M. on Tuesday, January 12, 2021, at City Hall located at 115 Main Street.

## The following Commissioners were present:

Chairperson Pike Blakeley Commissioner Tommy Pool Commissioner Skip Buchanan Commissioner Wayne Walker

## The following Commissioners were absent:

Vice Chairperson JP Daub

Commissioner Bob Kelsey

### City of Hallsville Staff Present:

City Secretary Kimberly Smith, TRMC Mayor Jesse Casey

City Administrator Marty Byers Mayor Pro-Tem Gary Lovelace

#### Call to Order at 6:00 pm ١.

The meeting was called to order by Chairman Pike Blakeley.

#### II. Invocation

The Invocation was led by Mayor Pro-Tem Gary Lovelace.

#### Pledge of Allegiance III.

The Pledge of Allegiance was led by Chairman Pike Blakeley.

#### IV. **Public Comments**

#### Items to Be Considered V.

1. Consider and act upon approving the meeting minutes of October 8, 2019.

Motion was made by Commissioner Wayne Walker, seconded by Commissioner Tommy Pool to approve the minutes of October 8, 2019. The motion was carried unanimously.

Commissioner Skip Buchanan walked in at 6:02 pm.

2. Rezone of 2.5-acre tract of land in the William Crawford Survey, A-146, City of Hallsville, Harrison County, Texas from GB – General Business to PD – Planned Development.

### a) Public Hearing

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Wayne Walker to open the public hearing. The motion carried unanimously.

No public comment.

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Wayne Walker to close the public hearing. The motion was carried unanimously.

b) Consider and act upon approving and recommending to City Council a Zoning change of 2.5-acre tract of land in the William Crawford Survey, A-146, City of Hallsville, Harrison County, Texas from GB-General Business to PD-Planned Development.

Motion was made by Commissioner Skip Buchanan seconded by Commissioner Tommy Pool to table Item 2b till after Item #3 was heard. The motion carried unanimously.

3. Consider and act upon approving and recommending to City Council a Planned Development of Senior Housing Apartment Complex at 402 West Main Street, Hallsville, TX, Harrison County.

Ryan Garcia of JES Holdings, LLC explained the development to the Commission. The total cost of the project is \$10.4 million. Mr. Labay, owner of the property for sale, stated they are only buying 2.5 acres where the development will be. Chairperson Pike Blakley asked about the 9% tax credit. Ryan Garcia explained the 9% tax credit and stated that if they do not receive that, then the development will not happen. Chairperson Pike Blakley asked if any housing vouchers will be allowed by the renters. Ryan Garcia stated that the tenant will be responsible for the full rent and no housing vouchers will be allowed. City Administrator Marty Byers explained the LURA (Land Use Restrictive Agreement) to the Commission stating that at least one person must be 55 or older. Ryan Garcia stated that the LURA will be for 45 years.

Motion was made Commissioner Skip Buchanan, seconded by Commissioner Tommy Pool to table Item #3 and revisit Item #2b. The motion carried unanimously.

Commissioner Skip Buchanan asked what Planned Development meant. Chairperson Pike Blakeley explained they have a time frame to complete the project as described and the opportunity does not exist if they do not. City Administrator Marty Byers explained that the development is "planned" for a specific reason or purpose, in this case Restrictive Senior Living.

Commissioner Skip Buchanan stated he felt the property is prime location for retail and feels it should be left as Commercial. He understands that the company will do a great job, but at the same time it is taking away from a possible retail business later. This was his issue going forward. City Administrator Marty Byers stated that he doesn't disagree with Commissioner Buchanan and his point is valid.

City Administrator Marty Byers read the proposed suggested motion for item #2b:

I move and recommend to City Council that a 2.5-acre tract of land in the William Crawford Survey, A-146, City of Hallsville, Harrison County, Texas be re-zoned from GB -General Business to PD - Planned Development contingent upon JES Holdings, LLC receiving funding from TDHCA in 2021.

Motion was made by Commissioner Wayne Walker, seconded by Commissioner Tommy Pool to accept the motion as presented. Yeas: Commissioner Wayne Walker and Commissioner Tommy Pool; Nays: Commissioner Skip Buchanan. Absent: Vice-Chairperson JP Daub and Commissioner Bob Kelsey.

