

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, APRIL 6, 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 Final Plat of Elion Commercial Plat, located in the city limits of Huntsville.
- b. Timberwilde Subdivision, The Reserve, Section 2, Block 1, Lots 1-7, Replat of Block 3, Lot 10, located in the ETJ of Huntsville.
- c. The minutes of the March 16, 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 Temporary 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 31, 2023

TIME OF POSTING: 10:30 a.m.

TAKEN DOWN: _____

Sharon Schultz
Sharon Schultz, Deputy City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

SUBJECT: Final Plat of Elion Commercial Plat

MEETING DATE: April 6, 2023

TYPE OF REVIEW: Final Plat

APPLICANT: Benjamin Sessions

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a 13.89-acre tract located in the city limits of Huntsville. The property address is 500 SH 19, along the east side of SH 19 which is near the intersection of the SH19 frontage road and Bearkat Boulevard. Currently, there is a commercial building on the property. This plat is proposing to divide the 13.89-acre tract into 4 lots for commercial uses.

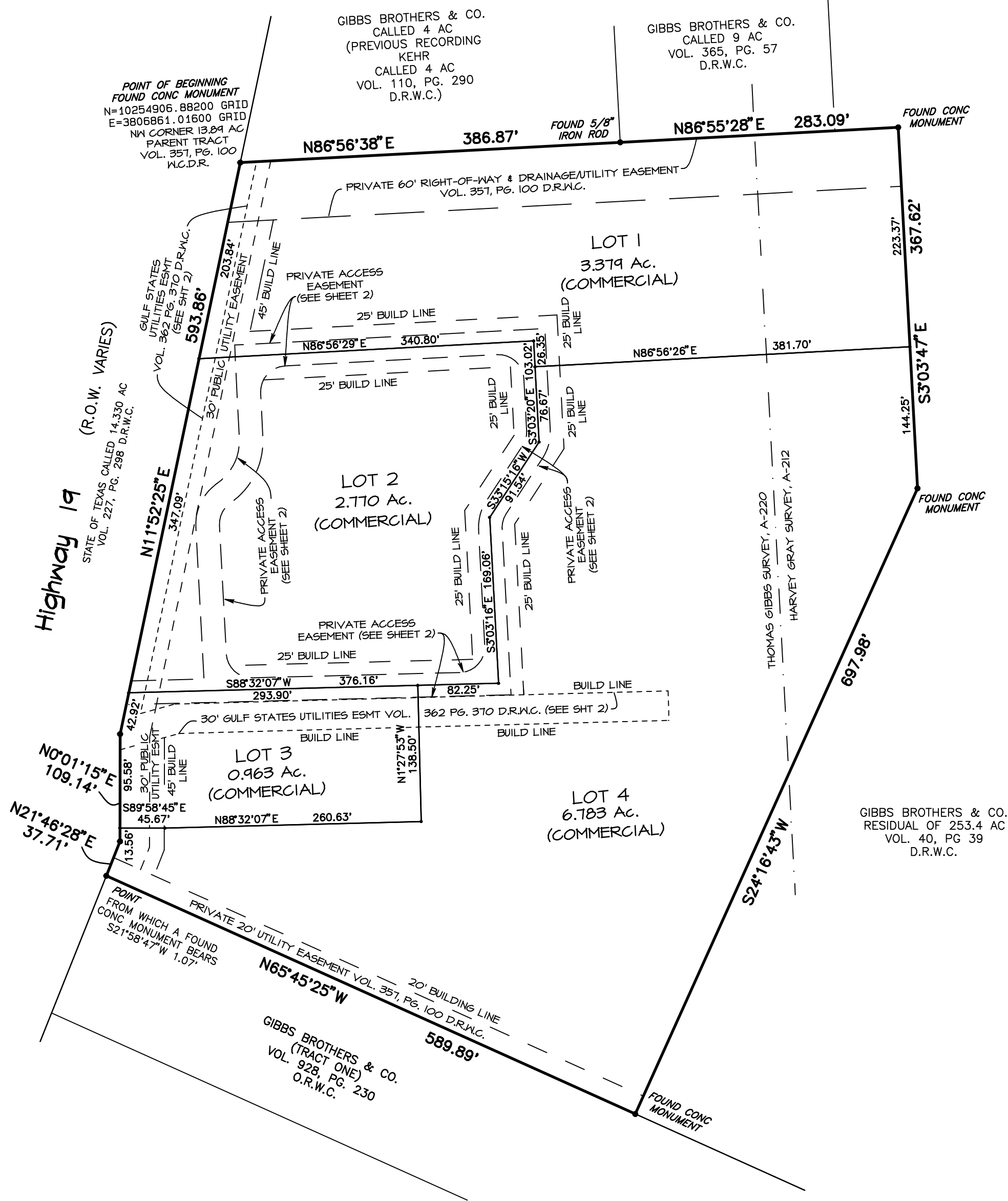
This plat is being presented tonight for final approval before the Planning Commission. There is a 30' City of Huntsville utility easement that exists along the frontage of the property and a private 60' right-of-way & drainage/utility easement along the northern property line. The plat also has a proposed 24' wide private access easement that will be located on Lot 2 and it will provide access to Lots 1, 3, and 4. The applicant is requesting to abandon and relocate the city's water line on the property. The applicant is also requesting a Modification/Waiver of Subdivision Standards not to construct a sidewalk along the frontage of the property. There are not any existing sidewalks in that area due to it being commercial and the adjacent properties are undeveloped. The final plat must be approved by the Planning Commission because of the water line being relocated on the property and the Modification/Waiver of Subdivision Standards request.

