

MINUTES OF THE MEETING OF THE JOINT WORKSHOP OF THE PLANNING COMMISSION AND CITY COUNCIL HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 6TH DAY OF OCTOBER, 2016 AT 12:00 PM.

Planning Commission Members present: Johnston; Woods; Anderson; Durda; Cummings

Planning Commission Members absent: Barry

City Council Members present: Montgomery (Quorum not present for City Council)

City Council Members absent: Brauning; Emmett; Humphrey; Allen; Rodriguez; Olson; Johnson; Davidhizer

City staff present: Kulhavy; Ridley; Martin

1. CALL TO ORDER

Planning Commission Chairman Eric Johnston called the meeting to order at 12:05 p.m.

- 2. WORKSHOP** – The City Council will meet with the Planning Commission to review major subdivision preliminary plan for Sterling Ridge, Section 2-6, located in the ETJ of the City of Huntsville.

Aron Kulhavy, Director of Community and Economic Development, presented the preliminary plan per City Staff Review of the subdivision, noting that this subdivision is the first major subdivision preliminary plan to be considered under the requirements of the updated Development Code which was adopted in August of 2015. Kulhavy made note of the preliminary plan requirements per the updated code which differ from those of the “old” code. Kulhavy also presented the two modifications and waivers of subdivision standards, (variances), which the owner/developer is requesting. The requested variances being relief from *Section 10.402.B* for the improvement of existing street frontage adjacent to the subdivision for Ellisor Road and relief from *Section 10.501.B* for the construction of sidewalks on both sides of proposed streets, proposing to construct sidewalks on one side of proposed streets and constructing trails in the open spaces to make up the difference in having sidewalks on both sides of the streets. The Planning Commission will convene at the close of the workshop session to consider the preliminary plan and the requested variances.

The Commissioners and City Council Member Montgomery discussed the preliminary plan and the requested variances, with **Matt Childers**, developer representative, and property owners, **Doug and Randy French** presenting their case for the requested variances.

Aron Kulhavy commented per the additional handout that the developer had brought to the workshop regarding the variances. He also made note of the fact that these sections of the subdivision have entitlement per the preliminary plat which was approved under the “old” code which do not require any sidewalk construction at all.

3. ADJOURNMENT

Planning Commission Chairman Eric Johnston adjourned the meeting at 1:00 p.m.