City Administrator Marty Byers read the proposed suggested motion for item #3:

I move and recommend to City Council that a 3.489-acre lot on the east corner of Tex Hatley Parkway and Hwy. 80 be rezoned as a Planned Development - contingent upon the following:

- 1. That the Planned Development be designated as "senior living".
- 2. That the developer JES Holdings, LLC., acquire and present a LURA (Land Use Restrictive Agreement) to the City of Hallsville and that the LURA contains requirements meeting the housing for older persons act (HOPA) under the federal fair housing act (42 U.S.C. §3601, as amended), and MUST be a development which:
  - As determined by the Hud secretary, is specifically designed and operated to assist elderly persons as defined in and provided under any federal, state, or local government programs; or
  - Is intended for, and solely occupied by persons who are 62 or older; or
  - Is intended and operated for occupancy by at least one person 55 years of age or older per unit, where at least 80% of the total housing units are occupied by at least one person who is 55 years of age or older and adheres to policies and procedures which demonstrate an intent by development owner and manager to provide housing for persons 55 years of age or older.

3. And, that section 19-c of the adopted zoning ordinance be specifically amended solely to this development to a maximum height of 3 stories for the main building's structure.

Motion was made by Commissioner Tommy Pool. Motion was withdrawn for further discussion for clarification reasons.

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Tommy Pool to table the motion to discuss further. The motion was carried unanimously.

Commissioner Skip Buchanan asked City Administrator if the City Council will still be voting on these items and deciding their votes. City Administrator Marty Byers stated that the City Council will have both items on their City Council meeting agenda to consider.

Motion was made by Commissioner Skip Buchanan, seconded by Commissioner Wayne Walker to revisit the motion for item #3 that is on the table.

Motion was made by Commissioner Tommy Pool, seconded by Commissioner Skip Buchanan to accept the motion as presented. The motion was carried unanimously.

#### Adjournment VI.

The meeting adjourned at 6:55 pm.

### City of Hallsville

Signed:

Vice-Chairman Chairperson JP Daub

Attest:

Laura Welch, City Secretary

Sworn and subscribed by before me on the 8th day of June 2021.

Faron Cain

Notary Public, State of Texas

FARON CAIN Notary Public, State of Texas Commission Expires May 16, 2024 NOTARY ID 474389-8



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, October 8, 2019, at Clay Medrano Meeting Room at 105 Main Street.

### The following Commissioners were present:

Chairperson Pike Blakeley Commissioner Skip Buchanan Commissioner Bob Kelsey Vice Chairperson JP Daub Commissioner Tommy Pool Alternate Wayne Walker

## 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 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. Annexation and rezoning of 11.40 acres off Country Club Road in the Richard Hooper Survey A-304, Hallsville.

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

Brooke Moussa, owner of property, explained to the Commission what their plans were for the property.

Motion was made by Vice Chairperson JP Daub seconded by Commissioner Tommy Pool to close the public hearing.

2. Consider and act upon approving the meeting minutes of August 13, 2019.

Motion was made by Vice-Chairperson JP Daub seconded by Commissioner Skip Buchanan to approve the minutes of August 13, 2019. The motion was carried unanimously.

- 3. Annexation and rezoning of 11.40 acres off Country Club Road in the Richard Hooper Survey A-304, Hallsville.
  - a) Public Hearing

Motion was made by Vice Chairperson JP Daub 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 Tommy Pool to close the public hearing. The motion was carried unanimously.

b) Consider and act upon approving and recommending to City Council an Annexation and Zoning change of a Vacant Lot, 11.40-acre tract of land in the Richard Hooper Survey, A-304, City of Hallsville, Harrison County, Texas from AG Agriculture to SF-8 Single Family Residential.

Motion was made by Commissioner Skip Buchanan seconded by Vice Chairperson JP Daub to recommend to City County to approve the annexation and zone to SF-8 Single Family Residential of 11.40 acres off Country Club Road in the Richard Hooper Survey A-304, Hallsville. The motion was carried unanimously.

## VI. Adjournment

The meeting adjourned at 6:07 pm.

City of Hallsville

Signed:

Chairman Pike Blakeley

Attest:

Kimberly Smith TRMC. City Secretary

Sworn and subscribed by before me on the 12th day of January 2021.

Faron Cain

Notary Public, State of Texas

FARON CAIN
Notary Public, State of Texas
My Commission Expires
May 16, 2024
NOTARY ID 474389-8



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, August 13, 2019, at Clay Medrano Meeting Room at 105 Main Street.

## The following Commissioners were present:

Chairperson Pike Blakeley Commissioner Skip Buchanan Commissioner Bob Kelsey Vice Chairperson JP Daub Commissioner Tommy Pool 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 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 act upon approving a Chairperson and Vice-Chairperson.

