

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 - Joseph Emmett

PLANNING COMMISSION AGENDA

THURSDAY, JUNE 16, 2022, 5:30 PM

Huntsville City Hall, 1212 Avenue M, Huntsville, Texas, 77340

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. CONSIDER

- a. The Preliminary plan for The Reserve at Huntsville Subdivision, located in the city limits of Huntsville.
Armon Irones, City Planner
- b. The minutes of the May 19, 2022 meeting.

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

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: June 10, 22

Kristy Doll

TIME OF POSTING: 2:00 p.m.

Kristy Doll, City Secretary

TAKEN DOWN:



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Charles Young, Planner

MEETING DATE: June 16, 2022

SUBJECT: The Reserve at Huntsville Subdivision

TYPE OF REVIEW: Preliminary Plan

APPLICANT: Paul Hayden Developments, Paul Garza

LOCATION: 3400 SH 30 West

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is approximately 33.22 acres in size and is proposed to be a part of the Reserve of Huntsville Public Improvement District.

- Section 1 will consist of 55 lots and will have 2 Reserves (Reserve A-74,850 square feet for open space and drainage and Reserve D-7,895 square feet for open space and drainage).
- Section 2 will consist of 26 lots and will have 1 Reserve which it will share with Section 4, (Reserve B-12,780 square feet for open space and drainage).
- Section 3 will consist of 20 lots and will have 1 Reserve (Reserve C-10,423 square feet for open space and drainage).
- Section 4 will consist of 44 lots and will have 1 Reserve which it will share with Section 2, (Reserve B-12,780 square feet for open space and drainage).

The subject property is along the 3400 Block of SH 30 West, approximately 1,800 feet west of the post office. The land to the east and west is undeveloped and the land to the north of the subject property is the home of the TDCJ Holliday Transfer Facility. It should be noted that the rear property line of the subject property is approximately 1,900 feet from the fencing of the Transfer Facility. The ingress/egress to the subject property will be along SH 30 West and there will be two access points, one is proposed for Lantana Lane and the other one is proposed to be on Monarch Trail.

The purpose of this Preliminary Plan is for the creation of The Reserve at Huntsville Subdivision. The 33.22 acres subdivision will consist of 145 total lots and each lot will be 5,750 square feet (50' wide by 115' in length). The density will be 4.36 lots per acre. The setbacks will be 25' for the front, 10' for the rear, and 5' for the sides. This subdivision was originally proposed to be homes for lease, but the applicant has informed staff that the homes will now be for sale. The proposed construction completion time is 2024 but that is contingent upon

the McGary Creek Lift Station being completed. The proposed design of the lift station will be 12 months and the construction completion date is estimated to be 12-18 months. There will not be any Certificate of Occupancies issued until the lift station is completed.

The applicant is requesting two Modifications/Waivers of Subdivision Standards. They are requesting a Waiver for the block length requirements per the Development Code. **Per Article 10.405.B**, blocks may not exceed 600 feet in length in residential subdivisions with a gross density of 4 or more units per acre. The northern segment of Monarch Trail is proposed to be 800' and Lantana Lane is proposed to be 700'. The applicant is also requesting a Modification/Waiver of Subdivision Standards for the minimum lot square footage. **Per Article 5.200-Table 5-1**, the minimum lot square footage is 6,000 square feet. The preliminary plan is proposing to have lots that are 50'x115' for a total of 5,750 square feet, which is 250 square feet less than the required dimensions.

The construction of public improvements, streets, water, sanitary sewer, and drainage facilities are required for the proposed development. The Developer will be required to provide any off-site infrastructure required for the subdivision per the requirements of the *Development Code* and the City's Engineering Design Criteria.

As this is just the preliminary plan, all final civil engineering plans will have to be approved before the submittal of a final plat. If the preliminary plan is approved, Final Plats for sections within the subdivision will be presented to the Commission for review and approval at later dates.

STAFF RECOMMENDATION:

*Staff recommends **approval** of the Preliminary Plan. Staff also recommends the Planning Commission approve the Modifications/Waiver of Subdivision Standards for the block length to exceed 600 feet along Monarch Trail and Lantana Lane. Staff does not support the Modifications/Waiver of Subdivision Standards request for the lot square footage to be less than 6,000 square feet.*

ATTACHMENTS:

Preliminary Plan
Vicinity map

Modifications & Waivers of Subdivision Standards Information

Applicant Name

Please provide a description of your request.

