

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 21, 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

to take testimony concerning the application for a Conditional Use Permit for a proposed expansion of a vehicle maintenance shop located at I-45 North Feeder Road on Walker County Property ID #34333, located in the City Limits of Huntsville.

5. CONSIDER

- a. The application for a Conditional Use Permit for a proposed expansion of a vehicle maintenance shop located at I-45 North Feeder Road on Walker County Property ID #34333, located in the city limits of Huntsville.
- b. The Preliminary Plan for Rockbridge East Subdivision, located in the city limits of Huntsville.
- c. Final plat of Lot 1 of Tiffany Matchett and Herratio Hedspetch 0.640-acre Subdivision, located in the city limits of Huntsville.
- d. The minutes of the July 7, 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: _____

TIME OF POSTING: _____

Kristy Doll, City Secretary

TAKEN DOWN: _____

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: _____

TIME OF POSTING: _____

Kristy Doll, City Secretary

TAKEN DOWN: _____



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Charles Young, Planner

Armon Irones, City Planner

MEETING DATE: July 21, 2022

SUBJECT: Proposed Development of an Auto Repair Shop

TYPE OF REVIEW: Conditional Use Permit

Applicant: Lesley Reel, L Squared Engineering

LOCATION: I-45 North Feeder Road; Property ID: 34333

FACTS, CODE REQUIREMENTS AND CONDITIONS

With the adoption of the updated *Development Code*, effective date of August 31, 2015, additional measures were placed in the code to protect the character and growth of the City from potential nuisance land uses at the request of the Planning Commission and City Council. The *Development Code* states that certain nuisance uses may be made appropriate through the additional scrutiny of a Conditional Use Permit (CUP).

The applicant, Lesley Reel, is proposing to develop an Auto Repair Shop on property located along I-45 North Feeder Road at Property ID 34333. The subject property is approximately 12.481 acres in size and is in the Management (M) District.

The subject property is currently vacant, undeveloped land. The auto repair shop will be a new business.

Residential properties are located to the North, South, and East of the subject property and commercial is located to the West. Water and sanitary sewer service are available for the proposed development. A Neighborhood Conservation (NC) District is located within 200' (feet) of the subject property.

Relevant Economic Opportunity Goals and Land Use and Development Goals

The following goals indicate the City's intentions for the encouragement and promotion of new businesses while managing its future growth and development character. These goals will serve to guide decision-making by the Planning & Zoning Commission and City Council as they implement the 2040 Comprehensive Plan. There are five (5) goals listed under Economic Opportunity Goals and three (3) goals listed under Land Use and Development Goals.

Goal EO1: An economically resilient business environment that supports the attraction, creation, retention, and expansion of national, state, and local employers to create a robust tax base.

Goal EO5: A business climate that encourages entrepreneurs and local business start-ups to serve potential growth markets.

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 3: Focused growth within the city, promoting fiscal sustainability

Interstate Highway 45 N has become an area lined with multi-family residential and commercial uses. To date, the City has not received any calls or emails from property owners that are within 300' of the proposed development.

The **attached Letter of Conditional Approval** provides **draft** conditions that would serve to mitigate possible nuisance effects of the development on surrounding properties. These conditions are intended to address noise, intrusive lighting, maintenance, visual clutter, and parking concerns, etc.

CUP Process

The requirements for the review and approval of a Conditional Use Permit are defined in Article 10: Development Review and Approval Procedures, Section 12.800 Conditional Uses, Development Code, effective date of August 31, 2015. Simply stated the procedure for a Conditional Use Permit is as follows:

- Planning staff review application and prepare report and staff recommendation for the Planning Commission prior to the public hearing on the conditional use permit application.
- Planning Commission must hold a public hearing on the proposed conditional use. Commission must then act, by simple majority vote, to recommend approval, approval with conditions, or denial of the request and convey its recommendation to City Council.
- Final action on the conditional use permit is by City Council after receiving the Planning Commission recommendation on the matter. City Council must hold a public hearing and then act to approve, approve the proposed amendment with conditions, or deny the proposed conditional use. City Council may also remand the proposed conditional use application to the Planning Commission for further consideration. The conditional use permit application may be approved by simple majority.

There are additional provisions for lapses in, transferability of, and amendments to approved Conditional Use Permits in the code. Please refer to Section 12.800 of the Development Code for additional details.

In reviewing an application for a CUP, Section 12.808 of the Development Code states the following:

No conditional use may be recommended for approval or approved unless the respective review or decision-making body determines that evidence has been submitted to support each of the following conclusions:

- That the proposed use is consistent with the Comprehensive Plan.*
- That adequate utilities, roads, drainage and other necessary infrastructure facilities and public services are or will be available to serve proposed use; and*
- That the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

STAFF RECOMMENDATION

Interstate Highway 45 N is one of the primary corridors leading into and through the city. The subject site is positioned in an established area on IH 45 N where multi-family residential and commercial uses are prominent.

Staff finds that the proposed use will **not** be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity greater than any other use allowed by right in the Management Development District. Possible injurious effects on surrounding property value may be mitigated by the conditions of approval included in the draft Letter of Conditional Approval because the proposed conditions would provide sufficient improvements and buffering to create a safe and attractive environment for continued development of the IH 45 N corridor.

Due to this, **staff recommends approval** of the Conditional Use Permit, with the conditions outlined in the **Letter of Conditional Approval**.

ATTACHMENTS

- o Application
- o Vicinity map by staff
- o Attached Letter of Conditional Approval



June 24, 2022

City of Huntsville
C/o Kevin Byal
448 SH 75 N
Huntsville, TX 77340

RE: Caliber Collision – Huntsville conditional use permit application

According to Table 4.1 of the City of Huntsville Code of Ordinances, vehicle sales and service (including maintenance or repair of new or used vehicles and vehicular equipment) requires conditional use within 200' of the Neighborhood Conservation (NC) District. The proposed development is an auto repair shop that lies in the M District, however, it is within the 200' of the NC District. A conditional use permit should be considered for this development for the following reasons:

- At this time, the north property line of the development is planned to be used for detention, so no vehicles or buildings will be immediately adjacent to the NC District.
- A 6' cedar privacy fence will also be placed along the north property line and all city required landscape will be provided here.

Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,

Lesley Reel, PE
L Squared Engineering
936-647-0420
Lreel@L2Engineering.com





Conditional Use Permit 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 L Squared Engineering/Lesley Reel, P.E.

3307 W. Davis St.

Mailing Address

Conroe

City

TX

State

77304

Zip Code

Phone Number 936-647-0420

Alternate Phone Number _____

E-mail: Lreel@L2Engineering.com

I hereby submit this request for the below Conditional Use Permit.

Lesley Reel

Signature

05/10/2022

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 conditional use permit; and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to this application.

220 SUGARBERRY Circle

Mailing Address

HOUSTON

City

TX

State

77024

Zip Code

Phone Number 713.922.8075

Alternate Phone Number _____

[Signature]

Signature

10 MAY 22

Date

Proposed Location for Conditional Use Permit

Address or general location for the Conditional Use Permit. (Staff will assist with providing maps.)

I-45 North between Crosstimbers Dr. and Hickory Dr.

