

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 APRIL 2022 AT 5:30 PM.

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

City staff present: Irones; Young; Jeng-Bulloch; King

Audience present: Ronnie Corbin; Charles von Schmidt

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

Vice-Chairman Hooten led the invocation

- 4. CONSIDER** the Modifications and Waivers of Subdivision Standards request for a Commercial car wash to be located at 1020 Pear Drive, not to expand the street paving along Pear Drive passed the driveway entrance, located in the City limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Irones informed Commissioners that the applicant was requesting a Modification/Waiver from Article 10, Table 10-1 regarding the minimum paving width. He informed the Commission that the applicant was proposing to extend the street paving width from the corner of 11th Street/Pear Drive to the driveway entrance on Pear Drive. Kevin Byal, Director of Development Services, Irones, and Ronnie Corbin, Applicant, answered the Commissioners' questions to the satisfaction of the Commission.

Commissioner Carpenter moved to approve Modifications and Waivers of Subdivision Standards request for a Commercial car wash to be located at 1020 Pear Drive, not to expand the street paving along Pear Drive passed the driveway entrance. Commissioner Thompson seconded. All members present approved.

- 5. CONSIDER** the Preliminary plan for Magnolia Farms Patio homes, located in the ETJ of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Irones informed the Commission that the applicant was not requesting any Modifications and Waivers of Subdivision Standards, and that all civil engineering plans will have to be approved before the submittal of a final plat. Irones and Charles von Schmidt, the property owner and developer, answered the Commissioners' questions to satisfaction.

Commissioner Thompson moved to approve the Preliminary Plan for Magnolia Farms Patio Homes. Commissioner Gumm seconded. The motion passed 5-1. Vice-Chairman Hooten voted in opposition.

6. CONSIDER the Preliminary plan for Westin Meadows Patio homes, located in the ETJ.

City Planner, Armon Irones gave an overview of the subject property. Irones informed the Commission that the applicant was not requesting any Modifications and Waivers of Subdivision Standards, and that all civil engineering plans will have to be approved before the submittal of a final plat. Irones and Charles von Schmidt, the property owner and developer, answered the Commissioners' questions to satisfaction.

Commissioner Gumm moved to approve the Preliminary plan for Westin Meadows Patio Homes. Commissioner Thompson seconded. The motion passed 5-1. Vice-Chairman Hooten voted in opposition.

7. CONSIDER the minutes of the March 17, 2022, and April 7, 2022, meetings.

Commissioner Lynch moved to approve the minutes of the March 17, 2022, meeting. Commissioner Thompson seconded. All members present approved.

Commissioner Carpenter made a motion to approve the April 7, 2022, meeting. Commissioner Thompson Seconded. All members present approved.

8. PUBLIC COMMENT

There were no public comments.

9. ITEMS OF COMMUNITY INTRESENT

Commission members were informed on items of community interest. No action was discussed or taken.

10. ADJOURNMENT

Vice-Chairman Hooten made a motion to adjourn the meeting. Commissioner Lynch seconded. All members present approved. [6:12 PM]