

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 15th DAY OF JULY 2021 AT 5:30 PM.

Members present: Hooten; Lynch; Carpenter; Gumm, Emmett

Members absent: Woods; Thompson

City staff present: Irones; Byal; Young; Miller

Audience present: Sarah Green – FTC/FM 247 Lots1-4 and Reserve Tract A & Jeffrey P. Jacob and Ajith Poduval - Final Plat of Entergy Substation Lot 1 And Reserve

1. CALL TO ORDER

The meeting was called to order by Vice-Chairman Hooten. [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 Preliminary Plan for FTC/FM 247 Lots1-4 and Reserve Tract A, located in the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property stating that it is currently platted as the John Hick Subdivision and is proposed to be replatted with four commercial lots and one reserve tract. Staff recommended the approval of FTC/FM 247 Lots1-4 and Reserve Tract A Preliminary Plan. The applicant, Sarah Green, reiterated what Mr. Irones previously stated. Commissioner Lynch questioned the future use of the reserve and Ms. Green answered that it would probably be residential.

Commissioner Lynch moved to approve the plat with modification waiver. Second was by Commissioner Emmett. The vote was unanimous.

5. CONSIDER the Final Plat of Entergy Substation Lot 1 And Reserve, located in the City Limits of Huntsville.

Armon Irones gave an overview of the subject property. The applicant plans to dedicate a 10' Public Utility Easement along Veteran's Memorial Parkway Right-of-Way is also requesting three Modification/Waivers of Subdivision Standards. The waivers are: a) from having to pave the access drive onto the property, b) a waiver from having to provide sidewalks, and c) a waiver from constructing Veteran's Memorial into a 4-lane highway. Staff recommended the approval of the plat with the dedication of a 10' Public Utility Easement and three Modification/Waivers of Subdivision Standards. The applicant, Jeffery P. Jacob, stated that there was a need for the substation due to the growth occurring in Huntsville. Vice-Chairman Hooten questioned the location of the 10' easement and this was answered by Mr. Irones. Vice-Chairman Hooten expressed his opposition to waiver a. Commissioner Lynch questioned why the driveway wouldn't be paved and this was answered by Mr. Jacob. Vice-Chairman Hooten questioned the access road and the waiver thereof and this issue was resolved by Director of Development Services, Kevin Byal. Commissioner Emmett questioned if there were plans to make Veteran's Memorial Parkway a 4-lane highway and this answered by Mr. Byal. Commissioner Lynch asked for clarity of waiver c and Mr. Byal was able to provide it. The engineer for the project, Ajith Poduval, provided Mr. Byal clarification on the driveway, stating that driveway will be paved with concrete from existing pavement up to

the property line and from the property line onto the property will be gravel, and Mr. Byal shared that information with the Planning Commission. Most of the confusion had been cleared and Commissioner Carpenter made a motion to approve the final plat and it was seconded by Commissioner Lynch. Commissioner Gumm questioned exactly what was being approved and it was suggested that another motion be made.

Commissioner Lynch moved to approve the final plat with modification waivers being that driveway is paved up to the property line. Second was by Commissioner Gumm. The vote was unanimous.

6. CONSIDER the minutes of the July 1, 2021 meeting.

Commissioner Carpenter moved to approve the minutes from the June 3rd meeting. Second was by Commissioner Emmett. 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.

- Public hearing and workshop for the Comprehensive Plan Update on Augustth at 5:30 PM. During the Planning Commission meeting.
- Tree Ordinance to go before City Council on August 3rd.
- Mr. Byal asked if the Planning Commission would be interested in engaging a subcommittee for the tree ordinance. It was decided that the commission would follow the direction of the City Council.

9. ADJOURNMENT

Commissioner Lynch moved to adjourn the meeting. Second was by Commissioner Gumm. The vote was unanimous. [5:54 PM]