Development District/Proposed Use

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

Proposed Use Auto Repair

Additional Information

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

Fees

\$300.00 Application Fee

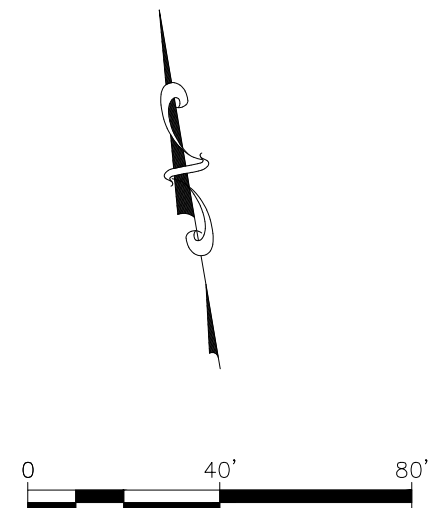
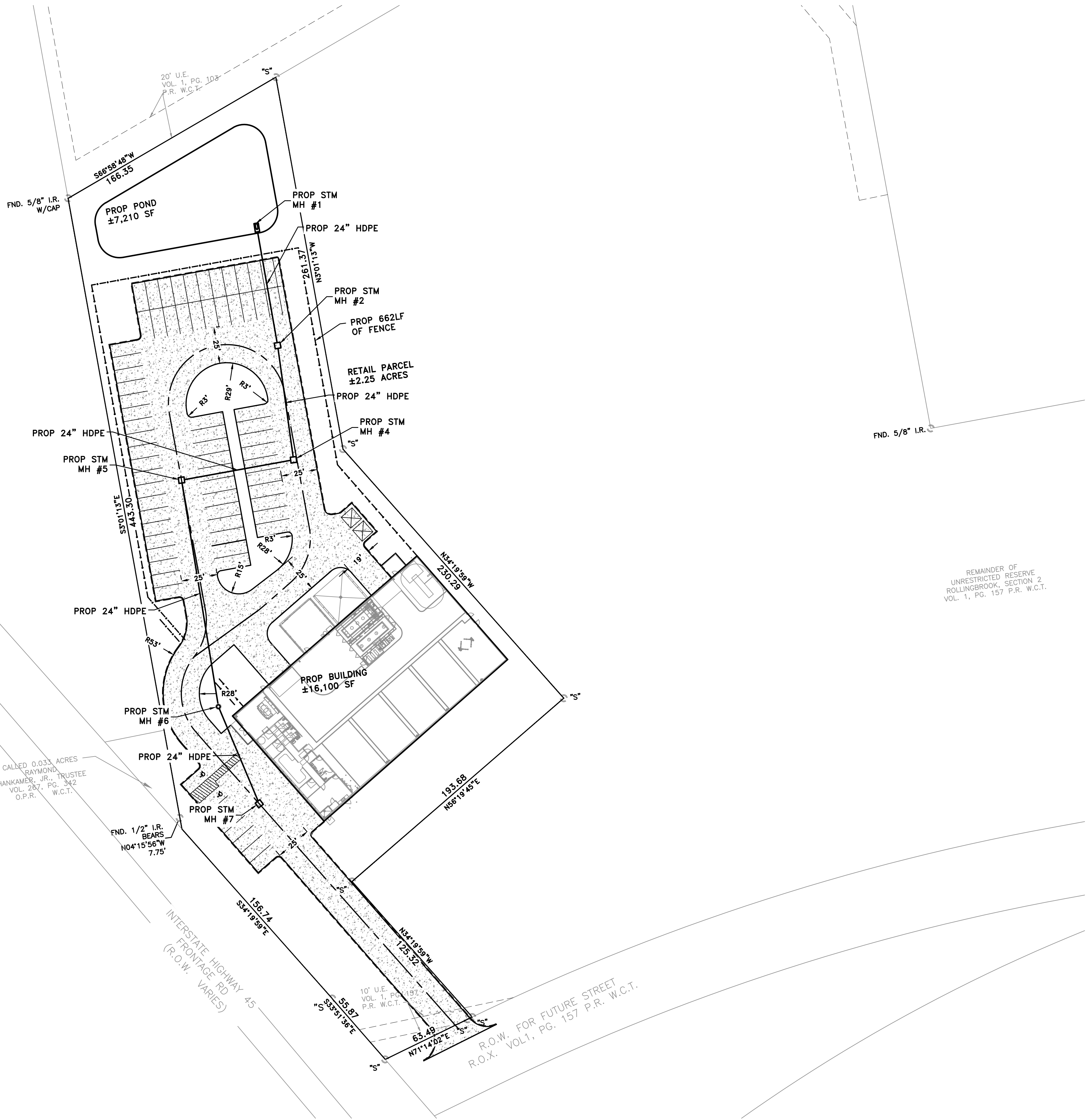
Public Hearing

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:

S:\ENGINEERING PROJECTS\10820 - CALIBER HUNTSVILLE 3\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Jun. 22, 2022-1:04 PM



REMAINDER OF
UNRESTRICTED RESERVE
ROLLINGBROOK, SECTION 2
VOL. 1, PG. 157 P.R. W.C.T.



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
PWA REGISTRATION NUMBER 11225
3307 W. DAVIS STREET #100
CONROE, TEXAS 77384
OFFICE: 936-647-7704
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
JOE DELL
4336 MARSH RIDGE ROAD
CARROLLTON, TX 75010
PROJECT ADDRESS
N FWY SERVICE RD
HUNTSVILLE, TX 77320

CALIBER COLLISION - HUNTSVILLE

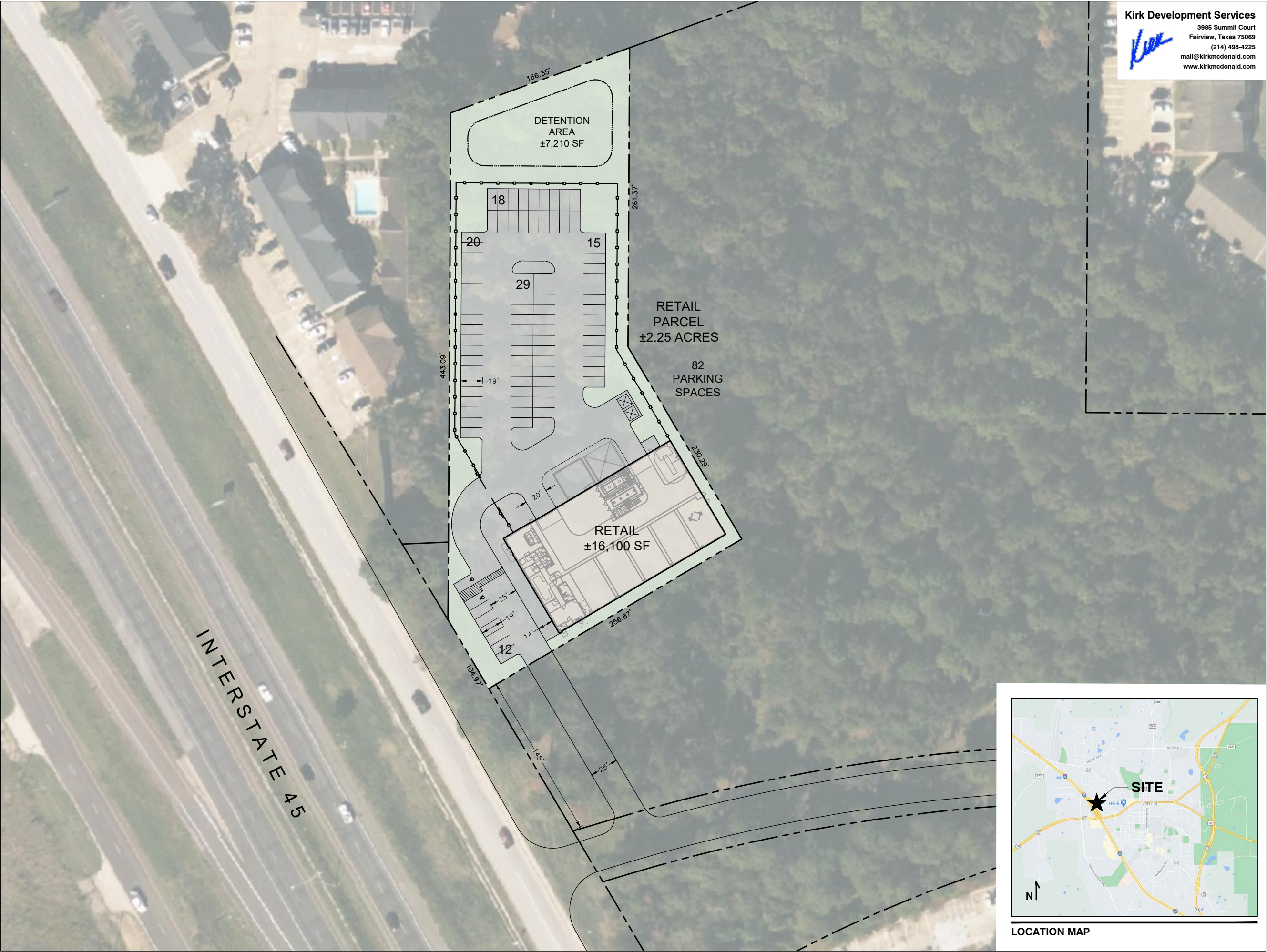
OVERALL SITE PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	5/31/22	RHM	FOR REVIEW ONLY