Motion was made by Alternate Wayne Walker seconded by Commissioner Skip Buchanan to keep Pike Blakely as Chairperson and JP Daub as Vice-Chairperson. The motion was carried unanimously.

2. Consider and act upon approving the meeting minutes of November 13, 2018.

Motion was made by Vice-Chairperson JP Daub seconded by Commissioner Tommy Pool to approve the minutes of November 13, 2018. The motion was carried unanimously.

3. Rezone of Vacant Lot, 6.269-acre tract of land in the William Crawford Survey, A-146 being part of the called 23.51 acre "Tract 1" and part of the called "Tract 2", City of Hallsville, Harrison County, Texas from GB-General Business to PD-Planned Development.

## a) Public Hearing

Motion was made by Commissioner Bon Kelsey seconded by Commissioner Tommy Pool to open the public hearing. The motion was carried unanimously.

Chairperson Pike Blakely recused himself because he is part of the project that is presented to the Planning & Zoning Commission. Vice-Chairperson JP Daub took over the meeting.

Jeff Reich, Reich Builders, explained to the Commissioners all the project details. Commissioner Skip Buchanan asked how many they would start with. Jeff Reich stated will build 2 at a time.

Motion was made by Alternate Wayne Walker seconded by Commissioner Bob Kelsey to close the public hearing. The motion was carried unanimously.

Motion was made by Commissioner Skip Buchanan seconded by Commissioner Tommy Pool to change zoning from GB - General Business to PD - Planned Development with the following restrictions: 1,150 Sq. Ft minimum per residential living area, 2-car enclosed garages, concrete street, underground utilities, no exterior buildings, minimum 3 street lights, gated community, sidewalks, HOA, a retention pond, and 120 days to break ground for development to get under way. Further, Planning & Zoning Commission agreed for the side setbacks to be 5'. The motion was carried unanimously.

4. Consider and act upon approving and recommending to City Council a Planned Development of Townhouses at the corner of Cal Young Road and Cider Lane.

Motion was made by Vice-Chairperson JP Daub seconded by Commissioner Skip Buchanan to approve and recommend to City Council to approve the Planned Development of Townhouses at the corner of Cal Young Road and Cider Lane. The motion was carried unanimously

Chairperson Pike Blakely took back over the meeting to adjourn.

#### Adjournment VI.

The meeting adjourned at 6:27 pm.

Signed:

Chairman Pike Blakeley

Attest:

Simberly Smith TRM¢, City Secretary

Sworn and subscribed by before me on the 13<sup>th</sup> day of August 2019.

Faron Cain

Notary Public, State of Texas

FARON CAIN
Notary Public, State of Texas
Notary ID # 474389-8
My Commission Expires
May 16, 2020



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, November 13, 2018, at Clay Medrano Meeting Room at 105 Main Street.

## The following Commissioners were present:

Chairperson Pike Blakeley Commissioner Tommy Pool Alternate Wayne Walker

Commissioner Skip Buchanan Commissioner Bob Kelsey

### The following Commissioners were absent:

Vice Chairperson JP Daub

### **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**

#### **Items to Be Considered** ٧.

1. Consider and act upon approving the meeting minutes of September 11, 2018.

Motion was made by Commissioner Tommy Pool seconded by Alternate Wayne Walker to approve the minutes of September 11, 2018.

- 2. Rezone of Vacant Lot, 5.348 acres, Abst: 305 J HOLBERT, HSE, Hallsville
  - a) Public Hearing

Motion was made by Alternate Wayne Walker seconded by Commissioner Bob Kelsey to open the public hearing. The motion was carried unanimously.

Kyle Pack, owner of 102 Kieu Drive, vacant 5.348 acres of property, explained to the Planning & Zoning Commission exactly what he planned on doing with the property. It is currently zoned Agriculture AG and wants to rezone the property to Single-Family Residential SF-8 in order to build a 2,753 square foot home.

Commissioner Skip Buchanan walked in at 6:03 pm.

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

Motion was made by Alternate Wayne Walker seconded by Commissioner Skip Buchanan to recommend to City Council to rezone 102 Kieu Drive, 5.348 acres, Abst: 305 J HOLBERT, HSE, Hallsville. The motion was carried unanimously.

#### VI. Adjournment

The Council meeting adjourned at 6:06 pm.

City of Hallsville

Signed;

Chairman Pike Blakeley

Attest:

Sworn and subscribed by before me on the 13<sup>th</sup> day of August 2019.

Faron Cain

Notary Public, State of Texas

**FARON CAIN** Notary Public, State of Texas Notary ID # 474389-8 **Commission Expires** May 16, 2020