

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, JULY 20, 2023, 5:30 PM

Huntsville Public Library - Staggs Community Room

1219 13th Street, Huntsville, Texas, 77340

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. CONSIDER

- a. A Modification/Waiver of Subdivision Standards request for Lonestar Road within the Estates of Texas Grand Ranch Section 1, located in the Huntsville ETJ.
- b. The minutes of the July 6, 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

CERTIFICATE

I, Kristy Doll, 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: July 17, 2023

Kristy Doll

TIME OF POSTING: 12:00 p.m.

Kristy Doll, City Secretary

TAKEN DOWN:



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner
Layne Yeager, Planner

SUBJECT: Lonestar Road for the Estates of Texas Grand Ranch Section 1

MEETING DATE: July 20, 2023

TYPE OF REVIEW: Modification/Waiver of Subdivision Standards

APPLICANT: Jerry McCrorey, Spearpoint Engineering

FACTS, CODE REQUIREMENTS AND CONDITIONS

Planning staff has received a Modification/Waiver of Subdivision Standards request for Lonestar Road to be a two-lane road instead of a four-lane road. This section of Lonestar Road is a part of the Preliminary Plan for The Estates of Texas Grand Ranch Section 1. It will contain 9 Blocks, 9 Reserves, and 207 Lots and is currently being reviewed by City Planning and Engineering staff. It will come before this board for review and approval at a later date in the future. The applicant has informed Planning staff that a traffic analysis study has been completed and based on the study's findings this section of Texas Grand Ranch can support a two-lane roadway.

The subject property is located in the ETJ, and the roadway will be maintained by Walker County. Walker County has reviewed the proposed two-lane roadway and they have offered a Letter of No Objection to the proposed two-lane roadway. The applicant has requested a Modification/Waiver from the required paving width of 61 feet for Lonestar Road in Article 10, Table 10-1 of the Development Code. Per Section 12.711 of Article 12 of the Development Code-**Modifications and Waivers of Subdivision Standards.** *The Planning Commission is authorized to approve, approve with conditions, or disapprove modifications and waivers of the infrastructure and public improvement standards of Article 10.*

STAFF RECOMMENDATION:

As the design for Lonestar Road is consistent with the subdivision requirements of the Development Code with the granting of the Modification/Waiver of Subdivision Standards from the required paving width along Lonestar Road, staff recommends the Planning Commission approve the proposed 2 lane designed roadway for Lonestar Road as resubmitted.

ATTACHMENTS:

Preliminary Plan (Draft)
Vicinity Map by staff
Letter of No Objection from Walker County



The purpose of this preliminary plan is to get preliminary approval for ESTATES OF TEXAS GRAND RANCH SECTION 1 which is out of compliance with the City of Houston Ordinance Code Chapter 10A, Section 1271, pg. 484, Walker County Official Public Records and to indicate the proposed location for the 60 foot road right-of-way as shown by the lot corners and easements. The plat was prepared and would be subject to approval of and recording of a final plat of this proposed subdivision.

All Bearings, Distances, Coordinates and Acreages hereon are Grid and based upon the North American Datum of 1983. The System is Central Zone, NAD 83 and based upon City of Huntsville Mapping Control Network Control Point T262, having published coordinates of X=110,613.47; Y=1,030,281.37; Easting and Northing and Elev.=132,999 feet and GPS Observations. Distances are U.S. Survey Feet and may be converted to meters at random (surface) by multiplying said distances by the factor of 0.99984. Please review the record instruments cited herein to compare the survey bearings and distance with the recorded ones.

Based on the graphic location of the available GIS data from the Texas Emergency Management Agency (TEMA) Flood Map Service Center (<https://msc.fema.gov/portals/search>) superimposed upon the current FEMA flood map, the portion of the Grand Ranch Section 1 located within the 1% annual chance flood, with no base flood elevations determined, is outside the 0.2% annual chance floodplain).

- and Flood Hazard Zone "A" (areas determined to be subject to flooding and inundation by water or waves resulting from sea level rise events have been identified).

This plat is georeferenced (GEO-TIES) shown hereon are based on a scaled approximation of the geo-referenced FEMA Flood Insurance Rate Map No. 48471-0000D. This statement does not imply that the actual elevation of the land surface is necessarily the same as localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of the engineer or the undersigned professional engineer.

All acreage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundaries.

Any exterior boundary lines of this subdivision which are common with the original survey boundary are monumented on the ground with iron rods or other stable material.

The Owner(s) hereby certify that where physically possible all lot corners, angle points and points of curvature of the lots located hereon shall be monumented on the ground with heavy 5/8" iron rods with 1-3/4" diameter blue plastic caps marked with the number of the corner or point of curvature. Any monuments with the exception that they are NOT set in concrete or rock nor along roadway intersections and points of curvature, as the symbol used on this plat, shall be considered void.

The Huntsville City Limits line, the Extrajurisdiction Jurisdiction line to AL and the Certificate of Convenience and Necessity (CCN) line shown on this plot was obtained from the City of Huntsville's GIS Department. It is stated that the CCN is not intended to determine its location as shown on this plat is geo-referenced and acknowledged by the City's planning department as being an approximate boundary reference.

All driveways in the subdivision shall be constructed of concrete at owner's expense and shall be completed within twelve (12) months from the setting of forms for the foundation of said dwelling or driveway. The driveway shall be paved with concrete. Driveway pavement of the street shall be paved with concrete. Application for Walker County is required prior to installation of driveway. The driveway shall be installed to a minimum depth of installation depth. etc. Further, the driveway or entrance to each Lot from the pavement of the street shall be paved with concrete.

All Lot setbacks shall be in accordance with the recorded covenants, conditions, and restrictions for the ESTATES OF TEXAS GRAND RANCH, SECTION 1 as follows:

- 10' Side Building Lines,
- 20' Rear Building Lines.

All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for the ESTATES OF TEXAS GRAND RANCH, SECTION 1, which will be recorded of Public Record after the acceptance and recording of the Final Plat of ESTATES OF TEXAS GRAND RANCH, SECTION 1.

Before development of a Reserve Tract, a plat of the tract shall be submitted to the City for review and approval according to the Development Code of the City of Huntsville.

Within the twenty-five (25) foot Vegetative Buffer along the Texas State Parks Road, Huntsville State Park, as recorded in Vol. 89, Page 104, of the Official Public Records of Harris County, Texas, the making, cutting and of all natural vegetation is prohibited. See the plat for more details regarding the vegetative buffer. The ESTATES OF TEXAS GRAND RANCH SECTION 1, which will be recorded of Public Record after the acceptance and recording of this plat for more details regarding the vegetative buffer.

Lot Density for this proposed section will be 0.67 Lots per acre.

This proposed section will be Section I of 7 proposed sections in the ESTATES OF TEXAS GRAND RANCH SECTION 1. No proposed time table for the Proposed Sections 2 through 7.

The purpose of Reserves A, D, J and K is for detention ponds, green belt areas and walking trails. For the nature reserves, green belt areas and C, E, G and H is for future nature reserves.

Everything contained within this preliminary plan of the ESTATES OF TEXAS GRAND RANCH, SECTION 1 is wooded, with the exception of Lonestar Road.

The pipeline shown hereon and described in Vol. 1245, pg. 300, WCOPR, is a high pressure natural gas line, with a line size of 10 inch pipe, operating at a designed pressure of 1,000 psi.

The primary electrical utility along Lonestar Road will be overhead. The connector and side streets will have underground electrical lines.

