

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 19th DAY OF August 2021 AT 5:30 PM.

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

City staff present: Byal; Irones; Young

Audience present: Mike Namken, Wayne Pfluger, & Mac Woodward – UHSC-Gibbs Subdivision; Sarah Green & James Frazier – Northgate Meadows Subdivision

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 Final Plat of Lyrlene Dezelle Lot 1, located in the ETJ of the City of Huntsville.

City Planner, Armon Irones gave an overview of the subject property stating that the purpose of the plat is to construct an on-site sewage facility on the property to replace the current one. Staff recommended that the Planning Commission approve the final plat with the dedication of Right-of-Way on Duerer Road, the 10' Public Utility Easement, and the Modification/Waiver of Subdivision Standards request for the paving width on Duerer Road. Vice-Chairman Hooten questioned why the allowance of narrower street/right-of-way. Armon clarified that it was just for the pavement of the right-of-way and not the actual width.

Commissioner Lynch moved to approve. Second was by Commissioner Emmett. The vote was unanimous.

5. CONSIDER the Final Plat of UHSC-Gibbs Subdivision Lots 1 & 2, located in the City Limits of Huntsville.

Armon Irones gave an overview of the subject property. He stated that the purpose of this plat is to dedicate a 20' Public Utility Easement along Avenue I and Sam Houston Avenue. The applicant also requested a Modification/Waivers of Subdivision Standards. They requested the following waiver: a) a waiver from having to dedicated 20' of right-of-way along Sam Houston Avenue. Staff recommended the Commission approve the plat with the dedication of a 20' Public Utility Easement and the Modification/Waivers of Subdivision Standards. The Commission needed clarification on what the applicant was asking for. Armon Irones, Kevin Byal, and the applicant cleared up the confusion by explaining that there is an inconsistency between TXDOT and the City's development code and that TXDOT has no problem with the 80' right-of-way. Planning Commission requested documentation from TXDOT on this matter.

Vice-Chairman Hooten moved to approve the final plat as submitted contingent upon receipt of written verification from TXDOT. Second was by Commissioner Thompson. The vote was unanimous.

6. **CONSIDER** the Final Plat of Northgate Meadows Subdivision, Section 4, Block 4, Lot 13, located in the ETJ of the City of Huntsville.

Armon Irones gave an overview of the subject property along with a brief history of the property in regard to the Planning Commission. Staff recommended that the Planning Commission approve the final plat as submitted.

Vice-Chairman Hooten moved to approve the final plat. Second was by Commissioner Lynch. The vote was unanimous.

Commissioner Gumm questioned why the City has a 120' right-of-way requirement. Mr. Byal stated that a revision is in the works and it'll be brought to the Planning Commission in the future. Vice-Chairman Hooten wanted to ensure that verification from TXDOT would be sent to the Planning Commission.

7. **CONSIDER** the minutes of the August 5, 2021 meeting.

Chairman Woods inquired about the progress of the tree ordinance and expressed his satisfaction with the ordinance.

Vice-Chairman Hooten moved to approve the minutes from the July 15th meeting. Second was by Commissioner Emmett. The vote was unanimous.

8. **PUBLIC COMMENTS**

There were none.

9. **ITEMS OF COMMUNITY INTEREST**

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

- Main Street Program will be having Concert in the Park every Thursday in August at Rather Park from 7:00 p.m. to 9:00 p.m.
- Discover Local – Community, Commerce & Cuisine will be held at the Walker County Fair Grounds on August 31, 2021 from 4:30 p.m. – 7:30 p.m.
- Next Planning Commission is September 2, 2021 at 5:30 p.m. The Work Schedule will be revisited at this meeting

9. **ADJOURNMENT**

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