

CITY OF HUNTSVILLE, TEXAS

Place 7 - S.O. Woods, Jr., Chairman

Place 1 – Les Thompson

Place 2 – Sharon Lynch

Place 3 – Al Hooten, Vice-Chairman



Place 4 -Jim Gumm

Place 5 -Rhonda Carpenter

Place 6 – Benjamin Sessions

PLANNING COMMISSION AGENDA

THURSDAY, OCTOBER 6, 2022, 5:30 P.M.

CITY HALL COUNCIL CHAMBERS

HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5781 two working days prior to the meeting so that appropriate arrangements can be made.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag - *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

4. PUBLIC HEARING for a proposed Development District Map Amendment Request to go from Neighborhood Conservation to Management District located adjacent to Wellington Drive on Walker County Property ID #15793, located in the city limits of Huntsville.

5. CONSIDER

- a. The Development District Map Amendment Request to go from Neighborhood Conservation to Management District located adjacent to Wellington Drive on Walker County Property ID #15793, located in the city limits of Huntsville.
- b. The Final Plat of Alan Andre Thomas 1.635-acre tract Subdivision, located in the city limits of Huntsville.
- c. The minutes of the September 15, 2022, meeting.

6. PUBLIC COMMENTS

7. ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Commission and City Staff for which no action will be discussed or taken.

8. ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, the Planning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATE

I, Kristy Doll City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website. www.HuntsvilleTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: September 30, 2022

Kristy Doll

TIME OF POSTING: 2:45 p.m.

Kristy Doll, City Secretary

TAKEN DOWN: _____



**CITY OF
Huntsville**
Incorporated in 1845 under the Republic of Texas

September 21, 2022

RE: Public Hearing for a Development District Map Amendment Request – Walker County
Property ID #15793

Dear Property Owner:

The City of Huntsville Planning Commission meeting has been scheduled for October 6, 2022, at 5:30 p.m. in the Council Chambers of City Hall, located at 1212 Avenue M, Huntsville, Texas 77340.

According to the City of Huntsville Development Code, you have received this notice because you are listed on the Walker County Tax Roll as owning property within 300 feet of the applicant's property that will be under consideration at the above meeting.

Prairie Flower, Ltd, Property Owner, is asking for a Development District Map Amendment to their property that is currently classified as Neighborhood Conservation, and they are requesting to change it to Management District to construct a single-family and townhome residential development on property located adjacent to Wellington Drive on Walker County Property ID #15793.

You are hereby notified in accordance with the City of Huntsville Development Code, this Board plans to take action on this matter. The documents will be available on-line or at the City Service Center once the Planning Commission's agenda is posted, which is 72 hours before the meeting date.

If you are unable to attend the public hearing, written comments will be accepted during normal business hours in the office of the Planning Division located at the City Service Center, 448 State Highway 75 North, Huntsville, TX 77320 or you may email cyoung@huntsvilletx.gov or call 936-294-5782 for more information.

Respectfully,

Charles Young
Planner



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Charles Young, Planner

Armon Irones, City Planner

SUBJECT: Development District Map Amendment

MEETING DATE: October 6, 2022

TYPE OF REVIEW: Development District Reclassification

APPLICANT: Prairie Flower, Ltd

SURVEYOR: Jeff Robertson on behalf of McClure and Browne

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff has received an application from Ben Bius requesting reclassification of the Development District for the property from Neighborhood Conservation (NC) to Management (M). The subject property is comprised of 32.0675 acres, located adjacent to Sections 1 and 3 of Elkins Lake Subdivision near the intersection of Wellington Drive and Green Briar Drive.

The Subject property is currently undeveloped and is proposed for a single-family subdivision with several townhomes mixed in. The subject property is currently Neighborhood Conservation District and townhomes are not allowed in that development district per the Development Code. If the property owner desire to build townhomes, the only option is to request a Development District Reclassification. The proposed development will have one ingress/egress access area along Wellington Drive. The development will be 1 block and 36 lots.

The Development District classification for adjacent property is as follows:

- Neighborhood Conservation (NC) to the North.
- Management (M) to the South.
- Management (M) to the East.
- Neighborhood Conservation (NC) to the West.

There are three (3) main Development Districts in the City of Huntsville. The two districts applicable to this case are defined in **Section 2.300** of the Development Code as follows:

2.301 Neighborhood Conservation District – The Neighborhood Conservation (NC) district is intended to help protect property values by conserving the overall character and function of single-family (detached house) residential areas of the City. It is intended for application in stable single-family (detached house) neighborhoods.

