

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, JUNE 1, 2023, 5:30 P.M.

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 for Cop Ware Townhomes, Lot 1, located in the city limits of Huntsville.
- b. The minutes of the May 18, 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: May 26, 2023

TIME OF POSTING: 10:15 a.m.

TAKEN DOWN: _____


Sharon Schultz, Deputy City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

SUBJECT: Final Plat of Cop Ware Town Homes

MEETING DATE: June 1, 2023

TYPE OF REVIEW: Final plat

APPLICANT: Mark McEwing

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a total of 0.66 acre located in the city limits of Huntsville. The property is located at 640 University Avenue, which is at the northwest corner of University Avenue and 7th Street. It is also located at the northeast corner of Sam Houston Avenue and 7th Street. The subject property is currently undeveloped, and the proposed use is town homes. The property owner is proposing to have 5 buildings with 3 townhome units per building and each unit will have 2 bedrooms. There are city utilities available to the property and this plat consists of one lot that is being developed.

This plat is being presented tonight for final approval before the Planning Commission. Since this property has frontage on three sides, there will be 10' P.U.E.'s dedicated along Sam Houston Avenue, 7th Street, and University Avenue, as well as a 0.01-acre right-of-way dedication along University Avenue. The applicant is requesting Modification/Waivers, from **Article 10, Table 10-1**. The first two Waiver requests are for the right-of-way width and paving width along University Avenue which is classified as a Primary Arterial and requires 120' of right-of-way and 90' of paving. Currently there is 75' of right-of-way and 40' of paving along University Avenue. The next two Waiver requests are for the right-of-way width and minimum paving width along 7th Street, which is classified as a Collector and requires 70' of right-of-way and 41' of paving. That portion of 7th Street has 50' of right-of-way and 36' of paving. The final two Waiver requests are for the right-of-way width and paving width along Sam Houston Avenue. Sam Houston is also a Primary Arterial and requires 120' of right-of-way and 90' of paving. Currently there is 75' of right-of-way and 50' of paving along Sam Houston. The final plat must be approved by the Planning Commission because of the right-of-way dedication, 10' public utility easement dedication, and the Modification/Waiver of Subdivision Standards requests.

STAFF RECOMMENDATION:

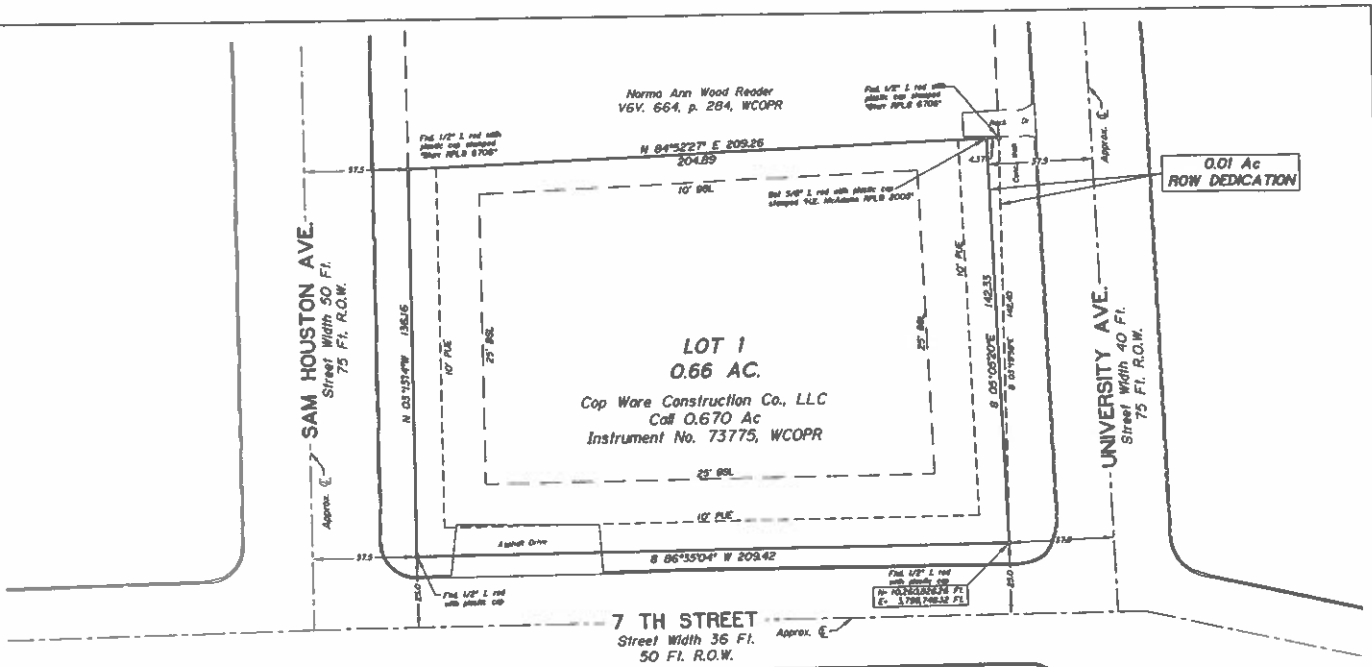
As this plat is in compliance with the subdivision requirements of the Development Code, staff recommends the Planning Commission approve the Final Plat of Cop Ware Town Homes with the dedication of 10' public utility easements along Sam Houston Avenue, 7th Street, and University Avenue along with a 0.01-acre right-of-way dedication along University Avenue. Staff also recommends the Planning Commission approve the Modification/Waiver of

Subdivision Standards requests for the minimum right-of-way width and the minimum paving width requirements along University Avenue, 7th Street, and Sam Houston Avenue.