Request for block lengths longer than the maximum allowed of 600' (if more than 4 lots per acre).

The northern segment of Monarch Trail is 800' and Lantana Lane is 700'.

Questions

Please answer the following questions. Attach a separate sheet if additional space is needed.

1. Are there special circumstances or conditions affecting the property?

Yes, there is a detention pond and adjacent reserves for allowing drainage to get to pond, which keep us from adding an intersection on Lantana Lane. Due to the layout, it is also less desirable to add an intersection on the northern stretch of Monarch Trail.

2. Is the waiver or modification necessary for the reasonable and appropriate development of the property and it is not a greater modification or waiver than is required to allow reasonable and appropriate development of the subject property?

Yes, due to the width of the pavement, tract, and typical lot sizes; it was not a desirable look to have another intersection.

3. Will the granting of the waiver or modification be detrimental to the public welfare or be injurious to other property in the vicinity in which the subject property is situated?

No, the variance is simply to request a small waiver to avoid adding in additional intersections.

Application Fee \$300

For Staff Use Only

Received/By:

Fee Paid:

Planning Commission Date:

Outcome:

Modifications & Waivers of Subdivision Standards Information

Applicant Name

Please provide a description of your request.

Request to propose lots less than the required 6000 SF. The typical lots are 5,750 (50'x115')

Questions

Please answer the following questions. Attach a separate sheet if additional space is needed.

1. Are there special circumstances or conditions affecting the property?

No, however, we are wanting to propose lots that are in demand in this current market.

2. Is the waiver or modification necessary for the reasonable and appropriate development of the property and it is not a greater modification or waiver than is required to allow reasonable and appropriate development of the subject property?

Yes, it is necessary for the proposed development to allow for more affordable housing.

3. Will the granting of the waiver or modification be detrimental to the public welfare or be injurious to other property in the vicinity in which the subject property is situated?

No, the proposed lots allow more affordable housing w/ the drastic increase in lot and home pricing.

Application Fee \$300

For Staff Use Only

Received/By:

Fee Paid:

Planning Commission Date:

Outcome:

