

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 3RD DAY OF NOVEMBER, 2016 CONVENED AT CONCLUSION OF 5:30 PM JOINT WORKSHOP WITH CITY COUNCIL.

Members present: Barry; Cummings; Durda; Johnston; Woods

Members absent: Anderson

City staff present: Kulhavy; Martin; Y.S. Ramachandra; Woodham

1. CALL TO ORDER

- a. *This meeting was called to order by Chairman Johnston. [6:53 PM]*

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION

Commissioner Barry led the invocation.

4. CONSIDER the preliminary plan of the Cottages at Ravens Corner located in the City of Huntsville.

Chairman Johnston opened the floor for consideration by the Commission. A joint workshop with the City Council and the Planning Commission was held beforehand to discuss the plan and the requested modifications and waivers of subdivision standards, (variances).

Dale Browne, developer Engineer, spoke on his calculations presentation to the joint workshop, noting that his design for the development was in compliance with the Development Code, and asked Commissioners for approval of the Preliminary Plan and requested waiver.

Commissioner Woods noted that Ravens Nest Golf Course already faces flooding issues under the existing conditions.

Chairman Johnston questioned the City Engineer, **Y.S. Ramachandra** and developer Engineer, **Browne**, on the topography change at the development sight and made note that a 15' to 18' change in topography seems problematic without detention for the mitigation of storm water runoff.

Commissioner Cummings asked City Staff where the developer was not meeting the requirements of the Development Code. **Aron Kulhvy** answered that *Section 10.800* of the Development Code requires the approval of a drainage plan. **Commissioner Woods** then commented on the Development Code not having the specific standards for the method to be used to calculate the retention of storm water runoff. The City Engineer, **Ramachandra**, noted *Section 601.3* of the City's Engineering Design Criteria states the developer shall design and construct downstream drainage improvements or a detention/retention system to protect downstream properties from any change in storm water runoff. **Commissioner Cummings** closed the discussion questioning if retention is required for a development involving concrete on 75% of the property.

Chairman Johnston opened the floor to allow for public comments.

- Mac Woodward spoke, indicating that his home is not currently being affected by storm water runoff.

Commissioners continued their discussion with the Engineers regarding the criteria for the waiver/modification of subdivision standards for the drainage requirements per the Development Code. Various methods were suggested to manage the storm water runoff.

- i. *Commissioner Cummings made a motion to deny the preliminary plan of the Cottages at Ravens Corner because it does not meet all of the criteria of the development code of the City of Huntsville. Second was by Commissioner Barry. The vote was unanimous. [7:12 PM]*

7. CONSIDER the Final Plat of the High Grade Park subdivision located in the City of Huntsville.

Aron Kulhavy gave a brief background of the High Grade Park Subdivision located on the east side of State Highway 19 between Ryans Ferry Road and FM 2821. The Subdivision received preliminary plat approval by the Planning Commission on September 17, 2015. The preliminary plat application was submitted prior to the effective date of the updated Development Code, so it was reviewed under the requirements of the “old” Development Code. Therefore, the Final Plat for the subdivision is to be reviewed and considered per the “old” Development Code requirements. Construction plans have been submitted and are currently under review by the City Engineer.

Ben Bius, property owner representative and developer, gave a brief update on the development timeline and commented on owner’s rights to develop their land and economic feasibility.

- i. *Commissioner Woods made a motion to approve the final plat as submitted with the condition that the City Engineer approves the plans for construction of the required public improvements for the subdivision. Second was by Commissioner Durda. The vote was unanimous. [7:19 PM]*

8. CONSIDER the plat of Midtown Sam Houston located in the City of Huntsville.

Aron Kulhavy introduced the development located on Lake Road approximately 0.2 miles from IH 45 to the Commissioners. The plat reconfigures four existing parcels of land to one lot for commercial use, a reserve for private ingress and egress for adjoining properties, and right-of-way dedication.

Chairman Johnston discussed the impact that the new construction of Windridge Lane will have on Montgomery Road and Lake Road.

- i. *Commissioner Woods made a motion to approve the plat of Midtown Sam Houston located in the City of Huntsville. Second was by Commissioner Barry. The vote was unanimous. [7:25 PM]*

9. CONSIDER the minutes of the October 20, 2016 meeting.

Commissioner Cummings moved to accept the minutes of the October 20, 2016 Planning Commission meeting as presented. Second was by Commissioner Barry. The vote was unanimous. [7:27 PM]

10. PUBLIC COMMENTS

There were not any public comments.

11. ITEMS OF COMMUNITY INTEREST

- i. *Commissioners discussed the relation between economic gain and variances to developments and the Commissions duty to protect The City of Huntsville.*
- ii. *Sam Houston Bearkats current sports update.*

12. ADJOURNMENT

Commissioner Durda made a motion to adjourn. Second was by Commissioner Woods. The vote was unanimous. [7:29 PM]