DRAWING INFORMATION			
PROJECT	10820	TDLR	**
DRAWN	SAS	EIT	ET
SCALE	SHEET		
1" = 40' (24x36)	05		
1" = 80' (11x17)			

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF:
E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



Kirk Development Services
3985 Summit Court
Fairview, Texas 75069
(214) 498-4225
mail@kirkmcdonald.com
www.kirkmcdonald.com



4336 Marsh Ridge
Carrollton, TX 75010
214-614-8252
www.crossdevelopment.net

PROJECT INFORMATION

SITE AREA	
RETAIL PARCEL	±2.25 ACRES

BUILDING AREA	
RETAIL	16,100 SF

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL	1/200 SF	81	82
INSIDE FENCE			70
OUTSIDE FENCE			12

BUILDING COVERAGE RATIO	
TOTAL BUILDING AREA = 16,100 SF	
TOTAL SITE AREA = 98,007.9 SF (±2.25 AC)	
RATIO = 16.4%	

ZONING CLASSIFICATION	
JURISDICTION	CITY OF HUNTSVILLE
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY: SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
10/19/21	SCHEME 5	JKM

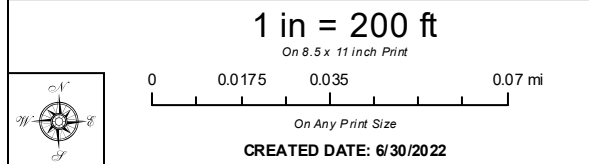
HUNTSVILLE
TX
INTERSTATE 45



SCHEME 5



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



CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division





CITY OF
Huntsville
Incorporated in 1845 under the Republic of Texas

July 21, 2022

L Squared Engineering
Attn: Lesley Reel, P.E.
3307 W. Davis Street
Conroe, TX 77304

Re: CUP Application, Auto Repair Shop, IH 45 N

Dear Ms. Reel,

In observation of the requirements of the City Development Code, the City of Huntsville City Council consideration of Conditional Use Permit 02-2022 is subject to the following conditions:

1. A vegetative buffer shall be installed around the outer perimeter of the development to provide a sound buffer and visually screen it from other properties and/or public rights-of-way adjacent to residential properties. The vegetative buffer shall be a minimum of six (6) feet high and must be maintained in perpetuity. Fencing may also be incorporated to achieve the desired buffer. The fence must be constructed of wood, brick, split-face block, or any combination of these or similar materials that create an effective sound/visual screen.
2. Incorporated into the required sound/visual buffer on the perimeter of the development, tree planting shall be as follows:
 - a. A minimum of one (1) 15-gallon tree shall be planted at a maximum spacing of twenty (20)-foot intervals within five (5) feet of the required property line.
 - b. Variations in the tree planting requirements in setback areas may be permitted in effective use with existing trees and vegetation to provide an adequate landscaped buffer between the development and adjoining ROWs with residential homes.
3. Landscape Maintenance/Terms. All plants and trees shall be maintained in a healthy and thriving condition. Initially, it shall be the responsibility of the developer to maintain (water and weed) all landscaping until such time as the property is occupied by reason of lease or purchase, at which time the responsibility for such maintenance shall be transferred to the new property owner. All landscaping and irrigation shall be located on the subject property. Landscaping installed for the purpose of screening the facility may not be located in the public Right-of-Way.
4. All public/private utility, electric, gas, cable television and telephone lines shall be installed underground.



5. Photometric Lighting Plan. Any site lighting used on the property shall be shielded and/or directed away from adjacent properties. Security lighting shall not infringe on adjacent properties. Use of lowest wattage and highest energy efficiency fixture available is required. Photometric light plan shall be submitted to and approved by the City Building Official.
6. Hours of operation shall be conducted so as not to create a nuisance to the adjacent properties.
7. Access to the auto repair shop. Access to the auto repair shop will only take place along IH-45 Feeder Road. No secondary access for this development will occur off Hickory Drive.
8. Compliance with all other applicable provisions of the City of Huntsville Development Code shall be implemented as part of this development.

Please make note of the following excerpt from the ***Development Code, Section 12.809 Lapse of Approval.***

- 12.809.A An approved conditional use application will lapse and have no further effect 18 months after it is approved by the City Council, unless:
1. A building permit has been issued (if required);
 2. A certificate of occupancy has been issued; or
 3. The conditional use has been lawfully established.
- 12.809.B The City Council is authorized to extend the expiration period for good cause on up to 2 separate occasions, by up to one year each. Requests for extensions must be submitted to the City Planner and forwarded to the City Council for a final decision.
- 12.809.C A conditional use also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the conditional use approval.

If we may be of further service to you, please do not hesitate to contact us at 936-294-5782.

Respectfully,

Armon Irones



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Charles Young, Planner

MEETING DATE: July 21, 2022

SUBJECT: Rockbridge East Subdivision Preliminary Plan

TYPE OF REVIEW: Preliminary Plan

APPLICANT: Beamon Engineering, Daniel Beamon

LOCATION: 20 Block of FM 1791

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is approximately 78.24 acres in size and is proposed to be Rockbridge East Subdivision. It will be adjacent to the existing Rockbridge Subdivision.

- Phase 1 will consist of 73 lots and will have 2.5 acres for detention and 14.8 acres for greenspace area.
- Phase 2 will consist of 65 lots and will have 0.2 acre for greenspace.
- Phase 3 will consist of 72 lots and will have 1.7 acres for detention and 1 acre for greenspace area.
- Phase 4 will consist of 82 lots and will have 0.9 acre for detention and no greenspace area.

The subject property is along the 20 Block of FM 1791 near the intersection of FM 1791 and SH 30 West. The land to the east is single-family residential and part of the Charles W. Glass subdivision. The land to the west is Rockbridge Subdivision which this current subdivision will tie into. The land to the north of the subject property is currently undeveloped and the land to the south is single-family residential and part of the Summer Place Village subdivision. In addition to tying into the existing roads within Rockbridge Subdivision that have access off FM 1791, there is another proposed access point along SH 30 West that would go directly into the subdivision.

The subject property will consist of 292 total lots and each lot will be 6,000 square feet (50' wide by 120' in length) with the exception of those that are located along a cul-de-sac. The density will be 3.7 lots per acre. The setbacks will be 25' for the front, 10' for the rear, and 5' for the sides. The minimum greenspace requirement is 7.824 acres, and the applicant is providing 21.1 acres (5.1 acres for detention and 16 acres of greenspace). The applicant has confirmed with the city's Engineering Department that there is adequate sewer capacity for this development.

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.

