

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 20TH DAY OF AUGUST 2020 AT 5:30 PM.

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

Members absent: Whitehead; Jenkins

City staff present: Ridley; Larkins; Byal; McClure

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 Final Plat for Rockbridge Subdivision, Phase 2 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*, with the previously granted modification/waiver of subdivision standards for block lengths per the approval of the Preliminary Plan for the subdivision, and as the City Engineer has approved the Public Improvement Plans for the subdivision, Staff recommends approval of the Final Plat as submitted.

Vice-Chairman Hooten moved to approve the Final Plat for Rockbridge Subdivision, Phase 2. Second was by Commissioner Thompson. The vote was unanimous.

5. CONSIDER the Final Plat of Hidden Valley Mobile Home Park, Section 2 located in the City Limits of Huntsville.

City Planner, Janet Ridley, gave an overview of the Final Plat per the Staff Discussion Form, making note that the *Development Code* requires the development of a mobile/manufactured home park to be subject to the City's subdivision plat regulations as well as the infrastructure and public improvement standards of the Code. It was also noted that a Conditional Use Permit is required for the development of a mobile/manufactured home park. A Conditional Use Permit for the park was approved by City Council on June 18, 2019. Public Improvements are not required to be constructed for the proposed development of the park as there is adequate existing water, sanitary sewer and street infrastructure to serve the development. Water, sanitary sewer, vehicular access, and drainage facilities required for the park will all be privately owned and maintained. As the Final Plat is consistent with the requirements of the *Development Code* and complies with the requirement of the Approved Conditional Use Permit for the proposed mobile/manufactured home park development, staff recommends approval of the Final Plat as submitted.

Sarah Green, representing the developer's Engineer for the manufactured home park answered questions from the Commission regarding the existing pond and storm water detention.

Commissioner Lynch moved to approve the Final Plat for Hidden Valley Mobile Home Park, Section 2. Second was by Commissioner Thompson. The vote was unanimous.

6. **CONSIDERATION** of the application for Modifications & Waivers of Subdivision Standards for the proposed re-platting of Lot 13, Block 4, Northgate Meadows, Section 4 located in the ETJ of the City of Huntsville.

City Planner, Janet Ridley, gave an overview of the application per the Staff Discussion Form. It was noted that the application for the waivers is being submitted on behalf of proposed buyers for the property. The granting of the variances will determine if the potential buyers will fulfill the terms of a pending contract for the purchase of the subject property. It was noted that should the Commission grant the requested waivers, the developers will not be exempt from following the City's subdivision platting regulations per the *Development Code*. Planning Commission review and approval of a Preliminary Plan and Final Plat for the re-platting of the subject property will be required. The requested waivers are for the extension of City water and sanitary sewer, per the requirements of *Development Code Sections 10.600 and 10.700*, for the proposed re-platting of the subject property into approximately 10 residential lots.

Staff and applicant, developer representative **Sarah Green**, presented their perspective justifications regarding the granting of the waivers per the *Development Code Criteria* for the granting of modification/waivers of subdivision standards. Each of the three criteria were addressed separately. Staff and applicant answered Commission questions relating to the cost of the extension of the water and sanitary sewer systems to the subject property and possible negative effects of additional water wells on the aquifer.

Ridley provided the staff recommendation of denial of the requested waivers as it is technically feasible for the City's water and sanitary sewer systems be extended to serve the proposed development. The *Development Code* requirement provisions are provided with the utmost importance to public health and safety as development occurs in the City Limits and ETJ. Should the Commission find, per *Development Code Sections 10.602 and 10.703.A*, that it is reasonable and appropriate to grant the waivers, the following conditions should be stipulated.

- *Required connection to City water and sanitary sewer systems at such time that these services are provided/extended to within 300 feet of the subject property.*
- *That the proposed development shall have minimum lot sizes of 5 acres with a maximum of ten (10) lots which are not allowed to be further subdivided until such time that City water and sanitary sewer is available and connection to each is made.*
- *No more than one (1) alternate water supply system, (water well), is allow per lot to serve only one (1) single-family dwelling unit per lot.*
- *That the granted waivers are valid only upon the submittal of a Preliminary Plan, per the requirements of the Development Code, by the applicant, on behalf of proposed developer, of this waiver application.*

The **Commission** expressed concern regarding the stipulation for the required connection to City water and sanitary sewer systems at such time that these services are extended to within 300' of the subject property.

Chairman Woods called for a motion to grant the waivers. Should the vote be favorable to grant the waivers, there will be a separate vote for the conditions to be stipulated for the waivers.

Vice-Chairman Hooten moved to grant the requested waivers for relief from the requirements of Development Code Sections 10.600 and 10.700 for the required extension of City water and sanitary sewer service to the subject property. Second was by Commissioner Thompson. The vote was four to one in favor of granting the waivers. (Commissioner Carpenter voted in opposition of the motion.)

Vice-Chairman Hooten moved to stipulate three (3) of the staff recommended conditions for the granted waivers as follows:

- That the proposed development shall have minimum lot sizes of 5 acres with a maximum of ten (10) lots which are not allowed to be further subdivided until such time that City water and sanitary sewer is available and connection to each is made.*
- No more than one (1) alternate water supply system, (water well), is allow per lot to serve only one (1) single-family dwelling unit per lot.*
- That the granted waivers are valid only upon the submittal of a Preliminary Plan, per the requirements of the Development Code, by the applicant, on behalf of proposed developer, of this waiver application.*

Second was by Commissioner Thompson. The vote was unanimous.

7. CONSIDER the minutes of the July 16, 2020 meeting.

Commissioner Carpenter moved to approve the minutes from the July 16, 2020 meeting. Second was by Chairman Thompson. The vote was unanimous.

8. PUBLIC COMMENTS

There were none.

9. ITEMS OF COMMUNITY INTEREST

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

- It is anticipated that Planning Commission will not meet on September 3, 2020 as scheduled.*

10. ADJOURNMENT

Chairman Woods adjourned the meeting. [6:36 PM]