

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, JULY 7, 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. Consider the Final Plat for Sterling Ridge Section 5 Subdivision, located in the city limits of Huntsville.
- b. The minutes of the June 16, 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, 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: June 30, 2022

TIME OF POSTING: 10:30 a.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Charles Young, Planner

SUBJECT: Final Plat of Sterling Ridge, Section 5

MEETING DATE: July 7, 2022

TYPE OF REVIEW: Final Plat

APPLICANT: McClure & Browne Engineering/Surveying

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located on the west side of State Highway 19 and just north of Ellisor Road. Access to the Subdivision will be from Overhill Drive which intersects with State Highway 19. New Dawn Trail intersects with Overhill Drive once inside the development and leads to Section 5. Sections 2-6 of the subdivision received Preliminary Plan approval, under the current updated Development Code, by the Planning Commission on October 6, 2016, with two Modifications and Waivers of Subdivision Standards being granted.

- ***Waiver of Development Code Section 10.402.B for the required improvement of Ellisor Road.***
- ***Modification of Development Code Section 10.501.B to require sidewalk construction on only one side of the proposed streets with the exception of the future entrance road off of SH 19 and the extension of Autumn Woods to the proposed central park area for the subdivision.***

The Final Plat for Section 5 is in compliance with the approved Preliminary Plan. The subject property is located in the Extraterritorial Jurisdiction (ETJ), of the City with City of Huntsville water and sanitary sewer service.

Section 5 of the subdivision has 5 Blocks with 82 single family residential lots and no common areas. The setbacks are 25' from the front, 10' in the rear, and 5' from the side property lines. There will be a total of 509 residential lots at complete development of the subdivision, (Sections 1–6).

A minimum area of 5.09 acres, (1 acre per 100 dwelling units), for parks, open space or recreation purposes is required for the entire development. The minimum area required for parks, open space or recreation purposes for the entire subdivision has been met. (The approved Preliminary Plan for Sections 2-6 indicated that there will be a total of 9.34 acres dedicated for Detention/Open Space and 3.72 acres for Park/Open space.) At completion of all sections of the subdivision there will be at total of 17.234 acres of park/open/space/recreation areas. Per the Development Code, the Developer is allowed to dedicate these areas in stages if the development contains 2 or more phases.

Construction plans for the public improvements, (streets, drainage, sidewalks, water, and sanitary sewer), for Section 5 have been reviewed and approved by the Engineering Department.

STAFF RECOMMENDATION:

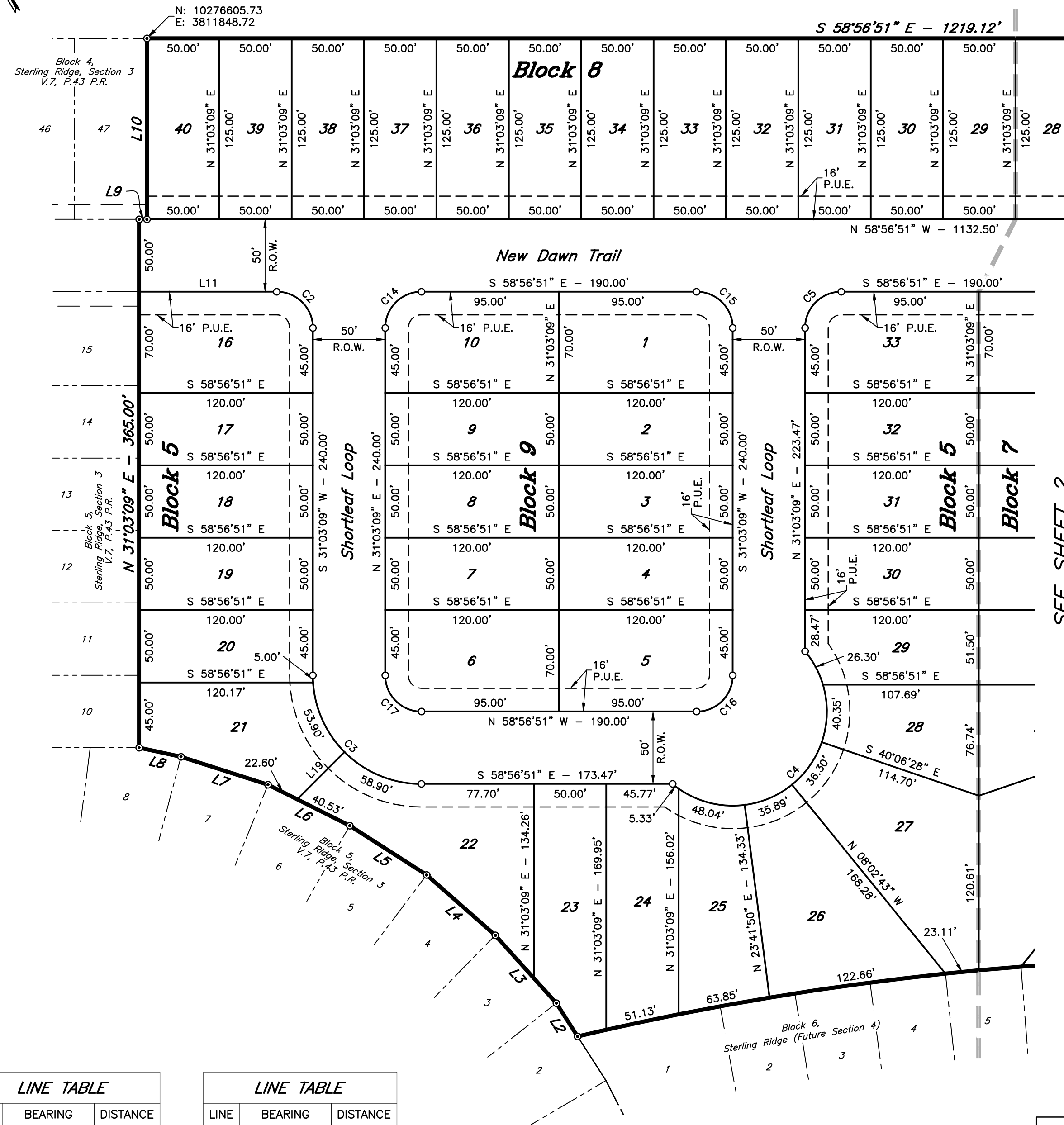
As this final plat is in compliance with the approved preliminary plan and granted waivers and modifications of subdivision standards staff recommends approval of the final plat.

ATTACHMENTS:

- Final Plat
- Vicinity map by staff

Called 50 Acres
Ernest & Floretta Collins
V.720, P.631 O.P.R.

Scale:
1"=60'



LINE TABLE

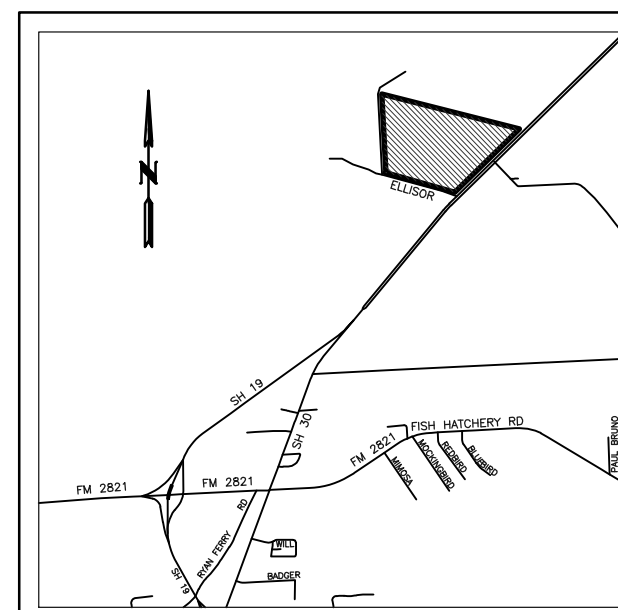
LINE	BEARING	DISTANCE
L1	S 27°25'30" W	51.45'
L2	N 1°35'05" W	27.35'
L3	N 10°52'03" W	63.06'
L4	N 17°40'57" W	63.11'
L5	N 26°17'41" W	63.11'
L6	N 32°19'30" W	63.13'
L7	N 41°08'49" W	63.13'
L8	N 46°37'01" W	29.62'
L9	S 58°56'51" E	5.42'
L10	N 31°03'09" E	125.00'