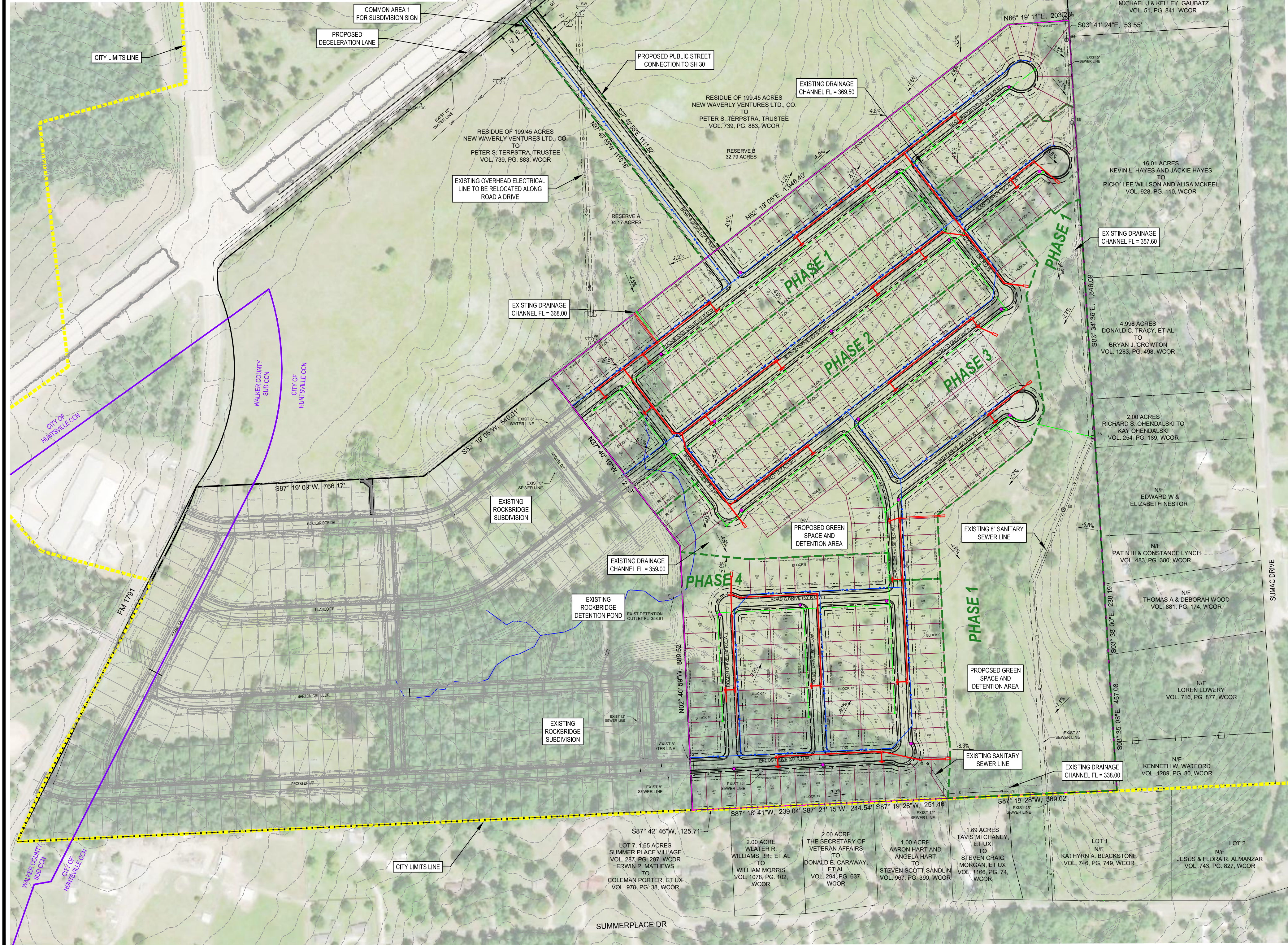
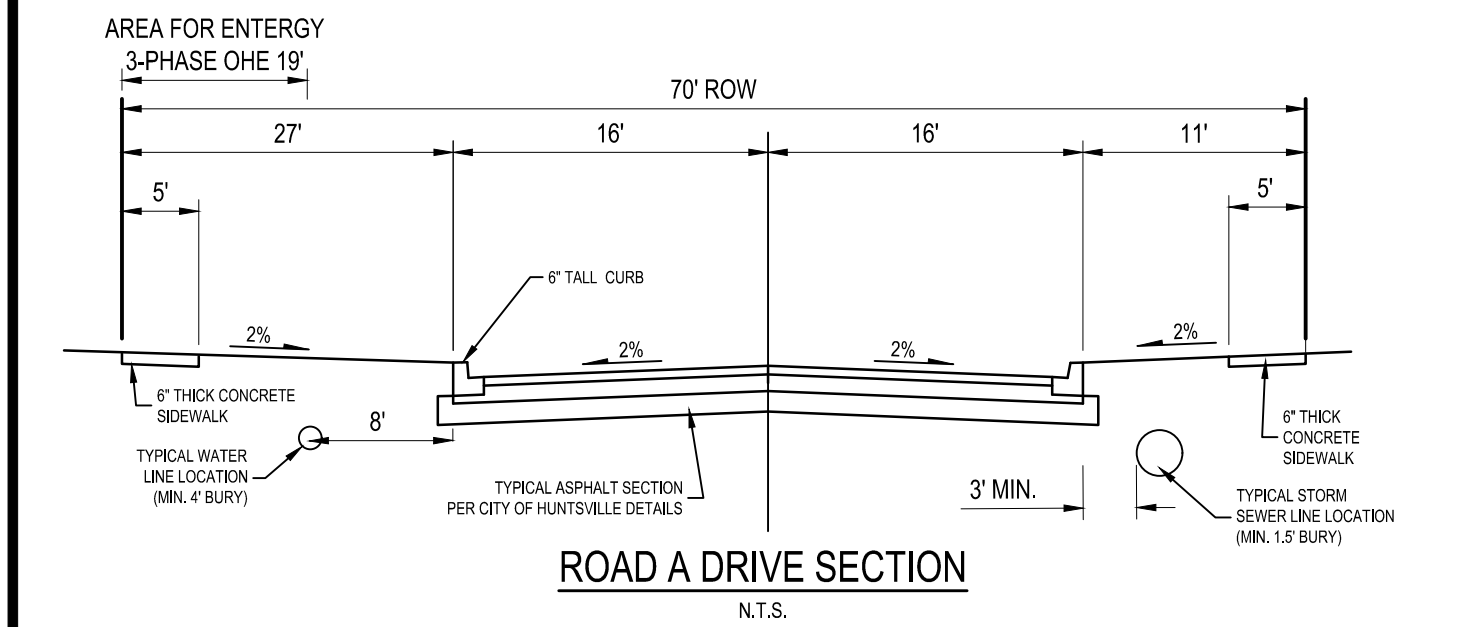
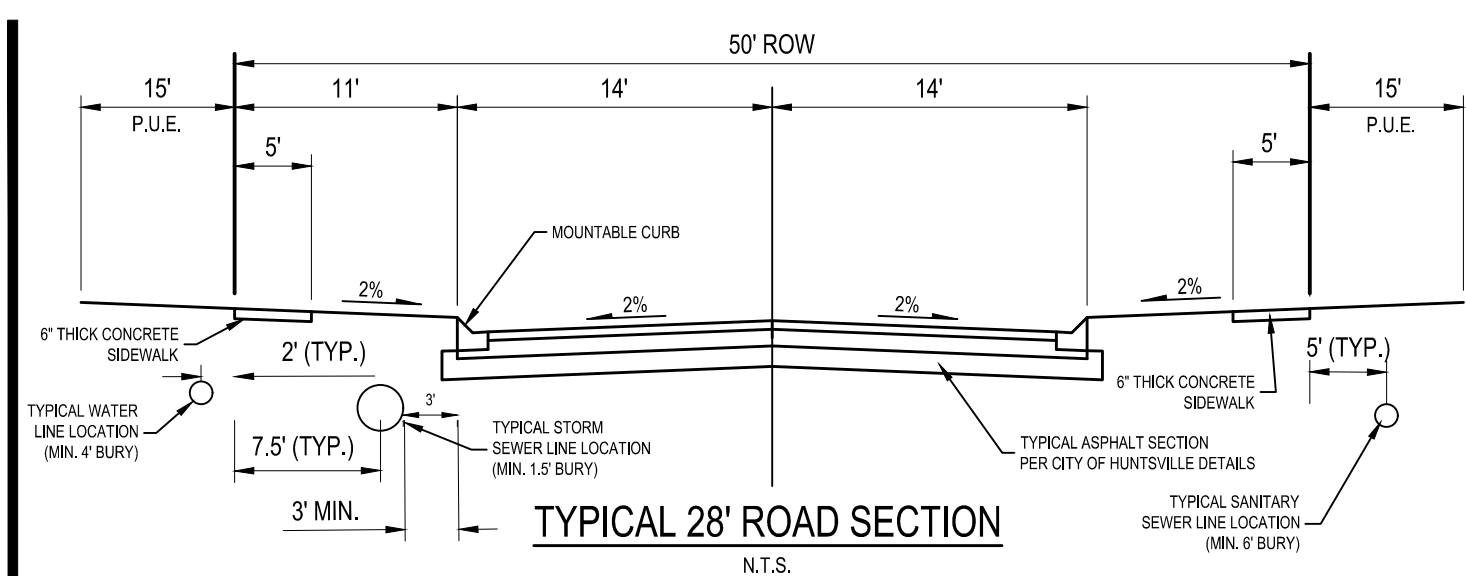
STAFF RECOMMENDATION:

*As it is in compliance with the Development Code residential subdivision regulations, staff recommends **approval** of the Preliminary Plan as submitted.*

ATTACHMENTS:

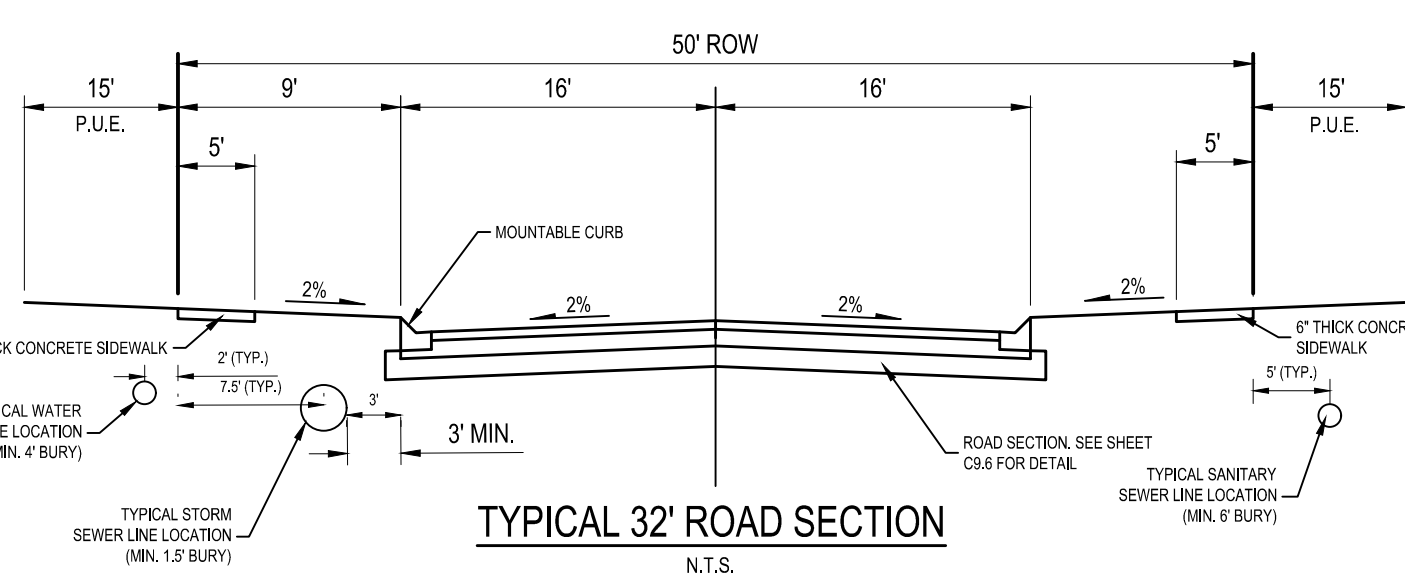
Preliminary Plan
Vicinity map

WORK SHOWN HEREIN AT THE ESTIMATED LOCATION ON THE SPECIFIED SITE. ANY UNAUTHORIZED USE OF THIS DOCUMENT, INCLUDING WITHOUT LIMITATION REPRODUCTION OR ALTERATION, IS STRICTLY PROHIBITED AND SHALL CAUSE THE WAIVER OF ANY EXPRESSED WARRANTIES AND SHALL BE THE WAIVER OF ANY UNLIMITED REMEDY AVAILABLE FROM THE CONSTRUCTION. USE OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGE.



DEVELOPMENT CODE SECTION 10.405.B
"Blocks may not exceed 600 feet in length in residential subdivisions with a gross density of 4 or more dwelling units per acre. In nonresidential subdivisions and lower density residential subdivisions, blocks may not exceed 1,200 feet in length. The Planning Commission is authorized to allow longer block lengths if topography, sensitive natural resources or other physical constraints make shorter block lengths undesirable or impractical. In such cases, the Planning Commission is authorized to require the provision of emergency vehicle access routes, pedestrian connections (easements), crosswalks and other pedestrian access features that provide safe and adequate vehicle access and pedestrian connections to schools, playgrounds, shopping areas, transportation and other community facilities in the area."

REQUESTED WAIVERS:
1. WAIVER TO ALLOW BLOCK LENGTH FOR ROCKBRIDGE DRIVE BETWEEN ROAD A DRIVE AND ROAD C DRIVE TO BE MORE THAN 600 FT. (664 FT SHOWN)
2. WAIVER TO ALLOW BLOCK LENGTH FOR BLANCO DRIVE BETWEEN ROAD B AND ROAD C TO BE MORE THAN 600'. (1,162 FT SHOWN)
3. WAIVER TO ALLOW BLOCK LENGTH FOR ROAD D DRIVE BETWEEN ROAD E DRIVE AND ROAD C DRIVE TO BE MORE THAN 600 FT. (664 FT SHOWN)



GENERAL NOTES

- NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 48107C0000, DATED AUGUST 16, 2011.
- ALL DIMENSIONS AND STATION OFFSETS ARE TO BACK OF CURB, EDGE OF ROAD, CENTER OF PIPE, CENTER OF OBJECT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND STATION OFFSETS TO CURB INLETS ARE TO THE CENTER OF THE INLET AT THE BACK OF CURB. ALL DIMENSIONS AND STATION OFFSETS TO JUNCTION BOXES ARE TO CENTER OF BOX.
- STREET FUNCTIONAL CLASSIFICATION AND RESULTING RIGHT-OF-WAY WIDTHS AND PAVEMENT WIDTHS WILL BE REQUIRED TO BE A FINAL DETERMINATION DURING FINAL DESIGN BASED ON TIA, DEVELOPMENT CODE, AND ENGINEERING CRITERIA.
- SIDEWALKS REQUIRED AS PER ARTICLE 10.500.
- THE PROJECT DRAINAGE ANALYSIS AND DESIGN WILL BE REQUIRED TO VERIFY THAT THE STORMWATER FLOWS LEAVING THE SITE WILL MEET HISTORIC CONDITIONS FOR THE 2, 10, 25, AND 100-YEAR EVENTS.

