

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, AUGUST 17, 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 to put in an OSSF system until adequate city sewer is available at 612 Old Phelps Road, located in the city limits of Huntsville.
- b. The minutes of the June 15, 2023, and July 20, 2023, meetings.

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, 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: August 10, 2023

TIME OF POSTING: 12:30 p.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

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

SUBJECT: Proposed OSSF System for 612 Old Phelps Road

MEETING DATE: August 17, 2023

TYPE OF REVIEW: Modification/Waiver of Subdivision Standards

APPLICANT: Jimmy Henry

FACTS, CODE REQUIREMENTS AND CONDITIONS

Planning staff has received a Modification/Waiver of Subdivision Standards request from Jimmy Henry, property owner, for property located at 612 Old Phelps Road to have an On-Site Sewer Facility (OSSF) septic system. This site is for a proposed church. Currently, there is a small cabin and a manufactured home on the subject property, and they are both connected to an OSSF system because city sewer was not available when the homes were placed there. There is an 8-inch sewer line that is located along the northern property lines on Old Phelps Road. Our current sewer facilities in that area are at capacity. Once the sewer facilities are upgraded and have the capacity, the property owner has agreed to tie into city sewer.

The applicant has requested a Modification/Waiver from the requirements of City Wastewater Service (sewer) located in Article 10, Section 10.700 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 existing OSSF system is consistent with the subdivision requirements of the Development Code, staff recommends the Planning Commission approve the Modification/Waiver request from the requirements of Article 10, Section 10.700- City Wastewater service and allow the church to connect to the existing OSSF system until adequate city sewer capacity is available.

ATTACHMENTS:

Aerial Map
Vicinity Map by staff

HOMELAND PROPERTIES**4 Acres | 612 Old Phelps Road**

Commercial, Land, Walker County
612 Old Phelps Rd, Huntsville, Texas 77340
Listing ID: 43776
4 Acres \$3.26 per sq. ft.

4+ Acres of Development Property In the City Limits!

Property Description:

This tract features dual frontage on Old Phelps Road and Highway 19 (15,000+ AADT). Minutes to Interstate 45, Sam Houston University and Highway 75. Property zoning allows for Retail, Industrial, Office, Hospitality or Multi-Family. 12" and 6" water main, electricity and septic system on site – city sewer available on Old Phelps Rd. Don't miss this opportunity – Reach out for details!

Other Details

Showing/Viewing Instructions: Buyer &/or agents must notify Homeland Properties of intent to view/tour & make advance appointment. A minimum of 24 hours' notice is required. Buyers must be accompanied by broker/agent. Licensed co-brokers are welcome to show this property by advance appointment and will receive a co-broker fee if the co-broker accompanies their buyer from the first contact to the closing of a sale.

Directions: From I-45 in Huntsville, TX, take Hwy 19 Loop to intersection of Old Phelps Road (FM 3411). Property on the right.

Access/Frontage: Old Phelps Rd. (FM 3411). Hwy 19 Loop.

Restrictions: None Known

Utilities: Public Water, Public Sewer, Electricity, Phone, Internet

Legal Description: Lot 17, 3.87 Ac., Lot 18.3, 0.326 Ac., Davids E. Survey, Walker Co., TX

Corners/Property Lines: Visible and/or marked in field.

