

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

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

City staff present: Irones; Young; Miller

Audience present: Gene Woods – 907 Lincoln Drive, Meredith - Comprehensive Plan Update, Daniel Beamon – Rockbridge Phase 4 & Phase 5, and Charles Von Schmidt

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 Reduction of a Setback line at 907 Lincoln Drive in conjunction with a 20' wide Utility Easement on the property, located in the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property stating that it is proposed to be used for a manufactured home. The property owner would dedicate a 20' Utility Easement to the City of Huntsville in exchange for a reduced front setback of 15' instead of 25'. Staff recommended the approval of the reduced setback from 25' to 15' for 907 Lincoln Drive since the property owner would be dedicating a 20' wide Utility Easement to City. Commissioner Gumm questioned if the City would be losing anything with granting the 15' front setback and the reason for a 25' front setback. Mr. Irones and Chairman Woods answered Commissioner Gumm's questions to his satisfaction. City Surveyor, Gene Woods, introduced himself and gave more insight and background of the property. Commissioner Emmett questioned if granting the 15' front setback would interfere with the 20' Utility Easement and Mr. Woods insured that it would not. Chairman Woods asked if the City was pleased with agreement and Commissioner Lynch asked if the city needed the 20' Utility Easement. Mr. Woods answered both of these questions in the affirmative.

Vice-Chairman Hooten moved to approve. Second was by Commissioner Thompson. The vote was unanimous.

- 5. CONSIDER** the Final Review and Recommendation to City Council for the Huntsville Comprehensive Plan Update.

Armon Irones gave an overview of the special meeting that was held at 5:00 p.m. subject property. It was brought to everyone's attention that an area on Highway 30 on the Future Land Use Map should be residential instead of commercial. It was agreed that the Future Land Use Map should reflect what currently exist in that area.

Vice-Chairman Hooten moved to accept the Comprehensive Plan Update as corrected and recommended that it be sent to City Council for review. Second was by Commissioner Lynch. The vote was unanimous.

- 6. CONSIDER** the Final Plats of Rockbridge Subdivision, Phase 4 & Phase 5, located in the City limits of Huntsville.

Armon Irones gave an overview of the subject property. The applicant submitted a Modification/Waiver of Subdivision Standards to not provide turnarounds on dead-end streets, those streets being Pecos Drive in Phase 4 and Blanco Drive in Phase 5. Staff recommended approval of the final plats as submitted. Chairman Woods questioned the number of streets affected and the design of the subject street. Commissioner Thompson questioned if the street would be extended and why there was no cul-de-sac or turnaround. Daniel Beamon explained that the developer does not own the neighboring property in order to extend the street and that there is a cross street that can service as a turnaround. Mr. Beamon also pointed out the area to the commissioners on a map.

Commissioner Lynch moved to approve the final plats as submitted. Second was by Commissioner Thompson. The vote was unanimous.

7. **CONSIDER** the Final Re-Review for the proposed City of Huntsville Tree Ordinance.

Planner, Charles Young gave an overview of the proposed City of Huntsville Tree Ordinance. Commissioner Lynch suggested that word *may* on Page 4 in Section 7.1101C be changed to *shall*. Commissioner Lynch questioned if it was still a requirement that a tree survey be done by a registered surveyor, architect, or landscaper for Page 2 of 8 in Section 7.101B. That requirement was removed.

Vice-Chairman Hooten moved to accept the final re-review with the minor word change on Page 4 in Section 7.1101C and recommended that it be sent to City Council for review. Second was by Commissioner Gumm. The vote passed 6-1. Commissioner Emmett voted against the motion.

8. **CONSIDER** the minutes of the July 15, 2021 meeting.

Vice-Chairman Hooten moved to approve the minutes from the July 15th meeting. Second was by Commissioner Lynch. The vote was unanimous.

9. **PUBLIC COMMENTS**

There were none.

10. **ITEMS OF COMMUNITY INTEREST**

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

- Main Street Program will be having Concert in the Park every Thursday in August at Rather Park from 7:00 p.m. to 9:00 p.m.

9. **ADJOURNMENT**

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