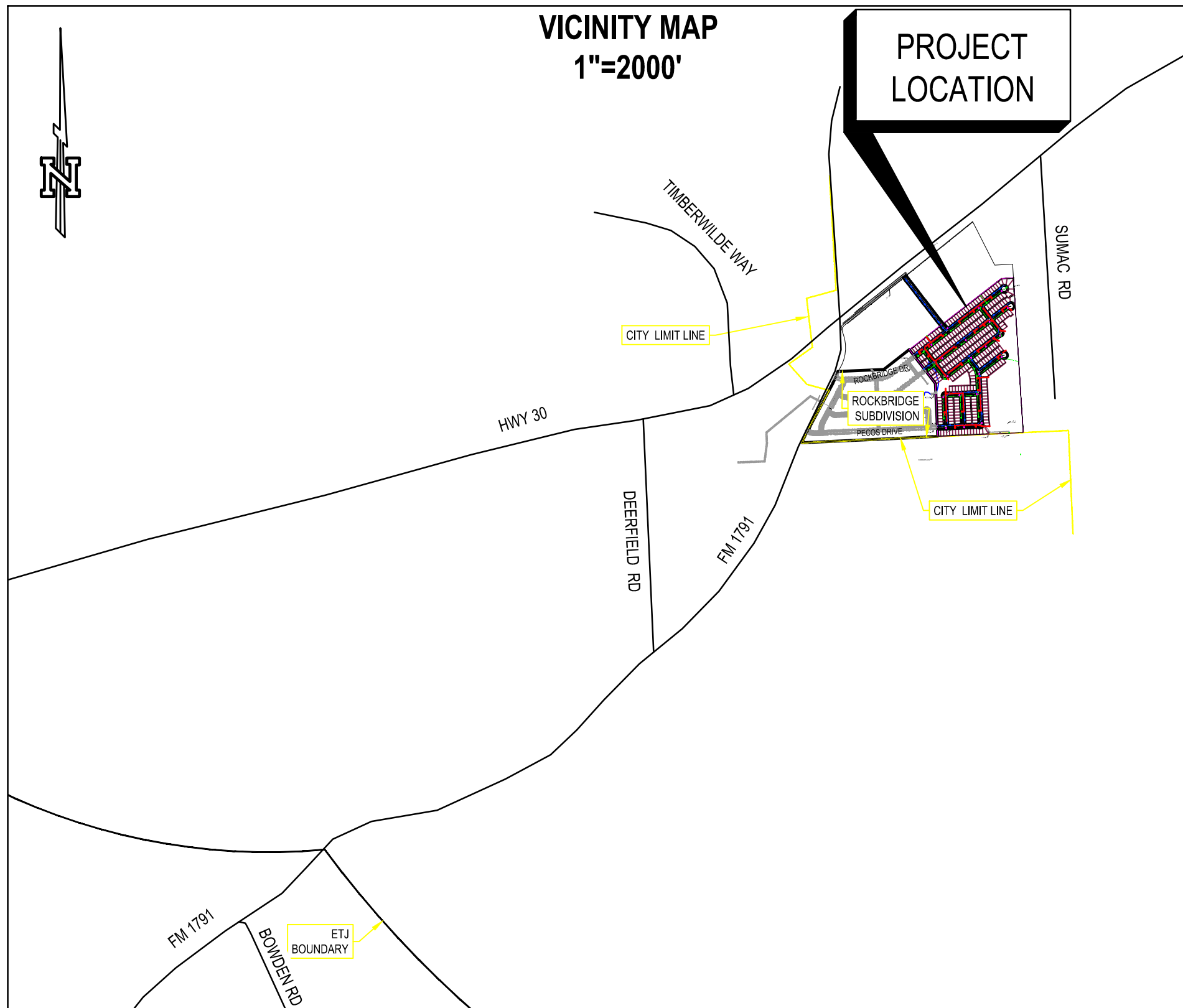
Description	Preliminary Plan Information Table					Total
	Phase 1	Phase 2	Phase 3	Phase 4	Road A ROW	
Area	31.27	12.53	16.58	16.24	1.62	78.24
Number of Blocks						14
Number of Lots	73	65	72	82	0	292
Number of Lots in Block 1	12	0	0	0	0	12
Number of Lots in Block 2	36	9	0	0	0	45
Number of Lots in Block 3	0	6	2	0	0	8
Number of Lots in Block 5	22	22	0	0	0	44
Number of Lots in Block 6	3	3	0	0	0	6
Number of Lots in Block 7	0	22	22	0	0	44
Number of Lots in Block 8	0	3	3	0	0	6
Number of Lots in Block 9	0	0	13	9	0	22
Number of Lots in Block 10	0	0	20	0	0	20
Number of Lots in Block 11	0	0	0	16	0	16
Number of Lots in Block 12	0	0	0	18	0	18
Number of Lots in Block 13	0	0	0	18	0	18
Number of Lots in Block 14	0	0	12	12	0	24
Density (Lots per acre)	2.3	5.2	4.3	5.0	0	3.7
Detention/Greenspace Area	2.5	0	1.7	0.9	0	5.1
Green Space Area	14.8	0.2	1	0	0	16.0

WATER DEMANDS

Unit Description	Projected Water Demand (gpd)*	Units	Capita/Unit	Total Beds	(1.) ADP (2.) MDD (3.) PHD (4.) PHD (gpm)			
					Average Daily Flow (ADF)	Maximum Daily Demand (MDD)	Peak Hourly Demand (PHD)	Peak Hourly Demand (PHD)
Phase 1 Single Family	140	73	3	219	30,660	52,122	3,801	63
Phase 2 Single Family	140	65	3	195	27,300	46,410	3,384	56
Phase 3 Single Family	140	72	3	216	30,240	51,408	3,749	62
Phase 4 Single Family	140	82	3	246	34,440	58,548	4,269	71
Totals		292		876	122,640	208,488	15,202	253

WASTEWATER DEMANDS

Unit Description	Projected WW flowrate (gpd)*	Units	Capita/Unit	Total Beds	DF PDF PHF PHF (gpm)			
					Daily Flow (gpd)	Peak Daily Flow (PDF/24)	Peak Hourly Flow (PHF)	Peak Hourly Flow (PHF/24)
Phase 1 Single Family	105	73	3	219	22,995	91,980	3,833	64
Phase 2 Single Family	105	65	3	195	20,475	81,900	3,413	57
Phase 3 Single Family	105	72	3	216	22,680	90,720	3,780	63
Phase 4 Single Family	105	82	3	246	25,530	103,320	4,305	72
Total		292		876	91,980	367,920	15,330	256



BEAMON ENGINEERING
1672 BENCH LANE BRYAN, TEXAS 77807
PH: (979) 571-2407
DAME@BEAMONENGINEERING.COM
TBE FRW NO. F-21588

THIS EXHIBIT HAS BEEN PREPARED BY DANIEL BEAMON, P.E. #105076. THIS EXHIBIT SHALL BE USED FOR REFERENCE ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.

ROCKBRIDGE EAST SUBDIVISION
HUNTSVILLE, TX

NO.	DESCRIPTION	BY	DATE				
			1	2	3	4	5
1	FIRST SUBMITTAL	DPB	MARCH 23, 2022				
2	SECOND SUBMITTAL	DPB	APRIL 25, 2022				
3	THIRD SUBMITTAL	DPB	MAY 10, 2022				

PRELIMINARY PLAN
NOT FOR RECORD

DRAWN BY: DPB
APPROVED BY: DPB
DATE: MAY 03, 2022
SHEET NO.: 1 OF 3

JOB NO.: 2022-RBE
SCALE: 1"=200'

2 OF 3

WORK SHOWN HEREIN AT THE DESIGNATED LOCATION ON THE SPECIFIED DATE. ANY UNAUTHORIZED USE OF THESE DOCUMENTS, INCLUDING WITHOUT LIMITATION REPRODUCTION OR ALTERATION, IS STRICTLY PROHIBITED AND SHALL CAUSE THE USER OF ANY EXHIBIT HEREIN TO BE DEEMED TO HAVE ASSUMED ALL RISK OF SUCH UNAUTHORIZED USE OR CHANGE.



0 100' 200'

WATER DEMANDS							
		(1.) ADF	(2.) MDD	(3.) PHD	(4.) PHD (gpm)		
Unit Description	Projected Water flowrate (gpcd)*	Units	Capita/Unit	Total Beds	Average Daily Flow (ADF) (gpd)	Maximum Daily Demand (MDD) ADF *1.70 (gpd)	Peak Hourly Demand (PHD) (MDD*1.75) (gpm)
Phase 1 Single Family	140	73	3	219	30,660	52,122	3,801
Phase 2 Single Family	140	65	3	195	27,500	46,810	3,384
Phase 3 Single Family	140	72	3	216	30,240	51,408	3,749
Phase 4 Single Family	140	82	3	246	34,440	58,548	4,269
Totals		292		876	122,640	208,488	15,202

WASTEWATER DEMANDS							
		(1.) ADF	(2.) MDD	(3.) PHD	(4.) PHD (gpm)		
Unit Description	Projected WW flowrate (gpcd)*	Units	Capita/Unit	Total Beds	Average Daily Flow (ADF) (gpd)	Maximum Daily Demand (MDD) ADF *1.70 (gpd)	Peak Hourly Demand (PHD) (MDD*1.75) (gpm)
Phase 1 Single Family	105	73	3	219	22,995	39,081	2,821
Phase 2 Single Family	105	65	3	195	20,475	34,193	2,463
Phase 3 Single Family	105	72	3	216	22,680	38,556	2,783
Phase 4 Single Family	105	82	3	246	25,830	43,331	3,124
Total		292		876	91,980	151,161	11,189

