

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 JUNE 2021 AT 5:30 PM.

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

Members absent: None

City staff present: Irones; Byal; Young; Sanchez

Audience present: Derek Dehay – Minor Plat of Fishpond 49.89 Acre Tract; Adrian del Rio & Trace Cryer – SHSU Tennis Complex-Modification and Waiver of Subdivision Standards

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 Minor Plat of Fishpond 49.89 Acre Tract, located in the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the Minor Plat stating that is the subject property is proposed to be a senior rental housing development. The purpose of the plat was to dedicate Right-of-Way and a 10' Public Utility Easement to meet the City Development Code standards. Chairman Woods asks for clarification on right-of-way and its separation of main roads. Armon Irones states that he is correct; the Right-of-Way is separate from the main road.

Vice-Chairman Hooten moved to approve the Minor Plat of Fishpond. Second was by Commissioner Thompson. The vote was unanimous.

5. CONSIDER the Modification and Waivers of Subdivision Standards request for Sam Houston State University Tennis Facility, located in the City Limits of Huntsville.

Armon Irones gave an overview of the subject property. The applicant is asking for a waiver from the paving requirements for Bowers Boulevard. The applicant informed staff that there is not enough room to provide the required additional 15' of paving along Bowers and still complete the project.

Trace Cryers, the applicant, gave a detailed overview of the land. Facilities will include parking lot, courts, locker rooms, bathrooms, and coach's offices. Chairman Woods asked about required pavement area, which is normally enforced on housing developments. City Building Official, Kevin Byal, answered that normally the requirement is to regulate traffic area, which is not the case with this development. Mr. Byal informed the Planning Commission that this portion of Bowers Boulevard is a functioning four lane road. City Staff recommends the Planning Commission to approve the modification waiver.

Commissioner Lynch moved to approve the modification waiver. Second was by Commissioner Thompson. The vote was unanimous.

6. CONSIDER the minutes of the May 20, 2021 meeting

Commissioner Lynch had one correction to page one to say “restrictions” instead of “descriptions.” Planning Staff will make the correction.

Vice-Chairman Hooten moved to approve the minutes from the May 20th meeting. Second was by Commissioner Carpenter. 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.

- City Council and Planning Commission have a joint workshop for the Comprehensive Plan on July 6th at 5:30 PM.
- There will be a Planning Commission meeting on June 17th.
- City Council plans to appoint two new members to Planning Commission at the June 15th Council meeting.

9. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Carpenter. The vote was unanimous. [5:46 PM]