

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 JUNE, 2016 AT 5:30 PM.

Members present: Woods; Johnston; Hilton; Anderson; Durda
Members absent: Cummings; Barry
City staff present: Kulhavy; Ridley

1. CALL TO ORDER

- a. *This meeting was called to order by Chairman Johnston. [5:36 PM]*

2. PLEDGE OF ALLEGIANCE

- a. **U.S. Flag**
b. **Texas Flag**

3. INVOCATION

Commissioner Anderson led the invocation

- 4. CONSIDER** the minor plat of the Kirkland-Rhodes Subdivision located on Southwood Drive in the ETJ of the City of Huntsville.

Aron Kulhavy gave an overview of the plat per the staff Discussion Form. The plat which creates three lots also dedicates a 0.38 acre parcel for right-of-way for Southwood Drive to allow for 30' of right-of-way with for the north one-half of Southwood Drive. There are also two (2) Modifications and Waivers of Subdivision Standards being required for the plat. 1) Sanitary sewer service for all three lots as City sewer is not available. 2) Fire protection for proposed Lot 3, located in the Phelps Special Utility District water service area.

Commissioner Woods moved to approve the Minor Plat and the requested Modifications and Waivers of Subdivision Standards. Second was by Commissioner Anderson. The vote was unanimous.

- 5. CONSIDER** the final plat of Texas Grand Ranch, Section 3B located in the ETJ of the City of Huntsville.

Aron Kulhavy gave an overview of the plat, reminding the Commissioners that the plat was denied without prejudice at the June 2, 2016 meeting due to the CCN conflict for some of the lots in Section 3B. Those lots have been removed from the plat and labeled as "Future Section". Unrestricted Reserve "D", for future road/row, remained on the plat. The plat will need the standard Reserve note added to the plat to state that reserve tracts are required to be platted prior to development. Kulhavy also stated that the public improvement construction drawings have been approved by the City Engineer.

Commissioner Woods made a motion to approve the final plat of Texas Grand Ranch, Section 3B located in the ETJ of the City of Huntsville. Second was by Commissioner Durda. The vote was unanimous.

- 5. CONSIDER** the minutes of the June 2, 2016 meeting.

Commissioner Anderson moved to accept the minutes of the June 2, 2016 Planning Commission meeting as presented. Second was by Commissioner Woods. The vote was unanimous.

6. PUBLIC COMMENTS

There were not any public comments.

7. ITEMS OF COMMUNITY INTEREST

- i. There will not be a Planning Commission Meeting on July 7, 2016. The Commission will meet on July 21, 2016 with Public Hearings for the Development District Map Amendments (re-zoning) and public comment and discussion for revision of the Development Code regarding dynamic signs, (electronic message signs).*
- ii. Junk-A-Palooza will be this Saturday, June 18th.*
- iii. Mandatory water conservation/restriction is currently in place due to the rupture of the TRA water supply line to the City.*

8. ADJOURNMENT

Commissioner Hilton moved to adjourn. Second was by Commissioner Durda. The vote was unanimous. [5:57 PM]