DETENTION/DRAINAGE NOTES

Storm water detention/mitigation for this section will be covered and accounted for in the drainage report titled "Estates of Texas Grand Ranch Detention and Mitigation Analysis," by S.M. Sheehy and Associates, Inc., dated August 14, 2020, filed in the public records titled "Estates of Texas Grand Ranch Section 1 Paving, Drainage and Utilities" by Brett Wyatt, PL [TX PG # 118933] for Spear Plot.

Storm event utilized for design design:

- Drainage swales = 100-year storm event
- Roadway culverts = 100-year storm event
- Stormwater ditches = 25-year storm event
- Driveway culverts = 25-year storm event

Detention ponds are designed to mitigate for the 25-year and 100-year storm events of ultimate post-developed conditions within each respective drainage basin.

30'-feet by 30'-feet drainage easements ("DE") will be located on all lots and adjacent roads and easements.

Variable width private drainage easements ("VDE") will contain the storm water for the 100-year storm event.

Drainage easements, drainage infrastructure and detention ponds located outside of public right-of-way will not be owned and maintained by the city of Huntsville or Walker County. The drainage easements, drainage infrastructure and detention ponds outside of public right-of-way will be owned by the property owners and maintained by both the property owners and the Estates of Texas Grand Ranch Property Owners Association. If the Estates of Texas Grand Ranch Property Owners Association is established, the Estates of Texas Grand Ranch Property Owners Association will be owned and maintained by the Estates of Texas Grand Ranch Property Owners Association.

SANITARY SEWER SERVICE

Each lot will be required to utilize onsite sanitary sewer facilities (OSSF) for sanitary sewage disposal. OSSF systems are not allowed in local codes of regulations. The lot Owner is not prohibited from connecting to a public sanitary sewer collection system if service becomes available at some time in the future.

PUBLIC EASEMENT NOTES

All public easements denoted on this plan should be hereby acknowledged by the City of Huntsville and Walker County, including City of Huntsville and/or Walker County, shall have the right of ways of ingress and egress to and from and upon these easements for installing utilities and easements outside of the lot. Neither City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the proponent of such removal or relocation of any destruction in the public easements.

A Twenty (20) foot public utility easement (PUE) which incorporates within it a twenty (20) foot Texas Grand Ranch Property Owners Association easement (TGRAPUE) is established adjacent to all street rights-of-way.

All Drainage Easements labeled as "DE" are typical right angle off-right-of-way, locations of which are better defined on each lot. Right-of-way or widths of DE are shown on the plat. Typical (typical) Drainage Easements ("DE") shown hereon are proposed, and are subject to change before final recording of this plat.

ESTATES OF TEXAS GRAND RANCH SECTION 1 hereon will contain approximately 7.5 miles of natural trail easements and a proposed 1.2 miles of additional walking trails.

ESTATES OF TEXAS GRAND RANCH APPROVED VARIANCES

See Development Agreement Between The City of Huntsville, Texas and i Texas Grand Ranch LLC, signed on 20 December, 2022.

MODIFICATION TO SUBDIVISION STANDARDS/VARIANCES

December 20, 2022 For a waiver of the Development Agreement Section 5.700: The variance was granted to allow for lot depth up to four times the width with the exception of flag lots.

December 20, 2022 For a waiver of the Development Agreement Section 5.700: The variance was granted to allow for maximum block lengths in excess of 1,200 feet and cut-dee-sacs in excess of 1,000 feet provided 15 or fewer lots.

December 20, 2022 For a waiver of the Development Agreement Section 10.1000: The variance was granted to allow for approved alternative wastewater treatment technologies.

December 20, 2022 For a waiver of the Development Agreement Section 10.700: The variance was granted to allow for the installation of approved alternative sewage treatment facilities on individual lots.

December 20, 2022 For a waiver of the Development Agreement Section 10.1300: The variance was granted to allow for utilities to be located overhead or underground.

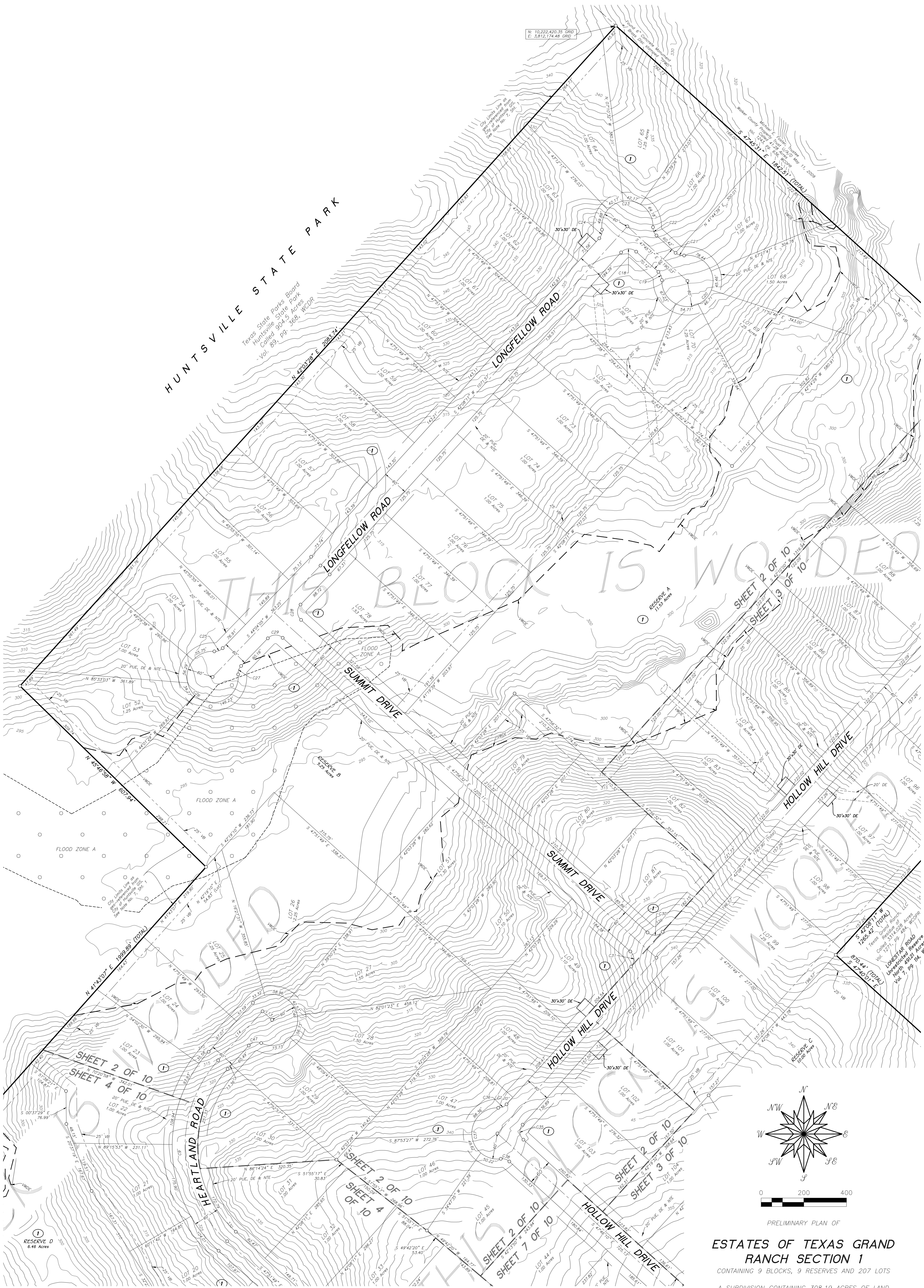
December 20, 2022 For a waiver of the Development Agreement Section 10.504 and 10.901: The variance was granted to allow for fire hydrant placement and fire flow requirements to be met by means of natural tree resources in lieu of sidewalks.

