

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
NOVEMBER 9, 2021

THE BLUE RIDGE CITY COUNCIL MET IN SPECIAL SESSION AT 7:00 P.M. ON TUESDAY, NOVEMBER 9, 2021, AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT 200 W. TILTON, BLUE RIDGE, TEXAS 75424 AT 7:00 P.M. WITH THE FOLLOWING ITEMS ON THE AGENDA FOR CONSIDERATION AND/OR ACTION.

1. Mayor Williams called the meeting to order at 7:00 p.m. and called roll with the following members present: Mayor Rhonda Williams, Christina Porath, Keith Chitwood and Colby Collinsworth.
2. Swear In Proceedings for May Perales and Tammy Crosswhite to serve as Council Members
City Secretary Edie Sims performed the swearing in ceremony for May Perales and Tammy Crosswhite. Both new members took their seats as City Council Members.

3. First Public Hearing to receive public comments, and discuss a request to replat a Preliminary Plat known as Deer Creek Ranch Estates, an addition located at the northwest corner of County Road 619 and County Road 574, also known as Abstract A0556 Joseph Mathews Survey, Sheet 2, Tract 47, containing 49.093 acres and Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 84 containing 9.10 acres, replatting into 58.19 acres and containing 43 total lots and also located within the Extra Territorial Jurisdiction of the City of Blue Ridge

Mayor Rhonda Williams opened the Public Hearing at 7:03pm and asked those FOR the Final Plat to come forward. Tom Jones, engineer for the project, was present and prepared to answer any questions. With no one coming forward, Mayor Williams asked those OPPOSING to come forward. With no one coming forward, Mayor Williams closed the Public Hearing at 7:07pm.

4. First Public Hearing to receive public comments, and discuss a request for a Preliminary Plat known as Qariyah Addition, an addition located on FM 2756 and County Road 495; also known as Abstract 936 D Van Winkle Survey, Sheet 3, Tract, 215 containing 33.24 acres and Abstract 936 D Van Winkle Survey, Sheet 3, Tract 109 containing 17.45 acres for a total of 50.69 acres with 39.92 acres being developed; and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction

Mayor Rhonda Williams opened the Public Hearing at 7:08pm and asked those FOR the Preliminary Plat to come forward. Niem Khan, engineer for the project, was present and prepared to answer any questions. With no one else coming forward, Mayor Williams asked those OPPOSING the Preliminary Plat to come forward. Christina Porath questioned if the water has been resolved to provide for this project. Habiba Sultana, one of the owners and developers, stated they have a letter from Verona Special Utility District stating water can be provided. Nathan McTee, President of the Board for Verona Special Utility District and wife Liz McTee stated the letter was from a year ago and many developments have changed, thereby the need for the review to be done again to ensure water service. Mrs. Sultana also stated the original plans were for 41 homes but will now be 36 homes.

Cathy Smith, residing at 2380 CR 495, and adjacent to this development stepped forward with a lengthy list of questions: water availability and usage; blocked water flow; Fannin County Electric electricity availability; road detriment during construction and effect on existing roads; new entrances and exit; loss of residential utilization; no sidewalks, CR 495 is on a cul-de-sac; traffic congestion; new traffic and deliveries; wireless resources – already inadequate;

cell phones already have spotty coverage; trash and recycling; noise pollution; harmful emissions; air pollution; ground contamination; runoff to existing ponds; wildlife concerns; requested larger land lots; questioned if studies done regarding impact to wildlife; if environmental study was done; and asked for added trees to help the environment.

Mrs. Prater, residing at 2395 CR 495, stated she did not receive any notification and had the same concerns as Mrs. Smith.

With no one else coming forward, Mayor Williams closed the Public Hearing at 7:29pm.

5. First Public Hearing to receive public comments, and discuss a request for a Concept Plan and Annexation request for a subdivision known as Parkside Addition or Blue Ridge Crossing (name has not been finalized), an addition situated as being part of the Mathias Mowery Survey, Abstract 557, being part of 317.764 acre tract of land conveyed to Michael McCreary and Chad Knowles for a total of 42.572 acres of land, also known as the property south of the Blue Ridge Area Sports Association land and also is intended to be annexed within the incorporated limits of the City of Blue Ridge

Mayor Rhonda Williams opened the Public Hearing at 7:30pm and asked those FOR the Concept Plan to come forward. Mitchell Fielding, developer from F2 Capital Partners, LLC, came forward stating the Concept Plan will be up to 220 homes. The lot sizes are planned for 50'x115' = 5750 square feet. Jeff Carey, President of Blue Ridge Area Sports Association, came forward stating this is the first to meet the developers but BRASA is definitely interested in a partnership to share the BRASA Sports Park. Mr. Fielding stated he has full intentions of working with BRASA. There are other considerations such as road improvements, more particularly Pruett Street. The property is located within the City's Extra Territorial Jurisdiction and is contiguous to the City. Mr. Fielding also stated he has full intentions of annexation.

Mayor Williams asked those OPPOSING the Concept Plan to come forward. Jorge Jimenez, residing at 300 Scott Road, expressed concerns of runoff, drainage and ensuring the flood plain is dealt with. Mr. Fielding stated once he is further in the development agreement with the City, a flood study will be performed.

Christina Porath questioned the price range for the homes, with Mr. Fielding stating \$250 – 350,000. The timeframe for Phase 1 is 12 - 18 months. Also, Mr. Fielding stated he has acquired Mark Littlejohn's property on South Business Highway 78 to assist with the entry of the development. There will be traffic studies as well to determine a 3rd access point.

Commeal Shinn, residing at 320 S Morrow, stated she opposes the project. Morrow Street cannot handle more traffic as the street is not in great condition now. She stated she enjoys looking at the country side and not look forward to seeing homes in it's place. The streets were improved in 1991 and have not been improved since. She stated she would rather keep the small country feel than for the City to have improved streets and more income with these new homes.

Nathan McTee, residing at 5765 CR 570, stated he was one of the founders of BRASA and requested to keep this park for the kids.

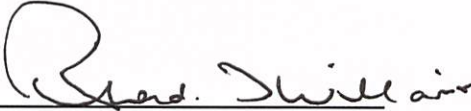
Randal Shinn asked the square footage of the homes with Mr. Fielding replying the range will be from 1600 – 2100 square foot. A Homeowner's Association will also be established. Presently, builders have not been identified, but he is speaking with Stonehollow Homes. There will be sidewalks in the subdivision. Rental restrictions will also need to be discussed.

With no one else coming forward, Mayor Williams closed the Public Hearing at 7:49pm.

6. Adjournment

Christina Porath motioned to adjourn with Colby Collinsworth seconding the motion. Council adjourned at 7:49pm.

APPROVED:


Rhonda Williams, Mayor

ATTEST:


Edie Sims, City Secretary



Wm. H. [illegible]

Wm. H. [illegible]

