

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 16th DAY OF SEPTEMBER 2021 AT 5:30 PM.

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

City staff present: Byal; Irones; Young

Audience present: Micah Slaughter; Scott Hominy; Nicole Garrison; Steve Covington; Astrid Lange; Scott Dunn & Patrick Dunn – 1021 Oak Drive and 2650 11th Street; Jeff Robertson - Spring Lake Estates Sections 9 and 10

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. **PUBLIC HEARING** for a proposed Development District Map Amendment Request to go from Neighborhood Conservation to Management District at 1021 Oak Drive, located in the City Limits of Huntsville.
- 5. **PUBLIC HEARING** for a proposed Development District Map Amendment Request to go from Neighborhood Conservation to Management District at 2650 11th Street, located in the City Limits of Huntsville.

The Public Hearings for 1021 Oak Drive and 2650 11th Street were combined into one Public Hearing. City Planner, Armon Irones gave an overview of the subject properties. Scott Dunn spoke on behalf of the applicant. He gave a brief background of the development company as well as an overview of the proposed project. Commissioner Thompson inquired about the shared driveway and Mr. Dunn provided more information. Commissioner Emmett questioned if the use would comply with City regulations if the amendment was granted and Mr. Dunn assured that it would. Micah Slaughter spoke in favor of the proposed Development District Map Amendment. Nicole Garrison just asked for clarification on the exact location of the proposed amendment. Scott Hominy, Steve Covington, and Astrid Lange all spoke in opposition of proposed Development District Map Amendment. Mr. Dunn rebutted with that today's homebuyers have little to no interest in purchasing homes in that area. Kevin Byal gave a slight overview of the City's Development Code to express how the code protects neighborhoods. He also gave updates on future zone change plans and the current of the subject area.

- 6. **CONSIDER** the Development District Map Amendment Request to go from Neighborhood Conservation to Management District at 1021 Oak Drive, located in the City Limits of Huntsville.
- 7. **CONSIDER** the Development District Map Amendment Request to go from Neighborhood Conservation to Management District at 2650 11th Street, located in the City Limits of Huntsville.

Armon Irones gave an overview of the subject properties. Staff recommended approval of the Development District Map Amendment Requests for both 1021 Oak Drive and 2650 11th Street. Commissioner Gumm asked to revisit the future land use map discussed

at the Comprehensive Plan meeting as well as if in the future someone else could ask for the zoning of their property to be changed. Both questions were answered by Armon Irones and Kevin Byal.

Commissioner Thompson moved to approve the Development District Map Amendment Requests for both 1021 Oak Drive and 2650 11th Street. Second was by Commissioner Emmett. The vote passed 4-2. Commissioner Gumm and Commissioner Carpenter voted in opposition.

8. **CONSIDER** the Modification and Waivers of Subdivision Standards request not to construct sidewalks for Spring Lake Estates Sections 9 and 10, located in the City Limits of Huntsville.

Armon Irones gave an overview of the subject property. The applicant requested a Modification/Waivers of Subdivision Standards from having to install sidewalks. Staff recommended the Planning Commission approve the Modification/Waivers of Subdivision Standards not to install sidewalks in Sections 9 and 10 of Spring Lake Estates. Jeff Robertson represented the applicant. Chairman Woods and Commissioner Thompson questioned the Development Code's stance and the Planning Commission's role regarding sidewalks. The size of the neighborhood was also questioned. Kevin Byal and Jeff Robertson answered all questions. Planning Commission considered each waiver separately.

Commissioner Thompson moved to deny the waiver from having to install sidewalks. Second was by Vice-Chairman Hooten. The vote was unanimous.

9. **CONSIDER** the FY 2021-2022 Meeting Schedule and Submission Deadlines.

Vice-Chairman Hooten moved to approve the FY 2021-2022 Meeting Schedule and Submission Deadlines. Second was by Commissioner Gumm. The vote was unanimous.

10. **CONSIDER** the minutes of the September 2, 2021 meeting.

Vice-Chairman Hooten moved to approve the minutes from the September 2nd meeting. Second was by Commissioner Thompson. The vote was unanimous.

11. **PUBLIC COMMENTS**

There were none.

12. **ITEMS OF COMMUNITY INTEREST**

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

- Commissioner Thompson suggested that all arterial streets be designated as Management District.
- City Council Meeting (with Tree Ordinance) is Tuesday, September 21, 2021 at 6:00 p.m. in Council Chambers.
- Huntsville High School's football game is Friday, September 17, 2021 at 7:00 p.m.

13. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Gumm. The vote was unanimous. [6:37 PM]