

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, DECEMBER 1, 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 self-storage facility located at 3404 Powell Road, located in the City Limits of Huntsville.

5. CONSIDER

- a. The application for a Conditional Use Permit for a proposed expansion of a self-storage facility located at 3404 Powell Road, located in the city limits of Huntsville.
- b. The Final plat for Velma Deane Fisher, ET AL 1.09 Acre Tract, located in the city limits of Huntsville.
- c. The minutes of the October 6, 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: _____



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: December 1, 2022

SUBJECT: Proposed Development of a Self-Storage Facility

TYPE OF REVIEW: Conditional Use Permit

APPLICANT: Adam Westover

LOCATION: 3404 Powell Road, Huntsville, TX 77340

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, Adam Westover, is proposing to expand an existing Self-Storage Facility on property located at 3404 Powell Road. The subject property is approximately 1.23 acres in size and is in the Management (M) District. The applicant is wanting to build two buildings with a total of 74 climate control units and it will be approximately 8,200 square feet.

The subject property is currently being used for Self-Storage and this Conditional Use Permit will be an expansion of the existing business, Ace Self-Storage, on the property. A Conditional Use Permit is needed because the business was in place prior to the current Development Code being adopted, therefore the use was grandfathered. Any expansion of the use requires a Conditional Use Permit.

Commercial properties are located to the North, South, and West of the subject property and residential is located to the East. Water and sanitary sewer service are available for the proposed development.

In the Huntsville Comprehensive Plan 2040 that was recently adopted by City Council there are three (3) goals listed under Land Use and Development Goals.

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 2: Revitalized high-profile corridors and continued focus on downtown, providing increased retail and entertainment options within the city.

Goal LUD 3: Focused growth within the city, promoting fiscal sustainability

Powell Road is a local street that has 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

Powell Road is a local street and is lined with residential, retail, and commercial uses. The subject site is an existing development with a low traffic volume and is only adding two new buildings to the site.

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 Powell Road.

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 Site and floor plan
- o Attached Letter of Conditional Approval
- o Vicinity map by staff



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 Adam Westover

85 Sage Sparrow Circle

Mailing Address

Spring

City

TX

State

77389

Zip Code

Phone Number 505-350-9083

Alternate Phone Number _____

E-mail: adamwestover76@gmail.com

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

Adam Westover

Signature

10/17/2022

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.

Name Adam Westover

85 Spring Sparrow Circle

Mailing Address

Spring

City

TX

State

77389

Zip Code

Phone Number 505-350-9083

Alternate Phone Number _____

Adam Westover

Signature

10/17/2022

Date

Proposed Location for Conditional Use Permit

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

3410 Powell Rd

Development District/Proposed Use

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

Proposed Use Additon to Self Storage Facility

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.

See attached documents

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

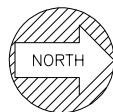
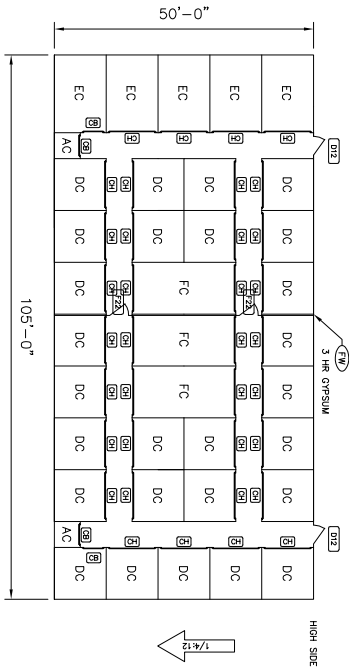
Received By and Date:

Fee Paid:

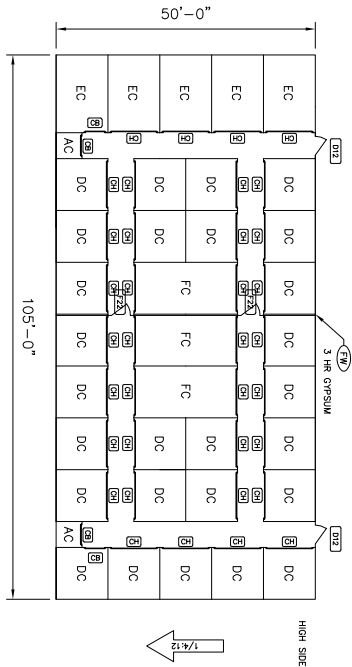
Planning Commission Date:

City Council Date:

Outcome:



1 - 50'-0" x 105'-0" x 9'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM



4 - 50'-0" x 105'-0" x 9'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

BOTH BUILDINGS WILL HAVE HIGH SIDE FACET TRIM ONLY. NO GUTTER.

