

COMMISSIONERS' COURT MEETING

October 7, 2021

BE IT REMEMBERED that the Commissioners' Court of Comanche County, Texas met in a Special Meeting on the 7th day of October, 2021 with the following members present: Judge Stephanie L. Davis, Presiding; Gary "Corky" Underwood, Commissioner Precinct #1; Sherman Sides, Commissioner Precinct #3 and Jimmy Dale Johnson, Commissioner Precinct #4. Russell Gillette, Commissioner Precinct #2 was not present.

Judge Stephanie L. Davis opened the meeting at 9:03 a.m.

Commissioner Underwood gave the invocation.

Public comment; Brad Tomunson spoke concerning The Ranches at Pecan Valley Subdivision which joins his property. Tomunson expressed concern over the increased traffic on the county road, increased noise and possible shortage of water. Tomunson stated if he had known about the dairy that went in across the road after he purchased his property and the proposed subdivision he would not have purchased his property. He stated there is already heavy traffic due to the silage trucks to the dairy. Traffic will be greatly increased due to the subdivision. The county road is not capable of sustaining the increased traffic. The major concern was possible shortage of water for homes and livestock. There was concern how the lots in the subdivision are marketed. The owners need to understand they are responsible for their water and septic system.

Jimmy Quigg expressed the same concerns as Brad Tomunson. Quigg owns property south of the proposed subdivision. Quigg is not against the subdivision if done properly and roads are widened and improved. Tuwana Quigg also expressed the same concerns over the subdivision. James Quigg added his concerns.

Melinda Johnson representing the Proctor Volunteer Fire Department and the City of Gustine questioned how fire concerns would be addressed. Response time to a fire in the subdivision would likely be longer. Johnson asked if there would be fire hydrants installed in the subdivision.

Louis Berger representing the Lone Star Developers, doing business as National Land Partners, the developer of the Ranches at Pecan Valley Subdivision addressed the concerns that had been stated. Berger gave assurances they want to be good neighbors and have gone above the required county subdivision regulations to insure there was enough water. A detailed water study had been conducted by a hydrology engineer. Seven test wells had been dug. A 31,000 gallon water tank will be constructed to serve the area for fire suppression. The developer will widen and improve Quigg Road. Drainage has been addressed. Prospective buyers of the lots are informed they are responsible for drilling their wells and installation of approved septic systems. Berger stated there will not be a sudden influx of home builders in the subdivision. Many purchasers will not build until they can retire. A Homeowners Association has been established. All required documents as required on the checklist from the Application have been completed.

Commissioner Sides made the motion to approve the final plat of The Ranches at Pecan Valley. Commissioner Johnson seconds the motion. All approved. Motion passed.

A Comanche County Subdivision Regulations Workshop was conducted. Judge Davis stated Comanche County wants managed growth. A well-defined subdivision regulation policy is essential for managed growth.

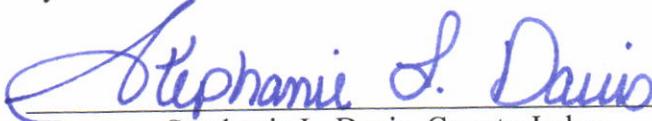
The following additions were suggested for the County Subdivision Regulations. The developer has an initial meeting with the commissioner for the precinct. The commissioner contacts the County Judge's Office to schedule a meeting with the Judge, Commissioner, County Attorney and the developer to determine if a plat is required. Schedule a meeting with the County Judge, Commissioner, County Attorney and developer prior to submission of final plat to review submission. Other suggestions to include in the regulations; three white paper copies of the plat (no Mylar copy), provide digital copy of final approved plat, provide linear feet of roads within the subdivision, reduce the scale of the plat, include a fire suppression method and designate any lien holder. No action was taken on suggestions for additions to the County Subdivision Regulations.

A RV Park Regulations workshop was conducted. No action

There being no further business to come before the Court, Court was adjourned this the 7th day of October, 2021 with a motion by Commissioner Johnson and a second by Commissioner Underwood. All approved. Motion carried.

The foregoing minutes approved by the Comanche County Commissioners' Court on the 12th day of October,

Attest: 
Ruby Lesley, County Clerk


Stephanie L. Davis, County Judge