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 Elion Commercial Plat. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request to not provide a sidewalk along the SH 19 frontage road.

ATTACHMENTS:

Final Plat
Vicinity Map by staff



OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

I Elion Management, LLC., owner of the land shown on this plat, and designated as Elion Commercial Plat, in the City Limits of Huntsville, Walker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all water courses, utility easements and public places thereon shown for the purpose and consideration therein expressed.

Elion Management, LLC.

OWNER:
ELION MANAGEMENT, LLC
500 TX-19
HUNTSVILLE, TX 77340

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WALKER

Before me 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 he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public for the State of Texas

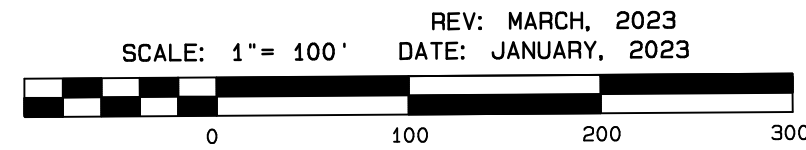
CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF WALKER

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that this plat conforms to all applicable development criteria and standards of the City of Huntsville, Texas.

Dated this _____ day of _____, 2023.

City Engineer



ACKNOWLEDGEMENT BY CITY OF HUNTSVILLE

I, Andy Brauning, Mayor of Huntsville, Texas, by authority granted by

Resolution No. _____, do hereby abandon, release and quitclaim, all of its right, title and interest in those certain easements granted to the City of Huntsville, recorded in Volume 359, Page 130, Deed Records and Volume 11, Page 714 and Volume 218, Page 305, Official Public Records of Walker County, Texas, as shown on Sheet 2 of 2 hereon in exchange for a 30 foot wide Public Utility Easement as shown on Sheet 1 of 2 hereon.

By: _____
Andy Brauning, Mayor

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WALKER

This instrument was acknowledged before me on this _____ day of _____, 2023, by Andy Brauning.

Notary Public for the State of Texas

CERTIFICATION BY THE SURVEYOR

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071

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 _____, 2023.

Chairman

CERTIFICATION BY THE CITY PLANNING OFFICER

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

Dated this _____ day of _____, 2023.

City Huntsville Planning Officer

CERTIFICATION BY THE COUNTY CLERK

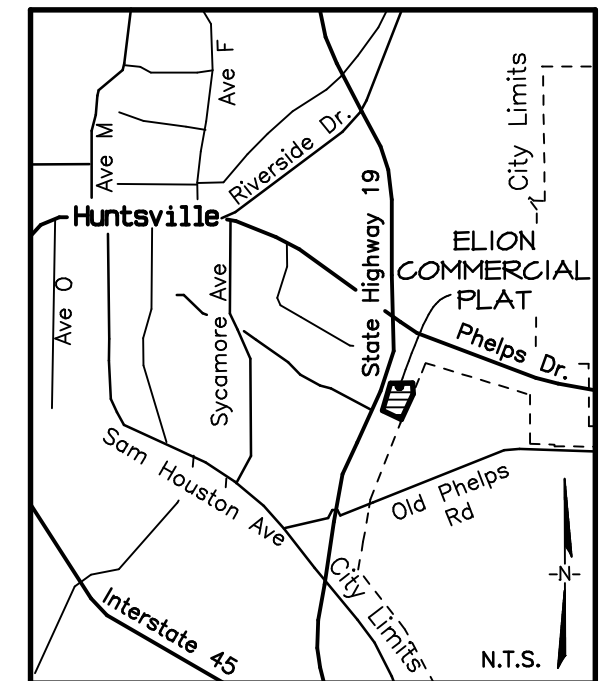
STATE OF TEXAS
COUNTY OF WALKER

I, Kari 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 _____, 2023 in

the Plat Records of Walker County in Volume _____, Page _____.

