

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, MARCH 2, 2023

WORKSHOP 5:10 P.M-STAGGS COMMUNITY ROOM

REGULAR SESSION 5:30 P.M-STAGGS COMMUNITY ROOM

HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET

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 Southwood Subdivision, Lot 27A, a replat of Lots 27, 28, and 29, located in the city limits of Huntsville.
- b. The Planning Commission 2023 Work Schedule.
- c. Development Code Amendment to address Mobile Billboards.
- d. The minutes of the February 2, 2023, meeting.

5. PUBLIC COMMENTS

6. ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Commission and City Staff for which no action will be discussed or taken.

7. ADJOURNMENT

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: February 23, 2023

TIME OF POSTING: 8:45 a.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 of Southwood Subdivision, Lot 27A, a replat of Lots 27, 28, and 29

MEETING DATE: March 2, 2023

TYPE OF REVIEW: Final Plat

APPLICANT: Mike Namken

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is currently 3 tracts of land which is being replatted into a 13.49-acre tract and is located in the city limits of Huntsville. The property address is 1273 and 1283 Southwood Drive, which is approximately 3,220 feet east of the intersection of Southwood Drive and Timberwood Lane, near SH 75 South. According to GIS mapping images, there are several structures on the property, and it is unknown to staff what the future land usage will be.

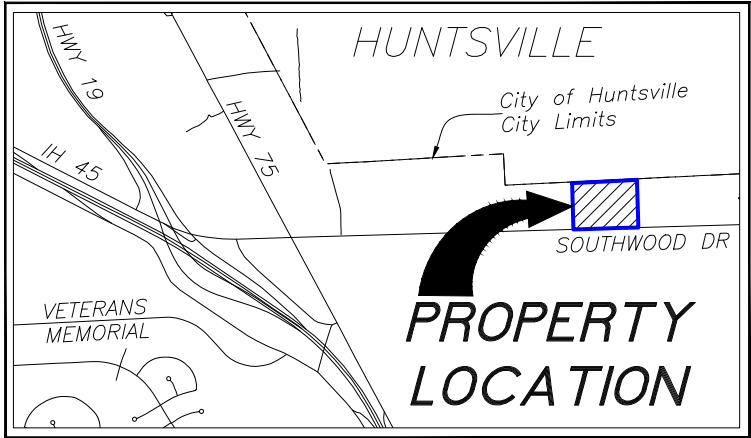
This replat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedicated along Southwood Drive. The applicant is not requesting any Waivers from the Development Code. The final plat must be approved by the Planning Commission because of the 10' public utility easement dedication.

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 Southwood Subdivision, Lot 27A, a replat of Lots 27, 28, and 29 with the dedication of a 10' public utility easement.

ATTACHMENTS:

Final Plat
Vicinity Map by staff



VICINITY MAP
Not To Scale

LEGEND

- Found 1/2" Iron Pipe, UNLESS otherwise noted
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- BL Build Line
- WCDR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

We, the undersigned, owners of the land shown on this plat and designated as the Minor Plat of Lot 27A (A Replat of Lots 27, 28 & 29, SOUTHWOOD SUBDIVISION) in the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, easements and public places shown thereon for the purpose and consideration therein expressed.

Helen Ann Hopson Allen

OWNER DEVELOPER
Helen Ann Hopson Allen
131 Arizona Ln.
Huntsville, Texas 77320

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This instrument was acknowledged before me on the _____ day of _____, 20_____,

by Helen Ann Hopson Allen.

Notary Public for State of Texas

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this _____ day of _____, 20_____,

City of Huntsville Planning Officer

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning and Zoning 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_____,

Chairman

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

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 right-of-way.