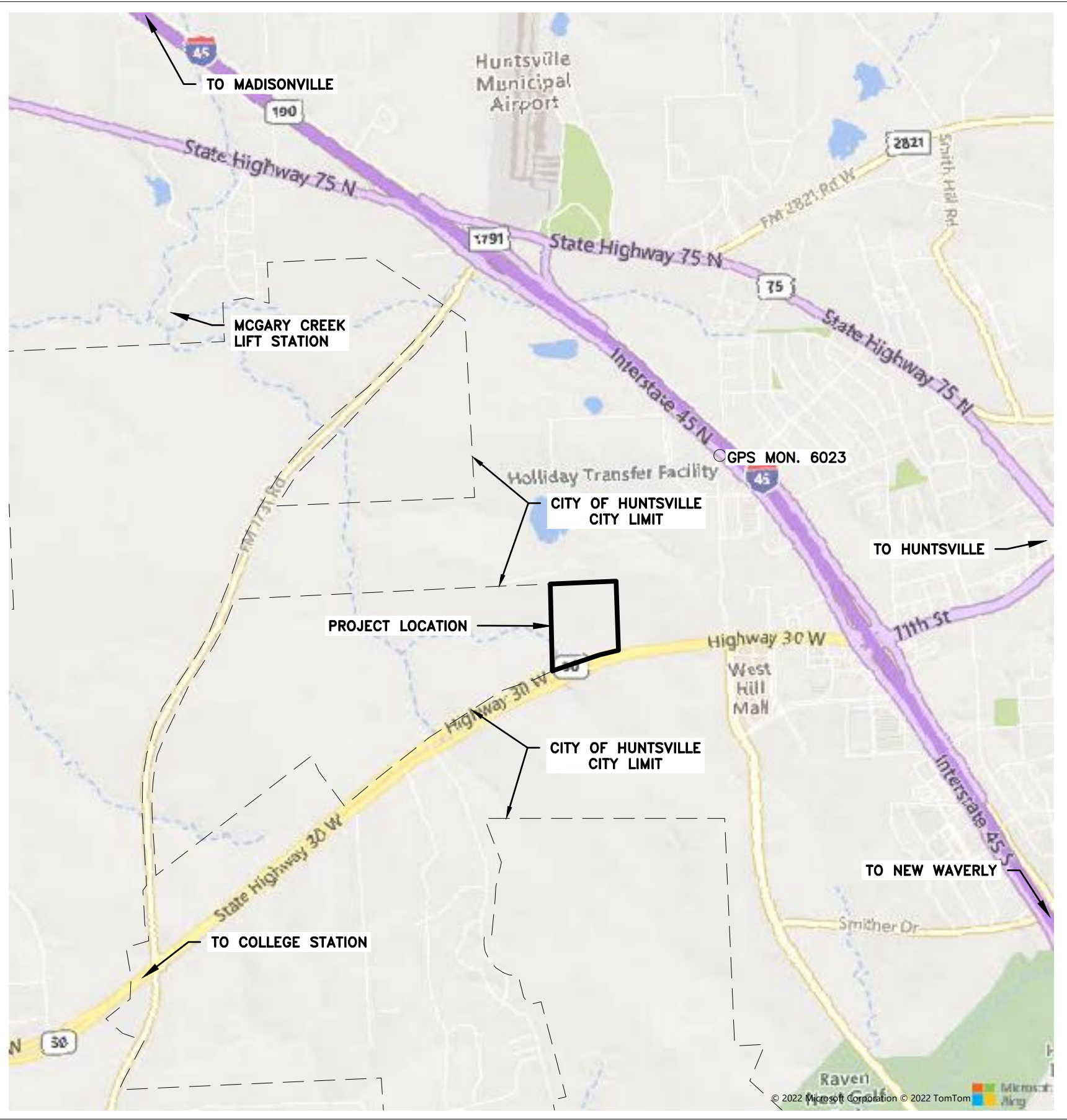
S:\ENGINEERING PROJECTS\10755 - HIGHWAY 30 RESIDENTIAL - HUNTSVILLE\03 CAD\DESIGN SET\01 COVER SHEET.DWG May. 11, 2022-12:59 PM L2 USER

CITY OF HUNTSVILLE, TEXAS

THE RESERVE AT HUNTSVILLE

PRELIMINARY PLAN - NOT FOR RECORD

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	OVERALL LAYOUT
03	POND LAYOUT



MAP ID 125
SCALE: 1" = 2000'

PROJECT NOTES

ENGINEER'S CERTIFICATION:
I CERTIFY THAT THESE PLANS WHICH BEAR MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS WILL NOT IMPEDE THE FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES, WILL NOT ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE OR IN A DIFFERENT LOCATION, AND WILL NOT CONCENTRATE FLOWS OF SURFACE WATERS IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATERCOURSE. THIS CERTIFICATION DOES NOT APPLY TO ANY EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.

CIVIL NOTE:
FIELD VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS INCLUDING PAVEMENT AND UTILITY TIE-INS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO BEGINNING ANY WORK.

TDLR NOTE:
TEXAS DEPARTMENT OF LICENSING AND REGISTRATION (TDLR) NUMBER REQUIRED FOR ALL PROPOSED COMMERCIAL BUILDINGS. **IF TDLR NUMBER IS NOT PRESENT, CLIENT IS RESPONSIBLE FOR ACQUIRING REGISTRATION NUMBER PRIOR TO CONSTRUCTION.