LINE TABLE

LINE	BEARING	DISTANCE
L11	S 58°56'51" E	95.00'
L12	N 43°18'15" E	93.50'
L13	N 31°03'09" E	105.43'
L14	S 58°56'51" E	62.93'
L15	S 48°56'51" E	36.65'
L16	N 48°56'51" W	24.52'
L17	S 31°03'09" W	105.43'
L18	S 43°18'15" W	113.01'
L19	N 76°03'09" E	46.27'

LOCATION MAP

Scale: N.T.S.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	23°00'37"	2000.00'	803.21'	407.09'	N 60°49'59" W	797.82'
C2	90°00'00"	25.00'	39.27'	25.00'	S 13°56'51" E	35.36'
C3	90°00'00"	75.00'	117.81'	75.00'	S 13°56'51" E	106.07'
C4	169°25'49"	65.00'	192.21'	702.70'	N 76°03'09" E	129.45'
C5	90°00'00"	25.00'	39.27'	25.00'	N 76°03'09" E	35.36'
C6	90°00'00"	25.00'	39.27'	25.00'	S 13°56'51" E	35.36'
C7	169°18'15"	65.00'	192.07'	694.37'	S 13°53'04" E	129.43'
C8	3°31'40"	2120.00'	130.53'	65.28'	S 56°29'59" E	130.51'
C9	161°56'54"	65.00'	183.72'	409.20'	N 84°33'48" E	128.39'
C10	12°15'06"	225.00'	48.11'	24.15'	N 37°10'42" E	48.02'
C11	90°00'00"	25.00'	39.27'	25.00'	N 76°03'09" E	35.36'
C12	10°00'00"	175.00'	30.54'	15.31'	S 53°56'51" E	30.50'
C13	10°00'00"	225.00'	39.27'	19.68'	N 53°56'51" W	39.22'
C14	90°00'00"	25.00'	39.27'	25.00'	N 76°03'09" E	35.36'
C15	90°00'00"	25.00'	39.27'	25.00'	S 13°56'51" E	35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	S 76°03'09" W	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	S 13°56'51" E	35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	N 76°03'09" E	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	S 13°56'51" E	35.36'
C20	12°15'06"	175.00'	37.42'	18.78'	S 37°10'42" W	37.35'
C21	82°29'28"	25.00'	35.99'	21.92'	S 84°32'59" W	32.96'
C22	4°30'39"	2170.00'	170.84'	85.47'	N 56°27'37" W	170.80'
C23	89°46'05"	25.00'	39.17'	24.90'	N 13°49'54" W	35.28'

LINE LEGEND

Public Utility Easement

LEGEND

1/2" Iron Rod Found
1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "McClure Browne"

ABBREVIATIONS

D.R. Walker County Deed Records
O.P.R. Walker County Official Public Records
P.D.E. Public Drainage Easement
P.R. Private Drainage Easement
P.R. Walker County Plat Records
P.U.E. Public Utility Easement
R.O.W. Right-of-Way

FINAL PLAT

STERLING RIDGE
SECTION 5

CONSISTING OF 5 BLOCKS, 82 LOTS

16.811 ACRES

JESSE PARKER SURVEY, A-36
WALKER COUNTY, TEXAS

MARCH, 2022

SCALE: 1" = 60'

Texas Firm Registration No. 10103300

Owner/Developer:

Ranier and Son Development Co. LLC
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222

Engineer and Surveyor:

