

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 5TH DAY OF JANUARY, 2017 12:00 PM.

Members present: Woods; Cummings; Barry; Durda
Members absent: Anderson; Garrison
City staff present: Kulhavy; Ridley; Martin

1. CALL TO ORDER

- a. *This meeting was called to order by Chairman Woods. [12:00 PM]*

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
b. Texas Flag

3. INVOCATION

Commissioner Barry led the invocation

- 4. PUBLIC HEARING** to take testimony concerning the change in the Development District Classification of Block 3 of the G. A. White Subdivision from Neighborhood Conservation to Management.

Chairman Woods opened the Public Hearing. [12:01 PM]

Chairman Woods gave a brief overview of the Development District Map Amendment Application and opened the floor for the public to speak.

Micah Slaughter, applicant, expressed his appreciation to the Commissioners for their support of the Development District Map Amendment when the larger area of the subdivision was previously considered by the Planning Commission last summer.

Scott Hornung, neighborhood property owner and resident, expressed his concerns in maintaining a quiet neighborhood and safe traffic flow through the G. A. White subdivision and onto 11th Street.

Dalene Zender, neighborhood property owner, stated her continued opposition to the change in the Development District Classification for the subdivision.

Chairman Woods then questioned City Planner, **Aron Kulhavy**, regarding the time requirement for resubmittal of a Development District Map Amendment Application for a denied case. Kulhavy stated that there is a one year time frame for resubmitting an application by the same applicant and for the exact same property. The case heard and considered by the Commission and City Council last summer was initiated by the Planning Commission and was for a larger area of the G. A. White Subdivision, Blocks 1, 2, 3, and 7. In this case the application was initiated by the property owner for a smaller area, only Block 3, of the subdivision.

Chairman Woods asked **Kulhavy** to explain the process for the initiation of the previous Development District Map Amendment Case from last summer and the recommendation made by the Commission. Kulhavy stated that the Planning Commission chose, as one of the work items for 2016, to look at the current Development District Classifications of all areas within the City to ensure that they are still appropriate with the land use patterns and compliant with the Comprehensive Plan. The Commission directed Staff to prepare three areas of the City for Development District Map Amendment with Blocks 1, 2, 3, and 7 of the G. A. White Subdivision being one of the three areas.

Chairman Woods stated that he only wanted to clear any confusion regarding the previous Commission initiated case. It was also clarified that Block 3 has 5 lots that are not owner occupied. There are two property owners in the block and both have signed the application. **Chairman Woods** also noted that the previous case debate over the affidavits obtained for

the filing of the amended deed restrictions for the subdivision are not of consequence in regards to the City's reclassification of the Development District for this area.

Dalene Zender questioned the validity of the Application in regards to the one year time requirement for resubmittal per *Section 12.310* of the *Development Code*. **Chairman Woods** responded that staff had adequately addressed that question and that there is not an issue with the validity of the Application. The vote by the Commission is only a recommendation to City Council. City Council will make the final decision regarding the reclassification of the area. There will be two readings of the ordinance before City Council. The first reading will be with a Public Hearing. The Council will vote on the ordinance at the second reading. The first reading with the Public Hearing before Council will be on February 7, 2017.

Chairman Woods Closed the Public Hearing. [12:12 PM]

5. **CONSIDER** a change in the Development District Classification of Block 3 of the G. A. White Subdivision from Neighborhood Conservation to Management.

- i. *Commissioner Barry made a motion to approve the change in the Development District Classification of Block 3 of the G. A. White Subdivision from Neighborhood Conservation to Management. Second was by Commissioner Durda. The vote was unanimous.*

6. **DISCUSS** the planning issues to be addressed by the Commission in 2017.

Aron Kulhavy opened the discussion. The Commission is to brainstorm issues they would like to address in 2017. He briefed the Commission on the items left over from 2016 and on the sidewalk variance cases which have recently been heard by the Board of Adjustments.

The Commissioners discussed the various issues which they could like to address this year.

Aron Kulhavy closed the discussion, indicating that Staff will organize and add timelines for the items. A revised list will be presented to the Commission for discussion and to prioritize at the next meeting.

7. **CONSIDER** the minutes of the December 15, 2016 meeting.

- i. *Commissioner Barry made a motion to approve the minutes. Second was by Commissioner Cummings. The vote was unanimous.*

8. **PUBLIC COMMENTS**

There were none.

9. **ITEMS OF COMMUNITY INTEREST**

- i. *Aron Kulhavy stated that Commissioner Anderson is resigning due to Health issues. There are currently two vacancies on the Commission.*

10. **ADJOURNMENT**

Commissioner Barry made a motion to adjourn. Second was by Commissioner Durda. The vote was unanimous. [12:44 PM]