MINUTES OF JUNE 19, 2007
TOWN OF TALTY
WORKSHOP FOR COMPREHENSIVE PLAN

The WORKSHOP for the Comprehensive Plan ("CP") was called to order at 7:00 p.m. by Mayor Todd W. Hutton at the Trinity Family Church, located at the intersection of FM 1641 and I-20, and a quorum was announced. Aldermen present were Brad Davis, Frank Garrison, and Barbie Kraig. Carla Milligan and Larry Farthing were absent. Also present were Connie Goodwin, Town Administrator, and Sherry Bagby, Town Secretary.

Mayor Hutton announced a quorum and led the Pledge of Allegiance.

I.   Zoning Map

Mr. Goodwin showed a proposed zoning map of the Town and the ETJ. This map was discussed. The Town can enforce the zoning ordinances within the Town's limits. The area surrounding St. Martin's Catholic Church was discussed. Philip Thomas stated that the church is not a historical marker because he believes were problems with Kaufman County to designate it as such. Mr. Thomas also stated that the Catholic Church cannot be moved because it would collapse. The Catholic Church has purchased 25 acres from Bob Mitchell on 2932, and may sell the current location on 1641.

Trinity Valley Electric is getting ready to hold a public hearing on a sub-station location, which will be on the back-side of Preston Irvin's property, behind the Shell Station.

Mr. Goodwin proposed to designate the Catholic Church property and the 65 acres on the north side of I20 as commercial. A buffer zone needs to be created between Shamrock 7 & 8 and any commercial development.

II.   Lot Size

Mr. Goodwin stated that the Comprehensive Plan needs to state lot sizes. Towns may have low and high density areas which could mean as many as five houses to one acre. The MUD ("Municipal Utility District") formed in the area is allowing 5,000 sf lots. We should leave one acre lots in the Comprehensive Plan with the possibility of higher density as conditions might warrant. Any deviation from one acre lots must be requested and go before the Planning & Zoning and Board. The CP is a guide for our Town and will be backed-up by ordinances passed by the Council. The CP needs to be specific such that smaller lots, if any, not be clustered and that lot sizes be evenly disbursed. We will continue to keep the houses at 2000 sf. Mr. Goodwin stated that the key is to keep the distance between the houses at 35 feet. Mr. Goodwin suggested changing the rules on corner lots so developers do not have to request these type variances. The CP can also require subdivisions to include parks in neighborhoods.

III. Animals

We may not be able to restrict certain types of dogs in the town, but we can require animals to be registered. The State Legislature is also working on this issue. Mr. Goodwin suggested requiring dogs be on a leash if outside of fenced property.   The current leash law states that if an animal is off your property it must be leashed. Majority wanted to leave this alone.

Mr. Goodwin suggested limiting the number of animals on one acre; two each: such as 2 dogs and 2 cats. The majority did not like this proposal and wanted to leave it alone.

IV. Commercial Property

Commercial areas are mostly retail. A business must come before the P&Z and Board for approval. Some towns allow "commercial classes" to include specific classes of retail. The majority wants a "conditional use" permit.   All commercial will require a conditional use permit. Eliminate the 2nd paragraph for classifications.

V. Sexual Oriented Business

These businesses need to be located in the industrial sites. We have an ordinance in place now, but we need to specifically designate any general area that they might be allowed.

The next public hearing is planned to be presented at the next Board meeting. The Planning & Zoning Committee will also meet prior to the Board.

VI. Adjourn

After no further discussion, the meeting was adjourned.

Meeting adjourned @ 8:15 p.m.

Dated: _____

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Mayor Todd Hutton

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Town Secretary, Sherry Bagby