

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

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

Members absent: Barry

City staff present: Kulhavy; Ridley; Martin

1. CALL TO ORDER

- a. *This meeting was called to order by Chairman Johnston. [1:09PM]*

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION

Commissioner Anderson led the invocation

4. CONSIDER the preliminary plan of Sterling Ridge, Sections 2-6 located in the ETJ of the City of Huntsville.

Aron Kulhavy opened the floor for consideration by the Commission. A joint workshop with the City Council and the Planning Commission was held beforehand to discuss the plan and the two requested modifications and waivers of subdivision standards, (variances). He noted that it would be appropriate to consider each variance separately as well as separate consideration of the preliminary plan.

- i. *Commissioner Woods made a motion to approve the variance to Section 10.402.B for the required improvement of Ellisor Road. Second was by Commissioner Durda. The vote was unanimous.*
- ii. *Commissioner Woods made a motion to approve the variance to Section 10.501.B for the required construction of sidewalks on both sides of proposed streets with the exception of the entrance road off of SH 19 and the extension of Autumn Woods to the proposed central park area for the subdivision. Second was by Commissioner Cummings. The vote was unanimous.*
- iii. *Commissioner Cummings made a motion to approve the Preliminary Plan for Sterling Ridge, Sections 2 – 6 as presented. Second was by Commissioner Woods. The vote was unanimous.*

Aron Kulhavy informed the Commissioners that staff will bring the sidewalk master plan before the Commission for updating in the next couple of months. Sidewalk questions/issues can be clarified at that time with the update of the master plan.

5. PUBLIC HEARING to take testimony concerning a Conditional Use Permit application for a climate controlled storage facility to be located in the 200 Block of and on the East Side of Interstate Highway 45 South, (between Avenue S and 22nd Street intersections), within the City Limits of Huntsville, Texas.

Chairman Johnston opened the Public Hearing. [1:23 PM]

Aron Kulhavy gave a brief overview of the Conditional Use Permit per the staff discussion form. He also noted that a memorandum from Janet Ridley was placed before them which gave a summation of the phone calls which staff has received from the public regarding the permit. A presentation booklet from the developer was also placed before them.

Mark Carpenter, developer, presented his case for the Conditional Use Permit. He noted that Dr. B.J. Atkins is the owner of the property. Based on the depth of the property, he feels that this use

is the highest and best use for the property. Carpenter also stated that there will be low traffic volume for the facility at any given time and there are lower off-street parking requirements for this use. He has already obtained a driveway permit from Texas Department of Transportation. There will be no access from or windows located on the back wall of the building so there will not be any security lighting required at the rear of the building. An eight-foot tall fence will be constructed along the back property line to buffer the building from the adjacent residential area. Storm water run-off will be mitigated by means of an underground drainage/detention system.

The Commissioners questioned Mr. Carpenter regarding the building, buffering, security, and site amenities.

There were no speakers from the public either in favor or opposition to the proposed use of the property as climate controlled storage facility.

Chairman Johnston closed the Public Hearing. [1:43PM]

6. **CONSIDER** Conditional Use Permit application for a climate controlled storage facility to be located in the 200 Block of Interstate Highway 45 South, (between Avenue S and 22nd Street intersections), within the City Limits of Huntsville, Texas.

Aron Kulhavy stated that staff has no concerns with the proposed project upon questioning by **Chairman Johnston**.

i. Commissioner Woods made a motion to recommend approval of the Conditional Use Permit for a climate controlled storage facility. Second was by Commissioner Durda. The motion passed by vote of 4 to 1. (Commissioner Anderson opposed the motion.)

7. **CONSIDER** the minutes of the September 1, 2016 meeting.

i. Commissioner Anderson made a motion to approve the minutes. Second was by Commissioner Durda. The vote was unanimous.

8. PUBLIC COMMENTS

Charles Smither, Jr. addressed the Commission presenting his argument against the granting of the sidewalk variance for the Sterling Ridge subdivision. He also stated that there is a dire need for a right-turn lane on Ellisor Road, at the Highway 19 intersection, for traffic heading to Huntsville.

9. ITEMS OF COMMUNITY INTEREST

i. Aron Kulhavy stated that Commissioner attendance requirements will be discussed and addressed at the next Planning Commission meeting.

10. ADJOURNMENT

Commissioner Woods made a motion to adjourn. Second was by multiple Commissioners. The vote was unanimous. [1:54 PM]