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



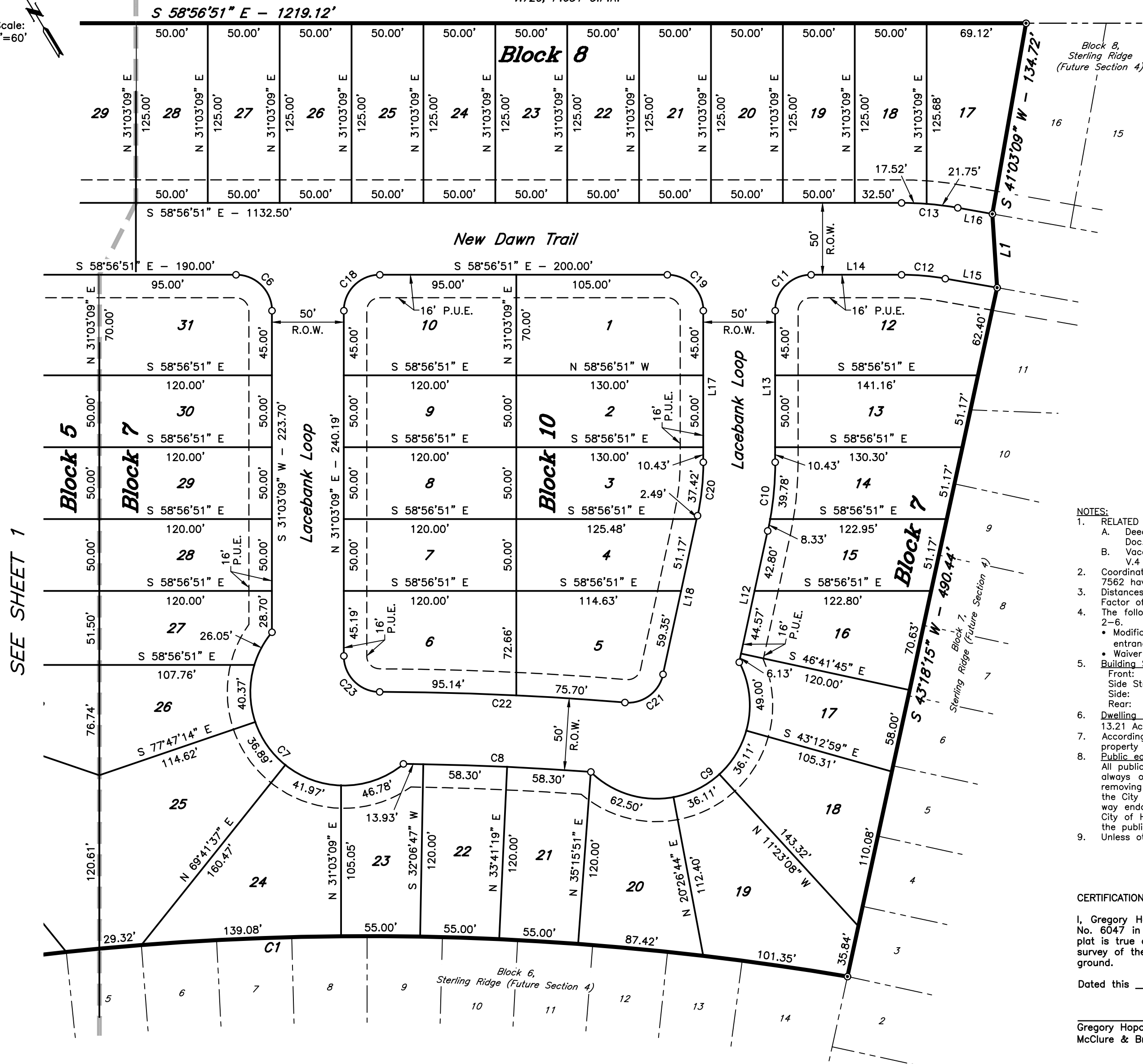
SHEET NO.

1

OF 2 SHEETS

Scale:
1"=60'

Called 50 Acres
Ernest & Floretta Collins
V.720, P.631 O.P.R.



SEE SHEET 1

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Brazos,

This instrument was acknowledged before me
on the _____ day of _____, 2022.

By: _____

Notary Public for
State of Texas

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Brazos,

This instrument was acknowledged before me
on the _____ day of _____, 2022.

By: _____

Notary Public for
State of Texas

LIENHOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, Doug Pittman, Senior Vice President of City Bank of College Station, owner(s) and holder(s) of a lien(s) against the property shown herein, said lien(s) being evidenced by instrument of record in Document No. 2019-51366, of the Official Public Records of Walker County, Texas, do hereby in all things subordinate to said plat said lien(s), and I (we) hereby confirm that I am (we are) the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

Dated this _____ day of _____, 2022.