2.303 Management District – The Management (M) district is the most widely applied development district classification. All land not specifically classified in another development district is included in the M district. The M district allows all land uses, subject to compliance with all other applicable regulations of this Development Code.

If the subject area becomes reclassified as Management, a large diversity of residential and commercial land uses will be allowed for the property provided that all applicable regulations pertaining to the Management District are met.

According to Section 12.308 Review and Approval Criteria the following three factors are to be considered when making recommendations and decisions about Development District map amendments.

12.308.A Consistency with the Comprehensive Plan and the Future Land Use Maps.

In the Huntsville Comprehensive Plan 2040 that was recently adopted by City Council there are three (3) goals listed under Land Use and Development Goals.

Goal LUD 1: A land use allocation and pattern that supports Huntsville's key focuses of increasing quality housing supply, economic development opportunities, and quality of life, while maintaining its "small town" and semi-rural feel.

Goal LUD 2: Revitalized high-profile corridors and continued focus on downtown, providing increased retail and entertainment options within the city.

Goal LUD 3: Focused growth within the city, promoting fiscal sustainability

The proposed development is adjacent to an existing single-family development with townhomes mixed in as well. Even though the existing development adjacent to the subject property is Neighborhood Conservation, the existing townhomes were built before the current Development Code was adopted.

The Huntsville Comprehensive Plan 2040 Huntsville which included a future land use map, identifies the subject property as a residential use in the future.

12.308.B Compatibility with existing development district classifications, uses of nearby property and the character of the surrounding neighborhood.

The neighborhood and surrounding area have developed in accordance with the original established development districts. The majority of the existing residences are single-family in the adjacent subdivision and are mostly occupied. The proposed development would complement the existing land uses since it would be similar in design.

12.308.C Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for use allowed under the proposed development district.

Although the adjacent development has adequate water and sewer service, the applicant will have to contact the Engineering Department so they can determine if the city will have adequate water, wastewater and storm water infrastructure to accommodate the proposed development.

Since Development District Map Amendments are infrequently considered by the Commission, a couple of pertinent factors must be addressed. First, development district reclassification cannot be granted with conditions. Since there are limited

development districts within Huntsville, the property can either be classified as Neighborhood Conservation or Management with all requirements of the Development Code for the given district governing how the property is developed. Second, the section below outlines a procedural aspect that may be applicable to this case:

Section 12.307.A of the Development Code states:

If a valid protest petition is filed against any proposed development district map amendment, passage of the amendment requires a favorable vote of at least 75% of the City Council members who are qualified to vote on the matter. Adequate notice was sent to the media and surrounding property owners as required by the Development Code and State law. After a public hearing, it is the duty of the Commission to review this proposal and submit a recommendation to the City Council on this matter.

STAFF RECOMMENDATION:

The proposed development is slated to be a single-family residential and townhome subdivision, which is similar to the adjacent existing subdivision. The change in the Development District classification from Neighborhood Conservation to Management would allow for a variety of development to take place on the subject property, however, the Development Code requires additional buffering between different intensity land uses and conditional use permits for certain commercial uses when within 200' of Neighborhood Conservation. For this reason and because single-family residential is the highest and best use of the property, staff recommends approval of this request.

ATTACHMENTS:

Submitted Development District Map Application
Preliminary Plan
Vicinity Map of Area



Development District Map Amendment Application

City of Huntsville | 448 State Highway 75 North | Huntsville, TX 77320 | 936-294-5782

Applicant Information – As authorized by the property owner(s)

Name Ben Bius

130 Col. Etheredge Blvd

Mailing Address

Huntsville

City

Tx

State

77340

Zip Code

Phone Number 936-291-7552

Alternate Phone Number _____

E-mail: benbius@bntbtx.com

I hereby submit this request for the below amendment to the Official Development District Map of the City of Huntsville.

W. B. Bius

Signature

9/13/2022

Date

Property Owner Information [If more than one property owner, check ☐ & attach a separate page listing all owners]

By signing below, I acknowledge that I am the rightful owner of the property proposed for redistricting; and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to this application.

Name Same as applicant

Mailing Address

City

State

Zip Code

Phone Number _____

Alternate Phone Number _____

Signature

Date

Proposed Location for Development Redistricting

Address or general location of the proposed Development Redistricting. (Staff will assist with providing maps.)

