

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, APRIL 20, 2023, 5:30 P.M.

WORKSHOP 5:10 P.M.-STAGGS COMMUNITY ROOM

REGULAR SESSION 5:30 P.M.-STAGGS COMMUNITY ROOM

HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET, HUNTSVILLE, TEXAS 77340

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. CONSIDER

- a. The Final plat for Johnny T. Belaquez, Jr. Lot 1-1.97 acres, located in the Huntsville ETJ.
- b. The Modifications and Waivers of Subdivision Standards request from the public sidewalk requirements for Elion Commercial plat, located in the city limits of Huntsville.
- c. The minutes of the March 16, 2023, and April 6, 2023, meetings.

5. PUBLIC COMMENTS

6. 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.

7. 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, Sharon Schultz, Deputy 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: April 13, 2023

TIME OF POSTING: 1:30 p.m.

TAKEN DOWN: _____

Sharon Schultz

Sharon Schultz, Deputy City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

SUBJECT: Final Plat of Johnny T. Belaquez Jr. Lot 1

MEETING DATE: April 20, 2023

TYPE OF REVIEW: Final Plat

APPLICANT: Johnny T. Belaquez and Deborah M. Belaquez

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a total of 2.30 acres located in the Huntsville ETJ. The property is located along George Wilson Road, 1,090 feet north of the intersection of George Wilson Road and Horace Smith Road. The subject property's future use is unknown to staff and there are no city utilities on the property. There are currently two lots, and it is being platted into one.

This plat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. as well as a 0.02-acre right-of-way dedication along George Wilson Road. The applicant is requesting a Modification/Waiver from **Article 10-10.200-Infrastructure and Improvements Required** of the Development Code. The applicant does not want to extend water and sewer utilities and tie into the city's utility system. The closest utilities are several miles away, even though the subject property is in the Huntsville CCN service area. The applicant is also requesting a Modification/Waiver from **Article 10, Table 10-1** regarding minimum paving width. George Wilson Road is a quiet local street and requires 28' of paving. Currently it has approximately 16' of paving. The final plat must be approved by the Planning Commission because of the 10' public utility easement being dedicated via the plat, the 0.02-acre right-of-way being dedicated, and Modification/Waiver of Subdivision Standards requests.

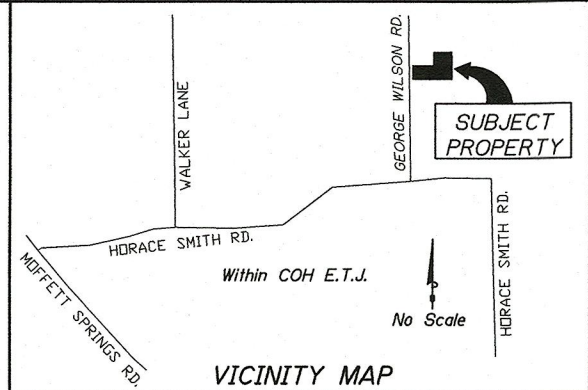
STAFF RECOMMENDATION:

As this plat is in compliance with the subdivision requirements of the Development Code, staff recommends the Planning Commission approve the Final plat of Johnny T. Belaquez Jr. Lot 1 with the dedication of a 10' public utility easement and the 0.02-acre right-of-way dedication. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards requests not to tie into the city's water and sewer infrastructure and for the minimum paving width requirements along George Wilson Road.

ATTACHMENTS:

Final Plat
Vicinity Map by staff

James Ringo
Call 43.249 ac. (TRACT TWO) V. 1312, p. 493, WCOPR



OWNER'S ACKNOWLEDGMENT AND DEDICATION

The State of Texas X
County of Walker X

We, the undersigned, owner's of the land shown on this plat and designated as PLAT OF LOT 1, 2.30 ACRE TRACT BEING A CONSOLIDATION OF JOHNNY T. BELASQUEZ, JR. AND DEBORAH M. BELASQUEZ PROPERTY, a subdivision within the City of Huntsville E.T.J., Walker County, Texas and whose names are subscribed hereto, do hereby dedicate to the use of the public all streets, parks, easements and public places shown thereon for the purpose and consideration therein expressed.