County Clerk, Walker County, Texas



—VICINITY MAP—

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE ELION COMMERCIAL PLAT WITH 4 LOTS AND 1 BLOCK OUT OF THE CALLED 13.89 ACRES AS RECORDED IN INSTRUMENT NO. 2021-68468 REAL PROPERTY RECORDS WALKER COUNTY, TEXAS.
- ALL BEARINGS, DISTANCES, COORDINATES AND ACREAGES HEREON ARE GRID AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, NAVD 88 AND BASED UPON CITY OF HUNTSVILLE MAPPING CONTROL NETWORK CONTROL POINT NUMBER 7829, HAVING PUBLISHED COORDINATES OF N=10,254,114.624 FEET, E=3,806,606.770 FEET AND ELEV. 384.379 FEET AND GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET AND MAY BE CONVERTED TO GEODETIC HORIZONTAL (SURFACE) BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.99988.
- THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA MAP NUMBER 48471C0360D, EFFECTIVE DATE AUGUST 16, 2011.
- TITLE REPORT FURNISHED BY STEWART TITLE, FILE NO. 2233524, DATED MAY 12, 2022.
- W.C.O.P.R. DENOTES WALKER COUNTY OFFICAL PUBLIC RECORDS. W.C.D.R. DENOTES WALKER COUNTY DEED RECORDS.
- ALL CORNERS ARE SET 5/8" IRON RODS WITH CAP MARKED "6071", UNLESS OTHERWISE NOTED.
- 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.
- CITY OF HUNTSVILLE 10' UTILITY EASEMENT VOL. 359, PG. 130 D.R.W.C. AND CITY OF HUNTSVILLE UTILITY ESMT VOL. 218, PG. 305 O.P.R.W.C. ARE TO BE ABANDONED BY CITY OF HUNTSVILLE PER THIS PLAT
- CITY OF HUNTSVILLE 30' UTILITY EASEMENT VOL. 11, PG. 714 O.P.R.W.C TO BE ABANDONED BY CITY OF HUNTSVILLE AND REPLACED BY A 30' PUBLIC UTILITY EASEMENT ALONG HIGHWAY 19 PER THIS PLAT.
- THERE IS A 10' BUILDING LINE ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE SHOWN.
- THE PRIVATE ACCESS EASEMENT IS TO SERVE LOTS 1 THRU 4 AND PROVIDE THE CITY OF HUNTSVILLE EMERGENCY VEHICLES PERPETUITY TO THE ACCESS EASEMENT.

APPROVED VARIANCES:

- THE VARIANCE TO OMIT SIDEWALKS WAS APPROVED BY THE PLANNING COMMISSION AT THE TIME OF FILING THE FINAL PLAT.

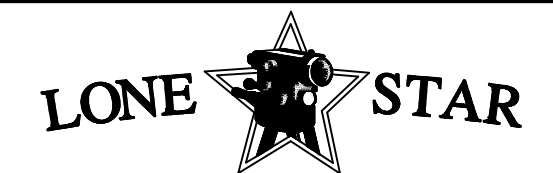
FINAL PLAT OF

ELION COMMERCIAL PLAT

4 LOTS * 1 BLOCK

IN THE THOMAS GIBBS SURVEY, A-220
AND THE HARVEY GRAY SURVEY, A-212
WALKER COUNTY, TEXAS

BEING 13.89 ACRES
AS RECORDED IN INSTRUMENT NO. 2021-68468
REAL PROPERTY RECORDS WALKER COUNTY, TEXAS



LAND SURVEYING & MAPPING
103 TRACE COURT MONTGOMERY, TEXAS 77316
PH: (936) 522-8716

SCALE: 1" = 100' DATE: 1/19/2023

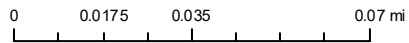
FIRM NO. 10194680 SHEET 1 OF 2



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 = 200 ft

On 8.5 x 11 inch Print



On Any Print Size

CREATED DATE: 3/17/2023

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

MEETING DATE: April 6, 2023

SUBJECT: Final Plat of Timberwilde Subdivision, The Reserve, Section 2, Block 1, Lots 1-7
(Replat of Block 3, Lot 10)

TYPE OF REVIEW: Final Replat

APPLICANT: Tony Doughtie

LOCATION: Timberwilde Subdivision East of Dahlia Road and Lucas Crossing intersection

FACTS, CODE REQUIREMENTS AND CONDITIONS

The overall subject property is approximately 12.139 acres in size and is part of the Timberwilde Subdivision, The Reserve, located in the Huntsville ETJ. It will be located east of the intersection of Dahlia Road and Lucas Crossing, which are both local streets. The Final Plat for this development was originally approved at the May 3, 2018, Planning Commission Meeting.

The land to the north and west of the subject property is also part of the Timberwilde Subdivision, The Reserve. The land to the south and east is undeveloped and not platted. The access to the proposed seven lots will be from Lucas Crossing into Noah Court. Noah Court will tie into the existing Noah Drive.

Each of the seven lots for the final replat will be at least 1.081 acre in size. The setbacks will be 75' for the front, 20' for the side and rear, and 25' for a side that is adjacent to a street.

The construction of certain public improvements, (streets, water, and drainage facilities), have been reviewed and approved by the Engineering Department.