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	4	5.4	100	Y
DC	10 x 10	54	73.0	5400	Y
EC	10 x 15	10	13.5	1500	Y
FC	10 x 20	6	8.1	1200	Y

\$Q.FT. NON-INSULATED	0
\$Q.FT. INSULATED	8200
TOTAL	74 100 8200

QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
8	CB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/eq.	CORRIDOR ROLL-UP DOOR	COLORED ..
72	CH	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	CORRIDOR ROLL-UP DOOR	COLORED ..
4	D12	SWING	4'-0" x 7'-0"	4'-4" x 7'-2"	PDL/eq.quiv	DOOR, LEVER, PANIC, 30x30 LITE, CLOSER, LG	..
4	F22	SWING	3'-8" x 7'-0"	4'-0" x 7'-2"	PDL/eq.quiv	DOOR, ADA, PANIC, LEVER, PASS, 3 HR. FIRE, 9" FRAME, CLOSER	..

ROLL-UP DOORS MEET ASTM E330
PDL DOORS - PRIMER COAT ONLY

*** THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING. ***
TRACHTe RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTe WILL NOT BE HELD ACCOUNTABLE.

DO NOT ORDER DOORS BY OTHERS PRIOR TO RECEIVING THE ERECTION SET.
RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTe BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

____ APPROVED - RELEASE FOR FABRICATION
____ APPROVED AS NOTED - RELEASE FOR FABRICATION
____ NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE _____

COMPANY _____

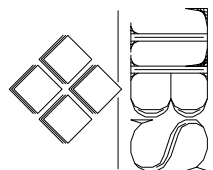
DATE ____/____/____

Job Description:

1 of 1

TRACHTe BUILDING SYSTEMS, Inc.

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314 Wilburn Road, Sun Prairie, Wisconsin (800/356-5824) (Local 608/837-7899) and may not be reproduced in whole or part without written permission.



PROPOSED STORAGE SYSTEM FOR: EVIN MACALUSO
ACE STORAGE
POWELL RD
HUNTSVILLE, TX

FLOOR PLAN

57094

Name: ADS

Scale: 1 = 40'

Date: 8/25/22



CITY OF
Huntsville
Incorporated in 1845 under the Republic of Texas

December 1, 2022

Adam Westover
85 Sage Sparrow Circle
Spring, TX 77389

Re: CUP Application for 3404 Powell Road, Huntsville, TX, 77340

Dear Mr. Westover,

In observation of the requirements of the *City Development Code*, the City of Huntsville City Council consideration of Conditional Use Permit 03-2022 is subject to the following conditions:

I. General

- A. The expansion of a self-service storage facility on the subject property, 3404 Powell Road, Huntsville, TX, 77340 shall be allowed upon compliance with all applicable requirements of the City of Huntsville ***Development Code*** and the Conditions of Approval included in this letter.
- B. The following plans are required to demonstrate that these conditions of approval have been addressed. These plans may be submitted as a single application for a Commercial Building Permit.
 - a. **Landscaping Plan.** Must show the location of all plantings and irrigation.
 - b. **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.
 - c. **Master Sign Plan.** The purpose of the master sign plan is to encourage the effective use of signs as a means of identification and communication for businesses in the City, to require proper sign maintenance, and to minimize the possible adverse effects of signs on nearby public and private property. The master sign plan shall include all proposed signs or sign locations for the entire multiple-tenant development, including defined wall sign spaces for tenants (tenant sign space), a monument sign or multi-tenant sign, directional signs, etc.



- C. **Self-Service Storage Use.** For the two self-service storage buildings that are proposed to be located on the front of the property, these buildings must be screened with some form of landscaping, fencing, or a stone wall.
- D. **Access to the self-service Storage Facility.** Access to the self-service storage facility will only take place along Powell Road. No secondary access to the property will be permitted.