Signed _____
Johnny T. Belasquez, Jr.
P.O. Box 81
Conroe, TX 77305

Signed _____
Deborah M. Belasquez
P.O. Box 81
Conroe, TX 77305

The State of Texas X
County of Walker X
This instrument was acknowledged before me on the _____ day of _____, 2022
by Johnny T. Belasquez, Jr. and Deborah M. Belasquez.

Notary Public
State of Texas

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning 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 _____, 2022

Signed _____
Chairman

CERTIFICATION BY THE CITY PLANNING OFFICER

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

Dated this _____ day of _____, 2022

Signed _____
City of Huntsville Planning Officer

VARIANCE REQUESTED:

- Minimum paving width George Wilson Road
- Public water services
- Public sewer services
- Fire protection

APPROVED: _____ Date _____, 2022

CERTIFICATION BY THE COUNTY CLERK

THE STATE OF TEXAS X
COUNTY OF WALKER X

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 _____,

2022 in Volume _____, page _____ of the Plat Records of

Walker County, Texas.

Kari A. French
County Clerk
Walker County, Texas

By _____ Deputy

PLAT OF

LOT 1 - 2.30 ACRES

BEING A CONSOLIDATION OF

JOHNNY T. BELASQUEZ, JR.
AND DEBORAH M. BELASQUEZ
PROPERTY

CITY OF HUNTSVILLE E.T.J.
WARREN BIRDSALL LEAGUE, A-6
WALKER COUNTY, TEXAS

AUGUST 19, 2022

SCALE: 1"= 40 FEET

H.E. McADAMS & SON SURVEYING, INC.
Registered Professional Land Surveyors
P.O. Box 5047, Huntsville, Texas 77342
TPELS Firm No. 10194425

22077

N 87°14'07"E 247.07

10' BSL

Johnny T. Belasquez, Jr.
Call 0.52 Ac. TRACT ONE
Inst. No. 73269, WCOPR

LOT 1
2.30 AC.

Johnny T. Belasquez, Jr.
Call 1.4807 Ac. TRACT TWO
Inst. No. 73269, WCOPR

Set 5/8" I. rod with plastic cap
Fnd. 19" P.O. N 65°44'W - 65.9
N= 10,275,097.36 Ft.
E= 3,782,873.57 Ft.

TRACT 4
1.44 AC.

MINOR PLAT OF
WILLIE MARTIN 24.73 AC. TRACT
Plat - V. 3, p. 126, WCPR

Average Width of pavement
George Wilson Road
Approximately 14.5 Feet

No ROW Dedication
found for George Wilson Rd.
other than shown hereon

1.12 Ac. ROW Dedication
Plat - V. 3, p. 126, WCPR

Willie Martin
V. 129, p. 405, WCPR

STREET R.O.W.
DEDICATION
0.02 AC.

CERTIFICATION BY THE CITY ENGINEER

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 _____, 2022

Signed _____
City of Huntsville Engineer

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 endangers or interferes with the construction, maintenance or efficiency of its respective systems on 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.

NOTES:

- The purpose of this Plat is to consolidate Johnny T. Belasquez, Jr. and wife Deborah M. Belasquez called 0.52 acre, 0.16 acre, and 1.4807 acre Tracts and Tract recorded in Inst. No. 84227 thereby creating LOT 1 (2.30 Ac.) and to dedicate to the Public the 0.02 AC. STREET R.O.W. and Public Utility Easement shown hereon.
- Coordinates, bearings, distances and areas shown hereon are Grid, NAD 83 (1993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of control point number 7029 having published coordinates of N= 10,274,937.360 feet and E= 3,782,437.383 feet and G.P.S. observations. Distances may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
- Plastic caps on corners denoted "Set 5/8" I. rod" are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams R.P.L.S. No. 2005".
- Plastic caps on corners denoted "Fnd. 5/8" I. rod" are 1-3/4" diameter, blue in color and stamped "J.S. Moorer R.P.L.S. No. 1572".
- This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 481042-0240D and Map Number 48471C0240D, dated August 16, 2011.
- This survey was completed without an Abstract of Title. There may be easements and/or other matters not shown.

CERTIFICATION BY SURVEYOR

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed _____
Harold E. McAdams
Reg. Prof. Land Surveyor
August 19, 2022

PRELIMINARY
SUBJECT TO CHANGE
DO NOT RECORD THIS PLAT
FOR ANY REASON.