STAFF RECOMMENDATION:

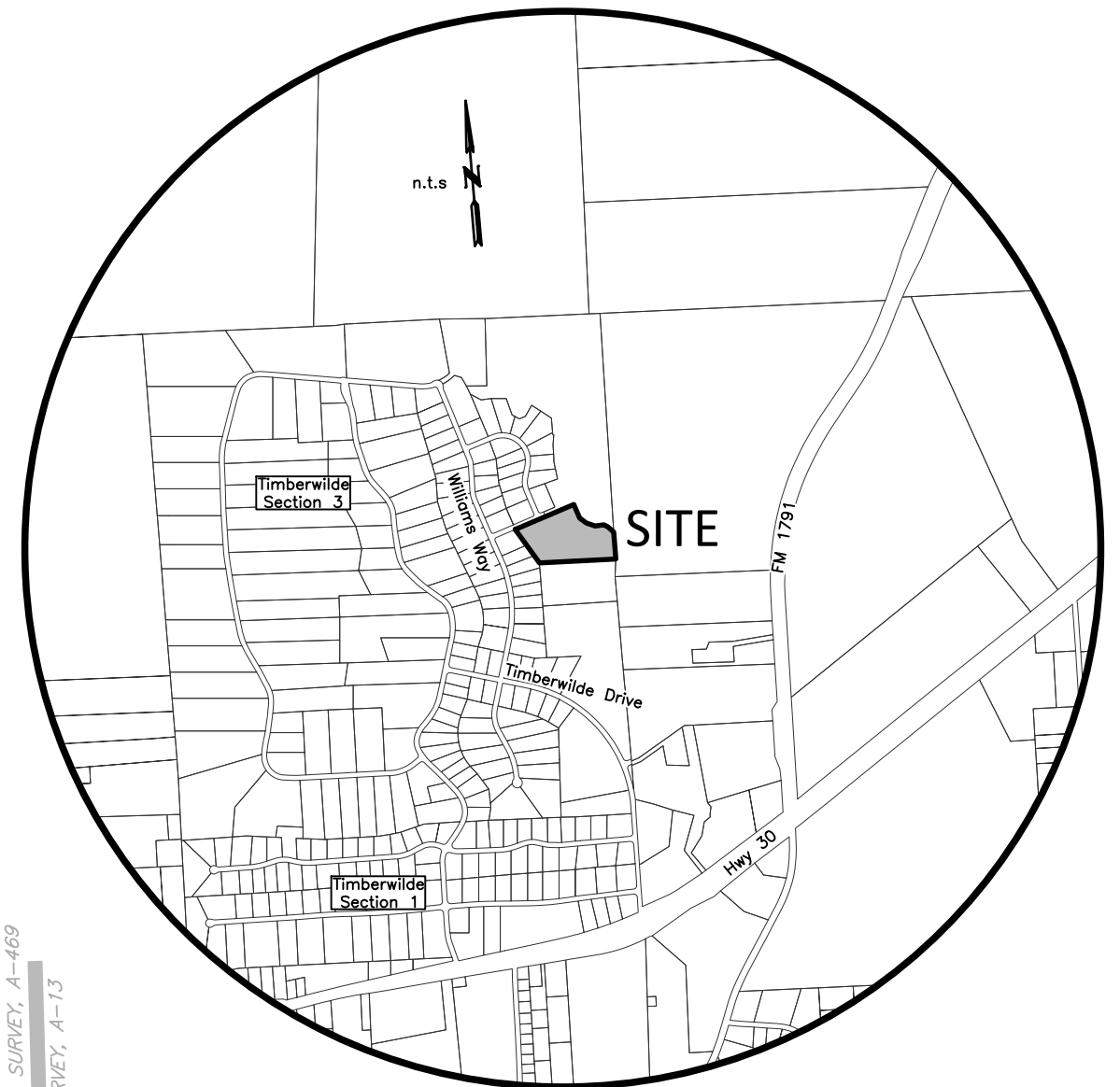
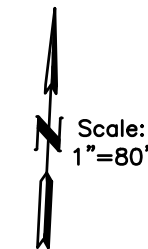
As this final replat is in compliance with the Development Code residential subdivision regulations, staff recommends approval of the Final Plat of Timberwilde Subdivision, The Reserve, Section 2, Block 1, Lots 1-7, (Replat of Block 3, Lot 10) as submitted.

ATTACHMENTS:

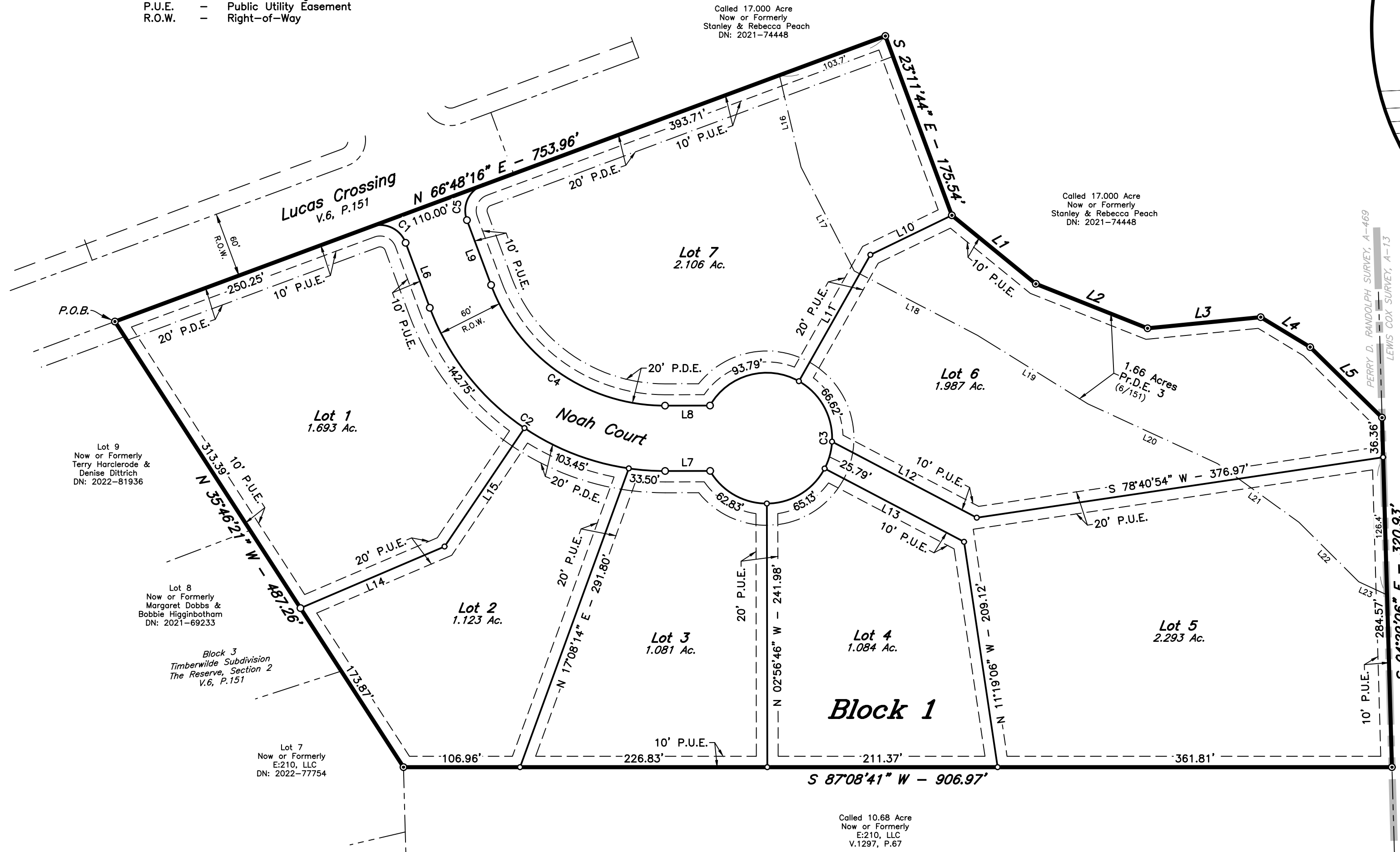
Final Plat
Vicinity map

- LEGEND**
- ⊙ 1/2" Iron Rod Found (CM)
 - 1/2" Iron Rod Set
 - CM Controlling Monument
 - DN Document Number

- ABBREVIATIONS**
- P.D.E. Public Drainage Easement
 - P.O.B. Point of Beginning
 - Pr.D.E. Private Drainage Easement
 - P.U.E. Public Utility Easement
 - R.O.W. Right-of-Way



VICINITY MAP



LINE TABLE (Pr.D.E.)

LINE	BEARING	DISTANCE
L1	S 53°37'00" E	99.43'
L2	S 71°10'11" E	110.33'
L3	N 81°32'23" E	104.33'
L4	S 61°39'55" E	53.04'
L5	S 48°21'27" E	92.42'
L6	S 23°16'08" E	63.69'
L7	N 87°03'14" E	41.28'
L8	S 87°03'14" W	41.28'
L9	N 23°16'08" W	63.55'
L10	S 61°17'02" W	83.06'
L11	S 26°37'11" W	133.32'
L12	N 65°08'12" W	150.00'
L13	N 65°08'12" W	144.54'
L14	N 63°58'23" E	143.75'
L15	N 31°10'13" E	131.15'

Remainder of
Called 531.73 Acres
Now or Formerly
J. Byron & Charlene Sandel
V.945, P.724

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°55'36"	25.00'	39.24'	24.97'	S 68°13'56" E	35.33'
C2	69°40'38"	230.00'	279.70'	160.08'	S 58°06'27" E	262.78'
C3	300°00'00"	60.00'	314.16'	-34.64'	N 2°56'46" W	60.00'
C4	69°40'38"	170.00'	206.74'	118.32'	N 58°06'27" W	194.23'
C5	90°04'02"	25.00'	39.30'	25.03'	N 21°45'51" E	35.38'

LINE TABLE (Pr.D.E.)