II. Screening

- A. Any outdoor storage of materials, including vehicles, must be screened from the public Right-of-Way in a manner approved by the City Building Official.
- B. In addition to the screening requirements found in *Development Code Section 4.210*, **no visible barbed wire, or other comparable material, will be allowed** on fencing in the 25ft front setback or along the property lines adjacent to Powell Road.
- C. Existing security fence of 6 feet in height for the current self-storage facility can continue to be used around the perimeter of the portion of the property where the self-service storage use is occurring.
- D. Any required perimeter screening or buffering shall be properly maintained and remain in place for the duration of the use of the property as a self-service storage facility.

III. Landscaping

- A. Enhanced landscaping is required to be installed around the perimeters of the proposed new buildings.
- B. 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.

Before implementing the improvements required and/or authorized by this Conditional Use Permit, submission and approval of all permits, design drawings, proposed materials and plantings require approval by the Building Official.

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

448 SH 75 N · Huntsville, TX 77320-1118 · 936-294-5700 · 936-294-5701 fax · www.huntsvilletx.gov

Our vision for the City of Huntsville is a community that is beautiful, historic, culturally diverse, affordable, safe, and well planned with great opportunity for our citizens.



- 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.

This letter is your authorization to proceed with the required permitting for the project. If we may be of further service to you, please do not hesitate to contact us at 936-294-5781.

Respectfully,

Armon Irones
City Planner



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: 11/21/2022

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

Layne Yeager, Planner

SUBJECT: Final Plat of Velva Deana Fisher, ET AL 1.09-acre tract Subdivision

MEETING DATE: December 1, 2022

TYPE OF REVIEW: Final plat

APPLICANT: Velva Deana Fisher

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a total of 1.09 acres located in the city limits of Huntsville. The property is located at 137 and 137-A Tall Timbers Lane, approximately 850 feet east of the intersection of Tall Timbers Lane and Montgomery Road. The subject property's current use single-family residential and there are city utilities connected to the property. This plat consists of one property that is being platted into two lots.

This plat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedicated along Tall Timbers Lane as well as a 0.01 acre (435.6 square feet) of right-of-way dedication. The applicant is requesting Modification/Waivers, both from **Article 10, Table 10-1**. The first Waiver request is for the right-of-way width along Tall Timbers Lane which is classified as a Local Street and requires 50' of right-of-way. Currently there is approximately 31' of right-of-way along the property. The second request is for the minimum paving width. The required minimum paving width is 32' and currently that section of Tall Timbers Lane has 25' of paving. Tall Timbers Lane is a low volume traffic street. The final plat must be approved by the Planning Commission because of the right-of-way dedication, 10' public utility easement dedication, and the 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 Velva Deana Fisher, ET AL 1.09-acre tract Subdivision with the dedication of a 10' public utility easement and 0.01 right-of-way dedication. 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 Tall Timbers Lane.

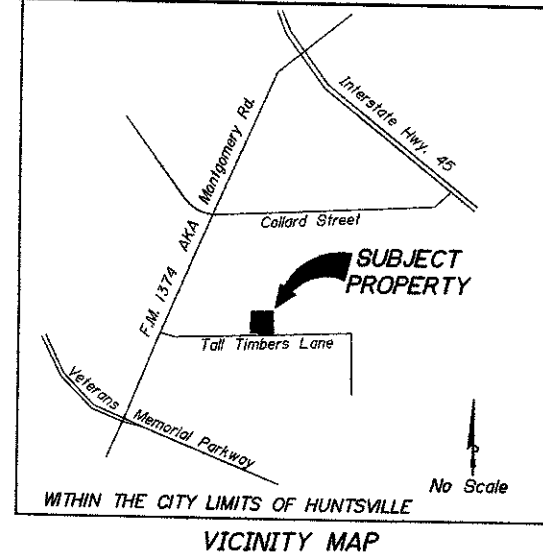
ATTACHMENTS:

Final Plat
Vicinity Map by staff

Blair Eakin
Call 4.47 ac. V. 646, p. 895, WCOPR

W.N. MOCK SURVEY, A-347

Fnd. 5/8" I. rod
N= 10,246.318.07 Ft.
E= 3,798.043.51 Ft.