December 20, 2022 For a waiver of the Development Agreement Section 10.400: The variance was granted to allow for streets to intersect with a right-of-way at any bearing and grade without shoulder, each street must have a minimum 60' dedicated right of way.

December 20, 2022 For a waiver of the Development Agreement Section 10.400: The variance was granted to allow for fire hydrant spacing at a maximum of 1,000-foot separation.

INDIVIDUAL SHEETS INDEX			
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3	Blocks 1 and 2	8	Block 9, Line & Curve Tables
4	Blocks 1 and 5	9	Typical Street Cross Sections
5	Blocks 1, 2, 4, 6, 7, 8 and 9	10	Detention Pond Cross Sections

Joh No 22-082



- LEGEND**
- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - Block Number
 - Flood Zone A
 - DE Drainage Easement
 - Min. FF. Minimum Finished Floor Elevation
 - NTE Nature Trail Easement
 - PUE Public Utility Easement
 - WVDE Variable Width Private Drainage Easement
 - WCOPR Walker County Official Public Records
 - WCOPR Walker County Plat Records

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ESTATES OF TEXAS GRAND RANCH SECTION 1
CONTAINING 9 BLOCKS, 9 RESERVES AND 207 LOTS

A SUBDIVISION CONTAINING 308.19 ACRES OF LAND, BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE TRACT DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC. RECORDED IN VOL. 1271, PG. 484, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS, JOHN W. INGERSOLL LEAGUE, A-27 MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353 THOMAS CAROTHERS SURVEY, A-140 WALKER COUNTY, TEXAS

APRIL 2023
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBLPLS Firm No. 10194090
936-661-3325

Job No. 22-082

SHEET 2 OF 10

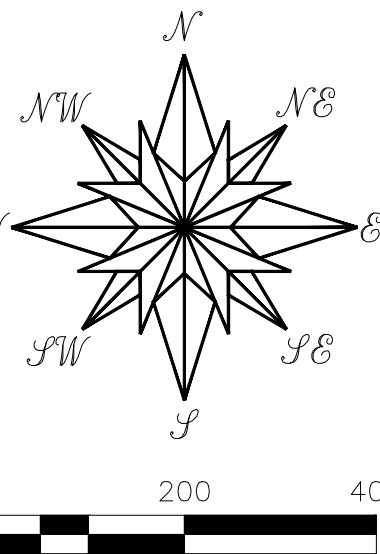


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**ESTATES OF TEXAS GRAND
RANCH SECTION 1**

CONTAINING 9 BLOCKS, 9 RESERVES AND 207 LOTS

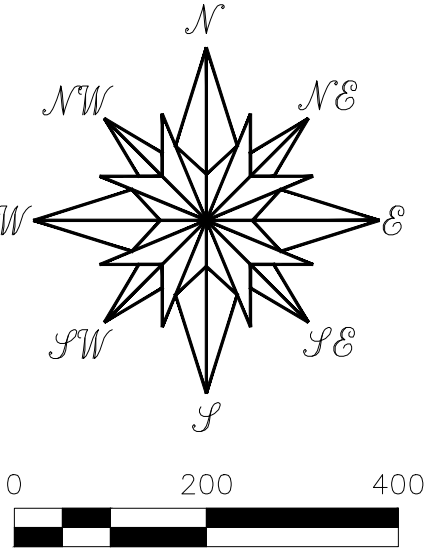
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SHEET 3 OF 10



PRELIMINARY PLAN OF

ESTATES OF TEXAS GRAND RANCH SECTION 1

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SHEET 4 OF 10

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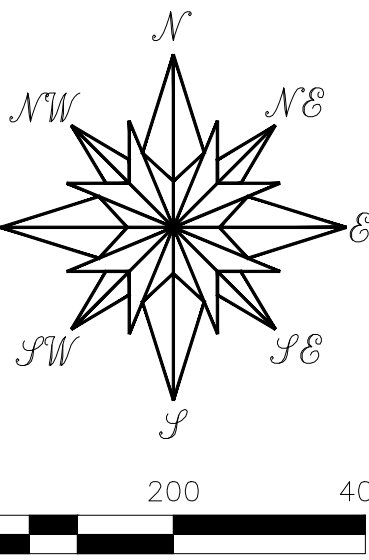
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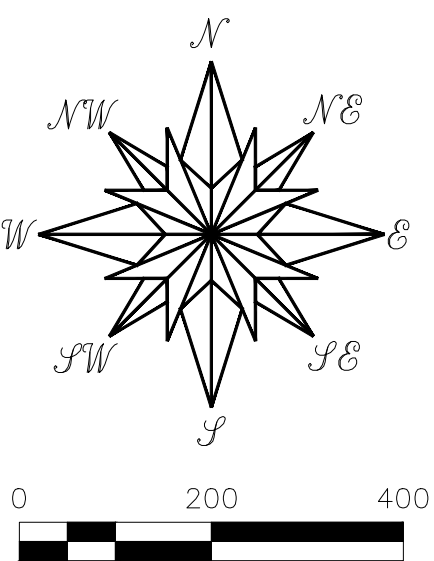
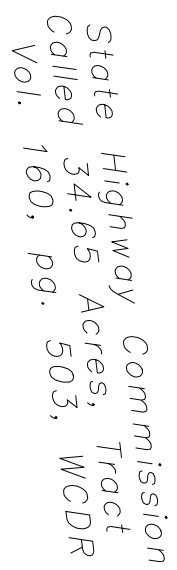
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SHEET 6 OF 10