School District: Huntsville ISD

Financial

Earnest Money: 5%

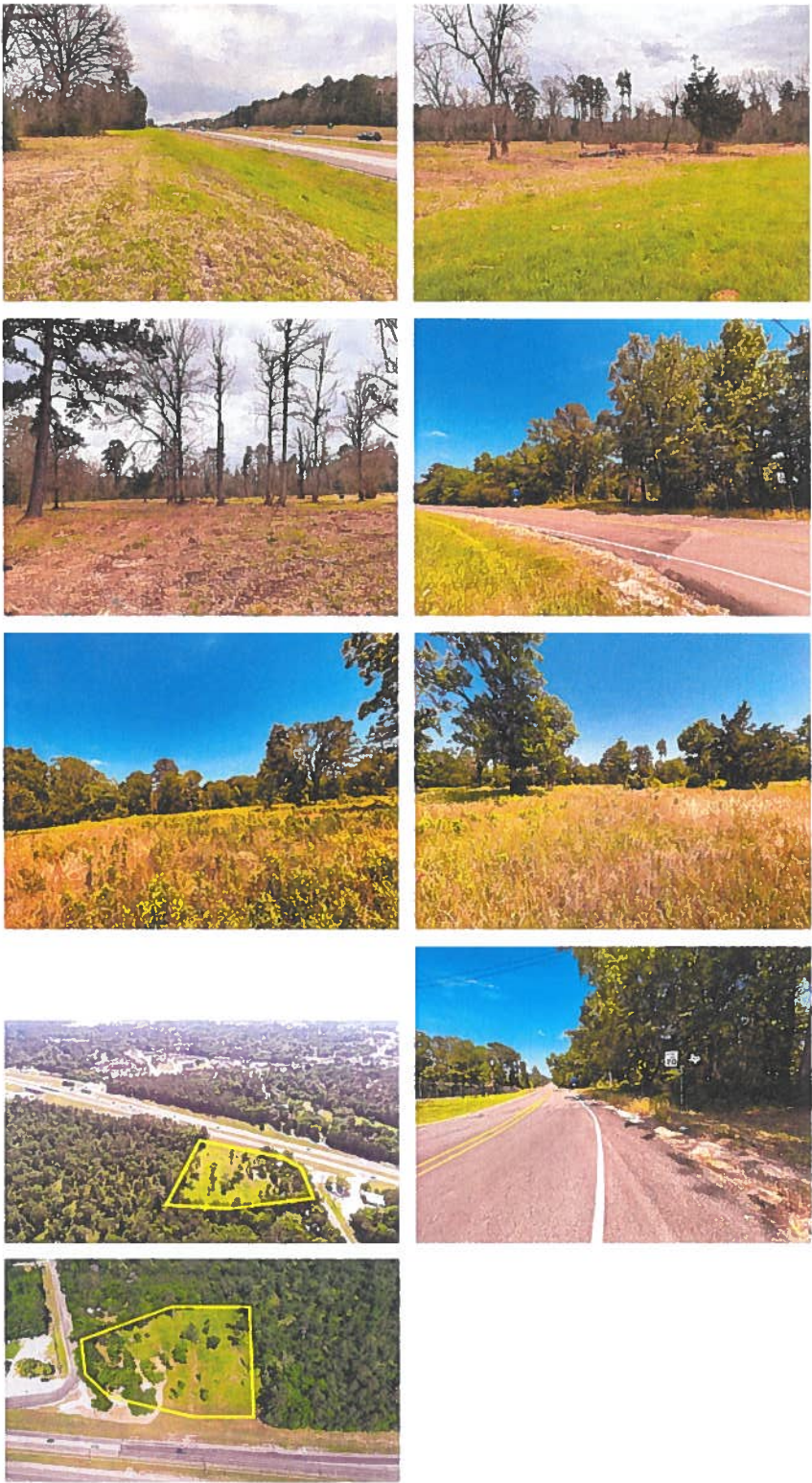
Tax ID: 24164, 46067

Payment Options: Cash Sale, Conventional, Investor

Disclaimers

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Legal Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads & easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.



Property Maps

Documents



4.196 Ac. | 612 Old Phelps Rd., Huntsville, Walker Co., TX

For illustration purposes only.





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

0 0.0175 0.035 0.07 mi

On Any Print Size

CREATED DATE: 8/8/2023

CITY OF HUNTSVILLE, TX
 ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
 Huntsville GIS Division



Service Layer Credits:

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 15th DAY OF JUNE 2023 AT 5:30 PM.

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

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

Number of Audience present: 61

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. PUBLIC HEARING

Brian Mabry, consultant from Kendig Keast Collaborative, gave a presentation on the proposed Zoning Districts and the steps taken to get to this point.

After the presentation, several citizens had questions about the proposed changes. There was a lot of concern from residents regarding the National Forest area being zoned Rural and Low Density Residential. Staff ensured the public this was a typo and has been corrected. Other citizens had concerns if the current use of their property would be grandfathered. Staff informed the citizens their current land use would be grandfathered. There were some citizens that were opposed to the proposed Residential Conversion Overlay District. Staff let the citizens know they would discuss removing it from the map. Several citizens filled out comment cards and were informed that staff would be contacting them regarding their issue. Chairman Woods closed the Public Hearing at 6:55 p.m.

5. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [6:55 PM]

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 20TH DAY OF JULY 2023 AT 5:30 PM.

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

City staff present: Irones; Byal; Yeager; Gibson

Audience present: Mike Mathena; Brett Wyant; Mike Namken

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. A Modification/Waiver of Subdivision Standards request for Lonestar Road within the Estates of Texas Grand Ranch Section 1, located in the Huntsville ETJ.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the approval of the proposed 2 lane designed roadway for Lonestar Road as resubmitted. Mike Mathena clarified a few details of the request and answered questions from the Planning Commission.

Vice-Chairman Hooten moved to recommend approval of the design of Lonestar Road be consistent with subdivision requirements of development code with granting of Modification/Waiver of Subdivision Standards from the required paving width along Lonestar Road and the recommendation be consistent with the letter provided by the county judge dated May 16, 2023, contingent upon submittal of a traffic study to the city as required. Second was by Commissioner Lynch. The vote was unanimous.

- b. **CONSIDER** the minutes of the July 6, 2023, meeting.

Commissioner Carpenter moved to approve the minutes from the July 6th meeting. Second was by Commissioner Thompson. 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.

- Development District Public Hearing and 1st reading with City Council will be on August 1, 2023 @5:30.

7. ADJOURNMENT

Commissioner Lynch moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [5:47 PM]