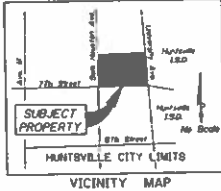
ATTACHMENTS:

Final Plat

Vicinity Map by staff



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



OWNER'S ACKNOWLEDGMENT AND DEDICATION

The State of Texas §
 County of Walker §

I, the undersigned, owner of the land shown on this plat and designated as PLAT OF COP WARE TOWN HOMES a subdivision recorded in Volume 4, page 46, Plat Records, within the City of Huntsville, E.T., Walker County, Texas and whose names are subscribed hereto, do hereby dedicate to the use of the public all streets, parks, easements and public places shown hereon for the purpose and consideration therein expressed.

Signed _____
 Cop Ware Construction Co.
 by owner Mark McEwing
 488 Warshaw Street
 Montgomery, Texas 77316

CERTIFICATION BY THE CITY PLANNING OFFICER

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

Dated this _____ day of _____, 20____

Signed _____
 City of Huntsville Planning Officer

The State of Texas §
 County of Walker §

This instrument was acknowledged before me on the _____ day of _____, 20____ by Mark McEwing, owner Cop Ware Construction Co.

Notary Public
 State of Texas

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the Commission.

Dated this _____ day of _____, 20____

Signed _____
 Chairman

NOTES:

- The purpose of this Plat is to create LOT 1 out of Cop Ware Construction Co., LLC called 0.670 acre tract and to Dedicate to the Public the 0.01 Ac. Street Right-of-Way and 10 Ft. Utility Easement shown hereon.
- Coordinates, bearings and distances shown hereon are Grid, NAD 83 89931, Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of central point number 7326 having published coordinates of N 10,260,490.320 feet and E 3,798,853.828 feet and G.P.S. observations. Distances may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
- This property is within Zone X, "areas determined to be outside the Q22 annual chance floodplain", according to FEMA Flood Insurance Rate Map, Community Panel No. 48042-02750 and Map Number 48471C02750, dated August 16, 2011.
- 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 of all lines of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of securing 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 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.
- This survey was completed without an Abstract of Title. There may be easements and/or other matters not shown.

CERTIFICATION BY THE COUNTY CLERK

THE STATE OF TEXAS §
 COUNTY OF WALKER §

I, Karl A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ in Volume _____, page _____ of the Plat Records of Walker County, Texas.

County Clerk
 Walker County, Texas

By _____
 Deputy

CERTIFICATION BY THE CITY ENGINEER

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

Dated this _____ day of _____, 20____

Signed _____
 City of Huntsville Engineer

CERTIFICATION BY SURVEYOR

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed *Harold E. McAdams*
 Harold E. McAdams
 Reg. Prof. Land Surveyor No. 2005
 January 15, 2023

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

PLAT OF
LOT 1
COP WARE TOWN HOMES
 CITY OF HUNTSVILLE
 P. GRAY LEAGUE, A-24
 WALKER COUNTY, TEXAS
 JANUARY 2023
 SCALE 1" = 30 FEET
 H.E. McADAMS & SON SURVEYING, INC.
 Registered Professional Land Surveyors
 P.O. Box 5047, Huntsville, Texas 77342
 TPLS-9 Form No. 10-94013

23005



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.huntsville.gov/gis

1 in = 100 ft On 8.5 x 11 inch Print 0 0.0075 0.015 0.03 mi On Any Print Size CREATED DATE: 5/1/2023	CITY OF HUNTSVILLE, TX ENGINEERING DEPARTMENT / GIS DIVISION Vicinity Map Huntsville GIS Division	
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MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COMMUNITY ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13TH STREET, HUNTSVILLE, TEXAS ON THE 18TH DAY OF MAY 2023 AT 5:30 PM.

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

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

Audience present: Kristin Nicholson

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 Nicholson Estate plat, located in the Huntsville ETJ.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the approval of the Final plat of Nicholson Estate with the dedication of a 10' public utility easement. Staff also recommended the approval of the Modification/Waiver of Subdivision Standards requests not to tie into the city's water and sewer infrastructure until the city provides water and for the staff length of Lot 1.

Vice-Chairman Hooten moved to approve the final plat and modifications/waivers. Second was by Commissioner Thompson. The vote was unanimous.

- b. A discussion in regard to the Residential Conversion Overlay District location.

Planner, Layne Yeager gave an overview regarding the residential conversion overlay district. Staff provided a map pointing out where the commercial businesses are located throughout the city. This was used to locate residential areas on connector roads where light commercial would be allowed. Per Kevin Byal, these developments would be low intensity/low impact in regard to the neighborhood. Byal also made sure to address how the public would be notified and how questions from the public would be handled seeing as questions will not be allowed at the public hearing. Staff are considering an open house to address questions prior to the June 15th public hearing with the planning commission. Commissioners decided no action will be taken on the action item at that meeting so that they have time to consider the public commentary.

Byal addressed short term rental (mainly Airbnb) zoning and regulations. Considering providing an overlay district to address these types of housing within the new development district zoning. Seeing as they have an impact on the neighborhoods, staff want to make sure they are not negatively impacting those neighborhoods.

- c. The minutes of the April 20, 2023, meeting.

Vice-Chairman Hooten moved to approve the minutes from the April 20th meeting. Second was by Commissioner Carpenter. 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.

- *Development district updates Public Hearing with the Planning Commission to take place on June 15th*
- *There's a large mansion being built on 22nd street west of Avenue O. Several Planning Commission members were concerned about tree removal that is occurring on the property.*

10. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [6:07 PM]