GEORGE WILSON

Subject Property

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 = 100 ft

On 8.5 x 11 inch Print

0 0.0075 0.015 0.03 mi

On Any Print Size

CREATED DATE: 4/12/2023

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

SUBJECT: Modifications and Waivers of Subdivision Standards request from the public sidewalk requirements for Elion Commercial Plat

MEETING DATE: April 20, 2023

TYPE OF REVIEW: Modification and Waivers of Subdivision Standards

APPLICANT: Benjamin Sessions

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a 13.89-acre tract located in the city limits of Huntsville. The property address is 500 SH 19, along the east side of SH 19 which is near the intersection of the SH19 frontage road and Bearkat Boulevard. Currently, there is a commercial building on the property. This plat is proposing to divide the 13.89-acre tract into 4 lots for commercial uses.

This plat received automatic approval because Section 212.009 of the Texas Municipal Government Code requires that the municipality responsible for approving plats must take action on a completed plat submittal within 30 days. The time period expired due to the Planning Commission not having enough members for a quorum since Commissioner Sessions had to rescue himself.

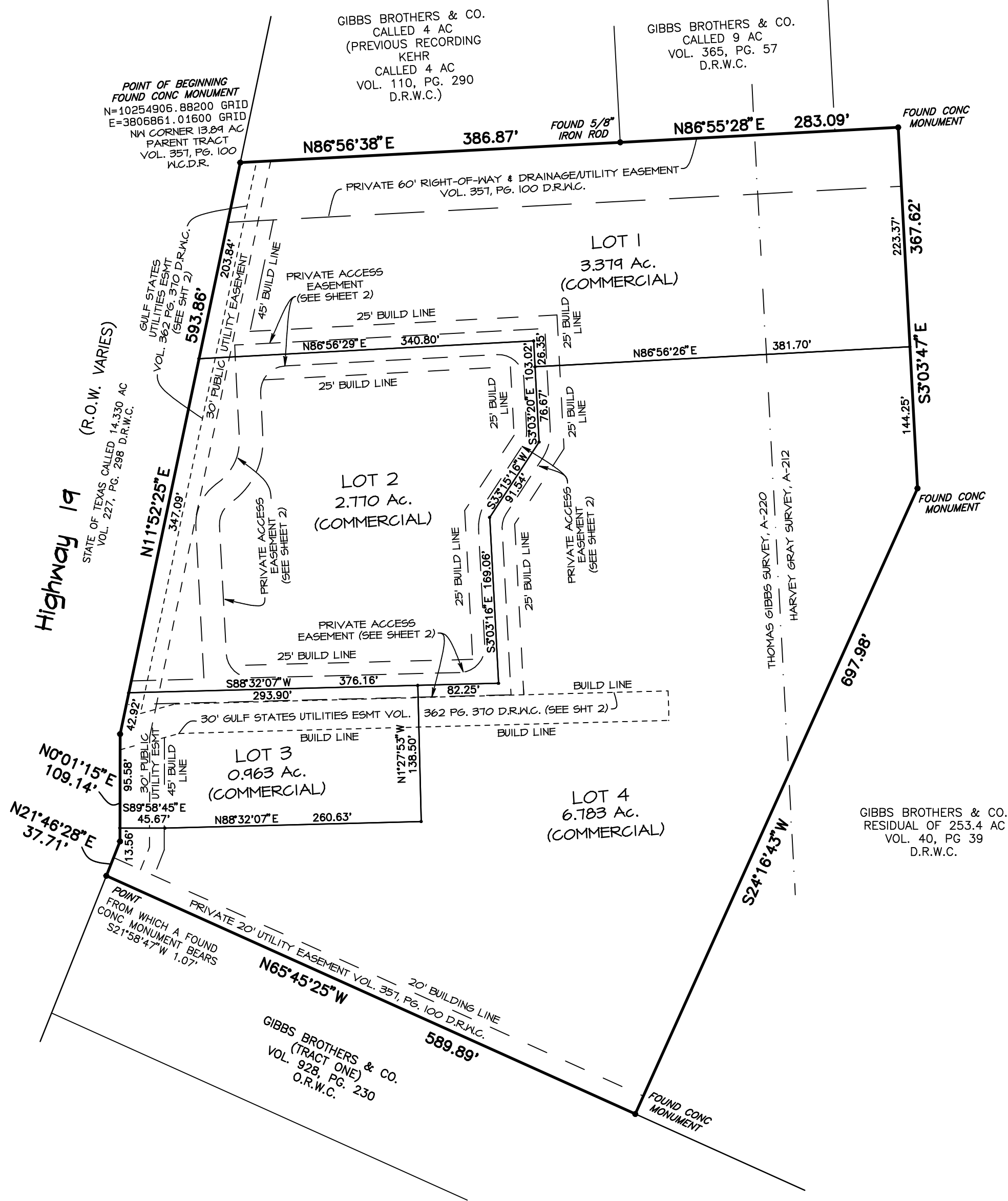
The applicant is requesting to abandon and relocate the city's water line on the property. The applicant is also requesting a Modification/Waiver of Subdivision Standards not to construct a sidewalk along the frontage of the property. There are not any existing sidewalks in that area due to it being commercial and the adjacent properties are undeveloped. Although the final plat received automatic approval, staff does not have the authority to approve Modification/Waivers of Subdivision Standards or the abandonment and relocation of utilities. The Planning Commission must approve the water line being relocated on the property and the Modification/Waiver of Subdivision Standards request.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the abandonment and relocation of the water line on the subject property and also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request to not provide a sidewalk along the SH 19 frontage road.