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

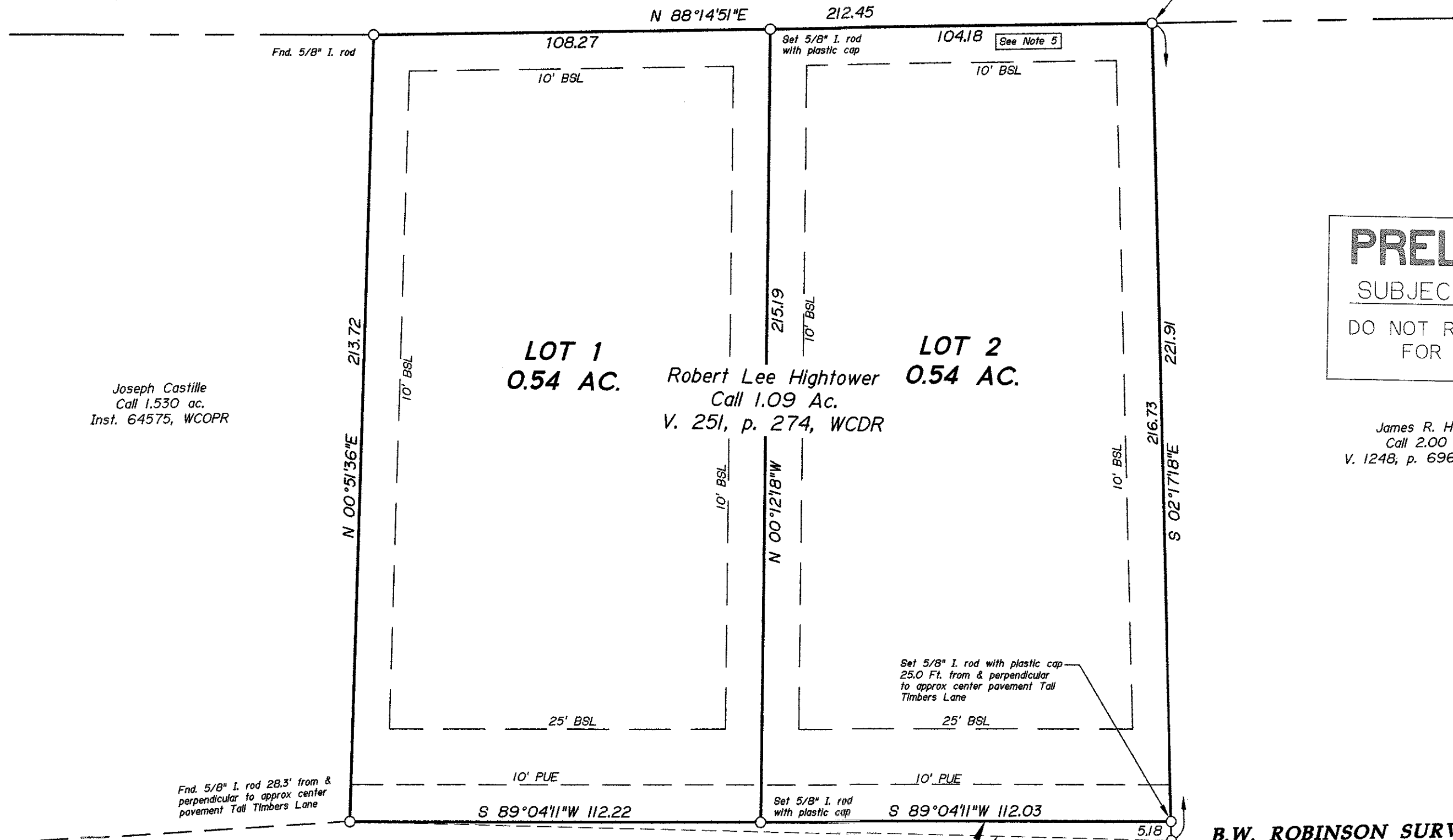
Joseph Castille
Call 1.530 ac.
Inst. 64575, WCOPR

LOT 1
0.54 AC.

Robert Lee Hightower
Call 1.09 Ac.
V. 251, p. 274, WCDR

LOT 2
0.54 AC.