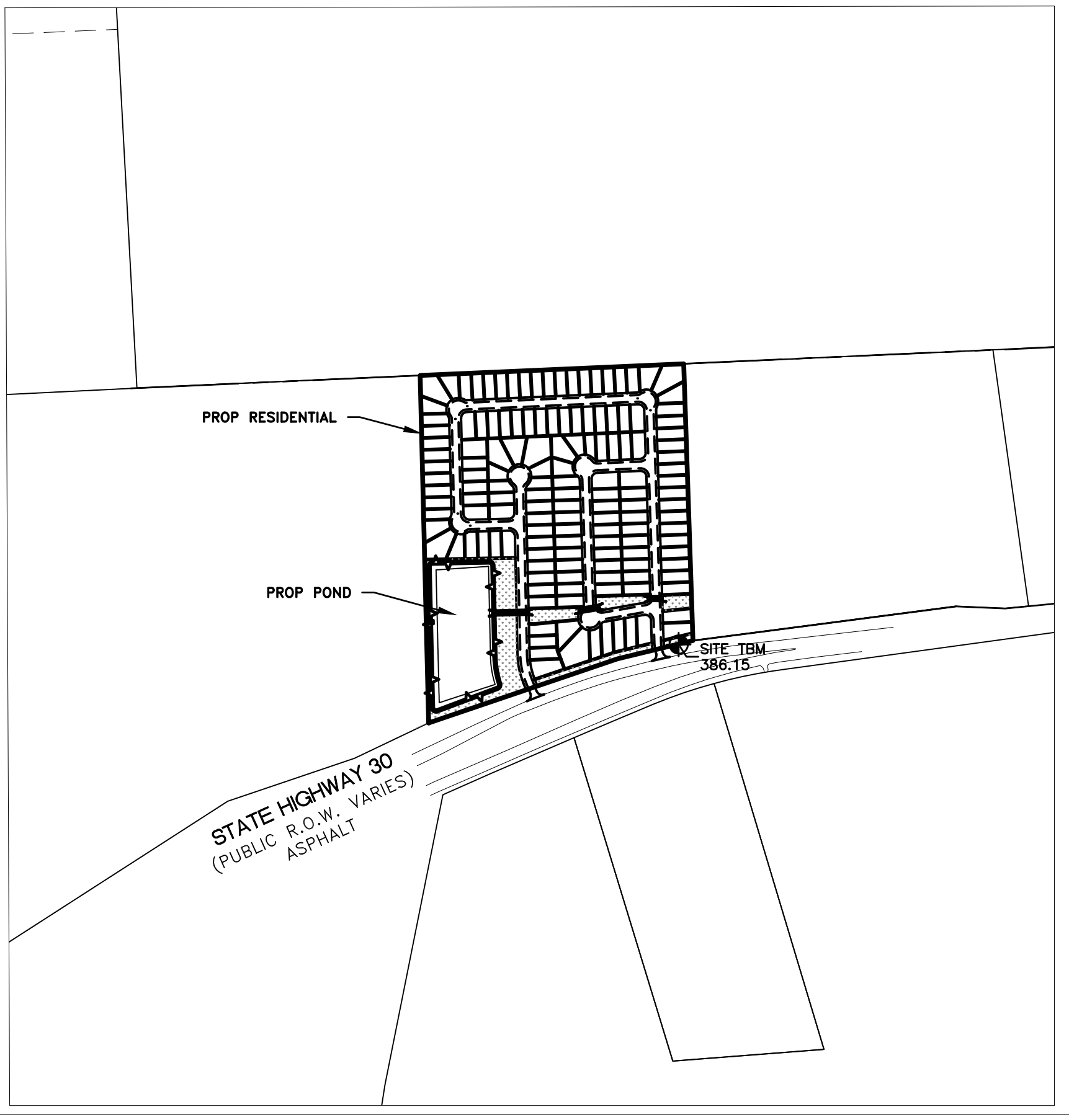
WETLAND NOTE:
THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF AN ENVIRONMENTAL OR OTHER WETLANDS STUDY. L SQUARED ENGINEERING IS NOT AN ENVIRONMENTAL ENGINEERING FIRM AND DOES NOT HAVE THE ABILITY TO DETERMINE ENVIRONMENTAL OR WETLAND IMPACTS. THE CLIENT AND/OR OWNER SHALL BE RESPONSIBLE FOR ANY SUCH STUDY AND NOTIFY ENGINEER IF ANY RESULTING CHANGES ARE NEEDED PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:
BEING 33.2147 ACRES (1,446,831 SQUARE FEET) OF LAND, REMAINDER OF A CALLED 38.36 ACRES AND A CALLED 10.05 ACRES, CONVEYED TO SAID JAMES L. HALL, BY DEED RECORDED UNDER VOLUME 1259, PAGE 633 DEED RECORDS OF WALKER COUNTY TEXAS (D.R. W.C.T.) AND ALL OF A CALLED 1.13 ACRES, CONVEYED TO JAMES L. HALL, TRUSTEE, ET AL, BY DEED RECORDED UNDER VOLUME 1259, PAGE 630 O.P.R. W.C.T.