ATTACHMENTS:

Final Plat
Vicinity Map by staff



OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

I, Elion Management, LLC., owner of the land shown on this plat, and designated as Elion Commercial Plat, in the City Limits of Huntsville, Walker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all water courses, utility easements and public places thereon shown for the purpose and consideration therein expressed.

Elion Management, LLC.

OWNER:
ELION MANAGEMENT, LLC
500 TX-19
HUNTSVILLE, TX 77340

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WALKER

Before me on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public for the State of Texas

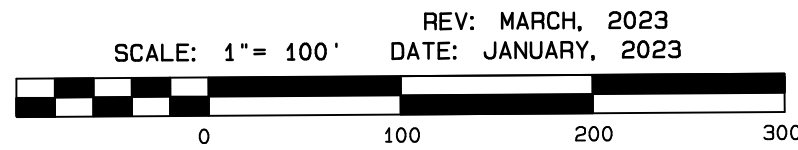
CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF WALKER

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that this plat conforms to all applicable development criteria and standards of the City of Huntsville, Texas.

Dated this _____ day of _____, 2023.

City Engineer



ACKNOWLEDGEMENT BY CITY OF HUNTSVILLE

I, Andy Brauning, Mayor of Huntsville, Texas, by authority granted by

Resolution No. _____, do hereby abandon, release and quitclaim, all of its right, title and interest in those certain easements granted to the City of Huntsville, recorded in Volume 359, Page 130, Deed Records and Volume 11, Page 714 and Volume 218, Page 305, Official Public Records of Walker County, Texas, as shown on Sheet 2 of 2 hereon in exchange for a 30 foot wide Public Utility Easement as shown on Sheet 1 of 2 hereon.

By: _____
Andy Brauning, Mayor

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WALKER

This instrument was acknowledged before me on this _____ day of _____, 2023, by Andy Brauning.

Notary Public for the State of Texas

CERTIFICATION BY THE SURVEYOR

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning 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 _____, 2023.

Chairman

CERTIFICATION BY THE CITY PLANNING OFFICER

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

Dated this _____ day of _____, 2023.