ESTATES OF TEXAS GRAND
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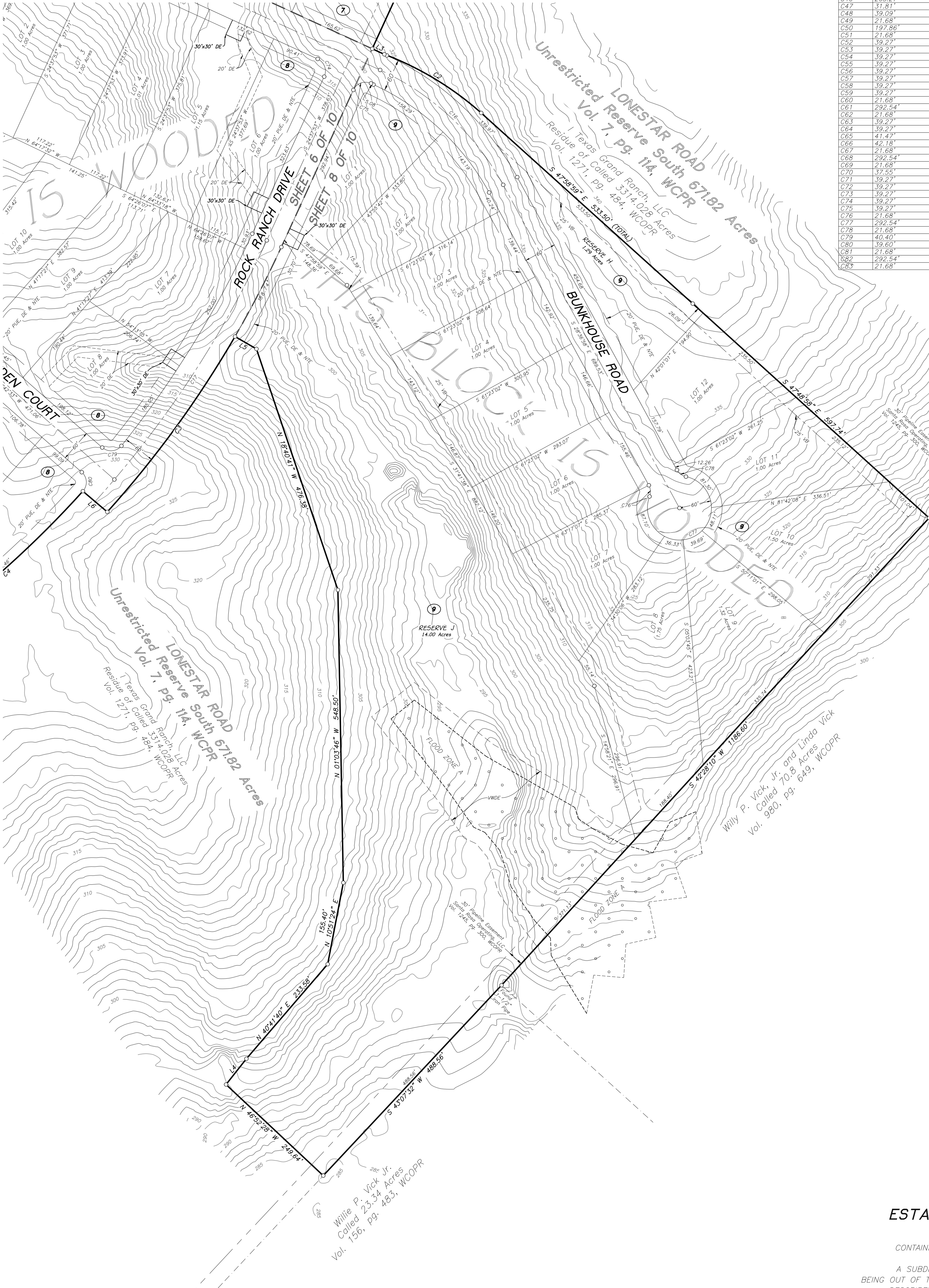
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LINE	BEARING	DISTANCE
L1	N 06°46'41" W	48.56'
L2	N 06°46'41" W	48.22'
L3	S 65°22'07" E	25.00'
L4	N 35°21'06" E	61.49'
L5	N 59°51'54" W	46.46'
L6	N 49°39'15" W	60.02'
L7	N 15°18'20" E	42.99'
L8	N 85°56'11" W	91.76'
L9	S 15°18'20" W	30.10'
L10	S 03°50'19" W	99.59'
L11	N 48°19'45" W	93.84'
L12	N 41°40'15" E	52.81'
L13	N 47°51'49" W	30.00'
L14	S 42°08'11" W	155.09'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	849.12'	1637.98'	S 10°16'28" W	839.64'	29°42'07"
C2	213.29'	587.08'	S 58°48'51" E	212.11'	20°48'55"
C3	407.19'	1966.20'	S 36°04'03" W	406.48'	11°51'56"
C4	416.46'	1906.50'	S 48°18'40" W	415.63'	12°31'04"
C5	611.38'	1170.02'	N 39°36'05" E	604.44'	29°56'20"
C6	417.54'	970.00'	N 12°17'59" E	414.32'	24°39'47"
C7	88.34'	330.00'	N 07°38'18" E	88.07'	15°20'14"
C8	39.17'	828.00'	S 13°57'01" W	39.17'	2°42'38"
C9	471.24'	300.00'	S 02°51'49" E	424.26'	90°00'00"
C10	143.81'	330.00'	S 61°47'33" E	142.68'	24°56'10"
C11	1023.78'	875.00'	S 48°49'29" W	966.58'	67°02'17"
C12	154.17'	400.00'	S 85°44'10" E	153.22'	22°05'01"
C13	362.35'	300.00'	N 76°16'23" E	340.73'	69°12'17"
C14	108.68'	300.00'	S 58°43'53" E	108.29'	29°47'43"
C15	138.05'	300.00'	S 61°30'43" E	136.83'	26°21'55"
C16	320.73'	500.00'	S 46°59'32" E	315.26'	36°45'09"
C17	587.70'	1936.21'	S 33°19'49" W	585.45'	17°23'28"
C18	39.32'	25.00'	N 87°11'20" E	35.39'	90°06'18"
C19	21.68'	25.00'	S 22°55'08" E	21.00'	49°40'47"
C20	292.54'	60.00'	N 42°14'29" E	77.65'	279°21'34"
C21	21.68'	25.00'	N 72°55'55" W	21.00'	49°40'47"
C22	21.68'	25.00'	N 22°55'08" W	21.00'	49°40'47"
C23	198.41'	60.00'	S 87°11'20" W	119.59'	189°27'53"
C24	21.68'	25.00'	S 17°17'42" W	21.00'	49°40'47"
C25	21.68'	25.00'	S 68°54'28" W	21.00'	49°40'47"
C26	292.54'	60.00'	S 45°55'55" E	77.65'	279°21'34"
C27	21.68'	25.00'	N 19°13'41" E	21.00'	49°40'47"
C28	40.15'	25.00'	N 01°56'14" W	35.97'	92°00'42"
C29	38.39'	25.00'	N 88°03'46" E	34.73'	87°59'23"
C30	39.24'	25.00'	S 87°05'49" W	35.33'	89°55'18"
C31	39.30'	25.00'	S 02°54'11" E	35.36'	90°04'42"
C32	21.68'	25.00'	N 17°17'47" E	21.00'	49°40'47"
C33	292.54'	60.00'	S 47°51'49" E	77.65'	279°21'34"
C34	21.68'	25.00'	S 66°58'34" W	21.00'	49°40'47"
C35	39.23'	25.00'	N 02°40'00" W	35.33'	89°54'21"
C36	21.68'	25.00'	S 66°58'34" W	21.00'	49°40'47"
C37	198.20'	60.00'	S 02°49'00" E	119.61'	189°15'55"
C38	21.68'	25.00'	S 72°36'34" E	21.00'	49°40'47"
C39	37.63'	25.00'	S 85°44'02" W	34.18'	86°14'25"
C40	38.00'	25.00'	S 07°36'10" E	34.45'	87°05'11"
C41	47.02'	25.00'	S 61°32'18" E	40.39'	107°45'51"
C42	35.04'	25.00'	N 32°29'41" E	32.24'	80°18'08"
C43	21.68'	25.00'	S 17°11'01" W	21.00'	49°40'47"
C44	292.54'	60.00'	N 82°20'37" E	77.65'	279°21'34"
C45	21.68'	25.00'	N 32°29'46" W	21.00'	49°40'47"
C46	265.27'	60.00'	S 11°57'31" E	96.22'	253°18'42"
C47	31.81'	25.00'	N 78°35'00" E	29.70'	72°53'39"
C48	39.09'	25.00'	S 29°29'09" E	35.23'	89°34'57"
C49	21.68'	25.00'	S 80°52'59" W	21.00'	49°40'47"
C50	197.86'	60.00'	N 29°29'09" W	119.63'	188°56'32"
C51	21.68'	25.00'	N 40°08'44" E	21.00'	49°40'47"
C52	39.27'	25.00'	N 29°41'40" W	35.36'	90°00'00"
C53	39.27'	25.00'	N 60°18'20" E	35.36'	90°00'00"
C54	39.27'	25.00'	S 60°18'20" W	35.36'	90°00'00"
C55	39.27'	25.00'	N 29°41'40" W	35.36'	90°00'00"
C56	39.27'	25.00'	N 60°18'20" E	35.36'	90°00'00"
C57	39.27'	25.00'	S 29°41'40" E	35.36'	90°00'00"
C58	39.27'	25.00'	N 86°40'15" E	35.36'	90°00'00"
C59	39.27'	25.00'	N 03°19'45" W	35.36'	90°00'00"
C60	21.68'	25.00'	S 23°29'22" E	21.00'	49°40'47"
C61	292.54'	60.00'	N 41°40'15" E	77.65'	279°21'34"
C62	21.68'	25.00'	N 73°10'09" W	21.00'	49°40'47"
C63	39.27'	25.00'	S 60°18'20" W	35.36'	90°00'00"
C64	39.27'	25.00'	S 29°41'40" E	35.36'	90°00'00"
C65	41.47'	25.00'	N 32°12'39" W	36.87'	95°01'57"
C66	42.18'	25.00'	N 51°56'11" E	37.35'	96°40'24"
C67	21.68'	25.00'	S 75°25'59" W	21.00'	49°40'47"
C68	292.54'	60.00'	N 10°16'23" E	77.65'	279°21'34"
C69	21.68'	25.00'	S 54°53'14" E	21.00'	49°40'47"
C70	37.55'	25.00'	N 27°20'06" W	34.12'	86°04'01"
C71	39.27'	25.00'	N 69°37'53" E	35.36'	90°00'00"
C72	39.27'	25.00'	N 20°22'07" W	35.36'	90°00'00"
C73	39.27'	25.00'	N 60°18'20" E	35.36'	90°00'00"
C74	39.27'	25.00'	S 20°22'07" W	35.36'	90°00'00"
C75	39.27'	25.00'	N 69°37'53" E	35.36'	90°00'00"
C76	21.68'	25.00'	S 03°46'34" E	21.00'	49°40'47"
C77	292.54'	60.00'	S 61°23'02" E	77.65'	279°21'34"
C78	21.68'	25.00'	N 53°27'22" W	21.00'	49°40'47"
C79	40.40'	25.00'	S 84°59'46" W	36.15'	92°35'23"
C80	39.09'	25.00'	S 03°19'42" E	35.59'	90°45'41"
C81	21.68'	25.00'	N 73°32'56" W	21.00'	49°40'47"
C82	292.54'	60.00'	N 41°17'27" E	77.65'	279°21'34"
C83	21.68'	25.00'	S 23°52'09" E	21.00'	49°40'47"