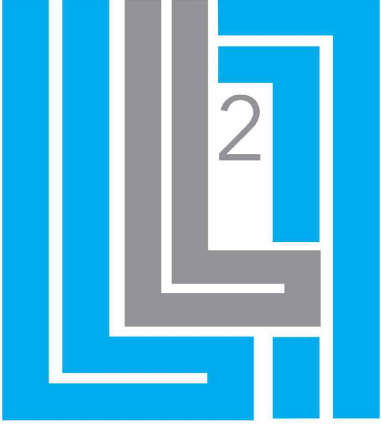
BENCHMARK:
RM G.P.S. STATION 6023 ELEV.=404.28' (NAVD88)
CITY OF HUNTSVILLE
DESCRIPTION OF BENCHMARK
A CITY OF HUNTSVILLE, TX MONUMENT, THE MONUMENT IS A 1/2" IRON ROD WITH A 2 1/2" ALUM. CAP SET IN A 8" DIA. CONCRETE MONUMENT.

FLOODPLAIN:
THIS SITE IS SITUATED IN ZONE "X" IN WALKER COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48471G0355D DATED AUGUST 16, 2011. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTE:
SURVEY PROVIDED BY CORE LAND SURVEYING DATED 3/18/22. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



PROJECT MAP
SCALE: 1" = 500'



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
PWA REGISTRATION NUMBER 127058
3307 W. DAVIS STREET #100
CONROE, TEXAS 77384
OFFICE 936-647-0400