James R. Handy
Call 2.00 ac.
V. 1248, p. 696, WCOPR



B.W. ROBINSON SURVEY, A-481

W.N. MOCK SURVEY, A-264

TALL TIMBERS LANE
No dedication found of record

ROW DEDICATION
0.01 AC.

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.

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 _____, 20____

Signed _____
City of Huntsville Planning Officer

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 _____, 20____

Signed _____
City of Huntsville Engineer

OWNER'S ACKNOWLEDGMENT AND DEDICATION

The State of Texas §
County of Walker §

I, the undersigned, owner of the land shown on this plat and designated as VELVA DEANE FISHER, ET AL 1.09 ACRE TRACT, a tract recorded in Volume 254, page 274, deed Records, within the City of Huntsville, 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 _____
Velva Deane Fisher
4351 FM 1374
Huntsville, TX 77340

The State of Texas X
County of Walker X
This instrument was acknowledged before me on the _____ day of _____, 20____ by Velva Deane Fisher.

Notary Public
State of Texas

CERTIFICATION BY THE COUNTY CLERK

THE 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 _____, 20____ in Volume _____, page _____ of the Plat Records of Walker County, Texas.

County Clerk
Walker County, Texas

By _____ Deputy

VARIANCE REQUESTED:

1. Minimum paving width.
2. Right-of-way width Tall Timbers Lane

APPROVED: _____ Date _____, 2022

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 _____, 20____

Signed _____
Chairman

SURVEYOR NOTES:

1. The purpose of this Plat is to subdivide Velva Deane Fisher, et al 1.09 acre tract thereby creating Lots 1 and 2 and 0.01 Acre ROW Dedication out of said Fisher, et al 1.09 acre tract and to establish Building Set Back Lines (BSL) and Public Utility Easement (PUE) shown hereon.
2. Coordinates, bearings and distances 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 6020 having published coordinates of N= 10,245,192.157 feet and E= 3,796,613.514 feet and G.P.S. observations. Distances may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.999988.
3. Plastic caps referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2005".
4. 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. 480639-0360D, Map number 48471C0360D, dated August 16, 2011.
5. If any structure is removed or demolished any replacement, construction or addition will comply with Building Setback Lines (BSL) shown hereon.
6. This survey was completed without an Abstract of Title. There may be easements and/or other matters not shown.

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

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
Registered Professional
Land Surveyor No. 2005
August 22, 2022



SUBDIVISION PLAT OF

VELVA DEANE FISHER, ET AL
1.09 ACRE TRACT

CITY OF HUNTSVILLE
B.W. ROBINSON SURVEY, A-481
WALKER COUNTY, TEXAS

AUGUST 2022

SCALE: 1"= 30 FEET

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

22043



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: 11/21/2022 	CITY OF HUNTSVILLE, TX ENGINEERING DEPARTMENT / GIS DIVISION Vicinity Map Huntsville GIS Division	
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MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 6TH DAY OF OCTOBER 2022 AT 5:30 PM.

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

City staff present: Irones; Young; Yeager

Audience present: Mark and Gladys Dahlkoetter; Oscar Salehi; Ben and Kim Bius; Alan Thomas; Debbie Townley; Kristen Colman; Cindy Markham, Tom Fry; Matt Raft; Andrew Bolton; Jack Newberry; Jody Van Dyke; Margret Secola; John Secola; Alvin Martin; Martey Ainsworth; Austin Ainsworth; Jeff Robertson

1. CALL TO ORDER

The meeting was called to order by Commissioner Thompson who served as acting Chairman for the meeting. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag

3. INVOCATION

Commissioner Lynch led the invocation

- 4. PUBLIC HEARING** Staff has received an application requesting reclassification of the Development District for the property from Neighborhood Conservation (NC) to Management (M). The subject property is comprised of 32.0675 acres, located adjacent to Sections 1 and 3 of Elkins Lake Subdivision near the intersection of Wellington Drive and Green Briar Drive.

Commissioner Thompson opened the Public Hearing

Planner, Charles Young gave the staff report for the project per the discussion form. It was noted that the staff has received communication from adjacent property owners. The property owner are in opposition to the proposed redevelopment classification of the tract of land as proposed.

Ben Bius gave a presentation regarding the project and informed the Planning Commission of the intentions of the reclassification to allow for the development of the combination of town homes and single-family homes. It was noted there would be as many trees as possible to remain within the tract of land along with a natural buffer to stay in place adjacent to existing homes within Elkins Lake.

