

**CITY OF BLUE RIDGE
SPECIAL SESSION AGENDA
DECEMBER 14, 2021, 7:00 P.M.
Blue Ridge Community Center
200 W. Tilton Street**

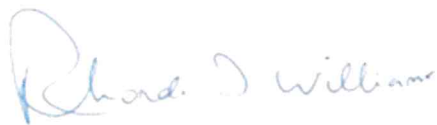
THE BLUE RIDGE CITY COUNCIL WILL MEET IN SPECIAL SESSION AT 7:00 P.M. ON TUESDAY,
DECEMBER 14, 2021, AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT
200 W. TILTON, BLUE RIDGE, TEXAS WITH THE FOLLOWING ITEMS ON THE AGENDA FOR
CONSIDERATION AND/OR ACTION.

1. Call to order, Roll Call
2. Prayer and Pledges of Allegiance
3. Public Comment: This is an opportunity for the public to address the Council on any matter included on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Council, speakers MUST complete a Speaker Form and provide it to the City Secretary PRIOR to the start of the meeting. Each speaker shall approach the front of the Council and state his/her name and street address before speaking. Speakers shall address the Council with civility that is conducive to appropriate public discussion. The public cannot speak from the gallery but only from the front of the Council. Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy; or (3) propose the item be placed on a future agenda, in accordance with Council procedures.
4. Consider, discuss and act upon a Concept Plan for Blue Petals Golf Course and Event Center with annexation into the City of Blue Ridge
5. Regarding Development Agreement for Blue Ridge Crossing, 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
6. EXECUTIVE SESSION – In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:

Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: development agreements, zoning regulations, annexation and land use.
7. RECONVENE INTO OPEN SESSION – In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session

8. Discussion of placing items on future agendas
9. Adjournment.

Certified this the 10th day of December, 2021.

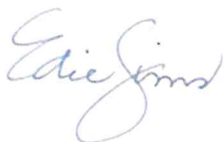


Rhonda Williams
Mayor, City of Blue Ridge

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)

This facility is wheelchair accessible. Request for accommodations or sign interpretative services must be made 48 hours prior to this meeting. Please contact the city secretary's office at 972-752-5791 for further information.


I, the undersigned authority, do hereby certify that this notice was posted in the regular posting place of the City Hall building for Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted December 10, 2021 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary











County Road 825

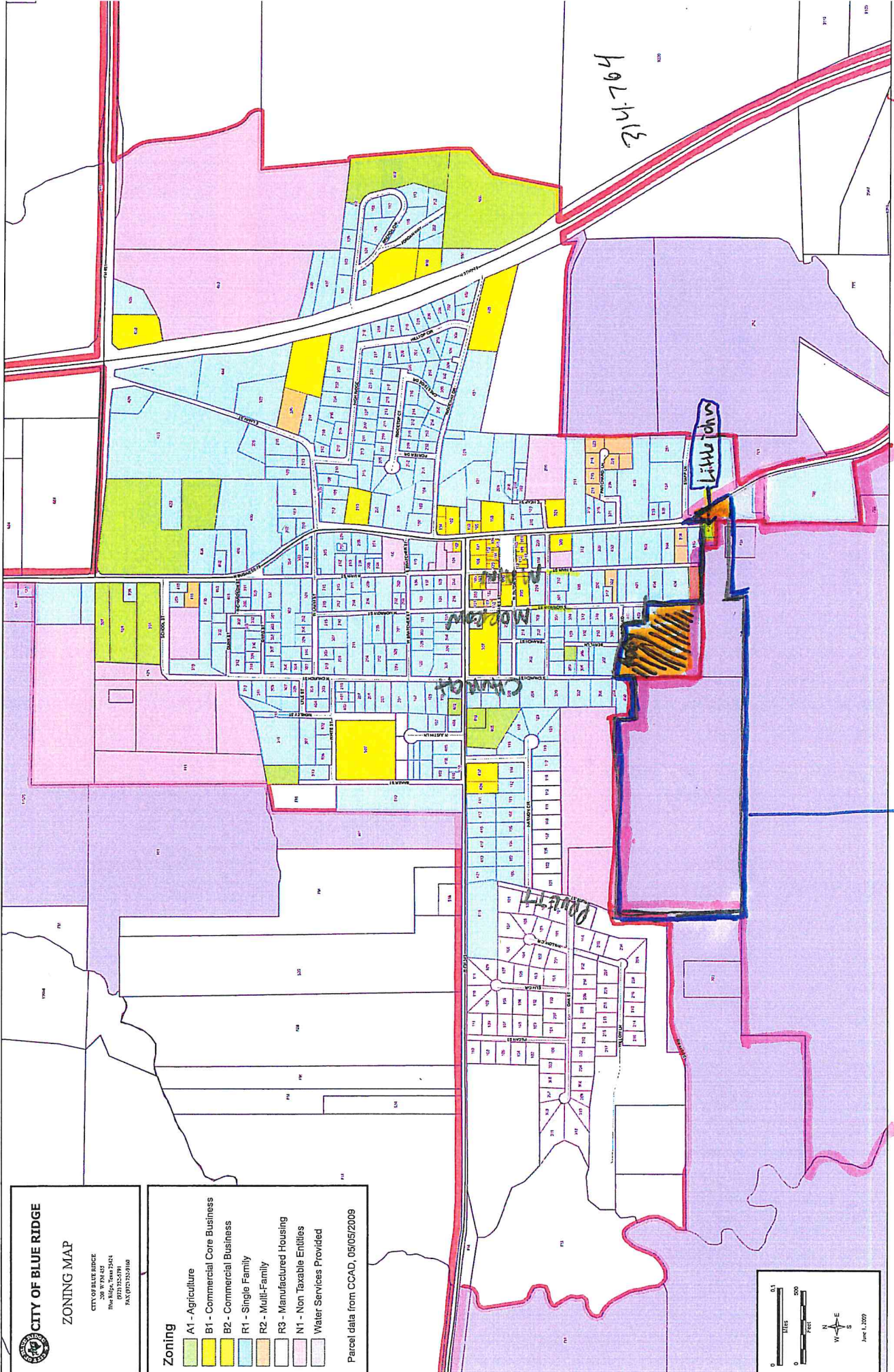


CITY OF BLUE RIDGE
ZONING MAP
 CITY OF BLUE RIDGE
 1000 N. Main St., Suite 200
 Blue Ridge, GA 30709
 (770) 332-5191
 FAX (770) 332-5100

Zoning

	A1 - Agriculture
	B1 - Commercial Core Business
	B2 - Commercial Business
	R1 - Single Family
	R2 - Multi-Family
	R3 - Manufactured Housing
	N1 - Non Taxable Entities
	Water Services Provided