THE RESERVE AT HUNTSVILLE

COVER SHEET

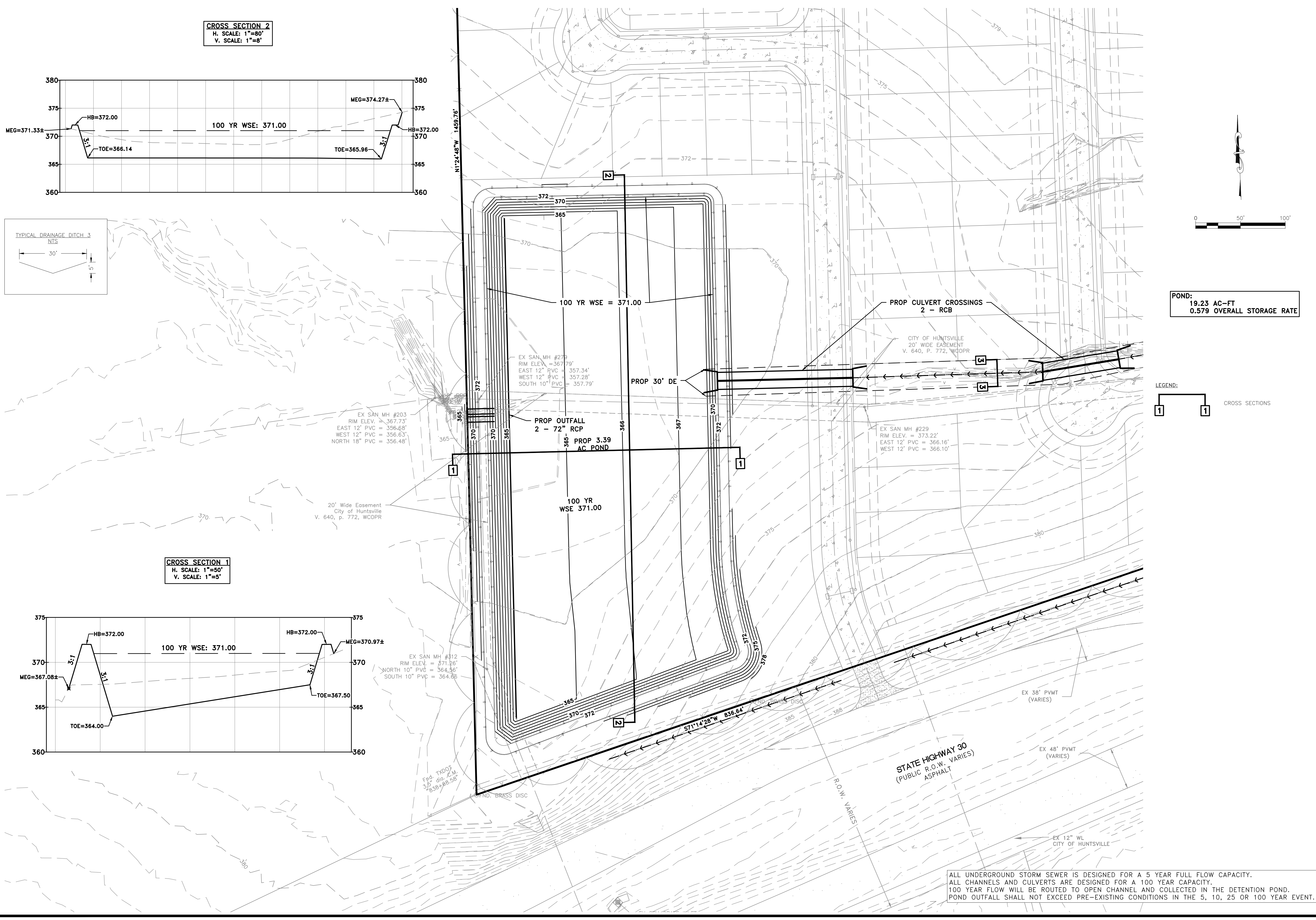
DATE ORIGINAL SUBMITTED:
3/21/2022
DATE RE-SUBMITTED:
5/11/2022

DRAWING INFORMATION			
PROJECT	10755	TDLR	**
DRAWN	RHM	CHECKED	JW
SCALE	SHEET		
AS SHOWN	01		

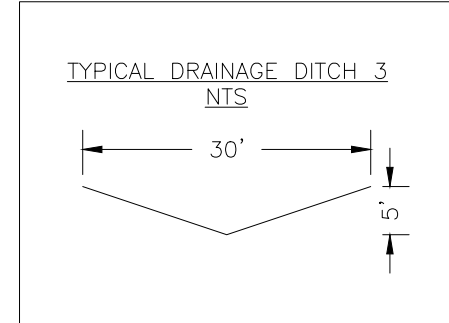
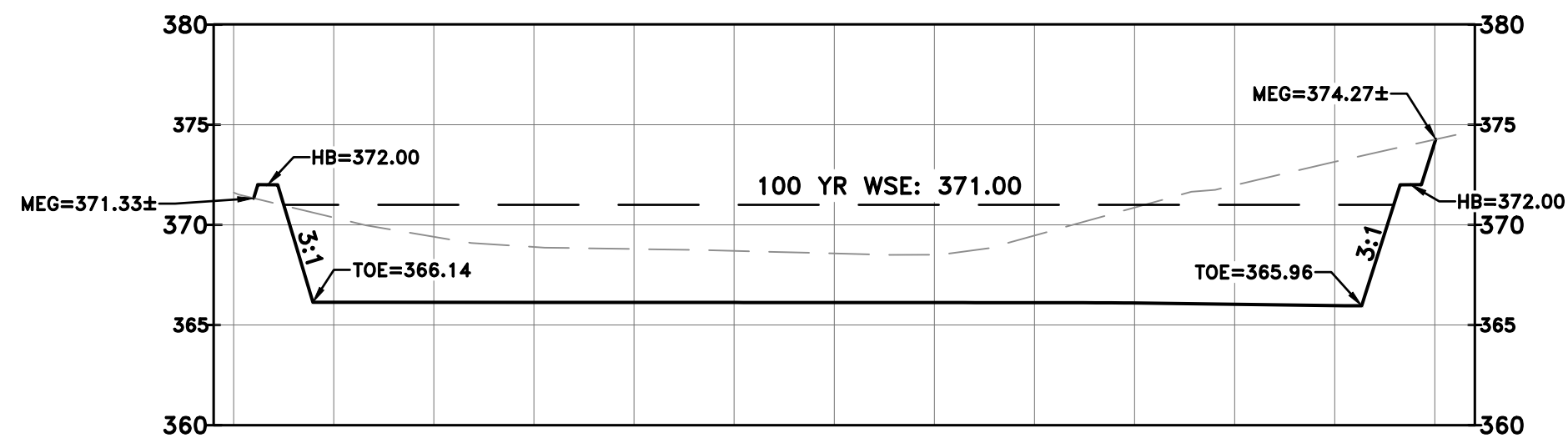