LINE	BEARING	DISTANCE
L16	N 16°06'12" W	86.55'
L17	N 29°57'02" W	107.06'
L18	N 65°15'15" W	127.69'
L19	N 61°01'53" W	119.30'
L20	N 68°06'05" W	130.99'
L21	N 57°02'00" W	91.91'
L22	N 48°02'10" W	77.49'
L23	N 67°54'24" W	28.66'

FINAL PLAT

BEING A REPLAT OF LOT 10, BLOCK 3
TIMBERWILDE SUBDIVISION
THE RESERVE SECTION 2

LOTS 1-7, BLOCK 1
12.139 ACRES
PERRY D. RANDOLPH SURVEY, A-469
HUNTSVILLE, WALKER COUNTY, TEXAS
DECEMBER, 2022
SCALE: 1"=80'

Owner:
Tony E. Doughtie
Molly Doughtie
PO Box 1233
Huntsville, Texas 77342

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

Texas Firm Registration No. 10103300



SHEET NO.
1
OF 2 SHEETS

ACKNOWLEDGEMENTS and CERTIFICATIONS

OWNER(S) ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER

I (we), the undersigned, owner(s) of the land shown on this plat, and designated as TIMBERWILDE SUBDIVISION THE RESERVE, SECTION 2 in Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

Dated this _____ day of _____, 2023.

XXXX XXXX, DOUGHTIE CONSTRUCTION, LLC

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Walker,

This instrument was acknowledged before me by XXXX XXXX

on the _____ day of _____, 2023.

By: _____

Notary Public for
State of Texas

LIEN HOLDER’S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

I, Walter Bennett, President of First National Bank of Huntsville
Owner and holder of a lien against the property described in this plat known as REPLAT OF TIMBERWILDE SUBDIVISION THE RESERVE, SECTION 2, LOT 10, BLOCK 3 in Walker County, Texas, said lien(s) being evidenced by instrument of record in Volume _____, Page _____, of the Official Public Records of Walker County, Texas, do hereby in all things subordinate to said plat said lien(s), and I (we) hereby confirm that I am (we are) the present Owner(s) of said lien(s) and have not assigned the same nor any part thereof.

Dated this _____ day of _____, 2023.

Name: _____

Title: _____

Company: _____

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Walker,

This instrument was acknowledged before me

on the _____ day of _____, 2023.

By: _____

Notary Public for
State of Texas

CERTIFICATION BY THE ENGINEER

I, Jeffery L. Robertson, licensed Professional Engineer No. 94745 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.

Dated this _____ day of _____, 2023.

Jeffery L. Robertson, P.E.
McClure & Browne Engineering/Surveying, Inc.
Engineer Reg. No. F-458

CERTIFICATION OF THE SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Gregory Hopcus, R.P.L.S.
McClure & Browne Engineering/Surveying, Inc.
Texas Firm Registration No. 10103300

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 _____, 2023.

Chairperson of the Commission
City of Huntsville

CERTIFICATION OF 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 _____, 2023.

Planning Officer
City of Huntsville

CERTIFICATION OF 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 _____, 2023.

City Engineer
City of Huntsville

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 certifications of authentication was filed for record in my office the _____ day of _____, 2023, in the Plat Records of Walker County in Volume _____, Page _____.

Kari A. French, County Clerk
Walker County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the PERRY D. RANDOLPH SURVEY, Abstract No. 469, Walker County, Texas and being all of Lot 10, Block 3, TIMBERWILDE SUBDIVISION THE RESERVE, SECTION 2 according to the Final Plat recorded in Volume 6, Page 151 of the Plat Records of Walker County, Texas (P.R.W.C.), said Lot 10 being all of the called 12.14 acre tract described in the deed from Walter Benjamin Bliss to Tony E. Doughtie and wife, Molly Doughtie recorded in Document No. 2019-46486 of the Official Records of Walker County, Texas (O.R.W.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northwest corner of this herein described tract, said iron rod also marking the northeast corner of Lot 9, Block 3 of said TIMBERWILDE SUBDIVISION THE RESERVE, SECTION 2 and being in the south right-of-way line of Lucas Crossing (based on a 60-foot width);

THENCE: along the south right-of-way line of said Lucas Crossing and the common line of this tract and the called 17,000 acre Stanley Peach and Rebecca Peach tract recorded in Document No. 2021-74448 (O.R.W.C.) for the following seven (7) calls:

- 1) N 66°48'16" E for a distance of 753.96 feet to a found 1/2-inch iron rod marking the most northerly corner of this tract,
- 2) S 23°11'44" E for a distance of 175.54 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 3) S 53°37'00" E for a distance of 99.43 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 4) S 71°10'11" E for a distance of 110.33 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 5) N 81°32'23" E for a distance of 104.33 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 6) S 61°39'55" E for a distance of 53.04 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 7) S 48°21'27" E for a distance of 92.42 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the southeast corner of the called 17,000 acre Peach tract, being in the west line of the called 531.73 acre J. Byron Sandel and Charlene Sandel remainder tract recorded in Volume 945, Page 724 (O.R.W.C.) and being at or near the common line of the said PERRY D. RANDOLPH SURVEY, A-469 and the LEWIS COX SURVEY, A-13;

