

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 15, 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. CONSIDER

- a. The Final Plat for Wischnewsky Chrysler Dodge Jeep and Ram, located in the city limits of Huntsville.
- b. The minutes of the November 17, 2022, and December 1, 2022, meetings.

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

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, 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: December 8, 2022

TIME OF POSTING: 4:20 p.m.

TAKEN DOWN: _____

Sharon Schultz
Sharon Schultz, Deputy City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

SUBJECT: Final Plat Wischnewsky Chrysler Dodge Jeep and Ram

MEETING DATE: December 15, 2022

TYPE OF REVIEW: Final plat

APPLICANT: Windrose Surveying & Land Services, LLC

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a total of 14.862 acres located in the city limits of Huntsville and is located along the IH-45 Feeder Road just south of the intersection of Parkwood Drive and the Feeder Road, within a Management Development District. There is an access easement that is approximately 560 feet from the 3500 block of Montgomery Road to the subject property. The subject property's proposed use is the new Wischnewsky Chrysler, Dodge, Jeep, and Ram auto dealership. It will be relocated from its current location of 130 IH-45 North. The plat is combining nine lots into one for this development.

This plat is being presented tonight for final approval before the Planning Commission. There are City of Huntsville as well as Entergy utility easements that will be abandoned, released, and relocated on the property. These easements are listed on Sheet 8 of the plat. There will be a 10' P.U.E. dedicated along the existing portion of Parkwood Drive and along the IH-45 Feeder Road. There will also be a right-of-way dedication along Parkwood Drive of 0.1854 acre or 8,077 square feet. The final plat must be approved by the Planning Commission because of the relocation of utility easements, the dedication of the 10' public utility easements, and right-of-way dedication via the plat.

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 Wischnewsky Chrysler, Dodge, Jeep, and Ram with the dedication of 10' public utility easements, right-of-way dedication of 0.1854 acre (8,077 square feet), and relocation of utility easements.

ATTACHMENTS:

Final Plat
Vicinity Map by staff

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

JJW Realty, LLC, acting by and through Joshua Wischnewsky, Managing Member of JJW Realty, LLC, owners of the property shown on this plat and designated as WISCHNEWSKY CHRYSLER DODGE JEEP AND RAM in the City of Huntsville, Walker County, Texas, hereby dedicates to the use of the public forever all streets, parks, water courses, utility easements, and public places hereon shown for the purpose and consideration herein expressed.

JJW Realty, LLC

By: _____
Joshua Wischnewsky
Managing Member

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Joshua Wischnewsky, Managing Member of JJW Realty, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

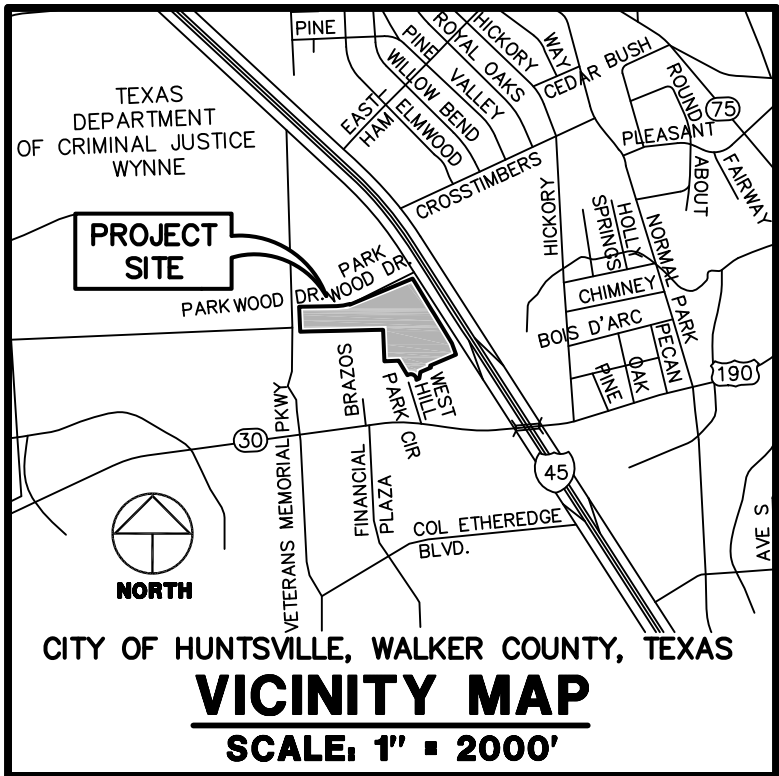
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of _____