LEGEND	
o	Set 5/8" Iron Rod w/cap marked "MICHAEL A.
4	NAMKEN RPLS 6533", UNLESS otherwise noted
Block Number	Block Number
Flood Zone A	Flood Zone A
Drainage Easement	Drainage Easement
Min. FF.	Minimum Finished Floor Elevation
NTE	Nature Trail Easement
PUE	Public Utility Easement
VWDE	Variable Width Private Drainage Easement
WCOR	Walker County Deed Records
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ESTATES OF TEXAS GRAND RANCH SECTION 1

CONTAINING 9 BLOCKS, 9 RESERVES AND 207 LOTS

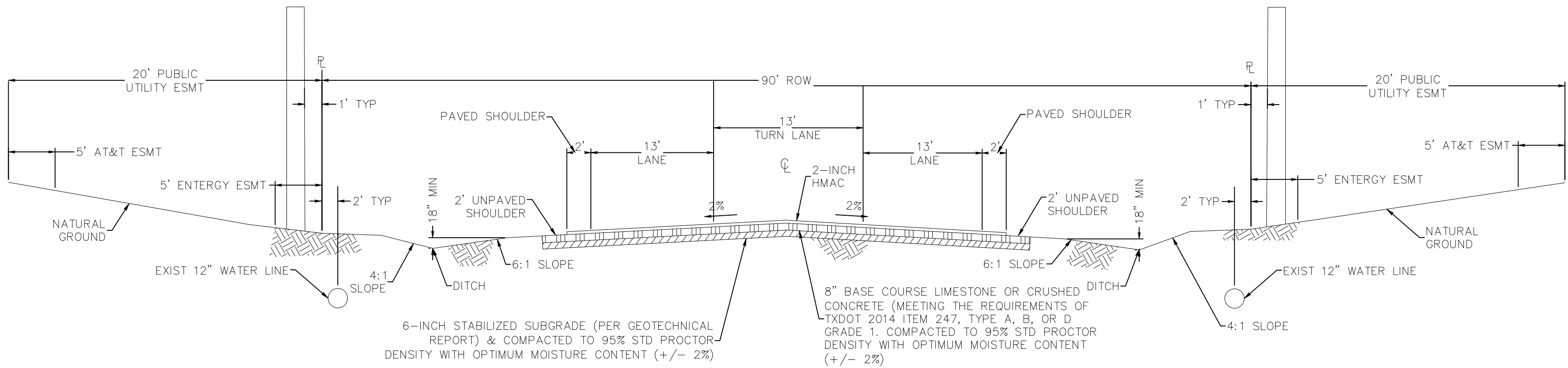
A SUBDIVISION CONTAINING 308.19 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC.
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
JOHN W. INGERSOLL LEAGUE, A-27
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353
THOMAS CAROTHERS SURVEY, A-140
WALKER COUNTY, TEXAS