THENCE: S 04°29'06" E along the common line of this tract, the called 531.73 acre Sandel remainder tract and being at or near the common line of the said PERRY D. RANDOLPH SURVEY and the said LEWIS COX SURVEY for a distance of 320.93 feet to a found 1/2-inch iron rod marking the southeast corner of this herein described tract, said iron rod also marking the northeast corner of the called 10.68 acre E:210, LLC tract recorded in Volume 1297, Page 67 (O.R.W.C.);

THENCE: S 87°08'41" W along the common line of this tract and the called 10.68 acre E:210, LLC tract for a distance of 906.97 feet to a found 1/2-inch iron rod marking the southwest corner of this tract, said iron rod also marking the northwest corner of the called 10.68 acre E:210, LLC tract and the east corner of Lot 7, Block 3 of said TIMBERWILDE SUBDIVISION THE RESERVE, SECTION 2;

THENCE: N 35°46'21" W along the common line of this tract, said Lot 7, Lot 8 of said TIMBERWILDE SUBDIVISION THE RESERVE, SECTION 2 and said Lot 9 for a distance of 313.39 feet to the POINT OF BEGINNING and containing 12.139 acres of land.

GENERAL NOTES:

1. This property is located in the City of Huntsville E.T.J.
2. Related Documents:
 - 2.1. Final Plat of Timberwilde Subdivision, The Reserve Section 1 as recorded in Volume 5, Page 137, Plat Records of Walker County.
 - 2.2. Final Plat of Timberwilde Subdivision, Section 4 as recorded in Volume 4, Page 107, Plat Records of Walker County.
 - 2.3. Final Plat of Timberwilde Subdivision, The Reserve Section 2 as recorded in Volume 6, Page 151, Plat Records of Walker County.
3. Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points 6701 and 6599 having published coordinates of N: 10252826.934 ft. and E: 3776676.783 ft. and Elev: 381.297 ft., and N: 10250063.279 ft. and E: 3779174.080 ft. and Elev: 395.118 ft., respectively. Coordinates of Control Points, shown hereon, are geodetic horizontal.
4. 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.
5. No portion of this property lies within Zone "AE" (i.e. Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood) as depicted from Flood Insurance Rate Map 48471C0355D, effective date August 16, 2011.
6. Building Setbacks:

Front Lot Line:	75 feet
Side and Rear Lot Line:	20 feet
Side Street Lot Line:	25 feet
7. A 10' Public Utility Easement shall be adjacent to all rights-of-ways, unless noted otherwise.
8. Roads will be constructed to Walker County standards and inspected by the City of Huntsville and Walker County, as work progresses.
Street rights-of-ways will be conveyed to the public by owner upon the acceptance of the roadways into the official system of roads to be maintained by Walker County.
Authority to accept roadways for maintenance lies solely with Walker County. The Developer and/or Owner cannot compel the County to accept roads into its official system of road maintenance. Therefore OWNER/DEVELOPER SHALL NOT BE HELD LIABLE FOR THE INACTION OF THE COUNTY TO ACCEPT THE ROADS, provided the construction was completed in accordance with the plans, specifications and was inspected and approved by the City of Huntsville and or the County of Walker.
9. The time limit of developers warranty to the Public for the public improvements is 1 year, beginning with notice from the City of Huntsville that the public improvements are substantially complete.