My Commission Expires: _____

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999877710.
3. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), FROM OBSERVATIONS TO CITY OF HUNTSVILLE GPS STATIONS 6183, 7245, & 7246. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999877710.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALKER COUNTY, TEXAS, MAP NO. 48471C03550 REVISED/DATED AUGUST 16, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
5. IF EXISTING STRUCTURES ARE DEMOLISHED, NEW CONSTRUCTION MUST COMPLY WITH BUILDING SETBACK LINES SHOWN HEREON.
6. ALL CORNERS ARE MARKED BY A 5/8--INCH IRON ROD WITH A PLASTIC CAP STAMPED "WINDROSE", UNLESS OTHERWISE NOTED.
7. ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OF REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING 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 THAN IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HUNTSVILLE OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC.
8. WHEN ANY EASEMENTS SHOWN HEREON ARE ABANDONED BY SEPERATE INSTRUMENT THE BUILDING LINES ASSOCIATED WITH SUCH EASEMENTS SHALL AUTOMATICALLY BE ABANDONED.
9. SUBJECT TO NON EXCLUSIVE ACCESS EASEMENTS RECORDED IN VOL. 308, PG. 590 W.C.O.R. (NOT PLOTTABLE)



SURVEYOR'S CERTIFICATION

This is to certify that I, LISA M. DOBROWSKI, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this preliminary plat correctly represents that survey made by me.



LISA M. DOBROWSKI
Registered Professional Land Surveyor
Texas Registration No. 6544

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF WALKER

I, Kari A. French, County Clerk in and for said County, do hereby certify that this plat together with it's certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Plat Records of Walker County, Texas

in Volume _____, Page _____.

Kari A. French, County Clerk
Walker County, Texas

By: _____
Deputy

CERTIFICATION BY THE ENGINEER

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

Dated: this _____ day of _____, 2021

Signed: _____
[NAME]
[FIRM]
Engineer Reg. No. _____

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 such commission.

Date: _____

Signed: _____
Chairperson

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 of Huntsville Comprehensive Plan and that all applicable design criteria and standards of the City of Huntsville, Texas.

Signed: _____
Planning Officer

CERTIFICATION BY THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Huntsville, Texas, hereby certify that proper engineering consideration has been given to this plat in regard to the design and construction of public improvements and related easements and rights of way.

Signed: _____
City Engineer

PROPOSED EASEMENT LAYOUT
WISCHNEWSKY CHRYSLER
DODGE JEEP AND RAM

A SUBDIVISION OF
14.862 AC. / 647,379 SQ. FT.
SITUATED IN THE PLEASANT GRAY LEAGUE,
ABSTRACT NO. 24, CITY OF
HUNTSVILLE, WALKER COUNTY, TEXAS

