

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 1ST DAY OF JULY 2021 AT 5:30 PM.

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

Members absent: Thompson

City staff present: Irones; Byal; Young

Audience present: Larry and Cherry Mock – Modification and Waivers of Subdivision Standards request for the Replat of Mock Property Tract 2 & Sarah Green – Northgate Meadows Section 4, Block 4, Lot 13

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 Replat of Mock Property Tract 2, located in the ETJ of the City of Huntsville.

City Planner, Armon Irones gave an overview of the Minor Plat stating that is the subject property is proposed to be single family homes. The purpose of the plat was to create Lots 2B and 2C out of Tract 2. The applicant asked for Waivers for the maximum length of the staff and the minimum width to depth ratio. Staff recommended to approve the plat with the Modification and Waiver of subdivision standards. Vice-Chairman Hooten asks for the reason of subdividing the tract. The applicant, Larry Mock, stated that the reason for this was to get the property put in his name.

Commissioner Lynch moved to approve the plat with modification waiver. Second was by Commissioner Gumm. The vote was unanimous.

5. CONSIDER the Preliminary Plan and Modification and Waivers of Subdivision Standards for Northgate Meadows Subdivision, Section 4, Block 4, Lot 13 located in the ETJ the City of Huntsville.

Armon Irones gave an overview of the subject property. The applicant is asking for Modification/Waivers of Subdivision Standards from the paving width requirements for Hadley Creek Bend and Cyntholyn Lane. The applicant informed staff that there is not enough room to provide the required 28' width of paving along those roads as they each are only 15' wide. They are also asking for a waiver not to pave Cyntholyn Lane. City Staff recommends the Planning Commission to approve the Modification/Waivers of Subdivision Standards. Chairman Woods inquired if Northgate Meadows had complied the previous Waivers that were granted and Armon Irones confirmed that they had. Commissioner Lynch questioned if the City would be responsible for paving the road if this area were to be annexed into the City and the Director of Development Services, Kevin Byal confirmed that it would.

The applicant, Sarah Green, gave a detailed overview of the land. She explained the tract is being subdivided to match the rest of the properties around it. She feels that it is in the best interest of the property owners and the community to not pave Cyntholyn Lane and to keep it as a gravel-mix road.

Vice-Chairman Hooten moved to approve the modification waivers. Second was by Commissioner Gumm. The vote was unanimous.

6. CONSIDER the Final Review for the proposed City of Huntsville's Tree Ordinance.

Chairman Woods gave the new Commissioners a brief background of the want and need for a tree ordinance in the City of Huntsville. Planner, Charles Young gave a brief introduction of the revised Proposed Tree Ordinance. Staff took the recommendations from the Planning Commission from the last meeting and made the necessary changes. The goal of this ordinance is still to promote and protect the ecological, environmental and health aspects as well as the physical character of the City. City Staff hopes to clearly identify all applicable areas within the city, all the steps one must take to determine the type and number of trees on a property, the procedure for potential tree removal, replacement tree requirements, penalties for not adhering to the tree ordinance, and protected, common, and invasive species in the Huntsville area. The goal is to present a final ordinance to City Council in August 2021.

Commissioner Lynch suggested that the pages be numbered. She also questioned the connection of the tree diameter/caliper requirements on Page One under Planting Requirements and Page Four Section 3a. Chairman Woods questioned the specifics of the Protected Tree category and Commissioner Gumm questioned about not including native and desired trees in the Protected Trees definition and suggested that they be added. All questions were answered by Kevin Byal to the satisfaction of the commissioners. Commissioner Emmett questioned how the ordinance would be implemented. Kevin Byal described the implementation and review process. Commissioner Emmett expressed concern about the ordinance potentially being too onerous to developers and commissioners discussed how the ordinance would help stop the reduction of trees and that the City Council seemed supportive of an effort to preserve trees in Huntsville. Commissioner Gumm questioned about the work that had to be done to determine the historic status of a tree(s). Kevin Byal explained that the City would determine if a tree is historic or not. Commissioner Carpenter questioned if small property owners would have to hire a tree surveyor and Kevin Byal explained that those whose property is less than one acre will not need a tree survey. Commissioner Carpenter questioned Page 5 and any standards for utility companies to remove trees. Kevin Byal explained that the City doesn't have any enforcement authority in that area.

Vice-Chairman Hooten moved to forward the tree preservation criteria to City Council for review and adoption if appropriate with the changes and suggestions made by the Planning Commission. Second was by Commissioner Carpenter. The vote passed 5-1. Commissioner Emmett voted in opposition.

7. CONSIDER the minutes of the June 3, 2021 meeting.

Vice-Chairman Hooten moved to approve the minutes from the June 3rd meeting. Second was by Commissioner Carpenter. The vote was unanimous.

7. PUBLIC COMMENTS

There were none.

8. ITEMS OF COMMUNITY INTEREST

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

- City Council and Planning Commission have a joint workshop for the Comprehensive Plan Update on July 6th at 5:00 PM. at the Huntsville Library.

- There will be a Planning Commission meeting on July 15th.

9. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Gumm. The vote was unanimous. [6:09 PM]