City Huntsville Planning Officer

CERTIFICATION BY THE COUNTY CLERK

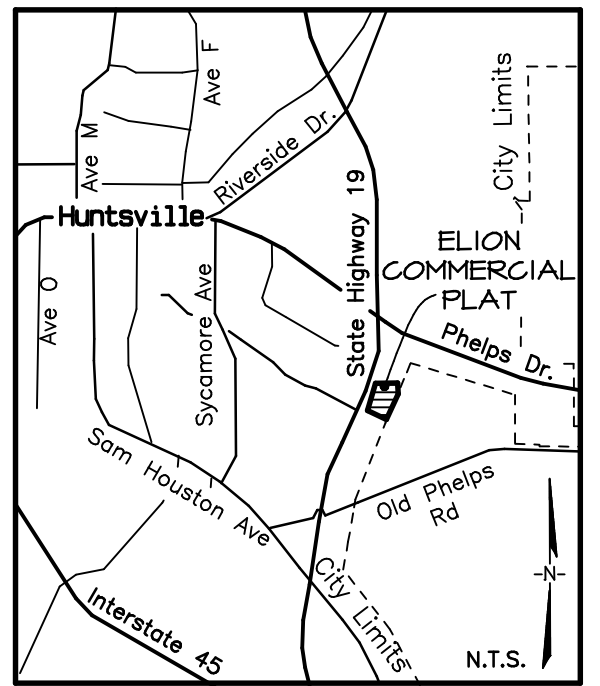
STATE OF TEXAS
COUNTY OF WALKER

I, Kari 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 _____, 2023 in

the Plat Records of Walker County in Volume _____, Page _____.

County Clerk, Walker County, Texas



—VICINITY MAP—

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE ELION COMMERCIAL PLAT WITH 4 LOTS AND 1 BLOCK OUT OF THE CALLED 13.89 ACRES AS RECORDED IN INSTRUMENT NO. 2021-68468 REAL PROPERTY RECORDS WALKER COUNTY, TEXAS.
- ALL BEARINGS, DISTANCES, COORDINATES AND ACREAGES HEREON ARE GRID AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, NAVD 88 AND BASED UPON CITY OF HUNTSVILLE MAPPING CONTROL NETWORK CONTROL POINT NUMBER 7829, HAVING PUBLISHED COORDINATES OF N=10,254,114.624 FEET, E=3,806,606.770 FEET AND ELEV. 384.379 FEET AND GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET AND MAY BE CONVERTED TO GEODETIC HORIZONTAL (SURFACE) BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.99988.
- THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA MAP NUMBER 48471C0360D, EFFECTIVE DATE AUGUST 16, 2011.
- TITLE REPORT FURNISHED BY STEWART TITLE, FILE NO. 2233524, DATED MAY 12, 2022.
- W.C.O.P.R. DENOTES WALKER COUNTY OFFICAL PUBLIC RECORDS. W.C.D.R. DENOTES WALKER COUNTY DEED RECORDS.
- ALL CORNERS ARE SET 5/8" IRON RODS WITH CAP MARKED "6071", UNLESS OTHERWISE NOTED.
- ALL PUBLIC EASEMENTS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE AND/OR WALKER COUNTY, 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 AND/OR WALKER COUNTY, 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 SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HUNTSVILLE AND/OR WALKER COUNTY NOR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OF OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.
- CITY OF HUNTSVILLE 10' UTILITY EASEMENT VOL. 359, PG. 130 D.R.W.C. AND CITY OF HUNTSVILLE UTILITY ESMT VOL. 218, PG. 305 O.P.R.W.C. ARE TO BE ABANDONED BY CITY OF HUNTSVILLE PER THIS PLAT
- CITY OF HUNTSVILLE 30' UTILITY EASEMENT VOL. 11, PG. 714 O.P.R.W.C TO BE ABANDONED BY CITY OF HUNTSVILLE AND REPLACED BY A 30' PUBLIC UTILITY EASEMENT ALONG HIGHWAY 19 PER THIS PLAT.
- THERE IS A 10' BUILDING LINE ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE SHOWN.
- THE PRIVATE ACCESS EASEMENT IS TO SERVE LOTS 1 THRU 4 AND PROVIDE THE CITY OF HUNTSVILLE EMERGENCY VEHICLES PERPETUITY TO THE ACCESS EASEMENT.

APPROVED VARIANCES:

- THE VARIANCE TO OMIT SIDEWALKS WAS APPROVED BY THE PLANNING COMMISSION AT THE TIME OF FILING THE FINAL PLAT.

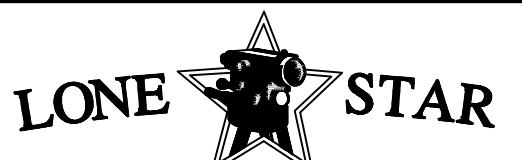
FINAL PLAT OF

ELION COMMERCIAL PLAT

4 LOTS * 1 BLOCK

IN THE THOMAS GIBBS SURVEY, A-220
AND THE HARVEY GRAY SURVEY, A-212
WALKER COUNTY, TEXAS

BEING 13.89 ACRES
AS RECORDED IN INSTRUMENT NO. 2021-68468
REAL PROPERTY RECORDS WALKER COUNTY, TEXAS



LAND SURVEYING & MAPPING

103 TRACE COURT MONTGOMERY, TEXAS 77316
PH: (936) 522-8716

SCALE: 1" = 100'