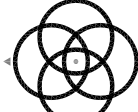
1 BLOCK 1 LOT
NOVEMBER 2022

REASON FOR REPLAT:
TO CREATE ONE (1) LOT AND ABANDON EXISTING EASEMENTS

JJW Realty, LLC

130 Interstate 45
Huntsville, TX 77340
(713) 705-8772

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | 1 WINDROSESERVICES.COM

SHEET 1 OF 8

PROPOSED EASEMENT COORDINATES		
POINT	GRID NORTH	GRID EAST
01	10,258,286.57	3,791,088.78
02	10,258,303.53	3,791,129.44
03	10,258,317.87	3,791,163.83
04	10,258,519.34	3,791,646.95
05	10,258,175.70	3,791,855.61
06	10,258,158.60	3,791,865.99
07	10,258,106.14	3,791,897.85
08	10,258,066.94	3,791,835.13
09	10,257,977.86	3,791,890.74
10	10,258,015.95	3,791,952.32
11	10,257,798.05	3,792,079.85
12	10,257,678.69	3,791,828.51
13	10,257,629.75	3,791,712.85
14	10,257,561.02	3,791,702.56
15	10,257,551.68	3,791,680.48
16	10,257,660.00	3,791,794.35
17	10,257,677.77	3,791,773.91
18	10,257,774.14	3,791,842.56
19	10,257,950.26	3,791,737.55
20	10,257,898.97	3,791,653.91
21	10,257,860.81	3,791,651.88
22	10,257,869.87	3,791,617.73
23	10,257,871.76	3,791,609.53
24	10,257,795.16	3,791,484.60
25	10,257,752.13	3,791,508.23
26	10,257,743.42	3,791,508.82
27	10,257,732.61	3,791,500.37
28	10,257,740.44	3,791,481.10
29	10,257,748.70	3,791,487.66
30	10,257,793.45	3,791,462.67
31	10,257,807.42	3,791,466.34
32	10,257,883.09	3,791,606.06
33	10,257,891.20	3,791,614.26
34	10,257,903.58	3,791,634.45
35	10,257,911.74	3,791,636.48
36	10,257,967.43	3,791,723.11
37	10,258,046.28	3,791,680.29
38	10,257,889.74	3,791,421.50
39	10,258,037.86	3,791,334.51
40	10,258,067.70	3,791,340.17
41	10,257,917.34	3,791,428.48
42	10,258,116.60	3,791,757.91
43	10,258,167.88	3,791,729.92
44	10,258,181.03	3,791,721.11
45	10,258,198.19	3,791,713.57
46	10,258,254.67	3,791,807.66
47	10,258,190.17	3,791,739.06
48	10,258,178.26	3,791,747.03
49	10,258,126.96	3,791,775.03
50	10,258,109.39	3,791,784.62
51	10,258,062.85	3,791,810.02
52	10,257,982.77	3,791,790.57
53	10,257,960.71	3,791,754.60
54	10,257,737.17	3,791,866.43
55	10,257,676.72	3,791,797.72
56	10,257,667.86	3,791,802.92
57	10,258,075.63	3,791,350.46
58	10,258,062.03	3,791,315.50
59	10,258,056.63	3,791,315.50
60	10,258,099.03	3,791,767.50
61	10,258,060.06	3,791,788.77
62	10,257,995.50	3,791,733.08
63	10,257,977.89	3,791,744.35
64	10,258,237.58	3,791,818.04

PROPOSED EASEMENT LAYOUT
WISCHNEWSKY CHRYSLER
DODGE JEEP AND RAM

A SUBDIVISION OF
14.862 AC. / 647,379 SQ. FT.
SITUATED IN THE PLEASANT GRAY LEAGUE,
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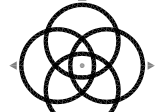
1 BLOCK 1 LOT
NOVEMBER 2022

REASON FOR REPLAT:
TO CREATE ONE (1) LOT AND ABANDON EXISTING EASEMENTS

JJW Realty, LLC

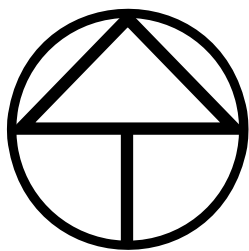
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Surveyor



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NORTH

50 0 50 100 Feet

GRAPHIC SCALE: 1" = 50'

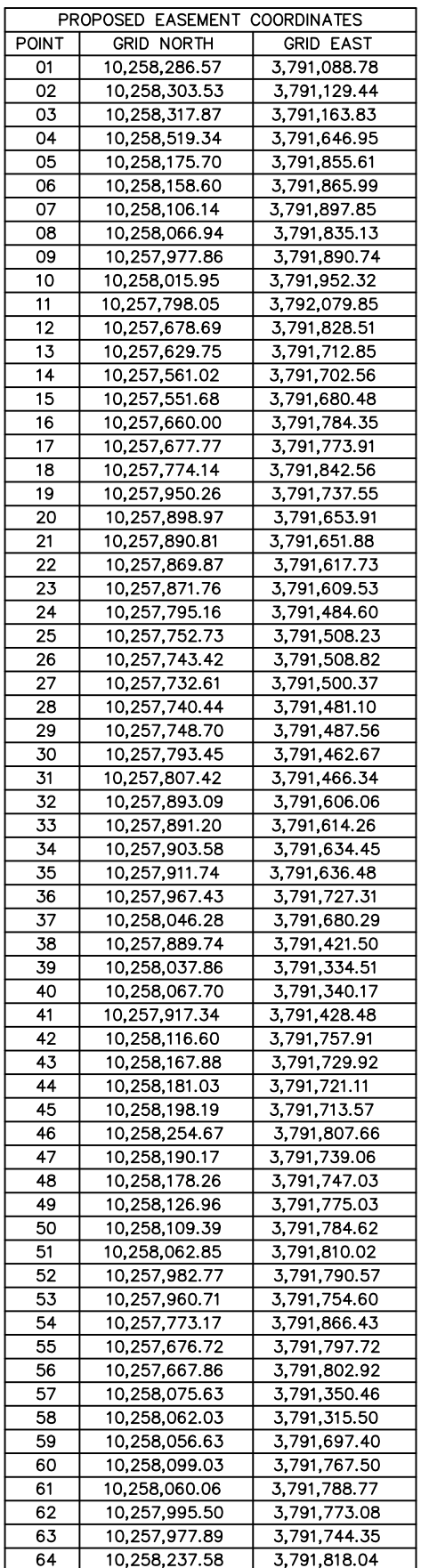
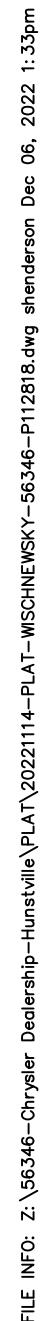
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	2°27'46"	540.00'	23.21'	N 01°14'05" W
C2	21°35'45"	535.00'	201.65'	S 78°09'12" W
C3	123°00'26"	60.00'	128.81'	S 62°38'40" E

