



Chairperson Pike Blakeley
Commissioner Skip Buchanan
Commissioner Tommy Pool
Walker

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

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 Mayor Pro-Tem Gary Lovelace.

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 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.

VI. Adjournment

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