DATE: 1/19/2023

FIRM NO. 10194680

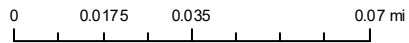
SHEET 1 OF 2



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 = 200 ft

On 8.5 x 11 inch Print



On Any Print Size

CREATED DATE: 3/17/2023

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COMMUNITY ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13TH STREET, HUNTSVILLE, TEXAS ON THE 16TH DAY OF MARCH 2023 AT 5:30 PM.

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

City staff present: Irones; Jeng-Bulloch; Byal; Yeager; Gibson

Audience present: Ben & Kim Bius; Jeffrey Robertson

1. CALL TO ORDER

The meeting was called to order by Vice-Chairman Hooten. [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.** The Preliminary Plan for The Woods at Elkins Lake Subdivision, located in the city limits of Huntsville.

Planner, Layne Yeager gave an overview of the subject property. Staff recommended the approval of the final plat with the dedication of a 10' public utility easement and 0.02 right-of-way dedication. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request for providing alternate walking trails instead of sidewalks and for the minimum paving width not to exceed 24' for the rights-of-way. Armon Irones, property owner Ben Bius, and Engineer Jeff Robertson answered questions from the Planning Commission.

- 1. *Commissioner Gumm moved to approve the preliminary plan. Second was by Commissioner Carpenter. The vote was unanimous.*
- 2. *Commissioner Thompson moved to approve with the dedication of the 10' Public Utility Easement, the 0.02 right-of-way dedication, and the Modification/Waiver of Subdivision Standards requests for providing alternate walking trails instead of sidewalks and for the minimum paving width not to exceed 24' for the rights-of-way. Second by Commissioner Gumm. The vote was unanimous.*

- b. CONSIDER** the minutes of the March 2, 2023, meeting.

Commissioner Lynch moved to approve the minutes from the March 2nd meeting. Second was by Commissioner Sessions. The vote was unanimous.

5. PUBLIC COMMENTS

There were no public comments.

6. ITEMS OF COMMUNITY INTEREST

Announcements concerning items of community interest from the Commission and City Staff for which no action was discussed.

- Planning Technician Daneatria Gibson provided the Planning Commission with key dates regarding the proposed new development/zoning districts. Adoption of the zoning districts is expected for June 6th given it passes the Commission and City Council.

10. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Second was by Commissioner Carpenter. The vote was unanimous. [6:04 PM]

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COMMUNITY ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13TH STREET, HUNTSVILLE, TEXAS ON THE 6TH DAY OF APRIL 2023 AT 5:30 PM.

Members present: Woods; Thompson; Hooten; Sessions

City staff present: Irones; Jeng-Bulloch; Yeager; Gibson

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.** The Final Plat of Elion Commercial Plat, located in the city limits of Huntsville.

A quorum was not present to vote on the item because Commissioner Sessions had to recuse himself since he is a representative for the plat. The plat is automatically approved since it will be longer than the 30-day timeline that the State requires plats to be approved by. The Waiver request not to construct sidewalks will be carried over to the next meeting.

- b.** Timberwilde Subdivision, The Reserve, Section 2, Block 1, Lots 1-7, Replat of Block 3, Lot 10, located in the ETJ of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the approval of the Final Plat of Timberwilde Subdivision, The Reserve, Section 2, Block 1, Lots 1-7, (Replat of Block 3, Lot 10) as submitted.

Vice-Chairman Hooten moved to approve the final plat. Second was by Commissioner Sessions. The vote was unanimous.

- c.** The minutes of the March 16, 2023, meeting.

A quorum was not present to vote on the minutes. Will be carried over to the next meeting.

8. PUBLIC COMMENTS

There were no public comments.

9. ITEMS OF COMMUNITY INTEREST

Announcements concerning items of community interest from the Commission and City Staff for which no action was discussed.

- **Planning Technician, Daneatria Gibson** provided the Planning Commission with key dates regarding the proposed new development/zoning districts. Adoption of the zoning districts is expected for June 6th given it passes the Commission and City Council.

10. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Sessions. The vote was unanimous. [5:41 PM]