

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 16, 2023

WORKSHOP 5:10 P.M-STAGGS COMMUNITY ROOM

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

HUNTSVILLE PUBLIC LIBRARY, 1219 13th STREET, HUNTSVILLE, TEXAS 77340

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 Preliminary Plan for The Woods at Elkins Lake Subdivision, located in the city limits of Huntsville.
- b. The minutes of the March 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: March 13, 2023

Sharon Schultz

TIME OF POSTING: 3:20 p.m.

Sharon Schultz, Deputy City Secretary

TAKEN DOWN: _____



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

MEETING DATE: March 16, 2023

SUBJECT: The Woods at Elkins Lake Subdivision Preliminary Plan

TYPE OF REVIEW: Preliminary Plan

APPLICANT: Prairie Flower, Ltd

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is approximately 32.0675 acres in size and is proposed to be The Woods at Elkins Lake Subdivision. It will be adjacent to the existing Elkins Lake Subdivision.

- Block 1 will consist of 12 lots and will be for townhomes.
- Block 2 will consist of 35 lots and will be for single-family residential.
- Block 3 will consist of 10 lots and will be for townhomes.

At the October 6, 2022, Planning Commission meeting, there was a Public Hearing for a proposed Development District Map Amendment on this property. The Planning Commission also approved the proposed Development District change from Neighborhood Conservation to Management District. The Development District Map Amendment received final approval from the City Council on November 1, 2022.

The subject property is south of Cherry Hills Drive and east of Green Briar Drive on 32 acres of undeveloped land. The land to the east and south is undeveloped and the land to the north and west of the subject property is single-family residential and part of the Elkins Lake Subdivision. According to the site plan, there will be one entrance/exit and it will tie into the existing Wellington Drive.

The subject property will consist of 57 total lots and each single-family residential lot will be at least approximately 0.6 acre and the townhome lot size will be at least 3,500 square feet. The density will be 1.78 lots per acre. The setbacks will be 25' on the front, 10' in the rear, and 10' on the sides for the single-family units and also for the townhomes with a 10' side setback requirement between each building unit. The applicant has confirmed with the city's Engineering Department that there is adequate sewer capacity for this development.

The applicant is requesting two Modifications/Waivers of Subdivision Standards. One is not to construct sidewalks per the Development Code. **Per Article 10.501**

D-Low Density Residential Subdivisions, Alternate trail/sidewalk construction is allowed for low-density subdivisions. Developer is required to provide length of trails/sidewalks equivalent to twice the centerline road length of roads within the boundary of the subdivision. The second Modifications/Waivers of Subdivision Standard request is for the paving width for the rights-of-way. The 50' R.O.W. is not wide enough for 28' of paving plus ditches on each side. The 28' is the width of the travel lanes and the 2' paved shoulders is not included in that 28'.

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.