Doug Pittman, Senior Vice President
City Bank of College Station

OWNER(S) ACKNOWLEDGMENT AND DEDICATION

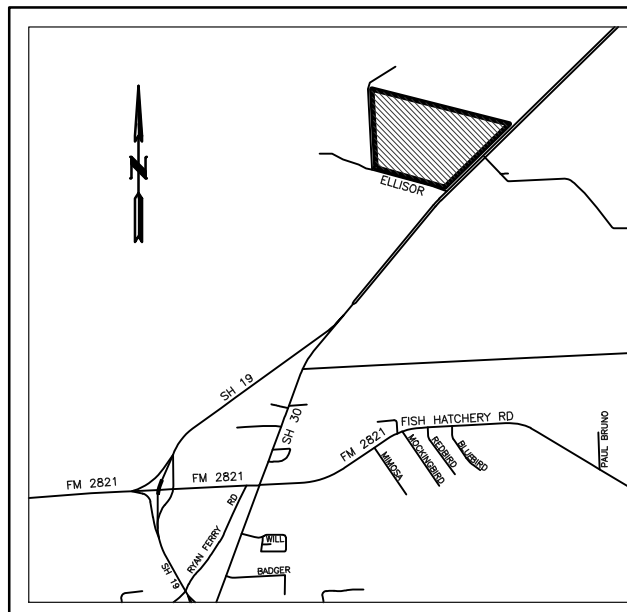
STATE OF TEXAS,
COUNTY OF BRAZOS

I (we), the undersigned, owner(s) of the land shown on this plat, and designated as STERLING RIDGE, SECTION 5, SUBDIVISION in the ETJ of the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

Doug French, President
Ranier & Son Development Company, LLC

LOCATION MAP

Scale: N.T.S.



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 _____, 2022.

Planning Officer
City of Huntsville

CERTIFICATION BY THE ENGINEER

I, Jeffery L. Robertson, licensed Professional Engineer No. 94745 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.

Dated this _____ day of _____, 2022.

Jeffery L. Robertson, P.E.
McClure & Browne Engineering/Surveying, Inc.

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.

City Engineer
City of Huntsville

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.

Chairperson of the Commission
City of Huntsville

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 _____, 2022,

in the Plat Records of Walker County in

Volume _____, Page _____.

Kari A. French, County Clerk
Walker County, TX

NOTES:

- RELATED DOCUMENTS:
 - Deed to Ranier and Son Development Co. LLC Doc. no. 2021-66975, O.P.R.
 - Vacated Plat recorded in V.4 P.176, P.R.
- Coordinates and bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points 7561 and 7562 having published coordinates of N: 10,274,068.315 ft. and E: 3,811,886.241 ft. and N: 10,274,395.714 ft. and E: 3,810,604.620 ft. respectively.
- 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.
- The following Modification and Waiver of the Subdivision Standards were requested and granted by the Planning Commission on October 6, 2016 for Sections 2-6:
 - Modification of Development Code Section 10.501.B to require sidewalk construction on only one side of the proposed streets with the exception of the future entrance road off of SH 19 and the extension of, Stag Drive, (formerly Autumn Wood Drive), to the proposed central park area for the subdivision
 - Waiver of Development Code Section 10.402.B for the required improvement of Ellis Road.
- Building Setbacks: Unless otherwise shown
 - Front: 25 feet
 - Side Street: 25 feet
 - Side: 5 feet
 - Rear: 10 feet
- Dwelling Unit (D.U.) Density: 13.21 Acres/82 D.U.= 0.16 Acre/D.U.
- According to the Flood Insurance Rate Maps for Walker County, Texas and Incorporated Areas, Map Number 48471C0250D, effective date August 16, 2011, this property is not located in a Special Flood Hazard Area.
- 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 systems 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.
- Unless otherwise indicated, all distances shown along curves are arc distances.

CERTIFICATION OF THE SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Dated this _____ day of _____, 2022.

Gregory Hopcus, R.P.L.S.
McClure & Browne Engineering/Surveying, Inc.