32 Acres - The Woods at Elkins Lake Subdivision

District Classification Change

Present Classification ☐ Downtown ☐ Management ☒ Neighborhood Conservation ☐ Planned Development

Proposed Classification ☐ Downtown ☐ Management ☐ Neighborhood Conservation ☒ Planned Development

Additional Information

Please provide any additional information pertinent to the City's decision for this rezoning request. You may attach additional sheets as necessary.

In order to build townhomes on this site, a zoning change is required. The townhomes are to be similar to the existing townhomes in Elkins Lake and are intended to provide potential residents with a housing option in Elkins Lake with a smaller footprint and reduced maintenance.

Fees

\$300.00 Application Fee

Public Hearing

Public hearings are required for this request. City staff will complete all the requirements of the public hearing notice process.

For Staff Use Only

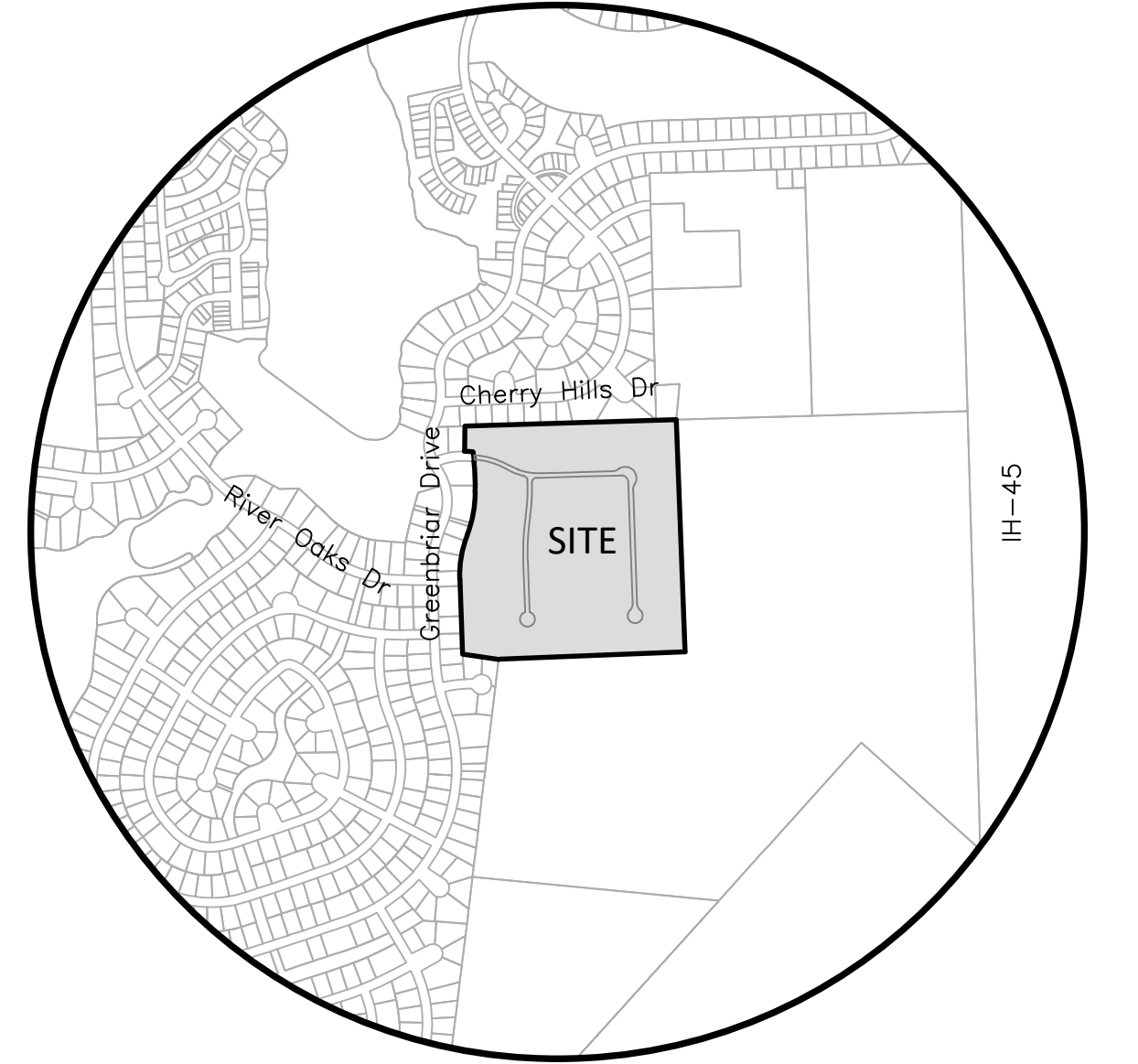
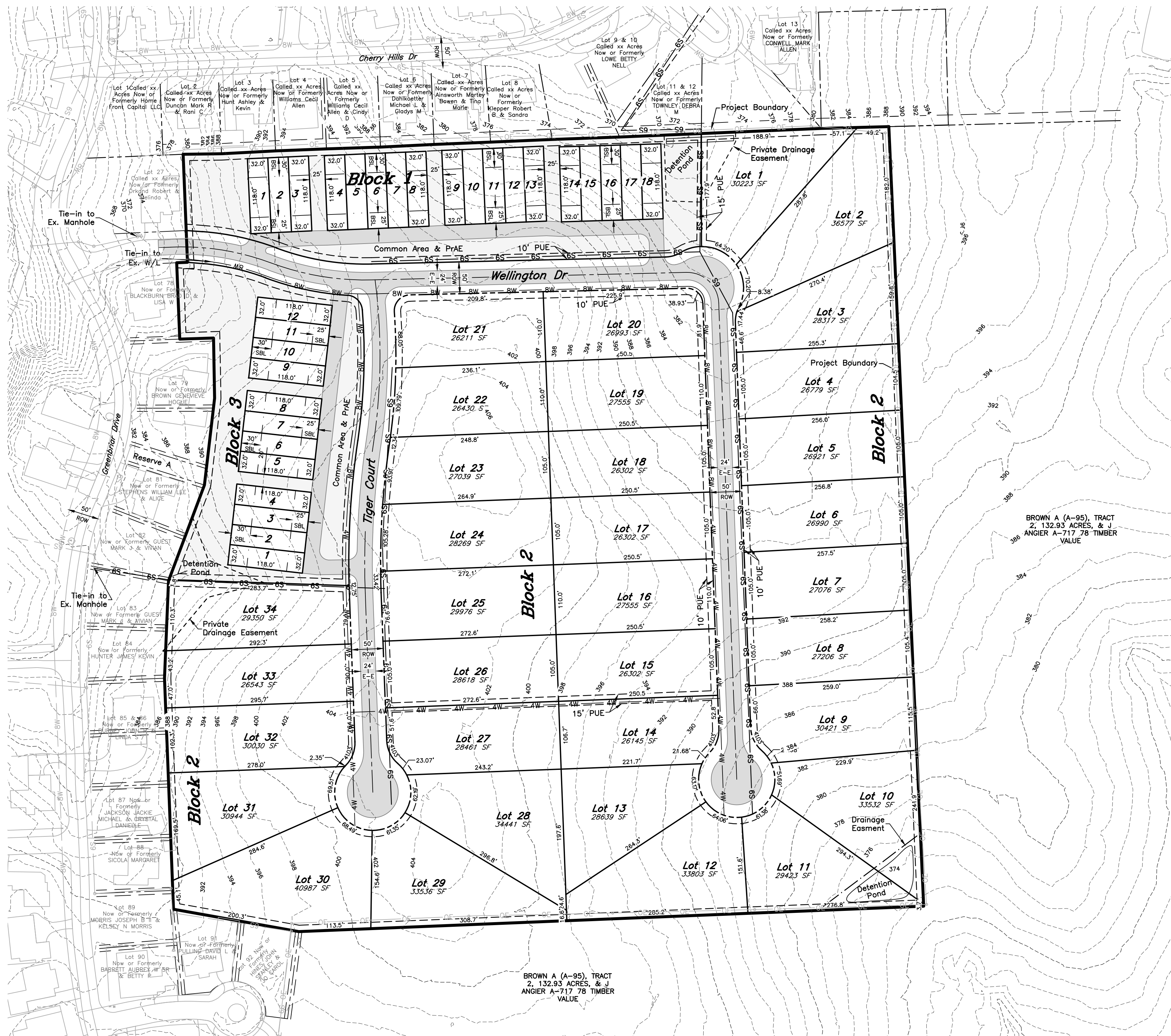
Received By and Date:

Fee Paid:

Planning Commission Date:

City Council Date:

Outcome:



VICINITY MAP

- GENERAL NOTES:**
1. This property is located in the City Limits of Huntsville
 2. This property is zoned as "Neighborhood Conservation District"
 3. Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points "CPCN 6428" and "CPRR 6431" having published coordinates of N= 10,258,679.163 Ft. and E= 3,790,376.023 Ft. and N= 10,256,954.285 Ft. and E= 3,791,269.412 Ft. respectively.
 4. Distances, shown hereon, are geodetic horizontal and may be converted to the City of Huntsville Mapping Control Network by multiplying by a Combined Scale Factor of 0.99988.
 5. According to the Flood Insurance Rate Maps for Walker County, Texas and Incorporated Areas, Map Number 48471C0370D, effective 8/16/2011, this property is not located in a 100-year flood hazard area.
 6. Unless noted otherwise, corners will be marked by Access Surveyors, LLC
 7. The development shall consist of the creation of 7.1. 64 Residential Lots
 8. Estate Lot Sizes: 26,138 sf (min)
 9. Townhome Lot Size: 32x118 = 3,776 sf (min)
 10. Building Setbacks:
 - Front Lot Line: 25 feet
 - Rear Lot Line: 10 feet
 - Side Street Lot Line: 15 feet
 11. **Public Easements:** All public easements denoted on this plat are dedicated to the use of the public forever. Any Public Utility, including the City of Huntsville, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility including the City of Huntsville shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system or any of the easements shown on this plat. Neither the City of Huntsville nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements. The developer reserves the right of use to all public easement for further development and the granting of the right of use to further the intents of this plat.
 12. A Traffic Impact Analysis of the development is not needed. This tract is a part of Elkins Lake Subdivision a master planned community. The density of this proposed development is less dense than the originally planned development for this tract.
 13. This tract was previously platted as Section V of Elkins Lake Subdivision.

PRELIMINARY

This document shall not be recorded for any reason.

Legend and Abbreviations

- EASEMENT LINE
- PROPERTY LINE
- BOUNDARY LINE
- 1/2" EXISTING WATER LINE W/SIZE
- 8" EXISTING WATER LINE W/SIZE
- 4" EXISTING CONTOURS
- PROPOSED DRAINAGE FLOW DIRECTION
- Existing Sewer Manhole

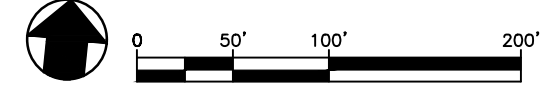
Abbreviations

- D.E. Drainage Easement
- D.R. Walker County Deed Records
- E.T.J. Extra-Territorial Jurisdiction
- W.C.O.P.R. Walker County Official Public Records
- P.R. Walker County Plat Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.U.E. Public Utility Easement
- P.D.E. Private Drainage Easement
- R.O.W. Right-of-Way
- U.E. Utility Easement
- 1/2" Iron Rod Found
- 5/8" Iron Rod Found
- 1/2" Iron Rod Set
- ▲ City of Huntsville Control Monument
- ▲ TxDOT R.O.W. Monument
- x Light Pole
- ⊕ Power Pole
- ⊕ Sewer Manhole
- ⊕ Storm Drain MH
- ⊕ Water MH
- ⊕ Telephone Pedestal
- ⊕ Water Meter
- ⊕ Water Valve

Drawn By: AN
Checked By: JF
Date: 06/21/2022

THE WOODS AT ELKINS LAKE SUBDIVISION

SCALE: Hor: 1" = 100'



Large Lot Area = 23.79 Ac
Townhome Area = 1.56 Ac.
ROW = 3.22 Ac.
Common Area = 3.43 Ac

PRELIMINARY PLAN

The Woods At Elkins Lake Subdivision
Consisting of 1 Block and 36 Lots

Submittal Date: 06/21/2022
08/12/2022
09/06/2022

32.0 Acres in the BROWN (A-95) SURVEY
Tract 3
HUNTSVILLE, WALKER COUNTY, TEXAS DECEMBER 2021
SCALE: 1"=100'

Developer:
Ben Bus
130 Col. Etheredge Blvd
Huntsville, TX 77340
(936) 291-7552

Surveyor:
Access Surveyors, LLC
11025 Old Voith Road
Beaumont, Texas 77713
(409) 838-6322

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838





The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See full GIS Data Disclaimer at: www.huntsvilletx.gov/gis

