

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 2nd DAY OF September 2021 AT 5:30 PM.

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

City staff present: Byal; Irones; Young

Audience present: Ron - 356 SH 75

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 Modification and Waivers of Subdivision Standards request for a driveway entrance at 356 SH 75, located in the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property stating that the property is proposed to be a 10,090 square foot Smiley's gas station/strip center with a washateria and a liquor store. The applicant asked for a waiver for the maximum driveway width requirements. Staff was neutral in the recommendation to the Planning Commission regarding the Modification and Waiver of Subdivision Standards for the driveway width along SH 75. The reason for the staff being neutral was that the applicant was still working out some items with TXDOT. Commissioner Thompson needed clarification on the need for extra driveway width and exactly how the trucks were going to navigate through the site. The project engineer, Ron, along with the Director of Development Services, Kevin Byal, gave further insight to the project.

Commissioner Thompson moved to approve contingent upon all approvals from TXDOT. Second was by Vice-Chairman Hooten. The vote was unanimous.

5. CONSIDER the Modification and Waivers of Subdivision Standards request for an Office/Warehouse Facility at Deerfield Road and SH 30W, located in the ETJ of the City of Huntsville.

Armon Irones gave an overview of the subject property. He stated that the proposed development is an office/warehouse and will be approximately 8,715 square feet. The applicant requested a Modification/Waivers of Subdivision Standards. They requested the following waivers: 1) a waiver from having to install sidewalks, 2) a waiver from having to widen the paving of bordering streets, and 3) a waiver from the allowed driveway width. Staff recommended the Planning Commission approve the Modification/Waivers of Subdivision Standards not to install sidewalks, widen the paving for Deerfield Road, and the driveway width along SH 30. The Commission needed clarification entrance/exit for the property and the width of the streets that will be utilized. Kevin Byal answered all questions and if the standards met the development code or not, or if any roads belonged to the Walker County. Planning Commission considered each waiver separately.

Commissioner Lynch moved to approve the waiver from having to install sidewalks. Second was by Commissioner Thompson. The vote was unanimous.

Vice-Chairman Hooten moved to table the waiver from having to widen the paving of bordering streets. Second was by Commissioner Carpenter. The vote was unanimous.

Vice-Chairman Hooten moved to approve the waiver from the allowed driveway width. Second was by Commissioner Carpenter. The vote was unanimous.

6. DISCUSS the current Planning Commission 2021 Work Schedule.

Armon Irones read through the work schedule. The expansion of zoning is to be discussed in the upcoming fiscal year and Kevin Byal and Armon Irones gave the reasoning. Water detention aesthetics and maintenance are of priority. Armon Irones informed the Commissioners of the upcoming APA conference.

7. CONSIDER the minutes of the August 19, 2021 meeting.

Commissioner Lynch moved to approve the minutes from the August 19th meeting. Second was by Commissioner Carpenter. 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.

- City Council Meeting (with Tree Ordinance and Comprehensive Plan) is Tuesday, September 7, 2021 at 6:00 p.m. in Council Chambers.
- Sam Houston State University's football game is Thursday, September 2, 2021 at 8:00 p.m.
- Huntsville High School's football game is Friday, September 3, 2021.

10. ADJOURNMENT

Commissioner Carpenter moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [6:25 PM]