ABBREVIATIONS

ESMT. = EASEMENT
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATER LINE ESMT.
FND = FOUND
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD CAPPED
T.B.M. = TEMPORARY BENCHMARK
NO. = NUMBER
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
AC. = ACRE(S)
SQ. FT. = SQUARE FEET
VOL. = VOLUME
W.C.O.P.R. = WALKER COUNTY OFFICIAL PUBLIC RECORDS
W.C.P.R. = WALKER COUNTY PLAT RECORDS
I.N. = INSTRUMENT NUMBER
W.C.D.R. = WALKER COUNTY DEED RECORDS
W.C.C.F. = WALKER COUNTY CLERK FILE
Ⓢ = SET 5/8" CAPPED IR "WINDROSE"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°21'47" W	36.76'
L2	N 32°37'12" W	13.75'
L3	S 57°59'39" W	73.84'
L4	S 32°00'21" E	52.19'
L5	N 31°55'44" W	32.88'
L6	N 58°15'39" E	72.70'
L7	N 22°56'06" W	22.00'
L8	S 67°03'54" W	120.00'
L9	S 08°30'34" W	69.50'
L10	S 67°03'54" W	32.61'
L11	N 88°25'18" E	99.56'
L12	S 88°41'04" W	106.78'
L13	S 38°01'39" W	10.49'
L14	N 29°05'02" W	51.21'
L15	N 14°42'02" W	14.44'
L16	S 76°59'48" E	8.41'
L17	N 58°29'05" E	23.69'
L18	N 13°57'59" E	8.41'
L19	S 38°01'39" W	13.73'
L20	N 03°37'32" W	9.33'
L21	N 29°05'02" W	48.62'
L22	S 76°59'48" E	8.41'
L23	N 58°29'05" E	40.06'
L24	N 13°57'59" E	8.41'
L25	N 58°29'05" E	33.71'
L26	S 58°29'05" W	42.20'
L27	N 13°39'14" E	66.44'
L28	S 13°39'14" W	82.42'
L29	N 28°37'29" W	44.40'
L30	N 28°37'29" W	53.02'
L31	N 28°37'29" W	58.43'
L32	S 33°49'27" E	15.82'
L33	N 23°43'46" W	18.75'
L34	N 59°01'24" E	109.76'
L35	N 59°01'24" E	92.13'
L36	N 33°49'27" W	14.33'
L37	S 28°37'29" E	58.43'
L38	S 30°25'26" E	10.28'
L39	N 30°25'26" W	20.61'
L40	S 52°23'17" W	21.46'

SHEET 2 OF 8



ABBREVIATIONS

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W.L.E. - WATER LINE ESMT.
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S.E.T. - SET 5/8" CAPPED IR "WINDROSE"

PROPOSED EASEMENT LAYOUT
WISCHNEWSKY CHRYSLER
DODGE JEEP AND RAM

1 BLOCK 1 LOT
NOVEMBER 2022
REASON FOR REPLAT:
TO CREATE ONE (1) LOT AND ABANDON EXISTING EASEMENTS

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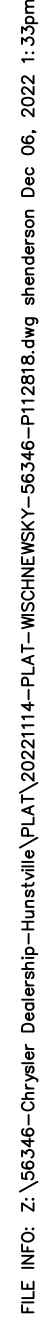
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Surveyor