Dated this _____ day of _____, 20_____,

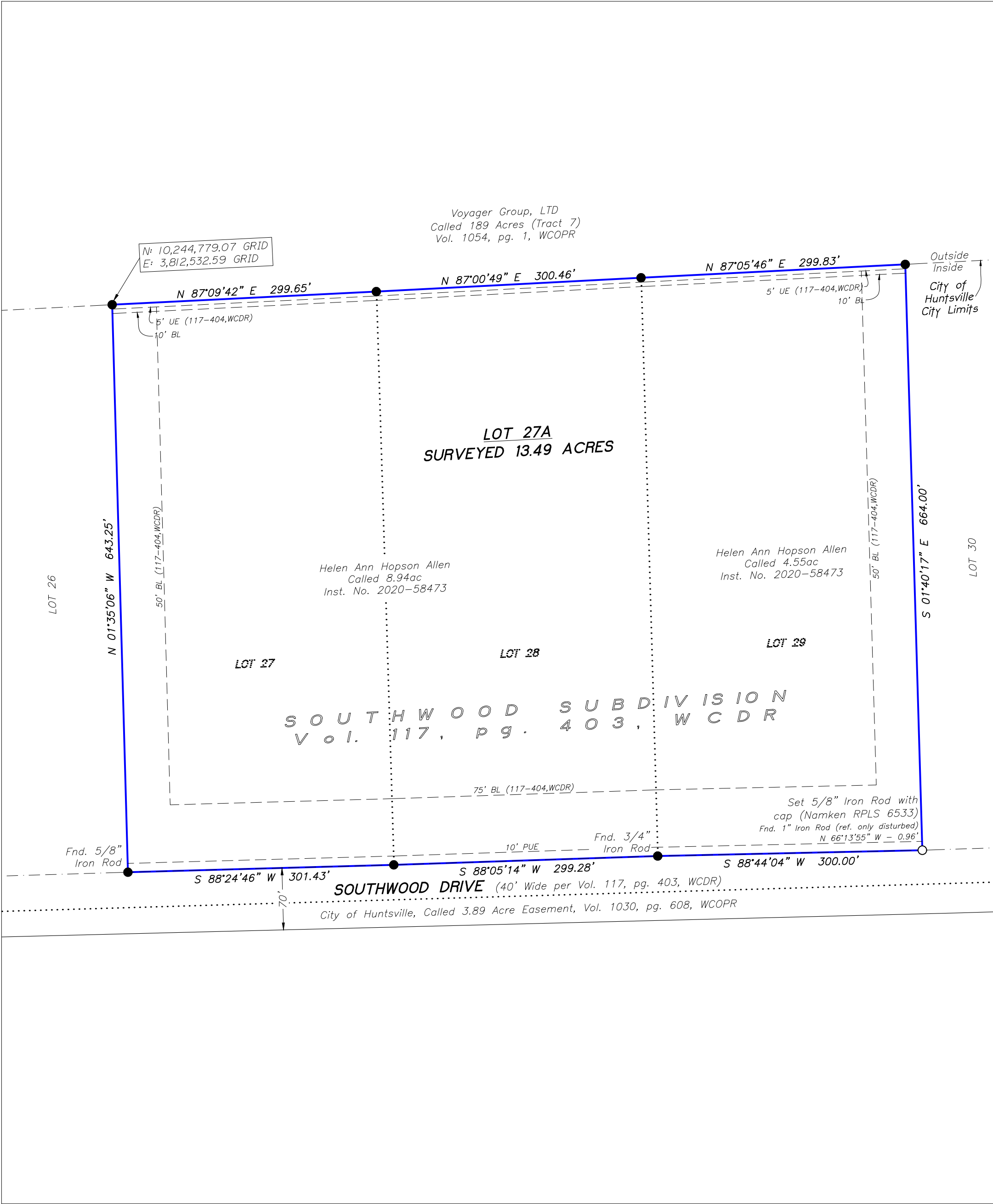
City of Huntsville City Engineer

CERTIFICATION BY THE SURVEYOR

I, Michael A. Namken, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

PRELIMINARY

Michael A. Namken
Registered Professional Land Surveyor No. 6533



NOTES:

- The Plat of SOUTHWOOD SUBDIVISION is recorded in Volume 117, Page 403 of the Deed Records, Walker County Texas.
- The purpose of this Minor Plat is to combine Lots 27, 28 and 29 of SOUTHWOOD SUBDIVISION into one LOT (27A) as shown hereon.
- Bearings, Distances, Coordinates and Areas hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, and the City of Huntsville Mapping Control Network and based on Control Monument No. 7202, having published coordinates of N=10,244,097.080 feet, E=3,813,687.785 feet, Elev.=394.359 feet and GPS observations. Distances may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99988.
- Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C0370D, Panel 0370D, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that any portion of the subject tract is free of potential flood hazard; localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
- Lot 27A is subject to the most current Covenants, Conditions and Restrictions for SOUTHWOOD SUBDIVISION, a copy of which can be found in the public record of Walker County, Texas. All Lot setbacks shall be in accordance with said recorded Covenants, Conditions and Restrictions for SOUTHWOOD SUBDIVISION (117-404, WCDR) and/or the City of Huntsville's Current Development Code.
- All public easements denoted on the plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Huntsville and/or Walker County, 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 and/or Walker County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal of or relocation of any obstructions in the public easements.
- Monuments shown hereon as found are controlling monuments, unless noted as reference only.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown hereon.
- If existing structures are demolished, new construction must comply with building setback lines shown hereon.

DRAINAGE ACCEPTANCE NOTE:

- All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of the development which are a part of or necessary to the public roads infrastructure or public system of drainage, in addition to all natural flows of water entering onto or crossing the property.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WALKER.

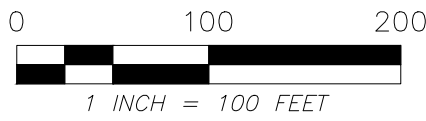
I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the

_____ day of _____, 20_____, in the Plat Records of

Walker County in Volume _____, Page _____.

**PRELIMINARY
NOT FOR RECORD**

Kari A. French, County Clerk
Walker County, Texas



MINOR PLAT OF

LOT 27A

(A REPLAT OF LOTS 27, 28 AND 29)

SOUTHWOOD SUBDIVISION

E. DAVIDS LEAGUE, A-157

IN THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

SURVEYED JANUARY 11, 2023

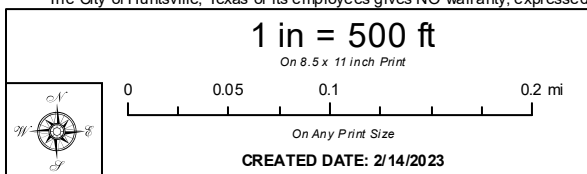
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

Job No. 22-154

SHEET 1 OF 1



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



2023 WORK SCHEDULE

CITY OF HUNTSVILLE PLANNING COMMISSION

TASK		JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER	
Commission Meeting Dates		5th	19th	2nd	16th	2nd	16th	6th	20th	4th	18th	1st	15th	6th	20th	3rd	17th	7th	21st	5th	19th	2nd	16th	7th	21st
Council Meeting Dates		3rd	17th	7th	21st	7th	21st	4th	18th	2nd	16th	6th	20th	4th	18th	1st	15th	5th	19th	3rd	17th	7th	21st	5th	19th
Development Code: Expansion and creation of new development districts	Staff																								
	Planning Commission							W/S																	
	City Council																								
Development Code: Look at banning mobile billboards within the city limits	Staff																								
	Planning Commission					W/S																			
	City Council																								
Development Code: Making changings to right-of-way requirements for plats if the road is county maintained and in the ETJ	Staff																								
	Planning Commission											W/S													
	City Council																								
Development Code: Look at ways to improve sidewalks along TXDOT right-of-way and ETJ areas	Staff																								
	Planning Commission													W/S											
	City Council																								
Training/Continuing Education/Conferences	Staff																								
	Planning Commission																								
	City Council																								
	Planning Commission																	W/S							
	City Council																								
Special workshops and planning related presentations		As Needed Throughout Year																							
Development Code Cleanup		As Needed Throughout Year																							
Other Issues/Concerns		As Needed Throughout Year																							