1 in = 500 ft

On 8.5 x 11 inch Print



0 0.05 0.1 0.2 mi

On Any Print Size

CREATED DATE: 9/19/2022

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division





PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Charles Young, Planner

SUBJECT: Final Plat of Alan Andre Thomas 1.635-acre tract

MEETING DATE: October 6, 2022

TYPE OF REVIEW: Final Replat

APPLICANT: Alan Thomas

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a total of 1.635 acres located in the city limits of Huntsville and is located at 3519-A Montgomery Road within a Management Development District. There is an access easement that is approximately 560 feet from the 3500 block of Montgomery Road to the subject property. The subject property's proposed use is a single-family home and there are city utilities adjacent to the property. This plat consists of one property and due to the Development Code requirement of when development occurs on a parcel not previously subdivided, it must be platted.

This plat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedicated within the 30' Ingress/Egress Easement along the front of the subject property. The final plat must be approved by the Planning Commission because of the 10' public utility easement being dedicated via the plat.

STAFF RECOMMENDATION:

As this plat is in compliance with the subdivision requirements of the Development Code, staff recommends the Planning Commission approve the Final plat of Alan Andre Thomas 1.635-acre tract with the dedication of a 10' public utility easement.

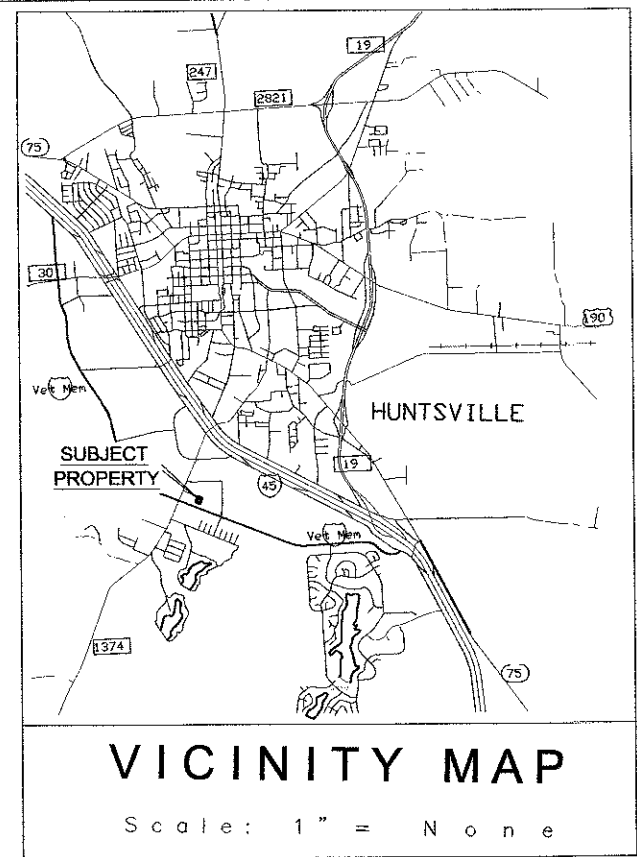
ATTACHMENTS:

Final Plat
Vicinity Map by staff

BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No.: 48471 C 0370 D Date/Revised Date: August 16, 2011

- NOTES:
1. Bearings referenced to NAD 1983, Texas-Central Zone. Bearings based on GPS (RTK) observations. Distances and areas Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988;
 2. This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey.
 3. All property corners, unless otherwise noted, are set 5/8" iron rods, with an yellow plastic cap, marked "RPLS 4066";



Vol. 223, Pg. John R. Hightower 876 O.R. Call 2.742 acres

Called 20 ft. Ingress/Egress Easement (Vol. 501, Pg. 437 O.R.)

Called 30 ft. Ingress/Egress Easement (Vol. 1254, Pg. 561 O.R.)

City of Huntsville Esmt (Call 0.045 acre Vol. 381, Pg. 264 O.R.)

N88°37'46"E 186.86'

10' P.U.E.

Called 30 ft. Ingress/Egress Easement (Vol. 1254, Pg. 561 O.R.) 30' B.L.

Vol. 124, Pg. 611 (1st Tr) O.R. Call 0.60 acre

Drew-Slack Management Corporation, Inc., et al Vol. 501, Pg. 437 O.R.

City of Huntsville Esmt (Call 0.293 acre Vol. 381, Pg. 264 O.R.)