DATE: 5/11/2022

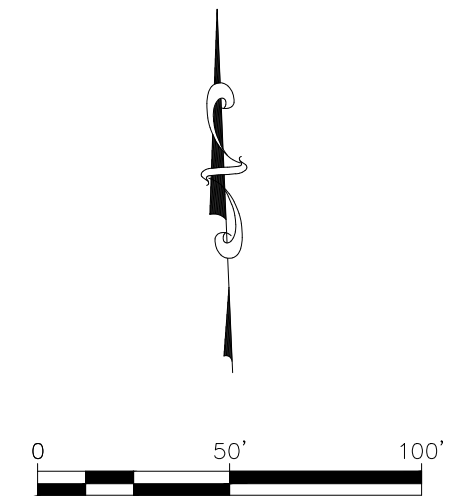
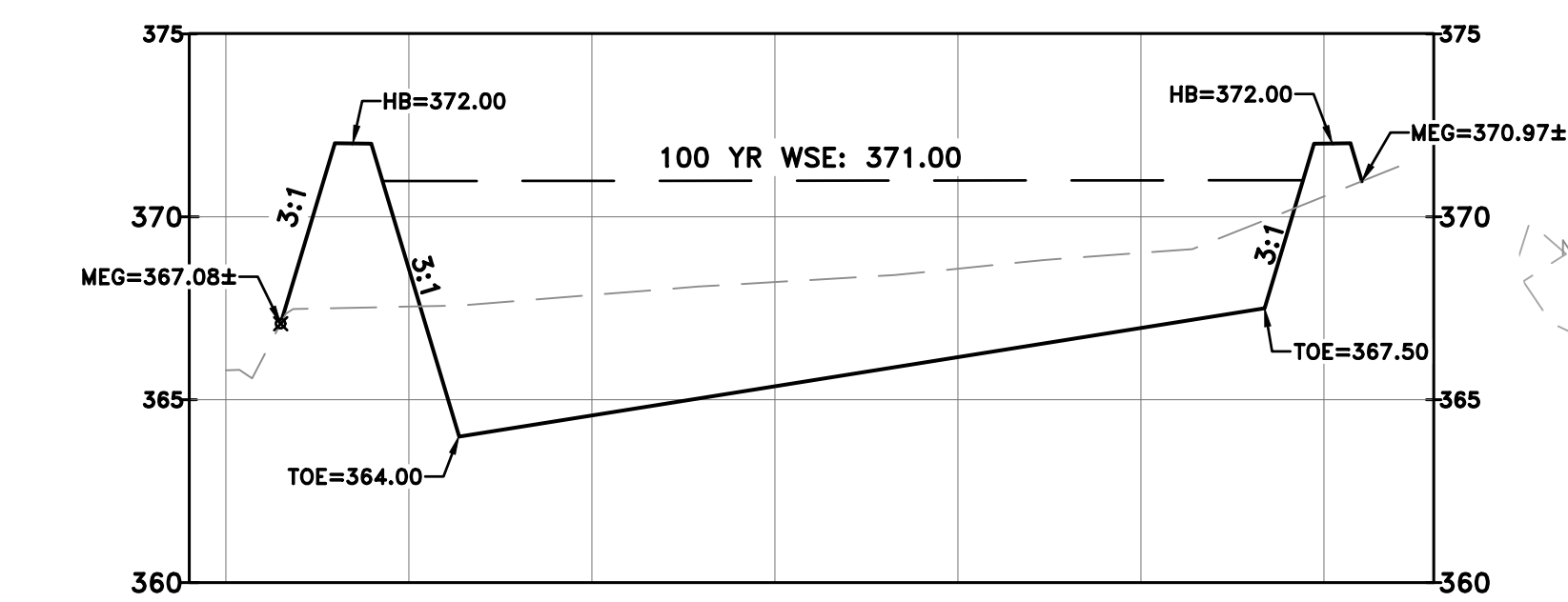
S:\ENGINEERING PROJECTS\10755 - HUNTSVILLE\03 CAD\DESIGN SET\X-POND.DWG May. 11, 2022-12:59 PM L2 USER



