

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 21ST DAY OF JANUARY 2021 AT 5:30 PM.

Members present: Woods; Hooten; Thompson; Lynch; Carpenter

Members absent: Whitehead

City staff present: Irones; Byal; Larkins; Sanchez

1. CALL TO ORDER

The meeting was called to order by Chairman Woods. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag

3. INVOCATION

Chairman Woods led the invocation.

4. CONSIDER the Final Plat of the Replat of Lot 5, Block 1, Ravenwood Crossing, located in the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the Final Plat per the Staff Discussion Form. He informed Commissioners the purpose of the plat was to dedicate Right-of-Way to meet the requirements of Ravenwood Village Dr. and to function as a local street. Per the plat, there will be 35' of Right-of-Way dedicated and the dedication has been approved by City Engineering and staff recommends approval.

Vice-Chairman Hooten moved to approve the Final Replat of Lot 5, Block 1, Ravenwood Crossing. Second by Commissioner Carpenter. The vote was 4-1. Commissioner Thompson voted in opposition.

Vice-Chairman Hooten asked for clarification if it was a Final or Minor Plat, in which case Armon Irones responded saying it was a Final Plat. **Vice-Chairman Hooten** expressed concern because both entrances are dead end streets, and while it meets the requirements of the Development Code, it could be a hazard for individuals, future developments, and emergency vehicles. Kevin Byal addressed this concern stating that the provision of the streets is coming from the Fire Code and although it is not ideal, it does follow protocol.

Commissioner Thompson expressed an issue with the third access to the subdivision, located on the east side. He said that the point of the two entrances were so that outside residents and commercial vehicles do not utilize the service road for their business. He suggested that City Staff require a locked gate so that outside individuals do not utilize this private street, or business and homeowners can put a gate on their properties. Kevin stated that it is public access easement and follows protocol. **Commissioner Thompson** reiterated that the point of approval from Planning Commission was so that they would not use east side of property, and even though it has been approved, the City has not accomplished the goal of the initial approval. Kevin stated that the City does not have authority to prevent that, only the second access of property, which is being discussed.

Commissioner Carpenter asked if the current stores around the area were made aware of development. Kevin stated that Staff did not reach out to owners. **Commissioner Lynch** asked if when a west-side access would be available. In which case, Kevin stated there were no definitive plans for that development but is high priority.

5. **CONSIDER** the Final Plat of Texas Grand Ranch, Section 15, located in the ETJ of the City of Huntsville.

City Planner, Armon Irones gave an overview of the Final Plat per the Staff Discussion Form. He informed the Commission that this was the final phase of Texas Grand Ranch and they approved the Preliminary Plan on June 18, 2020. There were two modification waivers requested and granted in conjunction with the approval of the Preliminary Plan: 1) Lot depth to width ratio for Lots 7 & 8 in Block 35 to allow the depth of the lots to exceed four times the width and 2) A waiver of the cul-de-sac to allow Alamo Drive to exceed 1,000 feet in length and to serve more than 15 lots, (Lots 35 through 52 in Block 34). City Staff recommends approval for the Final Plat.

Chairman Thompson moved to approve the Final Plat of Texas Grand Ranch, Section 15. Second by Vice-Chairman Hooten. The vote was unanimous.

Renee Howes the authorized agent for Texas Grand Ranch thanked the Planning Commission for signing on to this project many years ago. It has been a success since the start of this process.

6. **CONSIDER** the minutes of the January 7, 2021 meeting.

Vice-Chairman Hooten moved to approve the minutes from the January 7, 2021 meeting. Second was by Commissioner Lynch. The vote was unanimous.

7. **PUBLIC COMMENTS**

There were none.

8. **ITEMS OF COMMUNITY INTEREST**

Announcements concerning items of community interest from the Commission and City Staff for which no action was discussed.

- February 2, 2021 there will be a joint workshop with City Council and Planning Commission for the Comprehensive Plan at the Library Conference Center. Leigha will be sending an email as a reminder
- City Staff is beginning to discuss the Work Plan for 2021. The Work Plan discusses the priorities and goals of what Planning Commission would like to work on during 2021. After this is drafted, there will be another meeting when Planning Commission accepts this plan.
- Vice-Chairman Hooten mentioned if there were any changes per the Development Code for Commissioners to be known as soon as possible, in which Armon Irones responded that there are changes that staff are looking to make and will be presenting those to the Planning Commission later this year.
- We might have a meeting on the first Thursday of February.

- Kevin informed the Planning Commission that the Planner Leigha Larkins, has accepted employment elsewhere and will be leaving the City of Huntsville Planning and Development.

9. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Thompson. [5:53 PM]