

**MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 2ND DAY OF JUNE, 2016 AT 12:00 PM.**

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Members present: Woods; Barry; Johnston; Cummings; Hilton; Anderson  
Members absent: Durda  
City staff present: Kulhavy; Ridley; Woodham

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**1. CALL TO ORDER**

- a. *This meeting was called to order by Chairman Johnston. [12:02PM]*

**2. PLEDGE OF ALLEGIANCE**

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

**3. INVOCATION**

*Commissioner Barry led the invocation*

**4. CONSIDER** the final plat of Texas Grand Ranch, Section 3B located in the ETJ of the City of Huntsville.

**Aron Kulhavy** introduced the final plat for Section 3B per the Staff Discussion Form. He explained that the main difference between the approved plat for Section 3A and the plat for Section 3B is that there are several lots in Section 3B that are partially located in the City of Huntsville's CCN (Certificate of Convenience and Necessity), for water service. The City of Huntsville and the Developer of Texas Grand Ranch have not yet reached an agreement regarding this issue. Negotiations are ongoing and will be taken care of administratively with City Council approval, it is not a Planning Commission approval issue. However, the final plat for Section 3B cannot be approved with these lots as part of the plat without the CCN issue being resolved. This is the reason why staff withheld a recommendation of approval or denial of the plat, pending any last minute discussions/negotiations which might occur. The City Engineer has not yet completed the review of the construction drawings for the public improvements. There are a few minor corrections to be made, but there are no major issues with the construction plans.

Kulhavy presented two options for the Commission regarding the plat:

1. Conditional approval of the plat with these conditions:
  - CCN issues will be addressed and completed with approval by City Council.
  - Pending the completion of the City Engineers technical review and approval of the construction plans.
2. Denial of the plat as it cannot be approved and filed until all of the issues have been resolved and the plat brought back to the Planning Commission for consideration.

**Kulhavy** indicated that the City and the Developer will be continuing the discussion and negotiation regarding the CCN issue and that just prior to the meeting, the Developer offered the option to revise the plat to remove the five (5) lots in question from Section 3B. If they choose to do this, the Commission can deny the plat today, and the Developer can bring the revised plat back to the Commission for approval at the June 16<sup>th</sup> meeting. Kulhavy stated that staff recommends this option.

**Renee Howes**, developer's representative, came forward to answer Commission questions. She indicated that all of the lot, not just the portion of the lot located in the City's CCN will be removed from the plat. The five (5) removed lots will be included in the Section 4 plat(s) when submitted. She stated that the City CCN issue will be resolved prior to the submittal of the plat(s) for the development of Section 4 of Texas Grand Ranch. There are a significant number of lots

within Section 4 which lie entirely within the City's CCN. The CCN issue cannot and will not be resolved within the next two weeks.

**Kulhavy** stated that the best action per the City's Development Code and to be in compliance with State Law is for the Commission to deny the plat without prejudice and for the Commission to then consider the revised plat (with the five (5) lots removed) at the next Planning Commission meeting.

*Commissioner Hilton made a motion to deny the final plat of Texas Grand Ranch, Section 3B located in the ETJ of the City of Huntsville. Second was by Commissioner Barry.*

**Kulhavy** pointed out that the motion needs to be **denial without prejudice** to allow a revised plat to be reconsidered by the Commission at the next Commission meeting.

**Commissioner Anderson** asked the developer to try to adhere to the City's Development Code requirement for street lighting even though the development was granted a variance not to do so. He pointed out the importance of safety for children and walkers as well as the ability to locate addresses. **Ms. Howes** stated the developer's opinion that the residents of the rural development will prefer not to have the lighting. At the request of residents, the developer will consider the placement of street lights within the development.

*Commissioner Hilton revised the motion to deny without prejudice the final plat of Texas Grand Ranch, Section 3B located in the ETJ of the City of Huntsville. Second was by Commissioner Barry. The vote was 5 Commissioners in favor of the motion with Commissioner Anderson abstaining.*

5. **CONSIDER** the minutes of the May 19, 2016 meeting.

*Commissioner Woods moved to accept the minutes of the May 19, 2016 Planning Commission meeting as presented. Second was by Commissioner Hilton. The vote was unanimous.*

6. **PUBLIC COMMENTS**

*There were not any public comments.*

7. **ITEMS OF COMMUNITY INTEREST**

- i. *Due to anticipated bad weather, Junk-A-Palooza will probably be rescheduled for June 18<sup>th</sup>.*

8. **ADJOURNMENT**

*Commissioner Anderson moved to adjourn. Second was by Commissioner Barry. The vote was unanimous. [12:30 PM]*