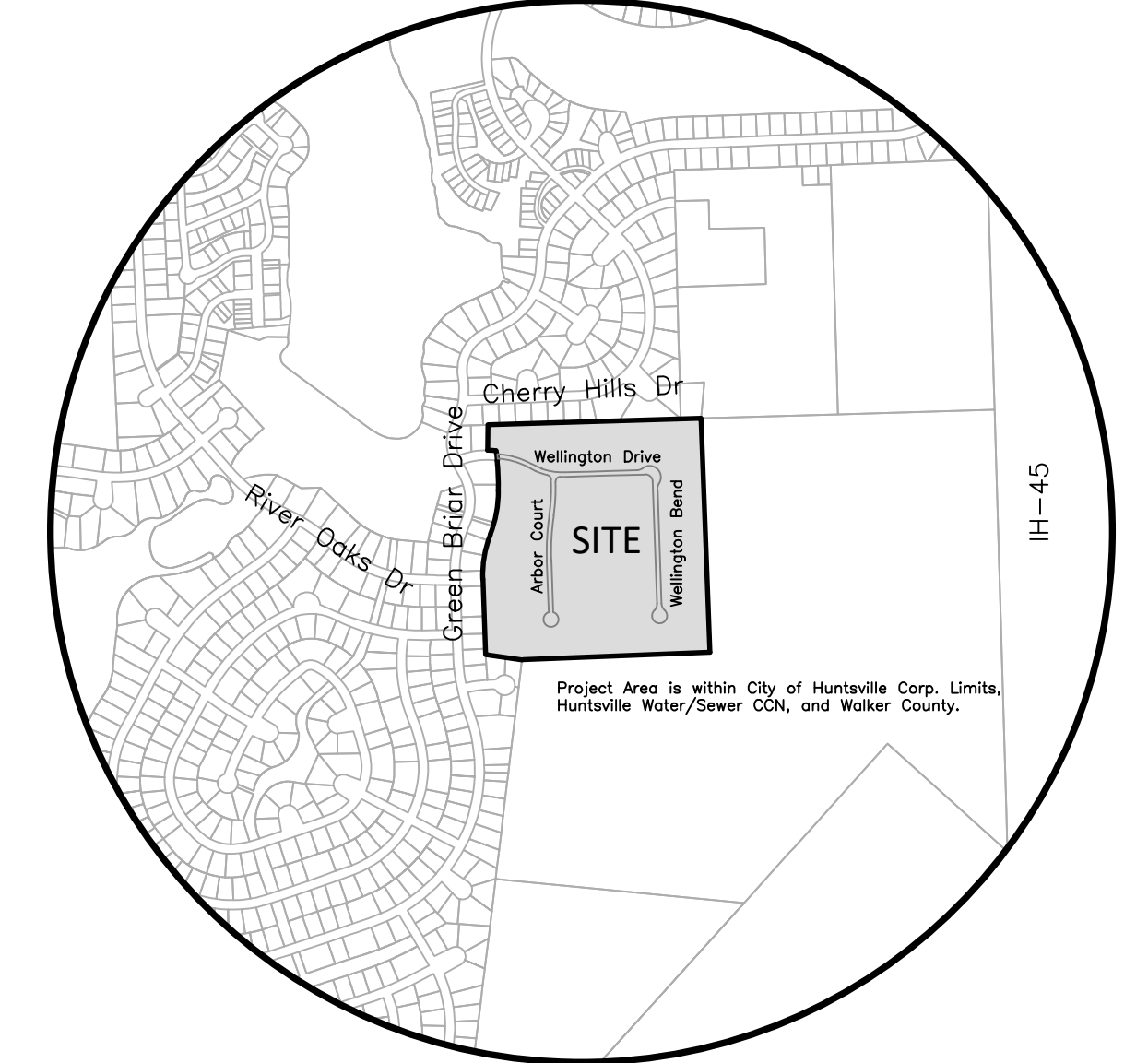
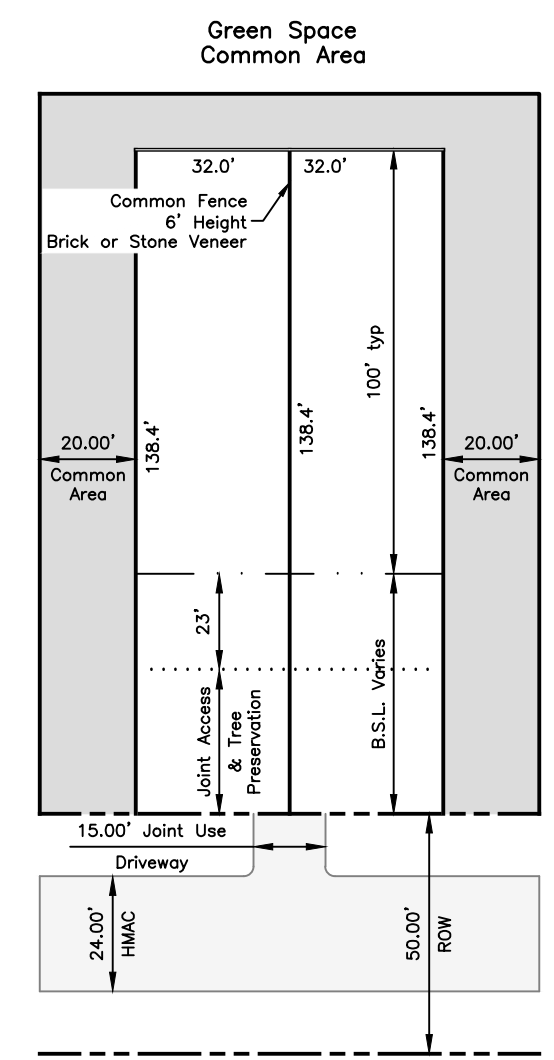
As this is just the preliminary plan, all final civil engineering plans will have to be approved before the submittal of a final plat. If the preliminary plan is approved, the Final Plat will be presented to the Commission for review and approval at later dates.