CROSS SECTION 2
H. SCALE: 1"=80'
V. SCALE: 1"=8'



CROSS SECTION 1
H. SCALE: 1"=50'
V. SCALE: 1"=5'



POND:
19.23 AC-FT
0.579 OVERALL STORAGE RATE

LEGEND:
1 1 CROSS SECTIONS

ALL UNDERGROUND STORM SEWER IS DESIGNED FOR A 5 YEAR FULL FLOW CAPACITY.
ALL CHANNELS AND CULVERTS ARE DESIGNED FOR A 100 YEAR CAPACITY.
100 YEAR FLOW WILL BE ROUTED TO OPEN CHANNEL AND COLLECTED IN THE DETENTION POND.
POND OUTFALL SHALL NOT EXCEED PRE-EXISTING CONDITIONS IN THE 5, 10, 25 OR 100 YEAR EVENT.

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
3307 W. DAVIS STREET #100
CONROE, TEXAS 77384
OFFICE: 281-647-0400

THE RESERVE AT HUNTSVILLE

PRELIMINARY PLAN-NOT FOR RECORD

POND LAYOUT

DATE ORIGINAL SUBMITTED:
3/21/2022
DATE RE-SUBMITTED:
5/11/2022

DRAWING INFORMATION			
PROJECT	10755	TDLR	**
DRAWN	RHM	CHECKED	JW
SCALE	SHEET		
1" = 50' (24x36)	03		
1" = 100' (11x17)			



DATE: 5/11/2022

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 19TH DAY OF MAY 2022 AT 5:30 PM.

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

City staff present: Byal; Young; Jeng-Bulloch

Audience present: David Beats; Kaylee Minson; Joshua Lewright

1. CALL TO ORDER

The meeting was called to order by Commissioner Thompson. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag

3. INVOCATION

Commissioner Lynch led the invocation

4. CONSIDER the Final Plat for Lots 1A, 1B, and 1C, a Replat of Lot 1, Grace Subdivision and Lot 4, Highway 19 Industrial Park, located in the city limits of Huntsville.

Planner, Charles Young gave an overview of the subject property. Mr. Young also informed the commission that the applicant requested two Modification and Waivers of Subdivision Standards- 1) The minimum pavement width for Old Houston Road per Table 10-1 of the Development Code is 41' since it is classified as a Collector and currently it has 23' of paving and 2) The minimum right-of-way width for Old Houston Road is 70' and currently it has approximately 50' of right-of-way. The applicant, David Beats, along with Kaylee Minson, answered the Commissioners' question to their satisfaction.

Commissioner Lynch moved to approve the Final Plat and the Modifications/Waivers of Subdivision Standards for Lots 1A, 1B, and 1C, a Replat of Lot 1, Grace Subdivision and Lot 4, Highway 19 Industrial Park, located in the city limits of Huntsville. Commissioner Gumm seconded. The vote was unanimous.

5. CONSIDER the Final Plat for the Robinson 2.647-acre Subdivision, located in the city limits of Huntsville.

Planner, Charles Young gave an overview of the subject property. Mr. Young informed the Commission that the applicant requested a Modification and Waiver of Subdivision Standards for the following: The minimum pavement width for Jenkins Road per Table 10-1 of the Development Code. Jenkins Road is classified as a local street and per the Development Code, 28' of paving is required and currently it has 12'. The Director of Development Services, Kevin Byal, answered the Commissioners' questions to satisfaction.

Commissioner Gumm moved to approve the Final Plat and the Modifications/Waivers of Subdivision Standards for the Robinson 2.647-acre Subdivision, located in the city limits of Huntsville with the condition that any future development in that area must adhere to the required paving width. Commissioner Carpenter seconded. The vote was unanimous.

6. CONSIDER the minutes of the May 5, 2022, meeting.

Commissioner Emmett moved to approve the minutes of the May 5, 2022, meeting. Commissioner Lynch seconded. The vote was unanimous.

7. PUBLIC COMMENT

Joshua Lewright from the Huntsville Item introduced himself and photographed the Commission.

8. ITEMS OF COMMUNITY INTRESENT

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

9. ADJOURNMENT

Commissioner Gumm made a motion to adjourn the meeting. Commissioner Thompson seconded. The vote was unanimous. [6:02 PM]