Parcel data from CCAD, 05/05/2009



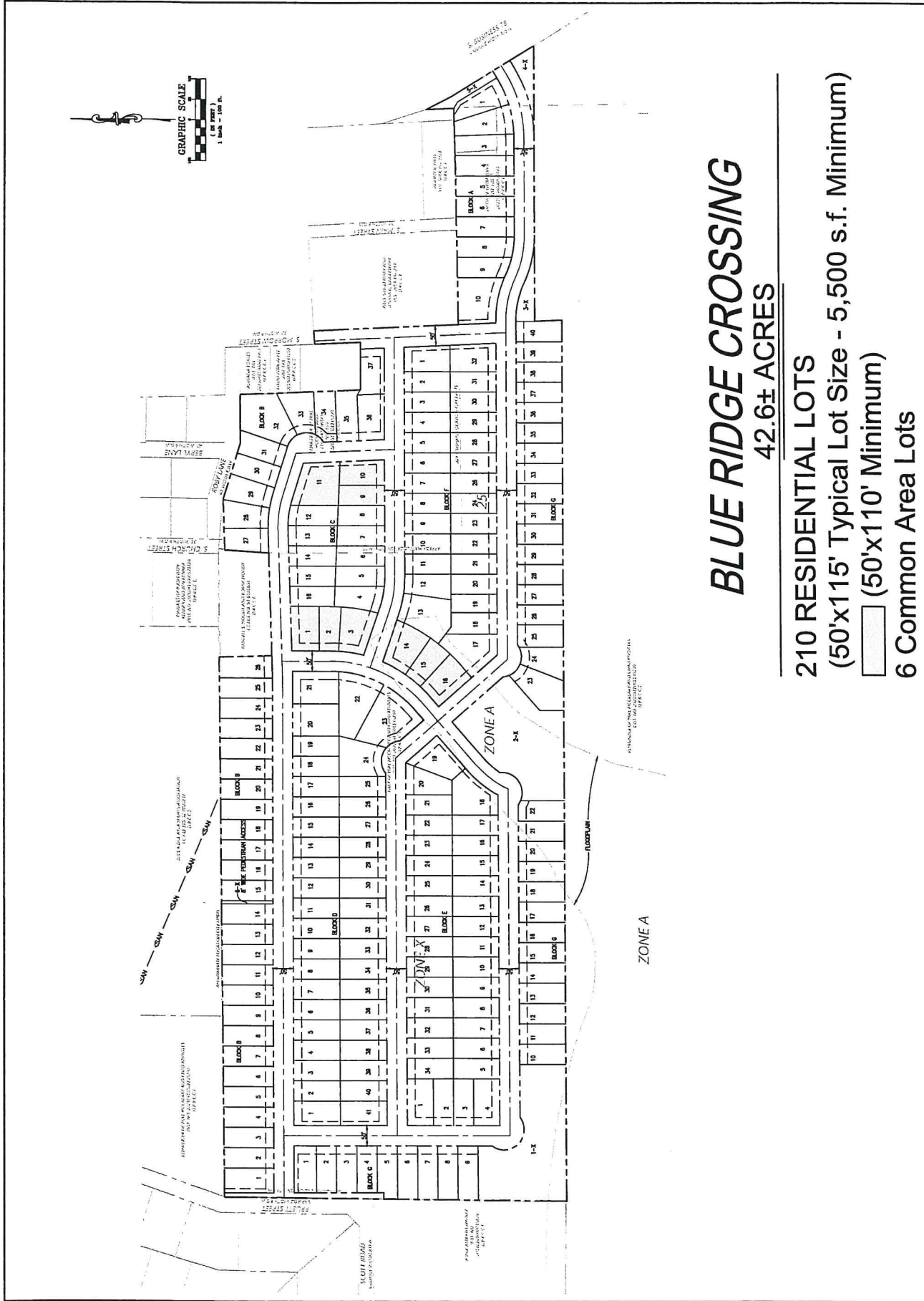
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 FEET

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June 1, 2009

-  - Track 91 1256 acre (Hilltop)
-  - Track 89 308.928 acre
-  - City limits
-  Concept Plan
-  - Inside City limits

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BLUE RIDGE CROSSING

42.6± ACRES

210 RESIDENTIAL LOTS

(50'x115' Typical Lot Size - 5,500 s.f. Minimum)

(50'x110' Minimum)

6 Common Area Lots

NO.	DATE	DESCRIPTION	BY
1	12-07-2021	FINAL	JM
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BLUE RIDGE CROSSING MIXED LOT SIZES

42.6± ACRES

211 RESIDENTIAL LOTS TOTAL

- 20% = 40 - 40' LOTS (40'x115' Typical Lot Size - 4,600 s.f. Minimum)
- 56% = 119 - 50' LOTS (50'x115' Typical Lot Size - 5,500 s.f. Minimum)
- 20% = 43 - 60' LOTS (60'x115' Typical Lot Size - 6,900 s.f. Minimum)
- 4% = 9 - 50' LOTS (50'x110' Minimum)

6 Common Area Lots