STAFF RECOMMENDATION:

*As it is in compliance with the Development Code residential subdivision regulations, staff recommends **approval** of the Preliminary Plan as submitted. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards requests of providing alternate walking trails instead of sidewalks and for the minimum paving width not to exceed 28' for the rights-of-way.*

ATTACHMENTS:

Preliminary Plan
Vicinity map



WATER DEMANDS		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'	
Unit Description	Projected Water Demand (gpd/sf)	Units	Per Lot	Total	Average Daily Flow (MGD)	Peak Daily Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)
Single Family Residential Lot	100	57	3.07	5700	0.001	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002
Lot Totals		57		5700	0.001	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002

WASTEWATER DEMANDS		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'		1/1' 100'	
Unit Description	Projected WW Demand (gpd/sf)	Units	Per Lot	Total	Average Daily Flow (MGD)	Peak Daily Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)	Peak Hourly Flow (MGD)
Single Family Residential Lot	100	57	3.07	5700	0.001	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002
Lot Totals		57		5700	0.001	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002

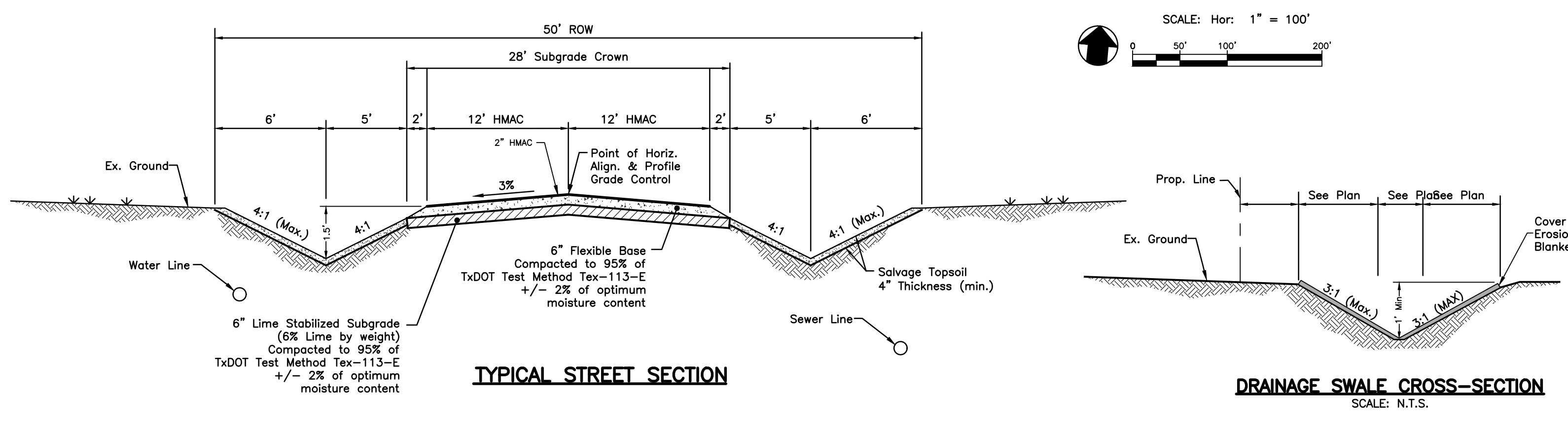
- GENERAL NOTES:**
- This property is located in the City Limits of Huntsville.
 - This property is zoned as "Management District".
 - Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points "CPM 6428" and "CPM 6431" having published coordinates of N= 10,258,679.163 Ft. and E= 3,790,376.023 Ft. and N= 10,258,954.285 Ft. and E= 3,791,269.412 Ft. respectively.
 - Distances, shown hereon, are geodetic horizontal and may be converted to the City of Huntsville Mapping Control Network by multiplying by a Combined Scale Factor of 0.99988.
 - According to the Flood Insurance Rate Maps for Walker County, Texas and Incorporated Areas, Map Number 48471C0370D, effective 8/16/2011, this property is not located in a 100-year flood hazard area.