FINAL PLAT

BEING A REPLAT OF LOT 10, BLOCK 3
TIMBERWILDE SUBDIVISION
THE RESERVE SECTION 2

LOTS 1-7, BLOCK 1
12.139 ACRES

PERRY D. RANDOLPH SURVEY, A-469
HUNTSVILLE, WALKER COUNTY, TEXAS

DECEMBER, 2022

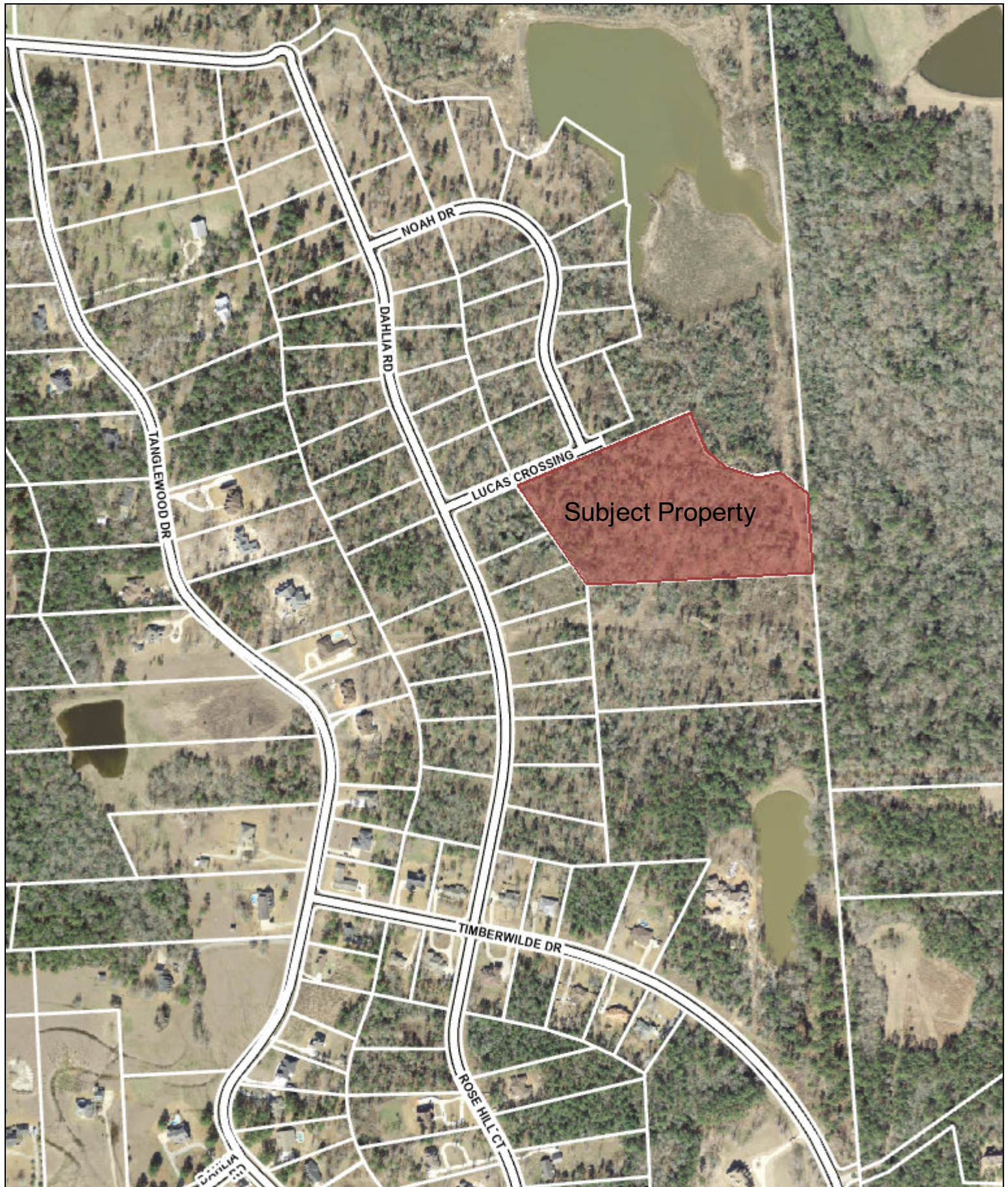
SCALE: 1"=80'

Owner:
Tony E. Doughtie
Molly Doughtie
PO Box 1233
Huntsville, Texas 77342

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

Texas Firm Registration No. 10103300



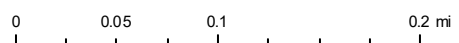


Subject Property

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 = 500 ft

On 8.5 x 11 inch Print



On Any Print Size

CREATED DATE: 3/23/2023

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COMMUNITY ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13TH STREET, HUNTSVILLE, TEXAS ON THE 16TH DAY OF MARCH 2023 AT 5:30 PM.

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

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

Audience present: Ben & Kim Bius; Jeffrey Robertson

1. CALL TO ORDER

The meeting was called to order by Vice-Chairman Hooten. [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 Preliminary Plan for The Woods at Elkins Lake Subdivision, located in the city limits of Huntsville.

Planner, Layne Yeager 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 providing alternate walking trails instead of sidewalks and for the minimum paving width not to exceed 24' for the rights-of-way. Armon Irones, property owner Ben Bius, and Engineer Jeff Robertson answered questions from the Planning Commission.

- 1. *Commissioner Gumm moved to approve the preliminary plan. Second was by Commissioner Carpenter. The vote was unanimous.*
- 2. *Commissioner Thompson moved to approve with the dedication of the 10' Public Utility Easement, the 0.02 right-of-way dedication, and the Modification/Waiver of Subdivision Standards requests for providing alternate walking trails instead of sidewalks and for the minimum paving width not to exceed 24' for the rights-of-way. Second by Commissioner Gumm. The vote was unanimous.*

- b. **CONSIDER** the minutes of the March 2, 2023, meeting.

Commissioner Lynch moved to approve the minutes from the March 2nd meeting. Second was by Commissioner Sessions. The vote was unanimous.

5. PUBLIC COMMENTS

There were no public comments.

6. ITEMS OF COMMUNITY INTEREST

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

- Planning Technician Daneatria Gibson provided the Planning Commission with key dates regarding the proposed new development/zoning districts. Adoption of the zoning districts is expected for June 6th given it passes the Commission and City Council.

10. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Second was by Commissioner Carpenter. The vote was unanimous. [6:04 PM]