Final: 3-2-2023

Staff Research & Presentations	
Commission Public Hearing	
Council Public Hearing/Reading	
Commission Workshop/Discussion	WS

8.211

Signs placed, attached, ~~connected~~ to or painted on a licensed or unlicensed motorized, nonmotorized or towed vehicle if the sign: (1) directs attention to a business, service, commodity, or activity offered or sold on or off the premises; ~~and~~ (2) if the vehicle is parked closer to the street than the nearest building wall (does not apply to vehicles parked for the purpose of immediate loading and unloading); (3) if the vehicle is used primarily for the display of such sign(s), whether parked or in motion. This chapter shall not prohibit the identification of a business or its products or services on a vehicle(s) operated or parked in a manner appropriate to the normal course of business except the business of advertising.

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE BOARDROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13TH STREET, HUNTSVILLE, TEXAS ON THE 2ND DAY OF FEBRUARY 2023 AT 5:30 PM.

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

City staff present: Irones; Jeng-Bulloch; Yeager; Gibson

Audience present:

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. ELECTION

a. Chairman

Commissioner Thompson moved to nominate Woody Woods to serve as Chairman. Second was by Commissioner Gumm. The vote was unanimous.

b. Vice-Chairman

Commissioner Lynch moved to nominate Al Hooten as Vice-Chairman. Second was by Commissioner Thompson. The vote was unanimous.

5. CONSIDER the Final plat for The Redeemed Christian Church of God Rhema International Assembly, located in the city limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the approval of the final plat with the dedication of a 10' public utility easement and 0.02 right-of-way dedication. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request for the minimum paving width requirements along 16th Street. Armon Irones answered questions from the Planning Commission.

Vice-Chairman Hooten moved to approve the final plat with the dedication of the 10' Public Utility Easement, the 0.02 right-of-way dedication, and the Modification/Waiver of Subdivision Standards request for the paving with on 16th Street. Second by Commissioner Gumm. The vote was unanimous.

6. CONSIDER the Final plat of Huntsville ISD, Lot 1 125.74 Acres, located in the city limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the approval of the final plat with the dedication of the 10' Public Utility Easement and the 5' right-of-way dedication along Martin Luther King Jr. Drive and the 0.075- and 0.069-acre right-of-way dedication along 1st Street. Staff also recommends the Planning Commission approve the Modification of Subdivision Waivers request for the paving width not be expanded along 1st Street. Armon Irones answered questions from the Planning Commission.

Commissioner Lynch moved to approve the final plat with the dedication of the 10' Public Utility Easement and the 5' right-of-way dedication along Martin Luther King Jr. Drive and the 0.075- and 0.069-acre right-of-way dedication along 1st Street and the Modification/Waiver of Subdivision Standards request for the paving width not be expanded along 1st Street. Second was by Commissioner Thompson. The vote was unanimous.

7. CONSIDER the minutes of the December 15, 2022, meeting.

Chairman Woods moved to approve the minutes from the December 15th meeting. Second was by Commissioner Gumm. The vote was unanimous.

8. PUBLIC COMMENTS

9. ITEMS OF COMMUNITY INTEREST

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

- Comments and suggestions were submitted for the proposed zoning district map changes. Pending steering committee approval. Public hearing to be scheduled at a later date.
- All future planning commission meetings will be held in the library boardroom until further notice.
- The new Planning Technician, Daneatria Gibson was introduced to the Planning Commission.
- Questions regarding mics/video/audio capabilities in the boardroom.

10. ADJOURNMENT

Chairman Woods moved to adjourn the meeting. Second was by Commissioner Gumm. The vote was unanimous. [6:04 PM]