APRIL 2023

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

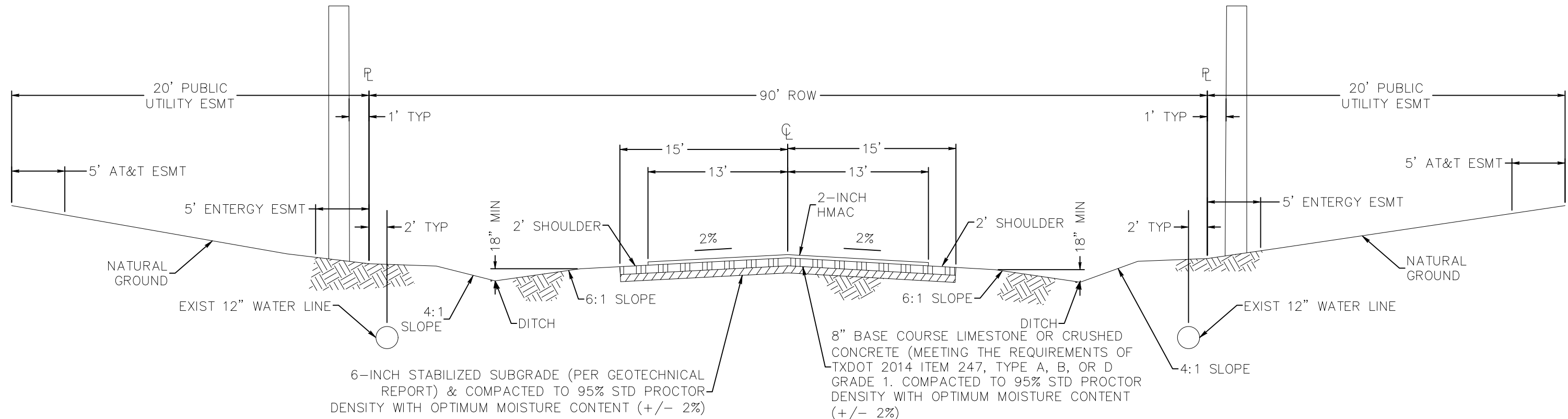
Job No. 22-082

SHEET 8 OF 10



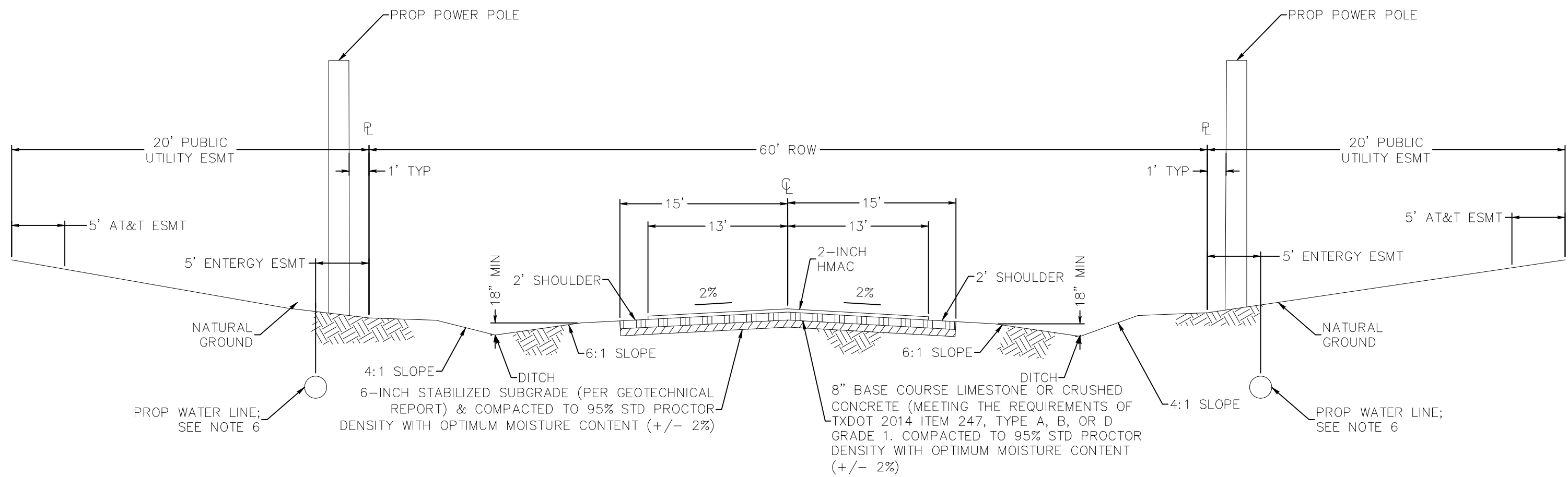
TYPICAL STREET SECTION
90' RIGHT OF WAY
NTS

- NOTES:
1. PAVEMENT AND BASE MATERIAL SHALL BE IN ACCORDANCE WITH THE WALKER COUNTY DESIGN STANDARDS. CONTRACTOR SHALL PROVIDE WRITTEN MATERIAL ANALYSIS PER SECTION 5.21 WALKER COUNTY STANDARDS.
 2. HMA SHALL BE TYPE "D" PER TEXAS D.O.T. STANDARD SPECIFICATIONS, ITEM NO. 340.
 3. THE GEOTECHNICAL REPORT SHALL INDICATE THE PERCENTAGE OF LIME OR CEMENT REQUIRED FOR SUBGRADE STABILIZATION.
 4. ROADSIDE DITCH FRONT SLOPES SHALL BE AT 6:1 TYPICAL WITH A MAXIMUM OF 4:1 IN AREAS APPROACHING DRAINAGE CROSSINGS AND STRUCTURES.
 5. DITCH BACK SLOPES SHALL BE AT 4:1 TYPICAL WITH A MAXIMUM OF 3:1 IN AREAS APPROACHING DRAINAGE CROSSINGS AND STRUCTURES.
 6. WATER LINES SHALL BE LOCATED 5' OUTSIDE THE RIGHT-OF-WAY.



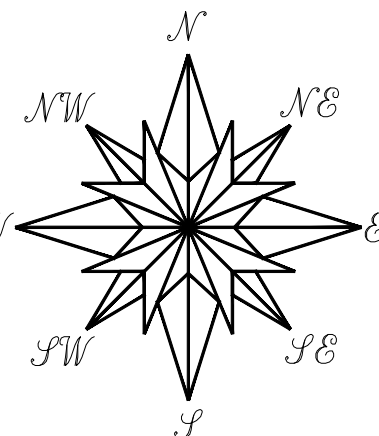
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TYPICAL STREET SECTION
60' RIGHT OF WAY
NTS

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THIS SHEET NOT TO SCALE

PRELIMINARY PLAN OF

ESTATES OF TEXAS GRAND RANCH SECTION 1

CONTAINING 9 BLOCKS, 9 RESERVES AND 207 LOTS

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BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE TRACT
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APRIL 2023