 - Unless noted otherwise, corners will be marked by Access Surveyors, LLC.
 - This development is not proposing to build any new sidewalks in order to preserve trees.
 - The development shall consist of the creation of 57 Residential Lots.
 - Estate Lot Sizes: 26,138 sf (min).
 - Townhome Lot Size: 3,500 sf (min).
 - Building Setbacks: as shown.
 - Public Easements: All public easements denoted on this plan are dedicated to the use of the public forever. Any public utility, including the City of Huntsville, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility including the City of Huntsville shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plan. 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.
 - A Traffic Impact Analysis of the development is not needed. This tract is a part of Elkins Lake Subdivision a master planned community. The density of this proposed development is less dense than the originally planned development for this tract.
 - This tract was previously platted as Section V of Elkins Lake Subdivision.

Right-of-Way Width:
Green Briar Drive: 50'
Cherry Hills Drive: 50'

Proposed Streets:
Arbor Ct. Right-of-Way: 50'
Wellington Dr. - Right-of-Way: 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 2°18'35" W	170.04'
L2	N 89°08'12" E	60.40'
L3	N 87°00'40" E	85.15'
L4	N 87°43'56" E	80.11'
L5	N 88°01'02" E	84.97'
L6	N 87°15'57" E	84.48'
L7	N 87°37'06" E	89.04'
L8	N 87°29'36" E	97.17'
L9	N 87°55'43" E	105.96'
L10	N 88°29'28" E	106.33'
L11	N 2°21'29" E	153.48'
L12	N 20°35'01" E	160.84'
L13	N 6°40'44" E	137.64'
L14	N 1°03'49" W	94.71'
L15	S 88°07'54" W	53.06'
L16	N 2°18'23" W	120.29'
L17	N 87°40'23" E	16.99'

STORMWATER DETENTION APPROXIMATE SIZES			
POND	AREA	RATE	STORAGE
#1	7.9 AC.	0.2 AC-FT/AC	1.58 AC-FT
#2	8.9 AC.	0.2 AC-FT/AC	1.78 AC-FT
#3	9.5 AC.	0.2 AC-FT/AC	1.90 AC-FT



- Legend and Abbreviations**
- EASEMENT LINE
 - PROPERTY LINE
 - BOUNDARY LINE
 - 12W --- EXISTING WATER LINE W/SIZE
 - 8W --- PROPOSED WATER LINE W/SIZE
 - 490 --- EXISTING CONTOURS
 - PROPOSED DRAINAGE FLOW DIRECTION
 - Existing Sewer Manhole

