

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 JULY 2020 AT 5:30 PM.

Members present: Woods; Carpenter; Thompson; Lynch

Members absent: Hooten; Whitehead; Jenkins

City staff present: Ridley; Larkins; Byal and Intern Ileana 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 Woods led the invocation.

4. CONSIDER the Final Plat for R-G Park 1, Section 1 located in the City Limits of Huntsville.

City Planner, Janet Ridley, gave an overview of the Final Plat per the Staff Discussion Form. As the Final Plat is consistent with the requirements of the Development Code and as the City Engineer has approved the Public Improvement Plans for the subdivision, Staff recommends approval of the Final Plat as submitted.

Commission Thompson moved to approve the Final Plat for R-G Park 1, Section 1. Second was by Commissioner Carpenter. The vote was unanimous.

5. CONSIDERATION of the application for a Conditional Use Permit for the relocation of the AT&T Service Center to the Downtown Development District (D).

Staff Planner, Leigha Larkins, gave an update and review of the Conditional Use Permit application and draft Conditions letter per the Staff Discussion Form and per a PowerPoint presentation, noting that the Public Hearing, before the Planning Commission, for the permit was held on May 21, 2020. Larkins noted, that to reflect the direction given to staff by the Commission, several revisions have been made to the draft conditions letter. These revisions are the result of staff discussions with the applicant and with applicant agreement. Per the revised conditions of the letter no outdoor storage shall be visible from the street. An opaque fence, constructed of composite wood material, is to be constructed along the Avenue J and 13th Street frontages. Wrought iron details will be added to the fence along the Avenue J frontage. Landscaping will be added along the 13th Street frontage. The access gate will be screened with material compatible with the composite fence material. Larkins concluded staff presentation with the Staff Recommendation from the Discussion Form as follows:

While the use of the subject property for the AT&T Service Center is not a desirable use for the Downtown Development District, it may be permitted, upon City Council approval, per the current Development Code through the Conditional Use Permit process. To comply with overall goals and/or objectives of the Comprehensive Plan for the mitigation of possible nuisance effects of developments on surrounding properties and negative impacts of development on the Historic Character of Downtown, the conditions approved per the Conditional Use Permit must provide effective visual screening of the property using materials that enhance rather than detract from the Historic Character of Downtown.

Provided that effective visual screening for the property for this use, using materials as stated above, is required for the Conditional Use Permit and as the use meets all three criteria as outlined in Section 12.808 of the Development code, staff recommends approval of the Conditional Use Permit.

Chairman Woods asked if the applicant has worked with staff to address the concerns of the Commission. **Larkins** responded that they have. The applicant has agreed to provide enhanced opaque perimeter screening for the property by means of a solid composite wood fence and with additional landscaping. The access gate will have effective screening, compatible with the composite fence material. The applicant has provided a sample of the gate proposed screening material. The sample is in the meeting packet. **Commissioners** also inquired as to the height of the fence and as to the provision of irrigation for the landscaping. Larkins responded that the fence will be six (6) feet in height and that landscape irrigation will be provided. The type of irrigation is not specified by the draft conditions letter.

In response to **Chairman Woods'** question regarding how often the access gate will be left open, **Jonathon McClellan**, Director of External and Legislative Affairs for AT&T, stated that the gate is access controlled by password for entry and exit. The gate opens only for employee entry and exit to the property. The gate will not be left open for extended periods of time.

Chairman Woods noted, for the record, the email, dated July 16, 2020, which was submitted by Thomas Leeper requesting that the Commission recommend denial of the Conditional Use Permit to City Council. (Mr. Leeper had testified in opposition to the Conditional Use Permit at the Commission Public Hearing for the permit on May 21, 2020.)

Chairman Woods called for a motion noting the draft motion provided by staff.

Commissioner Carpenter moved per the staff draft motion as follows:

"I make a motion that the Planning Commission recommend to the City Council that Conditional Use Permit 01-2020 be approved, subject to the conditions included in the CUP Approval Letter attached to this item, in order to ensure that the proposed service facility be screened with an opaque composite fence and appropriate landscaping as approved by the City Building Official."

Second was by Commissioner Thompson. The vote was unanimous by the four members of the Commission in attendance.

6. CONSIDER the minutes of the June 18, 2020 meeting.

Commissioner Carpenter moved to approve the minutes from the June 18, 2020 meeting. Second was by Chairman Woods. 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.

- Newly appointed Commissioner Sharon Lynch was introduced and recognized.
- It is anticipated that Planning Commission will not meet on August 6, 2020 as scheduled.

9. ADJOURNMENT

Chairman Woods adjourned the meeting. [5:53 PM]