NAMKEN, INC.
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SHEET 9 OF 10

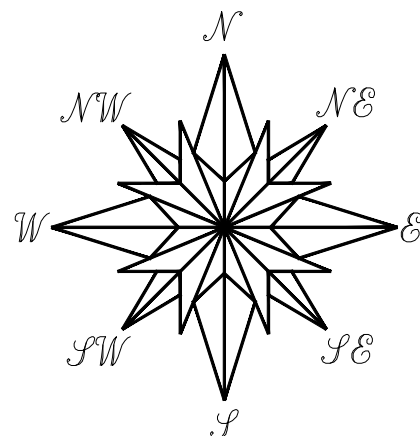
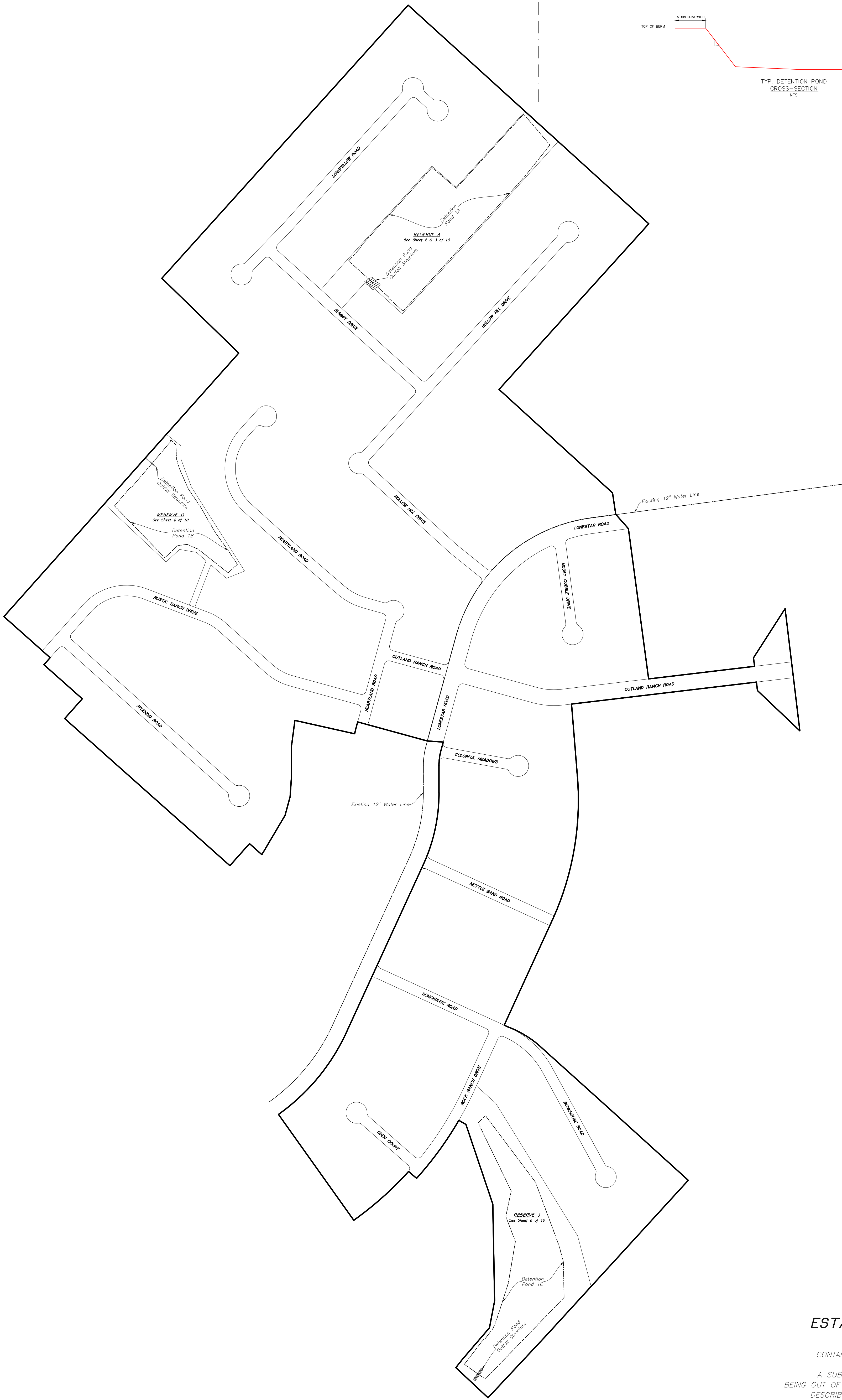
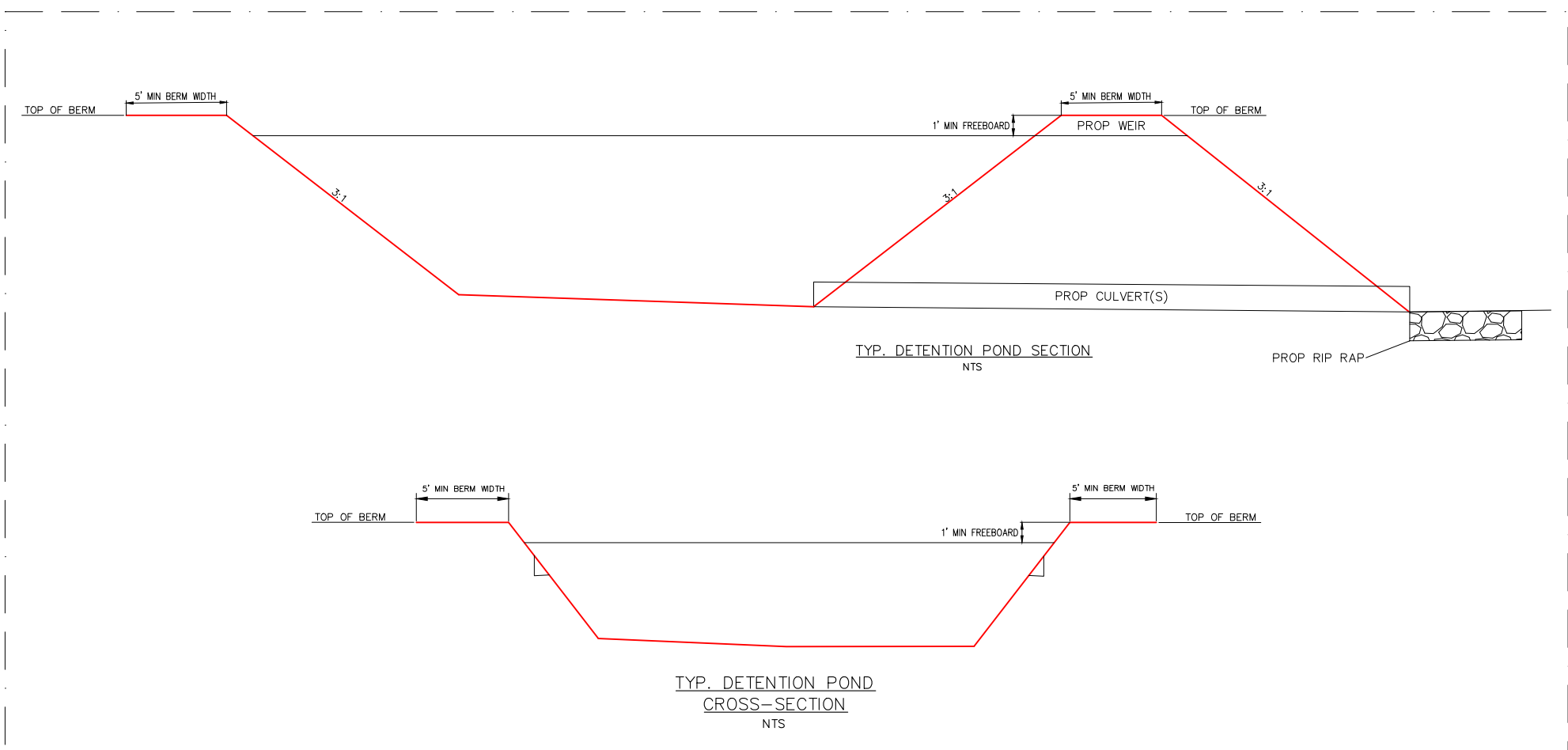
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Ⓢ	NAMKEN RPLS 6533", UNLESS otherwise noted
④	Block Number
▨	Flood Zone A
DE	Drainage Easement
Min. FF.	Minimum Finished Floor Elevation
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PRELIMINARY NOT FOR RECORD