Preliminary Plan Information Table						
Description	Phase 1	Phase 2	Phase 3	Phase 4	Road A ROW	Total
Area	31.27	12.53	16.58	16.24	1.62	78.24
Number of Blocks						14
Number of Lots	73	65	72	82	0	292
Number of Lots in Block 1	12	0	0	0	0	12
Number of Lots in Block 2	36	9	0	0	0	45
Number of Lots in Block 3	0	6	2	0	0	8
Number of Lots in Block 4	22	22	0	0	0	44
Number of Lots in Block 5	3	3	0	0	0	6
Number of Lots in Block 6	0	22	22	0	0	44
Number of Lots in Block 7	0	3	3	0	0	6
Number of Lots in Block 8	0	0	13	9	0	22
Number of Lots in Block 9	0	0	20	0	0	20
Number of Lots in Block 10	0	0	0	9	0	9
Number of Lots in Block 11	0	0	0	16	0	16
Number of Lots in Block 12	0	0	0	18	0	18
Number of Lots in Block 13	0	0	0	18	0	18
Number of Lots in Block 14	0	0	12	12	0	24
Density (Lots per acre)	2.3	5.2	4.3	5.0	0	3.7
Detention/Greenspace Area	2.5	0	1.7	0.9	0	5.1
Green Space Area	14.8	0.2	1	0	0	16.0

SITE INFORMATION

OWNER/DEVELOPER: AMSTO DEVELOPMENT
2900 CAN ROAD
COLLEGE STATION, TX 77845
979-380-0000

ENGINEER: DANIEL BEAMON P.E. TX
16172 BENCH LANE
BRYAN, TX 77807
979-671-5407

SURVEYOR: NICK NORTH CUTT
NORTH CUTT LAND SURVEYING
4020 HAWK ROAD
DANA, TX 75840

LEGAL DESCRIPTION: PORTION OF COX (A-13), TRACT 1.5, 199.45 ACRES

ZONED: MANAGEMENT

ADDRESS: FM 1791
HUNTSVILLE, TX

CURRENT LAND USE: UNDEVELOPED

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

LAND AREA: 76.62 ACRES (SUBDIVISION)
1.62 ACRES (STREET ROW TO SH-36)
78.24 ACRES (TOTAL)

LOTS: 292 LOTS

DENSITY: 3.7 LOTS/ACRE

STREETS: 25'

SIDE: 5'

REAR: 10'

MIN. LOT AREA: 6,000 SQ. FT.

LEGEND

	PROPERTY BOUNDARY
	PHASE LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED ROW
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED LOT LINE
	BUILDING SETBACK LINE (SB)
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANDOUT
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINES
	EXISTING STORM SEWER LINES

GENERAL NOTES

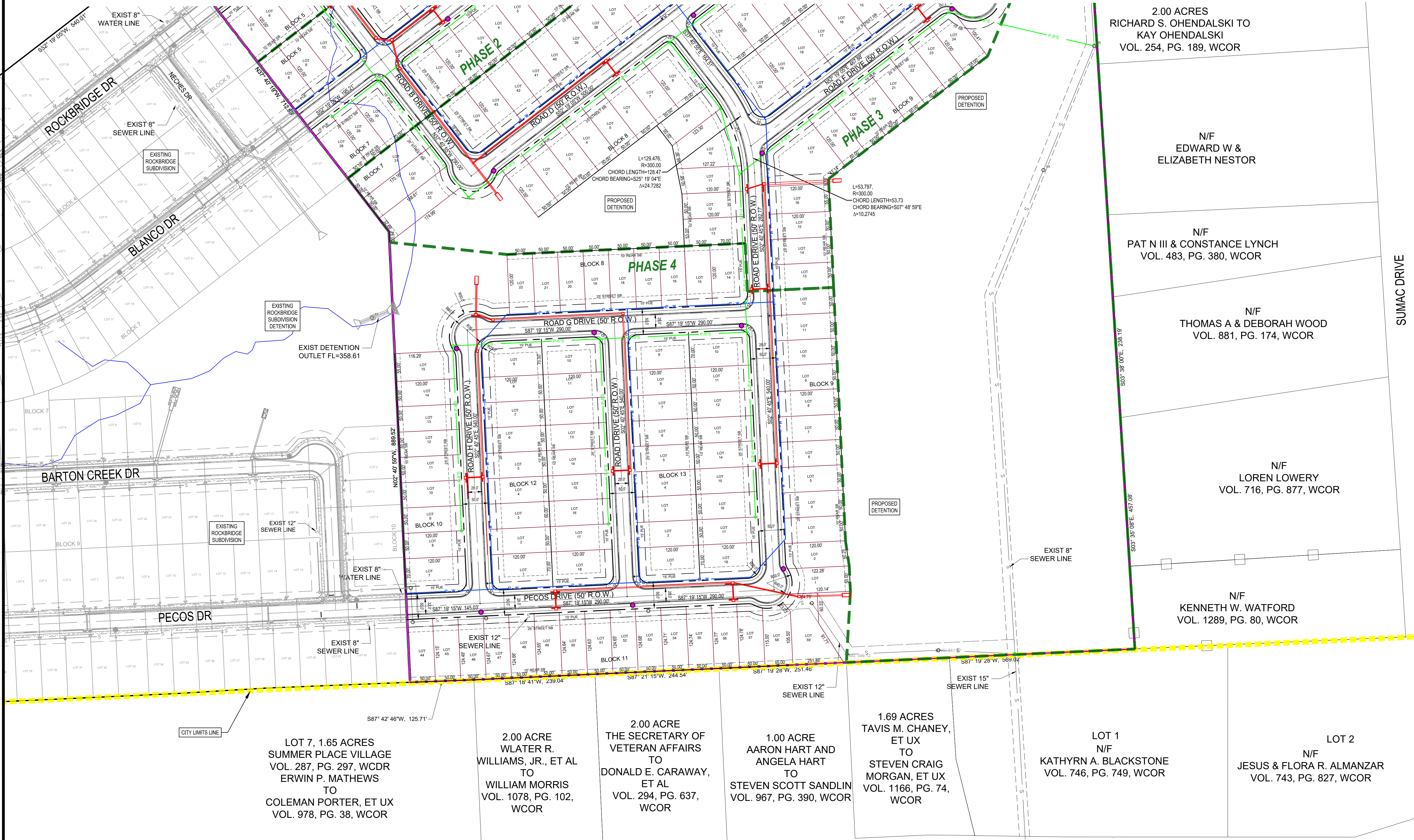
- NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 4847C02550, DATED AUGUST 16, 2011.
- ALL DIMENSIONS AND STATION OFFSETS ARE TO BACK OF CURB, EDGE OF ROAD, CENTER OF FIRE, CENTER OF OBJECT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND STATION OFFSETS TO CURB INLETS ARE TO THE CENTER OF THE INLET AT THE BACK OF CURB. ALL DIMENSIONS AND STATION OFFSETS TO JUNCTION BOXES ARE TO CENTER OF BOX.
- STREET FUNCTIONAL CLASSIFICATION AND RESULTING RIGHT-OF-WAY WIDTHS AND PAVEMENT WIDTHS WILL BE REQUIRED TO BE A FINAL DETERMINATION DURING FINAL DESIGN BASED ON TIA, DEVELOPMENT CODE (DC), AND ENGINEERING CRITERIA.
- SIDEWALKS REQUIRED AS PER DC ARTICLE 10.300.
- THE PROJECT DRAINAGE ANALYSIS AND DESIGN WILL BE REQUIRED TO VERIFY THAT THE STORMWATER FLOWS LEAVING THE SITE WILL MEET HISTORIC CONDITIONS FOR THE 2, 10, 25, AND 100-YEAR EVENTS.

REQUESTED WAIVERS

- WAIVER TO ALLOW BLOCK LENGTH FOR ROCKBRIDGE DRIVE BETWEEN ROAD A DRIVE AND ROAD C DRIVE TO BE MORE THAN 600 FT. (664 FT SHOWN)
- WAIVER TO ALLOW BLOCK LENGTH FOR BLANCO DRIVE BETWEEN ROAD B AND ROAD C TO BE MORE THAN 600 FT. (1,162 FT SHOWN)
- WAIVER TO ALLOW BLOCK LENGTH FOR ROAD D DRIVE BETWEEN ROAD E DRIVE AND ROAD C DRIVE TO BE MORE THAN 600 FT. (664 FT SHOWN)

DEVELOPMENT CODE SECTION 10.405.B

"Blocks may not exceed 600 feet in length in residential subdivisions with a gross density of 4 or more dwelling units per acre. In nonresidential subdivisions and lower density residential subdivisions, blocks may not exceed 1,200 feet in length. The Planning Commission is authorized to allow longer block lengths if topography, sensitive natural resources or other physical constraints make shorter block lengths undesirable or impractical. In such cases, the Planning Commission is authorized to require the provision of emergency vehicle access routes, pedestrian connections (easements), crosswalks and other pedestrian access features that provide safe and adequate vehicle access and pedestrian connections to schools, playgrounds, shopping areas, transportation and other community facilities in the area."



