

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 4TH DAY OF MARCH 2021 AT 5:30 PM.

Members present: Woods; Hooten; Thompson; Carpenter

Members absent: Lynch

City staff present: Irones; Byal; Sanchez

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

Chairman Hooten let the invocation.

4. PUBLIC HEARING to take the testimony concerning the application for a Conditional Use Permit for a Self-service Storage Facility expansion located at 20 FM 1791.

Scott Lewis, CEO of Spartan Investment, gave an overview of Spartan Inc. He explained why storage facilities are important. He informed the Planning Commission that Spartan Inc. is veteran-owned and they have received phone calls from incoming home owners across the street from the facility at Rockbridge subdivision. His construction project manager, Gerrit Van Maanen spoke about the demand for self-storage facilities and future expansion plans for the property. Aaron Sanders spoke about the features at the facility currently.

Speakers in Support of the Conditional Use Permit Application

There were none.

Speakers in Opposition of the Conditional Use Permit Application

There were none.

Chairman Woods closed the Public Hearing.

5. CONSIDER the application for a Conditional Use Permit for a Self-Service Storage Facility expansion located at 20 FM 1791.

City Planner Armon Irones gave a detailed staff report for the Conditional Use Permit. Vice-Chairman Hooten asks if the developer has gotten a draft of the conditions and if they approve of them. Mr. Lewis confirmed he received the conditions and approves of them except for requiring an eight-foot fence. Mr. Lewis asked if the existing six-foot perimeter fencing could be used and Mr. Irones along with the Planning Commission agreed that it could. Vice-Chairman asks if they have gotten a TxDOT permit and Mr. Lewis confirms that he has not because they are not planning on having entry on SH 30. Chairman Woods asks if the conditions proposed are compatible with the current facility. Mr. Lewis confirmed that the proposed conditions are compatible with the current facility and they also plan on doing improvements to fences, concrete, and security. Mr. Irones clarified that the expanded facility would have landscaping. Chairman Woods asks about “grandfathering” on the property, which is then explained that “grandfathering” rights are lifted if the owner decides to make any changes, in this case, expand.

*Planning Commission Minutes
March 4, 2021*

Commissioner Carpenter asks if there will be one large building or small, open storage. Mr. Lewis says that it unclear at its current state.

Vice-chairman Hooten moved to recommend approval of the Conditional Use Permit per the Conditional Use Permit Draft Approval Letter. Second was by Commissioner Carpenter. The vote was unanimous.

6. **CONSIDER** the Final Plat of Raven Corner Subdivision, located in the City Limits of Huntsville.

City Planner Armon Irones gave a detailed staff report for the Final Plat and stated that City Staff recommended approval. Vice-Chairman Hooten asked for clarification if approval is for the easement only or the entire plat. Armon clarified that the Commissioners are approving the plat that has the public utility easement on it. The last time Raven Corner was looked at was two years ago.

Commissioner Carpenter moved to approve the Final Plat of Raven Corner Subdivision. Second was by Commissioner Thompson. The vote was unanimous.

7. **CONSIDER** the minutes of the January 21, 2021.

Vice-Chairman Hooten moves to approve the minutes of January 21, 2021.

Second was by Commissioner Carpenter. The vote was unanimous.

8. **CONSIDER** the minutes of the February 4, 2021.

Vice-Chairman Hooten moves to approve the minutes of February 4, 2021.

Second was by Commissioner Thompson. The vote was unanimous.

9. **PUBLIC COMMENTS**

None

10. **ITEMS OF COMMUNITY INTEREST**

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

- Second Comprehensive Plan (CPAC) Meeting at 1:30 pm in the Library on March 11, 2021.
- Joe Whitehead resigned from the Planning Commission. Commissioner Thompson suggested we discuss the vacant positions at the next meeting.

11. **ADJOURNMENTS**

Chairman Carpenter moved to adjourn the meeting. Second was by Chairman Thompson. The vote was unanimous. [6:03 PM]