

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 3RD DAY OF NOVEMBER, 2016 AT 5:30 PM.

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

Planning Commission Members absent: Anderson

City Council Members present: Brauninger; Emmett; Humphrey; Allen; Rodriguez; Olson; Davidhizar; Johnson

City Council Members absent: Montgomery

City staff present: Kulhavy; Martin; Woodham; Ramachandra; Benoit; Woodward

1. CALL TO ORDER

Mayor Brauninger called the meeting to order at 5:30 p.m.

- 2. WORKSHOP** – The City Council will meet with the Planning Commission to review major subdivision preliminary plan for Cottages at Ravens Corner.

Aron Kulhavy, Director of Community and Economic Development, presented the preliminary plan per City Staff Review of the subdivision, noting that this subdivision had a previous preliminary plat for the same property approved by the Planning Commission in November 2015; however, the developer has submitted a new preliminary plan for review. As the new preliminary plan is substantially different than the previously approved plan, it will be considered under the updated Development Code and require new approval by the Planning Commission before proceeding. The developer requested a waiver/modification from the Drainage and Stormwater Management portion of the code requirements and the adopted engineering standards, specifications, and design criteria. Kulhavy reviewed the criteria for a waiver/modification of the drainage requirements of the subdivision standards under the development code and Staff's Recommendation of denial of the request due to the preliminary plans not meeting all the requirements of the Development Code, and as all of the request for modification and waivers are not consistent with the Development Code and Comprehensive Plan. Otherwise, the preliminary plan is in conformance with the requirements of the Development Code. The Planning Commission will convene at the close of the workshop session to consider the preliminary plat.

Dale Browne, engineer for the project was introduced and gave a presentation reviewing his explanation of the request for a waiver from the City Engineer's detention requirements.

Y.S. Ram Ramachandra and Matthew Woodham, City Engineer and Graduate Engineer, were introduced and gave a presentation reviewing their explanation for requiring detention for storm water runoff mitigation.

Both parties answered Council and Commission's questions regarding the waiver/modification request with the development.

3. ADJOURNMENT

Mayor Brauninger adjourned the meeting at 6:44 p.m.