

**MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 17TH DAY OF JANUARY 2019 AT 5:30 PM.**

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Members present: Barry; Woods; Thompson; Nichols; Garrison; Johnson

Members absent: Jenkins

Board of Adjustment Members present: Holland; Zuniga; Miller; Watkins

City staff present: Ridley; Larkins; Byal

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**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**

*Commissioner Barry led the invocation.*

**4. CONSIDER** the minutes of the December 20, 2018 meeting.

*Commissioner Thompson moved to approve the minutes of the December 20, 2018 meeting. Second was by Commissioner Barry. The vote was unanimous.*

**5. REVIEW & DISCUSS** draft language for *Shared Housing Design Criteria* for the regulation of Attached and Detached Purpose-built Shared Housing.

**Staff Planner, Leigha Larkins**, opened the floor for discussion by the Commissioners and members of the Board of Adjustment in attendance regarding the draft of the 3<sup>rd</sup> Chapter of the *Shared Housing Design Criteria* manual. There was discussion focused on the regulation of density by number of beds per acre vs. number of bedrooms per acre; minimum parking requirements; and the definition of durable building material and required percentages of primary material and secondary material. Staff will provide decision packages for the Commission for the next scheduled meeting on these items.

Commissioners Woods and Nichols voiced support for the implementation of a supplemental Design Criteria to better allow for developer creativity and community responsiveness to changing market conditions.

John Kerr Smither, citizen in attendance, also offered his comments regarding purpose-built shared housing.

**6. DISCUSS** the Planning Commission 2019 Work Schedule.

**City Planner, Janet Ridley**, reviewed the work items on the draft of the Commission 2019 Work Schedule noting that finishing the regulations for Purpose-Built Shared Housing is number one priority. It was noted that regulation of food trucks and cell towers may be on their agendas this year as well as annexation. The update of the City's Comprehensive Plan and Land Use Maps with possible expansion of Zoning/Development Districts, which will require funding, will not occur before FY 2020/2021. On going this year will be the Transportation Plan, Airport Master Plan, and revisions of Development Code as necessary. The Commission did not express desire to review storm water detention – it will be removed from work schedule. Staff encouraged the Commission to provide any other items they may desire to include on the work schedule at the next scheduled meeting.

**8. PUBLIC COMMENTS**

Charles Smither, Jr. expressed his opinion regarding the Shared Housing Design Criteria manual for Purpose-built Shared Housing noting that the definition for shared housing is not clear; there is a lack of regulations for detached shared housing; there will be too many codes required for developers to follow; the City is taking too much control regarding building materials; and one parking space per bedroom is inadequate. He also questioned if there will be required parking for scooters and bicycles and how proposed

regulations will affect development of shared housing on large tracts of land. He closed noting that in the end City Council, as decision maker, can choose to approve what they want anyway.

**9. ITEMS OF COMMUNITY INTEREST**

- *City of Huntsville will be closed January 21, 2019 in observance of Martin Luther King, Jr. Holiday.*

**10. ADJOURNMENT**

*Chairman Woods adjourned the meeting. [7:01 PM]*