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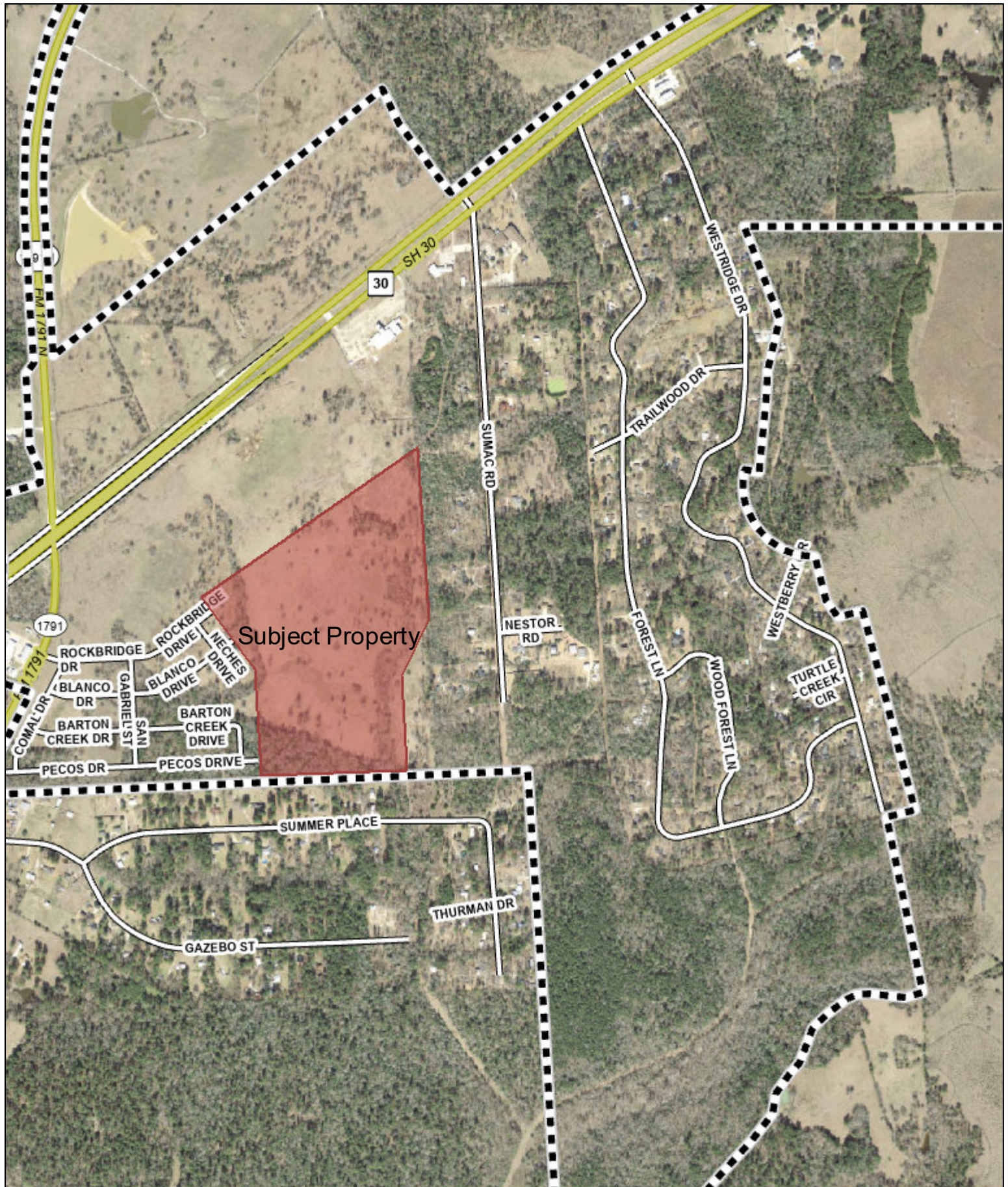
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ROCKBRIDGE EAST SUBDIVISION
HUNTSVILLE, TX

REVISIONS		DATE	BY	DESCRIPTION
1	FIRST SUBMITTAL	MARCH 23, 2022	DPB	
2	SECOND SUBMITTAL	APRIL 25, 2022	DPB	
3	THIRD SUBMITTAL	MAY 10, 2022	DPB	

PRELIMINARY PLAN
NOT FOR RECORD

DRAWN BY: DPB	JOB NO.: 2022-RBE
APPROVED BY: DPB	SCALE: 1"=100'
DATE: APRIL 25, 2022	SHEET NO.: 3 OF 3



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1 in = 1,000 ft

On 8.5 x 11 inch Print



0 0.1 0.2 0.4 mi

On Any Print Size

CREATED DATE: 7/6/2022

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 Lot 1 of Tiffany Matchett and Herratio Hedspetch 0.640-acre
Subdivision

MEETING DATE: July 21, 2022

TYPE OF REVIEW: Final Replat

APPLICANT: Tiffany Matchett and Herratio Hedspetch

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a total of 0.640 acre located in the city limits of Huntsville. The property is located at 511-A 1st Street, approximately 280 feet east of the intersection of 1st Street and Martin Luther King Jr. Drive. The subject property's current use is a manufactured home and there are city utilities connected to the property. This plat consists of three properties, and they are being platted into a single lot.

This plat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedicated along 1st Street. The applicant is requesting two Modification/Waivers, both from **Article 10, Table 10-1**. The first Waiver request is for the right-of-way width along 1st Street which is classified as a Collector Street and requires 70' of right-of-way, currently there is 50' of right-of-way along the property. The second request is for the minimum paving width. The required minimum paving width is 41' and currently that section of 1st Street has 24.5 feet of paving. Even though 1st Street is a Collector and feeds into a small subdivision, it does not have a large amount of traffic and operators similarly to a local street. The final plat must be approved by the Planning Commission because of the 10' public utility easement being dedicated via the plat 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 for Lot 1 of Tiffany Matchett and Herratio Hedspetch 0.640-acre Subdivision with the dedication of a 10' public utility easement. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards requests for the minimum right-of-way width and the minimum paving width requirements along 1st Street.

ATTACHMENTS:

Final Plat
Vicinity Map by staff

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 7TH DAY OF JULY 2022 AT 5:30 PM.

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

City staff present: Byal; Irones; Young; Jeng-Bullock

Audience present: Jeff Robertson

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 for Sterling Ridge Section 5 Subdivision, located in the ETJ of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Mr. Irones also informed the Commission that the applicant previously received two Modification and Waivers of Subdivision Standards during the Preliminary Plan submittal at the October 6, 2016, Planning Commission Meeting- 1) The required improvement of Ellisor Road. 2) To construct sidewalks 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.

Vice-Chairman Hooten moved to approve the Final Plat for Sterling Ridge Section 5 Subdivision, located in the ETJ of Huntsville. Commissioner Thompson seconded. The vote was unanimous.

- b.** The minutes of the June 16, 2022, meeting.

Vice-Chairman Hooten informed staff that his comments regarding the preliminary plan's amenities being removed from the site plan after originally being shown to City Council need to be added to the minutes. Vice-Chairman Hooten moved to approve the amended minutes of the June 16, 2022, meeting. Commissioner Gumm seconded. The vote was 5-0, Commissioner Thompson abstained.

5. PUBLIC COMMENT

There were no public comments.

6. ITEMS OF COMMUNITY INTEREST

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

Armon Irones informed the Commission that on August 2, 2022, there will be an Open House from 3-5 pm at the Library in the Large Meeting Room followed by a Joint Workshop with the City Council and the Planning Commission regarding the Development District updates.

7. ADJOURNMENT

Commissioner Carpenter made a motion to adjourn the meeting. Commissioner Gumm seconded. The vote was unanimous. [5:40 PM]