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FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 3 OF 8



ABANDONMENT AND RELEASE OF EASEMENTS

STATE OF TEXAS
COUNTY OF WALKER
DATE: _____ day of _____, 20____

City of Huntsville
Easement Property:

All that certain sanitary sewer easement granted by James H. Young III., Trustee to J.R. Imber, Trustee, dated March 13, 1972 and recorded in Volume 243, Page 762, Deed Records of Walker County, Texas and Vol. 2, Page 189, Public Records of Walker County, Texas

All that certain 10' utility easement for a sanitary sewer line granted by John F. Cole and J. L. Cole to the City of Huntsville dated November 24, 1980 and recorded in Volume 368 Page 654, Deed Records of Walker County, Texas and in Volume 2, Page 189, Official Public Records of Walker County, Texas

Part of that certain 40' utility and access easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

All of that certain 40' utility and drainage easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

Part of that certain 25' drainage easement granted by Curtis Development Corporation, D.C. Avritt, Samuel S. Yi, Oe Kyung Yi, and B.J. Atkins, M.D. to the City of Huntsville, dated January 31, 1997 and recoreded in Volume 3, Page 77, Plat Records of Walker County, Texas

All that certain 30' drainage and utility easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

All of that certain drainage easement for a detention pond granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

All that certain 20' electrical easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

Part of that certain drainage easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

Part of that certain relocated drainage and utility easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

Grantor does hereby abandon, release and quitclaim, to Grantee, all of its right, title and interest in the Easement Property.

City of Huntsville

By: _____

1212 Avenue M
Huntsville, TX 77340
(936) 291-5400

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of _____

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF WALKER
DATE: _____ day of _____, 20____

Entergy Texas
Easement Property:

All that certain 10' utility easement granted by James H. Young III., Trustee to Gulf States Utility Company, dated April 25, 1972 and recorded in Volume 246, Page 45, Deed Records of Walker County, Texas

Part of that certain 25' utility easement granted by James H. Young III, to Gulf States Utility Company, dated August 12, 1971 and recorded in Volume 238, Page 61, Deed Records of Walker County, Texas

All that certain 25' utility easement granted by Anne Coghill Thomason, Individually and as Independent Executrix of the Estate of Thomas H. Thomason, Dec'd., to Gulf States Utility Company, dated April 9, 1965 and recorded in Volume 196, Page 599 Deed Records of Walker County, Texas

All that certain 25' utility easement granted by J.G. Biles and N.B. Cooper to Gulf States Utility Company, dated April 13, 1965 and recorded in Volume 196, Page 601 Deed Records of Walker County, Texas

Part of that certain 30' drainage and utility easement granted by Curtis Development Corp., J.K. Simmons, and R.W. Dial, to the City of Huntsville, dated April 6, 1995 and recorded in Volume 2, Page 189, Plat Records of Walker County, Texas

Part of that certain 36' utility easement granted by Samuel S. Yi and Oe Kyung Yi to Gulf States Utility Company, dated March 18, 1993 and recorded in Volume 191 Page 519, Official Records of Walker County, Texas, Relocated to Volume 3, Page 77, Plat Records of Walker County, Texas

Grantor does hereby abandon, release and quitclaim, to Grantee, all of its right, title and interest in the Easement Property.

Entergy Texas

By: _____

150 W. FM 2821
Huntsville, TX 77320
(936) 435-7636

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of _____

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF WALKER
DATE: _____ day of _____, 20____

AT&T
Easement Property:

All that certain _____ easement granted by _____ to _____, dated _____ and recorded in Volume _____, Page _____, Deed Records of Walker County, Texas

Grantor does hereby abandon, release and quitclaim, to Grantee, all of its right, title and interest in the Easement Property.

AT&T

By: _____

7602 Spring Cypress Rd.
Spring, TX 77379
(888) 407-5742

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of _____

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF WALKER
DATE: _____ day of _____, 20____

Suddenlink

Easement Property:

All that certain _____ easement granted by _____ to _____, dated _____ and recorded in Volume _____, Page _____, Deed Records of Walker County, Texas

Grantor does hereby abandon, release and quitclaim, to Grantee, all of its right, title and interest in the Easement Property.