FINAL PLAT

STERLING RIDGE SECTION 5

CONSISTING OF 5 BLOCKS, 82 LOTS

16.811 ACRES

JESSE PARKER SURVEY, A-36
WALKER COUNTY, TEXAS

MARCH, 2022
SCALE: 1" = 60'

Texas Firm Registration No. 10103300

Owner/Developer:
Ranier and Son Development Co. LLC
4090 S.H. 6 South
College Station, Texas 77845
(979) 690-1222

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



SHEET NO.

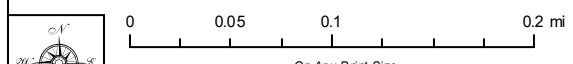
2
OF 2 SHEETS



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



On Any Print Size

CREATED DATE: 6/28/2022

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 16TH DAY OF JUNE 2022 AT 5:30 PM.

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

City staff present: Byal; Young; Jeng-Bulloch

Audience present: Paul Garza; Jeremy Jackson; Jonathan White

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 the Preliminary plan for The Reserve at Huntsville Subdivision, located in the city limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Mr. Irones also informed the Commission that the applicant requested two Modification and Waivers of Subdivision Standards. Kevin Byal informed the Planning Commission that City Council passed a Resolution to consider the Public Improvement District, but the Public Improvement District has not been approved yet. Commissioner Lynch asked if the tree preservation survey has been submitted and Mr. Irones said it has not but will be required before final permits can be approved. Mr. Byal gave a brief overview of McGary Creek Lift Station. He said that the lift station is at capacity and the City isn't allowing any further connections as of now. The Engineering Department recently had a kickoff meeting with the engineering firm that is going to design the capacity increase. Mr. Byal informed the Commission that the applicant can continue the preliminary plan and platting phases but cannot receive a Certificate of Occupancy until the lift station capacity has been increased. Chairman Woods asked if the City could request that the applicant put in speed bumps to reduce speeding within the subdivision and Mr. Byal said the current city's policy does not allow speed bumps and only put in as requested to City Council and Council would have to authorize it. The engineer Jonathan White, presented to the Commission a revised landscape plan that shows more greenspace. Chairman Woods asked staff about the purpose of the Public Improvement District and Mr. Byal informed the Commission that the Public Improvement District is just a funding mechanism for a portion of the subdivision's infrastructure and not tied in with the preliminary plan. Vice Chairman Hooten wanted to know the price point of the homes and why they have changed from lease to owner occupied. Paul Garza, the applicant, said the price point will be around \$285,000 and due to the lift station being designed and completed in approximately 2 years, it's hard to get a commitment today for a 145-lot development so therefore the development will now be owner occupied. Mr. White informed the Commissioners that the subdivision will be one section only and all the infrastructure will be constructed at the same time. Jeremy Jackson, co-applicant, informed the Commission that since they are proposing smaller lots than the Development Code requirements, they have created additional green spaces and amenities for the community. Commissioner Carpenter asked if these homes will be three bedrooms and two bedrooms and Paul Garza said they will be.

Vice-Chairman Hooten moved to approve Modifications/Waivers of Subdivision Standards for the block length for Monarch Trail and it was seconded by Commissioner Emmett. The vote was unanimous.

Commissioner Lynch moved to approve Modifications/Waivers of Subdivision Standards for the block length for Lantana Lane and it was seconded by Commissioner Gumm. The vote was unanimous.

Commissioner Gumm moved to approve Modifications/Waivers of Subdivision Standards for the reduction of lot square footage, and it was seconded by Vice-Chairman Hooten. The vote passed 5-1, Commissioner Emmett voted in opposition.

5. CONSIDER the minutes of the May 19, 2022, meeting.

Commissioner Emmett moved to approve the minutes of the May 19, 2022, meeting. Seconded by Commissioner Gumm. The vote passed 5-0, Vice-Chairman Hooten abstained.

6. PUBLIC COMMENT

There were no public comments.

7. ITEMS OF COMMUNITY INTRESENT

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

Kevin Byal informed the Planning Commission that on Monday June 20, 2022 City offices will be closed in honor of the Juneteenth Holiday and there will be a Juneteenth parade on Saturday, June 18, 2022.

8. ADJOURNMENT

Vice-Chairman Hooten made a motion to adjourn the meeting. Seconded was by Commissioner Emmett. The vote was unanimous. [6:04 PM]