Speakers in Support of the Proposed Development District Change

Jeff Robertson spoke as the surveyor and engineer for the project in support of the project backing up the information that Mr. Bius informed the commission. Jody Van Dyke spoke in approval for the project and look forward to the development. Kim Bius spoke in support and to the regard of the classiness and benefit it will bring to the community. Andrew Bolt spoke in support regarding the positive effects of the mixed development and detailed development.

Speakers in Opposition of the Proposed Development District Change

Mike Alkejen spoke regarding the loss of density of vegetation as a buffer and concerns of student housing being an issue. Oscar Salchi spoke regarding the focus of property owners with a two-story design, road capacity and storm water capacity. Tom Fry spoke regarding the drainage concerns of localized flooding, access and questioned if a drainage study has been completed. Austin Ainsworth spoke to the regard of the population density of the proposed development. Jack Newberry spoke regarding the management district classification and requested a traffic study and drainage analysis. Debbie Townley spoke in the regards to the zoning reclassification, ensuring that no commercial

businesses will be constructed, and the protection of the value of the existing homes. Marty Ainsworth spoke regarding the localized floodwater concerns.

Commissioner Thompson called for any additional comments from the public.

Ben Bius followed up with stating that this development will have no rise to the surrounding areas for drainage, traffic is being studied, no commercial will be allowed, and vegetation will be preserved in a natural state.

Commissioner Thompson closed the Public Hearing at 6:22 p.m.

5. CONSIDER

- a. The application for a reclassification of the 32.0675-acre tract from Neighborhood Conservation (NC) to Management (M).

Commissioner Sessions spoke in regard to the status of this process and City Council has the final approval. He also mentioned this project is in an early stage of development and the civil plans will still need to be approved by the City Engineer before it can come back for Final plat approval. He also had questions about the cost per square foot price point and the affect if the townhomes are not approved. Commissioner Gumm spoke concerning driving past townhomes to get to an estate home, vegetation buffer, and following the city tree ordinance. Commissioner Lynch spoke regarding the driveway access for townhomes.

Planner, Charles Young gave an overview of the subject property. Mr. Young also presented the staff's recommendation for the proposed development is slated to be a single-family residential and townhome subdivision, which is similar to the adjacent existing subdivision. The change in the Development District classification from Neighborhood Conservation to Management would allow for a variety of development to take place on the subject property, however, the Development Code requires additional buffering between different intensity land uses and conditional use permits for certain commercial uses when within 200' of Neighborhood Conservation. For this reason and because single-family residential is the highest and best use of the property, staff recommends approval of this request.

Commissioner Gumm moved to recommend approval of the requesting reclassification of the Development District for the property from Neighborhood Conservation (NC) to Management (M). Commissioner Carpenter seconded. The vote was unanimous.

- b. The Final Plat of Alan Andre Thomas 1.635-acre tract Subdivision, located in the city limits of Huntsville.

This plat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedicated within the 30' Ingress/Egress Easement along the front of the subject property. The final plat must be approved by the Planning Commission because of the 10' public utility easement being dedicated via the plat.

City Planner, **Armon Irones**, gave an overview per the staff report. As this plat in in compliance with the subdivision requirements of the Development Code, staff recommends the Planning Commission approve the Final plat of Alan Andre Thomas 1.635-acre tract with the dedication of a 10' public utility easement.

Commissioner Gumm moved to approve the Approval of the Final Plat. Commissioner Lynch seconded. The vote was unanimous.

- c. The minutes of the September 15, 2022, meeting.

Commissioner Carpenter moved to approve the minutes from the September 15, 2022, meeting, Commissioner Gumm seconded. The vote was unanimous.

6. PUBLIC COMMENT

There were no public comments.

7. ITEMS OF COMMUNITY INTEREST

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

City Planner, Armon Irones informed the Commission that on October 11, 2022, there will be the State of the City meeting presented by Mr. Aron Kulhavy, City Manager at the Walker County Storm Shelter from 5:30 to 7:00 pm.

8. ADJOURNMENT

Commissioner Lynch made a motion to adjourn the meeting. Commissioner Gumm seconded. The vote was unanimous. [6:50 PM]