Suddenlink

By: _____

1620 Normal Park Dr.
Huntsville, TX 77340
(844) 874-7558

STATE OF _____

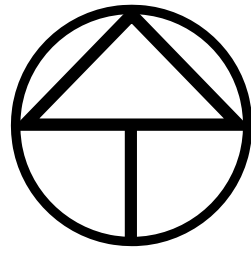
COUNTY OF _____

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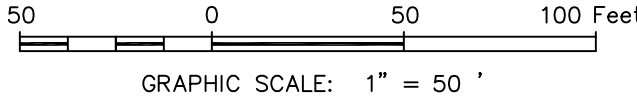
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the
State of _____

My Commission Expires: _____



NORTH



GRAPHIC SCALE: 1" = 50 '

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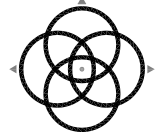
EXISTING EASEMENT LAYOUT
WISCHNEWSKY CHRYSLER
DODGE JEEP AND RAM

A SUBDIVISION OF
14.862 AC. / 647,379 SQ. FT.
SITUATED IN THE PLEASANT GRAY LEAGUE,
ABSTRACT NO. 24, CITY OF
HUNTSVILLE, WALKER COUNTY, TEXAS
1 BLOCK 1 LOT
NOVEMBER 2022
REASON FOR REPLAT:
TO CREATE ONE (1) LOT AND ABANDON EXISTING EASEMENTS

JJW Realty, LLC

130 Interstate 45
Huntsville, TX 77340
(713) 705-8772

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

EXISTING EASEMENT LAYOUT
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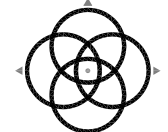
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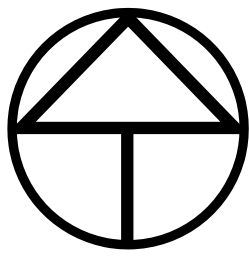
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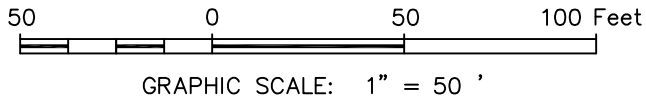


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NORTH



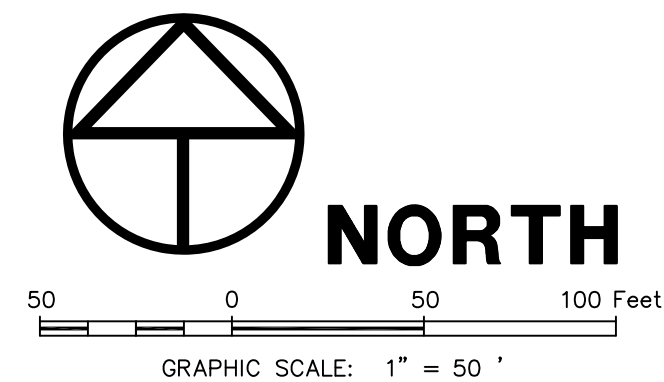
GRAPHIC SCALE: 1" = 50 '

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°21'47" W	36.76'
L2	N 32°37'12" W	13.75'
L3	S 57°59'39" W	73.84'
L4	S 32°00'21" E	52.19'
L5	N 31°55'44" W	32.88'
L6	N 58°15'39" E	72.70'
L7	N 22°56'06" W	22.00'
L8	S 67°03'54" W	120.00'
L9	S 08°30'34" W	69.50'
L10	S 67°03'54" W	32.61'
L11	N 88°25'18" E	99.56'
L12	S 88°41'04" W	106.78'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	2°27'46"	540.00'	23.21'	N 011°4'05" W
C2	21°35'45"	535.00'	201.65'	S 78°09'12" W
C3	123°00'26"	60.00'	128.81'	S 62°38'40" E

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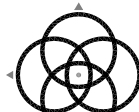
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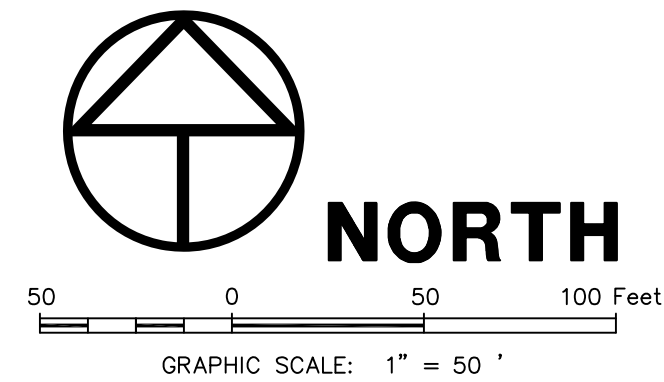
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SHEET 7 OF 8