- Abbreviations**
- D.E. Drainage Easement
 - D.R. Walker County Deed Records
 - E.T.J. Extra-Territorial Jurisdiction
 - W.C.O.P.R. Walker County Official Public Records
 - P.R. Walker County Plat Records
 - P.A.E. Public Access Easement
 - P.D.E. Public Drainage Easement
 - P.U.R. Public Utility Easement
 - P.D.E. Private Drainage Easement
 - R.O.W. Right-of-Way
 - U.E. Utility Easement
 - 1/2" Iron Rod Found
 - 5/8" Iron Rod Found
 - 1/2" Iron Rod Set
 - City of Huntsville Control Monument
 - TxDOT R.O.W. Monument
 - Light Pole
 - Power Pole
 - Sewer Manhole
 - Storm Drain MH
 - Water MH
 - Telephone Pedestal
 - Water Meter
 - Water Valve

Drawn By: AN
Checked By: JF
Date: 06/21/2022

PRELIMINARY
This document shall not be recorded for any reason.

PRELIMINARY PLAN

The Woods At Elkins Lake Subdivision
Consisting of 3 Blocks and 57 Lots

Submittal Date: 06/21/2022
08/12/2022
09/06/2022
01/05/2023

32.0 Acres in the A. BROWN (A-95) SURVEY
Tract 3
HUNTSVILLE, WALKER COUNTY, TEXAS DECEMBER 2021
SCALE: 1"=100'

Developer:
Ben Bus
1301 Col. Etheredge Blvd
Huntsville, TX 77340
(936) 291-7552

Surveyor:
Access Surveyors, LLC
1008 Woodcreek Dr., Suite 103
Beaumont, Texas 77713
(409) 838-6322

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

MB



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1 in = 500 ft

On 8.5 x 11 inch Print



CREATED DATE: 9/19/2022

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



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

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

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

Audience present: David McGann; Helen Allen

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

Commissioner Lynch led the 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.

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. Armon Irones answered questions from the Planning Commission. Owners, Helen Allen & David McGann, asked questions regarding the easement requirements and tree ordinance. Mr. Irones and Mr. Byal answered the Commissioners' and owners questions to their satisfaction.

Commissioner Lynch moved to approve the final plat with the dedication of the 10' Public Utility Easement, and the 0.02 right-of-way dedication. It was seconded by Commissioner Sessions. The vote was unanimous.

- b.** The Planning Commission 2023 Work Schedule.

Chairman Woods moved to approve the schedule. The vote was unanimous in favor of approval.

- c.** Development Code Amendment to address Mobile Billboards.

Byal presented the amendment to the Commission to include mobile billboards in the development code. Commissioner Lynch moved to approve the amendment. It was seconded by Commissioner Thompson. The vote was unanimous.

- d.** The minutes of the February 2, 2023, meeting.

Commissioner Carpenter suggested an edit. Commissioner Carpenter moved to approve the minutes with the edit. It was seconded by Commissioner Thompson. The vote was unanimous.

8. PUBLIC COMMENTS

There were no 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.

- Zoning Districts updates - There will be a steering committee meeting with the consultants on March 30, 2023. Staff and committee will review and provide comments and feedback in regard to the proposed zoning/development districts map.

Working out details for an April joint workshop with Planning Commission and City Council. Date TBD. Should have a date by next week.

Possible May public hearing/Planning Commission and presentation to City Council by the end of May/early June.

Letters will be sent out to every property owner within city limits of Huntsville regarding changes to development districts.

- Commissioner Lynch inquired about an update for Sonic property/Stonehenge. Mr. Byal says code enforcement has reached out to owners to clean up the lot.
- Commissioner Lynch inquired about an update for lot on 16th street. Byal met with contractor last year He was informed it had been purchased and they plan to continue the project. Byal will reach out for another update.
- City Hall groundbreaking will be on Thursday March 9, 2023, at 10am
- There are plans for a Texas Roadhouse to be built in the near future in Huntsville.

10. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Second was by Commissioner Carpenter. The vote was unanimous. [5:57 PM]