



MINUTES OF JUNE 21, 2022
CITY COUNCIL MEETING AND JOINT SESSION
WITH PLANNING & ZONING COMMISSION MEETING
AND PUBLIC HEARINGS

The Talty City Council held two public hearings prior to their regularly scheduled meeting in conjunction with the Planning & Zoning Commission at 7:00 p. m on Tuesday, June 21, 2022 at the Trinity Family Church, 9670 CR 214, located at the intersection of FM 1641 and I-20, on the following:

I. Call to Order:

Mayor Frank Garrison called the meeting to order at 7:06 p.m. and announced a quorum. Those present were Brad Davis, Judy Trevino, Courtney McGrath, John Davis and Bobby Crowley. The Planning & Zoning members present were Wes Kucera, Philip Thomas and Gavin Hill. Absent was Justin Wolfe. A vacant position has not been filled.

II. Invocation: All rose for the invocation by Brad Davis. Everyone recited the Pledge of Allegiance.

III. Public Hearing: A public hearing was held to consider a request by Bruce & Jill Blair to approve a plat to subdivide five additional parcels from 82.55 acre parcel of Finklea Farms, approximately 16.093 acres from a 100 acre parcel. [Recorded in Volume 6735, Page 309 of the Deed Records of Kaufman County, Texas.] This area would be comprised of one 11 acre parcel, three 1 acre parcels, one 1/25 acre parcel, which included an access easement and one additional 0.493 acre as a continuation of said access easement. The area is located off Cleaver Lane, just north of its intersection with CR 215 / Michael Talty Avenue and within the Stephen White Survey, Abstract No. 267, in the City's extraterritorial jurisdiction.

IV. Citizen Participation: No one signed in to speak at the Public Hearing.

V. Planning & Zoning Recommendation:

A Motion was made by Philip Thomas to accept the plat on the Finklea Farms parcels as presented.

Seconded: Wes Kucera

Vote: 3-0; Motion carried.

After discussion, the commission made a recommendation to the City Council to approve a plat to subdivide five additional parcels in Finklea Farms as presented.

VI. Public Hearing: A public hearing was held to consider a request by Michael and Richard Hunt for a proposed 6.59 acre plat out of acreage from three current parcels, totaling 7.078 acres along the 9600 block of Helms Trail in the City's extraterritorial jurisdiction, that is known as the Helms Trail Shops Addition. The plat will create two lots from the currently undeveloped area around Sticky Ribz BBQ. The land is within the Absolom Hyer Survey and on Kaufman Central Appraisal District as parcels 7792, 7809 and 7844, in the City's extraterritorial jurisdiction. The acreage is most easily recognized as the area surrounding Sticky Ribz BBQ.

VII. Citizen Participation: No one signed in to speak at the Public Hearing.

VIII. Planning & Zoning Recommendation:

A Motion was made by Wes Kucera to approve the plat as submitted.

Seconded: Gavin Hill

Vote: 3-0; Motion carried.

After discussion, the commission made a recommendation to the City Council to approve the proposed 6.59 acre plat out of acreage from three current parcels, totaling 7.078 acres along the 9600 block of the Helms Trail Shops Addition from the three current parcels, into two lots in the City's extraterritorial jurisdiction.

IX. Action Items:

1. The Council discussed the Finklea Farms plat in the City's extraterritorial jurisdiction. A Motion was made by John Davis to approve the Finklea Farms plat as presented.

Seconded: Brad Davis

Vote: 5-0; Motion carried.

2. The Council discussed the Helms Trail Shops Addition plat to subdivide into 2 parcels. A Motion was made by John Davis to approve the Helms Trail Shops Addition plat as presented.

Seconded: Bobby Crowley

Vote: 5-0; Motion carried.

3. The Council discussed the different methods for construction services to build the new city hall and police department; A Construction Manager Agent method or Construction Manager-at-Risk method other than the competitive bidding. WRA Architects were present to answer questions.

A Motion was made by Courtney McGrath to approve the Construction Manager Agent.

Seconded: Bobby Crowley

Vote: 3-2; Motion carried. Judy Trevino and Brad Davis against

4. The Council discussed the Minutes of May 17, 2022.

A Motion was made by John Davis to approve the Minutes of May 17, 2022.

Second: Judy Trevino

Vote: 4-0; Motion carried. Brad Davis abstained.

5. The Council discussed the May 2022 Financial Report prepared by Murrey;

A Motion was made by Bobby Crowley to accept the May 2022 Financial Report.

Second: Brad Davis

Vote: 5-0; Motion carried.

6. The Council discussed appointing Allison Weaver to the Planning & Zoning Commission to fill Terry Carson's position.

A Motion was made by John Davis

Seconded: Courtney McGrath

Vote: 5-0; Motion carried.

7. The Council discussed changing the name of CR 214 to Piedmont Path at the FM 1641 intersection by the Trinity Family Church.

A Motion was made by Bobby Crowley to approve **Ordinance 2022-08** to change the CR 214 name to Piedmont Plath at the FM 1641 intersection, westward to the parcel within the territorial limits of the City of Talty, Texas owned by Harlan Properties, [PID 54114]; providing a repealing clause; providing a savings clause; providing a severability clause; and providing for an effective date.

Seconded: Brad Davis

Vote: 5-0; Motion carried.

8. The Council, acting as the Zoning Board of Adjustments, discussed granting an extension to Trinity Family Church for their accessory building (16x16) to remain in place behind the church with alternative building materials.
A Motion was made by Brad Davis to table the vote for an extension on the storage building to remain on the premises behind the Trinity Family Church since it is built out of alternative building materials.

Seconded: John Davis
Vote: 5-0; Motion carried.

X. **Adjourn**: Meeting adjourned at 8:13 p.m. There were no requests for next month's agenda.

Dated: _____

Mayor Frank Garrison

City Secretary Sherry Bagby