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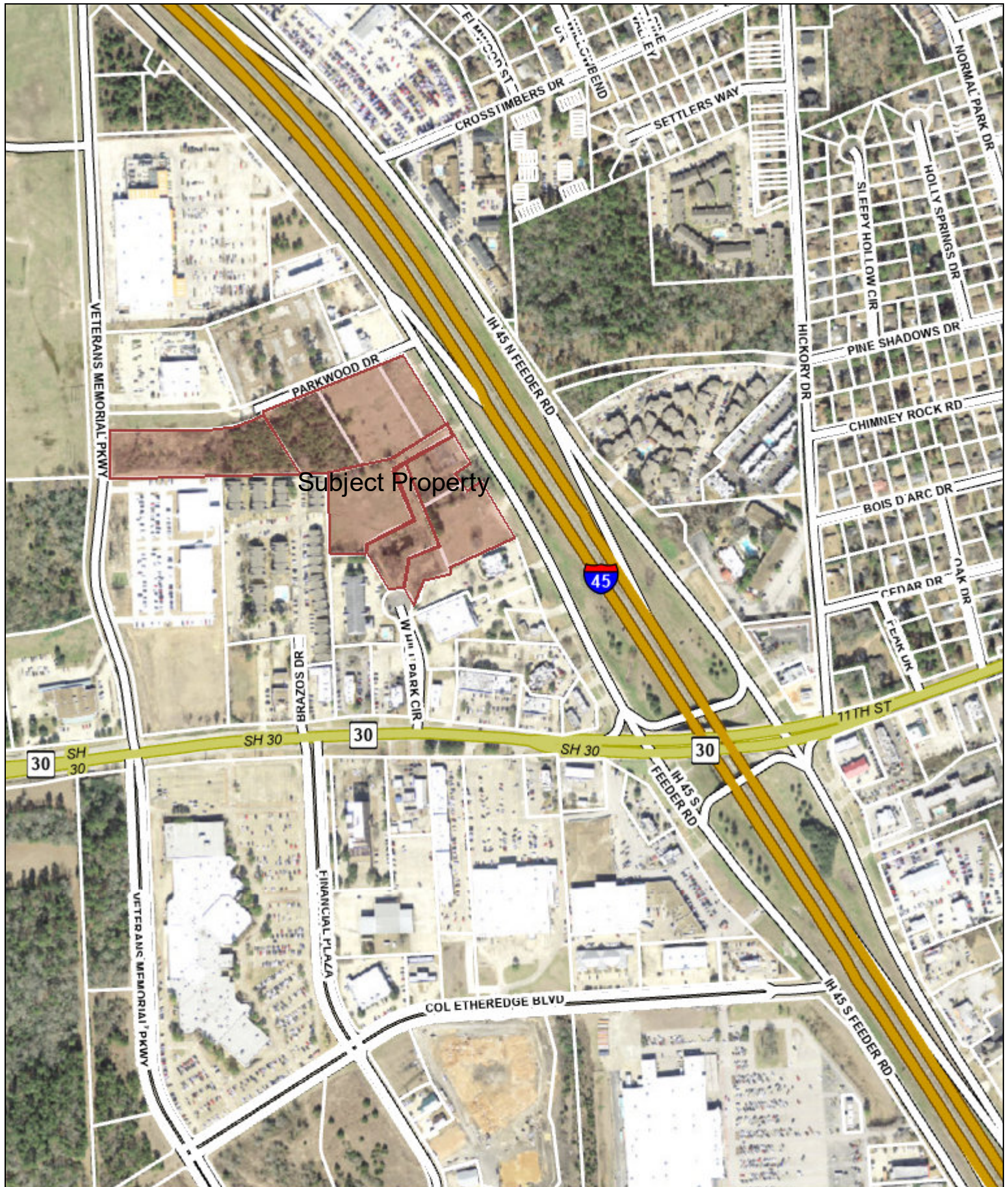
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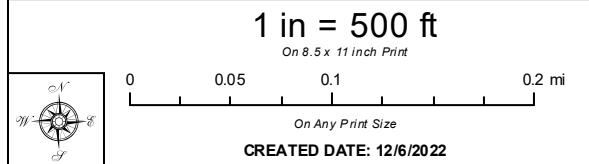
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SHEET 8 OF 8



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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 17TH DAY OF NOVEMBER 2022 AT 5:30 PM.