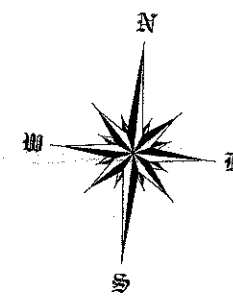
Annie Ola Hunter

Shirley Hunter Call 1.00 acre Vol. 124, Pg. 616 O.R.

Alan Andre Thomas Vol. 1254, Pg. 561 O.R. Call 1.63 acres

- SURVEYED -
- 1.635 ACRE -

Vol. 102, Pg. 161 O.R. Robert Hunter Call 2.87 acres



OWNER(S) ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

I (We), the undersigned, owner(s) of the land shown on this plat, and designated as the ALAN ANDRE THOMAS 1.635 ACRE TRACT subdivision in the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, water courses, utility easements and public places thereon shown for the purpose and consideration therein expressed.

Alan Andre Thomas

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS,
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____

Notary Public for State of Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF WALKER

I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Plat Records of Walker County in Volume _____ Page _____

Kari A. French, Walker County Clerk

By: Deputy Clerk

OWNER: Alan Andre Thomas
203 Gail Lane
Huntsville, Texas 77340

ALAN ANDRE THOMAS
1.635 ACRE TRACT

In the City of Huntsville
JOHN HUME SURVEY, A-264
Walker County, Texas

July, 2022

Scale: 1" = 60 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM #10122400
Huntsville, Texas
FILE: THOMAS Alan 1.63ac-FM1374-MP \2022\

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Huntsville, Texas with respect to the platting of the land and is hereby approved by the Commission.

Dated this _____ day of _____, 20____

Chairperson of the Commission

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this _____ day of _____, 20____

City of Huntsville Planning Officer

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF WALKER

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements and rights-of-way.

Dated this _____ day of _____, 20____

City Engineer

Signed _____

JOE A. FULLER
R.P.L.S. No. 4066
July 6, 2022



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1 in = 100 ft

On 8.5 x 11 inch Print

0 0.0075 0.015 0.03 mi

On Any Print Size

CREATED DATE: 9/27/2022

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 15TH DAY OF SEPTEMBER 2022 AT 5:30 PM.

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

City staff present: Byal; Irones; Young; Yeager

Audience present:

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

- a. Expanding the scope of duties for the Huntsville Board of Adjustments.

City Planner, **Armon Irones** gave an overview of the proposed expansion of duties for the Huntsville Board of Adjustments to include the duties of the Board of Adjustments & Appeals. Commissioner Hooten asked if the Planning Commission will be responsible for errors on approvals from the Planning Commission recommendations and approvals. Mr. Irones informed the board that this is two separate groups and actions from the Planning Commission is considered a recommendation to the Board of Adjustments. Director of Development Services/Building Official, Kevin Byal informed the board that any appeal would have to go before City Council to be overturned. Commissioner Lynch asked if there would be any disadvantage to this proposal and Mr. Irones informed that there would be none due to redundant operations from the Board of Adjustments and the Board of Adjustments & Appeals.

Vice-Chairman Hooten moved to recommend approval of the Expansion of duties and responsibilities of the Board of Adjustments. Commissioner Gumm seconded. The vote was unanimous.

- b. The FY 2022-2023 Meeting Schedule and Submission Deadlines

City Planner, **Armon Irones** presented the proposed FY 2022-2023 year's schedule that will continues the 1st and 3rd monthly schedule rotation. Vice-Chairman Hooten questioned the meeting location due to upcoming City Hall construction. Director of Development Services/Building Official, Kevin Byal informed the board that the meeting will transition in a January to February timeframe to the large conference room at the city library.

Vice-Chairman Hooten moved to approve the proposed meeting dates and filing deadlines, seconded by Commissioner Gunn. The vote was unanimous.

- c. The minutes of the July 21,2022, meeting

Commissioner Lunch moved to approve the minutes from the July 21, 2022, meeting, seconded by Commissioner Thompson. The vote was unanimous.

6. PUBLIC COMMENT

There were no public comments.

7. ITEMS OF COMMUNITY INTEREST

Commission members were informed on items of community interest. No action was discussed or taken.

City Planner, **Armon Irones** informed the Commission that on October 11, 2022, there will be the State of the City meeting presented by Mr. Aron Kulhavy, City Manager at the Walker County Storm Shelter located at 445 State Hwy 75 North from 5:30 to 7:00 pm.

8. ADJOURNMENT

Commissioner Gumm made a motion to adjourn the meeting. Commissioner Lynch seconded. The vote was unanimous. [5:41 PM]