

CITY OF HUNTSVILLE, TEXAS

S.O. Woods, Jr., Chairman

Bill Barry, Vice-Chairman

Les Thompson

Gary Garrison



Don Johnson

Scott Nichols

Chris Jenkins

PLANNING COMMISSION AGENDA

November 15, 2018 at 5:30 PM

CITY HALL – COUNCIL CHAMBERS
HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag - *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

4. CONSIDER the minutes of the October 25, 2018 meeting.

5. CONSIDER the minutes of the October 25, 2018 Joint Workshop with the Board of Adjustment.

6. PUBLIC COMMENTS

7. ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Commission and City Staff for which no action will be discussed or taken.

8. ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, the Planning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

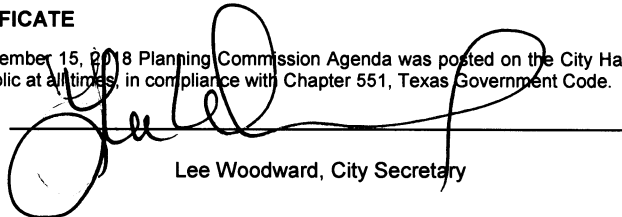
CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the November 15, 2018 Planning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: 11/8/18

TIME OF POSTING: 9:45 am

TAKEN DOWN: _____



Lee Woodward, City Secretary

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 25TH DAY OF OCTOBER 2018 AT 5:30 PM.

Members present: Barry; Woods; Thompson; Johnson; Jenkins; Nichols; Garrison

Members absent: None

City staff present: Ridley; Larkins; Byal

1. CALL TO ORDER

The meeting was called to order by Chairman Woods. [5:30PM]

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag

3. INVOCATION

Commissioner Barry led the invocation.

4. CONSIDER. the Final Plat of Texas Grand Ranch, Section 9 located in the ETJ of the City of Huntsville.

City Planner, **Janet Ridley**, gave an overview of the Final Plat per the Discussion Form noting that the plat is subject to the Development Agreement, approved by City Council, for Phase II of the subdivision. It was also noted that one (1) Modification/Waiver of Subdivision Standard of the Development Code was granted by the Planning Commission for Section 9 in conjunction with the approval of the Preliminary Plan on August 16, 2018. This was to allow the access (staff) for Reserve A in Block 21 to be 40' in width and over 500' in length. As the Final Plat for Section is consistent with the requirements of the Development Agreement as well as meets the requirements of the Development Code with the granted modification of subdivision standard for the staff width and length for Reserve "A" in Block 21, staff recommends approval of the Final Plat with the condition that the City Engineer approves the public improvement plans.

Commissioner Barry moved to approve the Final Plat of Texas Grand Ranch, Section 9 with the condition that the City Engineer approves the Public Improvements Plans for the subdivision. Second was by Commissioner Johnson. The vote was unanimous.

5. CONSIDER the minutes of the October 4, 2018 meeting.

Commissioner Thompson moved to approve the minutes of the August 2, 2018 meeting. Second was by Commissioner Johnson. The vote was unanimous.

7. PUBLIC COMMENTS

There were none.

8. ITEMS OF COMMUNITY INTEREST

- *Homecomings for HISD and SHSU are this weekend.*
- *State of the City is October 30th at 5:30 pm at the Walker County Storm Shelter.*
- *City Council and Planning Commission will hold Joint Workshop regarding the Transportation Master Plan on Thursday, November 1st at 5:30 pm in the Community Room of the Huntsville Public Library in lieu of the regular scheduled Planning Commission Meeting for that day.*

9. ADJOURNMENT

Chairman Woods adjourned the meeting. [5:44PM]

MINUTES OF THE MEETING OF THE JOINT WORKSHOP OF THE PLANNING COMMISSION AND BOARD OF ADJUSTMENT HELD IN THE CONFERENCE ROOM, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 25TH DAY OF OCTOBER 2018 AT 6:00 PM.

Planning Commission Members present: Woods; Barry; Thompson; Nichols; Garrison; Jenkins; Johnson

Planning Commission Members absent: None

Board of Adjustment Members present: Holland; Montgomery; Hannes; Grigsby; Zuniga; Miller

Board of Adjustment Members absent: Watkins

City staff present: Kulhavy; Ridley; Larkins; Byal; Ramachandra; McClure

1. DISCUSS student housing developments relating to density requirements and use regulations, Development Code, Article 4 Lot and Setback Regulations.

Planning Commission Chairman Woods called the meeting to order at 6:00 p.m.

Leigha Larkins, Staff Planner, presented research data regarding student housing developments via power point presentation. Several options for addressing student housing developments were also presented.

The Commissioners and Board Members discussed the various options offered by staff to address the density variances and other development issues which current student housing developments have created.

The Commission/Board members gave staff direction to further pursue the option to create a new Land Use Category, **Purpose Built Student Housing**, which will be added to *Table 4-1: Use Table* of the *Development Code* and to also pursue the option of creating a new Overlay District.

Planning Commission Chairman Woods adjourned the meeting at 7:15 p.m.