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SHEET 10 OF 10

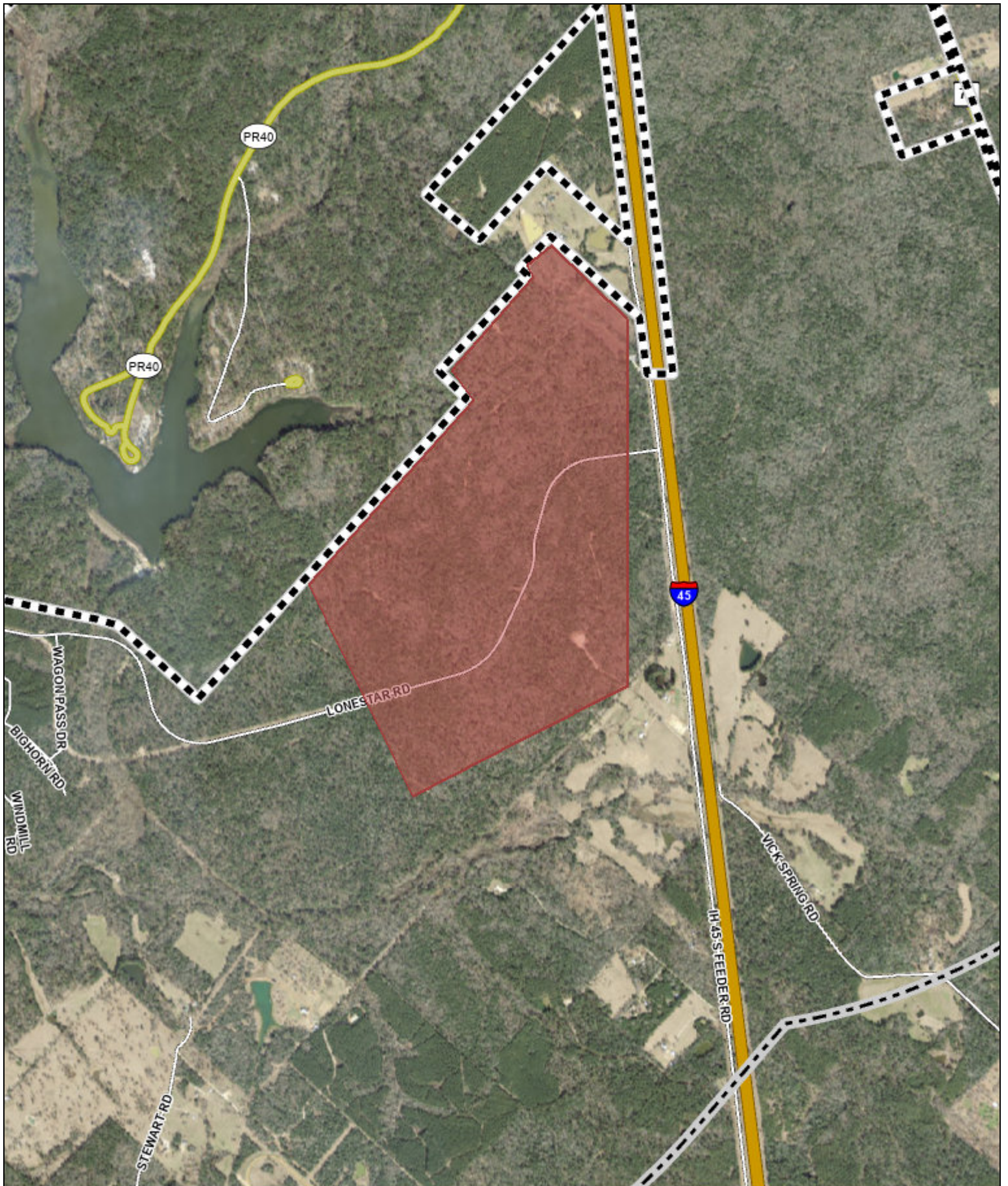
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The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See full GIS Data Disclaimer at: www.huntsvilletx.gov/gis

1 in = 2,000 ft

On 8.5 x 11 inch Print



0 0.2 0.4 0.8 mi

On Any Print Size

CREATED DATE: 7/13/2023

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



Service Layer Credits:



**COLT CHRISTIAN
COUNTY JUDGE**

1100 University Avenue ▪ Huntsville, Texas 77340
936-436-4910 ▪ cchristian@co.walker.tx.us

May 16, 2023

To Whom It May Concern:

Action was taken by the Commissioners Court of Walker County during its regularly scheduled session on 5/8/2023 to offer no objection to a proposed Lone Star Road / Lone Star Boulevard street sections (see attachments) as an absolute minimum street section with the following provisions:

1. Provide left turn lanes at all intersections that meet the TxDOT left turn warrant with storage lengths, deceleration lengths and tapers per TxDOT standards, and a widening taper based on the stated design speed of the roadway,
2. Design proposed pavement section (asphalt, base, and subgrade) for the projected traffic volume and a 20-year design life,
3. Correct the typical section to show the stabilized layer being 1-foot wider on each side than the base layer.
4. Correct the typical section to show a potential drainage easement adjacent to the right-of-way and note that any required easements shall be shown on the final plat with a note that property owners may not restrict access to the drainage easement, or construct modifications that would impede the flow in the drainage easement,
5. Add a note to the plat denying direct access from any residential lot to Lone Star Road,
6. Obtain City of Huntsville review and concurrence with the suitability of the roadway section,
7. Obtain City of Huntsville review and approval of the plans and the completed construction,
8. Include the bridge connection to TGR 1 and TGR 2 in the performance bond for Lone Star Road, and
9. An updated TIA is required if the assumptions for the development change.

This action was taken in response to a request by the developer to review the proposal, and consideration was made by the Commissioners Court based on the information provided at the time. This action should not be construed as an approval under the Subdivision Regulations, given that the project appears to be located within the Extra-Territorial Jurisdiction (ETJ) of the City of Huntsville, and approval of such infrastructure and platting is subject to review by the City. This action should also not be construed as impacting, or relating to future acceptance of maintenance by Walker County, or as action related to public maintenance at any point in the future, given that any consideration of adoption for maintenance purposes would require a separate action by Commissioners Court on a future date, if or when it is to be considered.

This statement of no objection is qualified by and contingent upon the conditions being met, all permit approvals, and the approval of the City of Huntsville.

Sincerely,

A handwritten signature in black ink, appearing to read "Colt Christian", is written over a horizontal line.

Colt Christian
County Judge

Attachments: ETGR Road Sections Dated 4/16/23 Spear Point Engineering, ETGR Overall dated 4/24/23 Spear Point Engineering, ETGR Turn Lane Sections dated 4/24/23 Spear Point Engineering, Addendum to TIA report Knesek and Associates dated 4/24/2023, Request Letter Spearpoint Engineering, Brett Wyant, P.E. dated 4/25/23, Update to Request Letter Spearpoint Engineering 5/02/23, Response Letter from Bleyl and Associates dated 5/5/23

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 6TH DAY OF JULY 2023 AT 5:30 PM.

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

City staff present: Irones; Byal; Kulhavy; Yeager; Gibson

Audience present: Ed Davis

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. To consider recommending approval to the City Council for the proposed revisions to the current Development Districts map and the Development Code for the entirety of the City of Huntsville.

Development Services Director, Kevin Byal gave a presentation on the proposed changes to the development districts and the steps taken to get to this point. Staff recommends the approval of the proposed revisions with the following modifications:

- University (UN) zone to be removed. These properties will fall under the Public & Institutional (PI) district
- Residential Conversion Overlay removal
- Removal of private correctional institutions from the Public & Institutional (PI) district and moved to the Industrial district (I)

Byal answered questions from the Planning Commission.

Vice-Chairman Hooten moved to recommend approval to the City Council for the proposed revisions to the current Development Districts map and the Development Code for the entirety of the City of Huntsville with the suggested modifications. Second was by Commissioner Gumm. The vote was unanimous.

- b. **CONSIDER** the minutes of the June 1, 2023, meeting.

Commissioner Carpenter moved to approve the minutes from the June 1st meeting. Second was by Vice-Chairman Hooten. The vote was unanimous.

5. PUBLIC COMMENTS

Resident Mr. Davis, wanted to inquire about the Residential Conversion Overlay District. He was informed that the Commission and staff have decided to remove the overlay from the proposed development district map. This was his only concern. He also wanted to commend the staff and Commission for all the work put into this project.

6. ITEMS OF COMMUNITY INTEREST

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

- Staff will be sending postcards to every Resident of Huntsville regarding the public hearings and readings with the City Council.
- Main Street music series – Saturday July 8 from 7:30-9pm @ Rather Park
- Kickball tournament – Saturday July 22 @9am

10. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Second was by Commissioner Carpenter. The vote was unanimous. [6:09 PM]