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

City staff present: Byle; Irones; Yeager

Audience present: Daniel Beamon

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 the Rockbridge East Subdivision, located along FM 1791 and Hwy 30 West, located within the city limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Mr. Irones also informed the commission that the final plat is in compliance with approved preliminary plan and the Development Code residential subdivision regulations.

Vice-Chairman Hooten moved to approve the Final Plat of Rockbridge East Subdivision located in the city limits of Huntsville. Commissioner Lynch seconded. The vote was unanimous.

- b.** The minutes of the October 6, 2022, meeting.

The approval of the October 6, 2022 minutes was tabled to the next meeting because Chairman Woods and Vice-Chairman Hooten would have to abstain from voting since they did not attend the October 6th meeting and there were not enough remaining members to approve them.

5. PUBLIC COMMENT

There were no public comments.

6. ITEMS OF COMMUNITY INTEREST

Commission members were informed on items of city closures for Thanksgiving. No action was discussed or taken.

7. ADJOURNMENT

Commissioner Thompson made a motion to adjourn the meeting. Commissioner Lynch seconded. The vote was unanimous. [5:43 PM]

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 1ST DAY OF DECEMBER 2022 AT 5:30 PM.

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

City staff present: Irones; Yeager

Audience present: Evin Macaluso

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. PUBLIC HEARING to take testimony concerning the application for a Conditional Use Permit for a proposed extension of a self-storage facility located at 3404 Powell Road on Walker County Property ID #24094.

Chairman Woods opened the Public Hearing

City Planner, **Armon Irones** gave the staff report for the project per the discussion form.

The applicant gave a presentation regarding the project and informed the Planning Commission they were planning to build two building that are similar to the current buildings to double the overall indoor storage facility.

Speakers in Support of the Proposed Development District Change

The applicant, Evin Macaluso, gave an overview of the project and answered the Commissioners' question to their satisfaction.

Speakers in Opposition of the Proposed Development District Change

There were no opposition comments.

Chairman Woods called for any additional comments from the public.

There were no public comments.

Commissioner Woods closed the Public Hearing at 5:44 p.m.

5. CONSIDER

- a.** The application for the Conditional Use Permit for the proposed expansion of a self-storage facility located at 3404 Powell Road, located within the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Mr. Irones also informed the commission that this is a low volume development and will not affect the traffic, health, safety or general welfare of the vicinity. The city recommends approval of the Conditional Use Permit, with the conditions outlined in the Letter of Conditional Approval.

Vice-Chairman Hooten moved to approve the Conditional Use Permit located 3404 Powell Road in the city limits of Huntsville. Commissioner Lynch seconded. The vote was unanimous.

- b.** The Final plat of for Vilma Deane Fisher, ET AL 1.09 Acre tract, located in the City Limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Mr. Irones informed the Commission this will be the platting of one lot into two lots. The applicant is dedicating a 10' public utility easement and 0.01 acre (435.6 square feet) of right-of-way. Mr. Irones said the applicant is seeking two Modification/Waiver of Subdivision Standards request via the plat: one for the minimum right-of-way width and the second for the minimum paving width requirements. This plat is in compliance with the subdivision requirements of the Development Code.

Commissioner Carpenter moved to approve the Vilma Deane Fisher final plat in the city limits of Huntsville. Commissioner Gumm seconded. The vote was unanimous.

- c.** The minutes of the October 6, 2022, meeting.

Commissioner Lynch moved to approve the October 6, 2022, meeting minutes. Seconded was by Commissioner Thompson. The vote was unanimous.

6. PUBLIC COMMENT

There were no public comments.

7. ITEMS OF COMMUNITY INTEREST

Commission members were informed on items of city Christmas Events throughout the City. No action was discussed or taken.

8. ADJOURNMENT

Commissioner Hooten made a motion to adjourn the meeting. Commissioner Thompson seconded. The vote was unanimous. [5:48 PM]