

CITY OF HUNTSVILLE, TEXAS

Place 7 - Vacant



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, SEPTEMBER 21, 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. The preliminary plan of The Estates of Texas Grand Ranch Section 1, located in the Huntsville ETJ.
- b. The FY 2023-2024 Meeting Schedule and Submission Deadlines.
- c. The minutes of the August 17, 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, 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: September 14, 2023

TIME OF POSTING: 10:45 a.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

MEETING DATE: September 21, 2023

SUBJECT: The Estates of Texas Grand Ranch Preliminary Plan

TYPE OF REVIEW: Preliminary Plan

APPLICANT: Mike Namken

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is currently undeveloped and is approximately 308.19 acres in size. It is proposed to be The Estates of Texas Grand Ranch Section 1 Subdivision. It will be adjacent to Huntsville State Park in the Huntsville ETJ just west of the intersection of Lonestar Road and the IH-45 Service Road. The property to the north of the subject property is the site of the proposed Winter Wonderland Park. The properties to the south of the subject property are large rural tracts.

- Block 1 will consist of 107 lots and will be for single-family residential.
- Block 2 will consist of 12 lots and will be for single-family residential.
- Block 3 will not have any lots.
- Block 4 will consist of 3 lots and will be for single-family residential.
- Block 5 will consist of 28 lots and will be for single-family residential.
- Block 6 will consist of 16 lots and will be for single-family residential.
- Block 7 will consist of 11 lots and will be for single-family residential.
- Block 8 will consist of 18 lots and will be for single-family residential.
- Block 9 will consist of 12 lots and will be for single-family residential.

On December 20, 2022, a Development Agreement was signed by the city and it included the following Modification to Subdivision Standards:

- A waiver from Article 10.405 and 10.406 of the Development Code to allow for block lengths in excess of 1,200 feet and cul-de-sacs in excess of 1,000 feet or that serves more than 15 dwelling units.
- A waiver from Article 10.1000 of the Development Code to allow for approved lighting at all intersections only.
- A waiver from Article 10.700 to allow for the installation of approved alternative sewage treatment facilities on site for each individual lot.
- A waiver from Article 10.1300 of the Development Code to allow for utilities to be located overhead or underground.

- A waiver from Article 10.504 and 10.901 to allow for 3.5 miles of designated walking areas and +/- 30 miles of nature trail easements in lieu of sidewalks.
- A waiver from Article 10.400 of the Development Code to allow for streets to be 2" asphalt with a paved surface of 26' and a 2' paved shoulder. Each street must have a minimum of 60' of dedicated right-of-way.
- A waiver from Article 10.600 to allow for fire hydrant spacing at a maximum of 1,000-foot separation.

According to the site plan, there will be several entrance/exit points into the community from Lonestar Road and there will also an entrance/exit from Outland Ranch Road to the IH-45 Service Road.

The subject property will consist of 207 total lots and the density will be 0.67 lots per acre. The setbacks will be 65' on the front, 20' in the rear, and 10' on the sides.

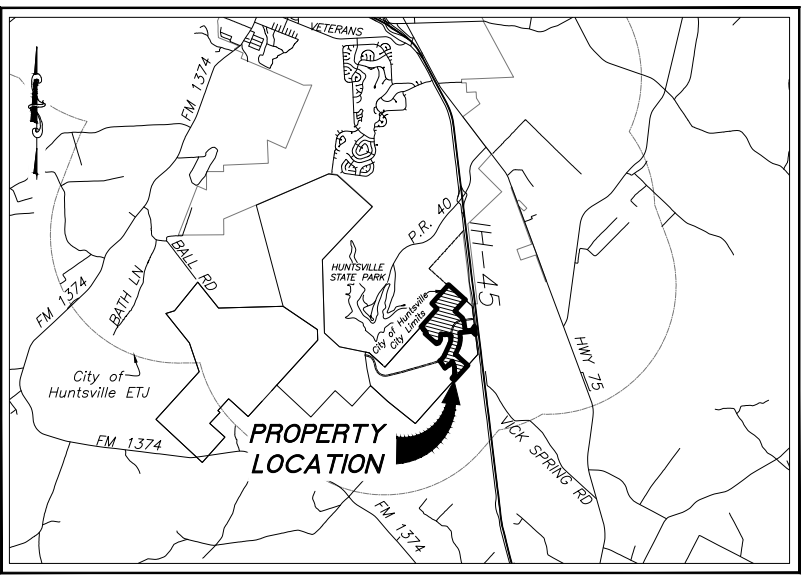
As this is just the preliminary plan, all final civil engineering plans will have to be approved before the submittal of a final plat. If the preliminary plan is approved, the Final Plat will be presented to the Commission for review and approval at later dates.

STAFF RECOMMENDATION:

*As it is in compliance with the Development Code residential subdivision regulations, staff recommends **approval** of the Preliminary Plan as submitted for The Estates of Texas Grand Ranch Preliminary Plan.*

ATTACHMENTS:

Preliminary Plan
Vicinity map



VICINITY MAP
Not To Scale

GENERAL NOTES

- The purpose of this preliminary plan is to get preliminary approval for ESTATES OF TEXAS GRAND RANCH SECTION 1 which is out of the residue of the called 3314.028 acre tract described in Vol. 1271, pg. 484, Walker County Official Public Records and to indicate the proposed location for the 60 foot road rights-of-way as shown hereon. All notes and dedications below are proposed 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 referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 and based upon City of Huntsville Mapping Control Network Control Point Number 7262, having published coordinates of N=10,231,650.757 feet, and E=3,802,783.195 feet and Elev.=112.998 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. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
- Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C05000, Panel 05000, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain).
 - and Flood Hazard Zone "A" (areas determined to be subject to inundation by the 1% annual chance flood, with no base flood elevations determined).The Base Flood Elevations (BFE's) shown hereon are based on a scaled approximation of the geo-referenced FEMA Flood Insurance Rate Map No. 48471C05000. This statement does not imply that any portion of the subject tract is free of potential flood hazards; localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
- 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 boundary monumentation.
- All 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 within the subdivision will be monumented on the ground with 5/8" iron rods with 1-3/4" diameter blue plastic caps marked "MICHAEL A. NAMKEN RPLS 6533" UNLESS otherwise noted and with the exception that they are NOT set in the centerline of roadway nor at roadway intersections and points of curvature, as the symbols hereon may represent.
- The Huntsville City Limits line, the Extraterritorial Jurisdiction line (ETJ) and the Certificate of Convenience and Necessity (CCN) line shown on this plat was obtained from the City of Huntsville's GIS Department and is based on the 2019 City of Huntsville Annexation. It's location as shown on this plat is geo-referenced and acknowledged by the City's planning department as being an approximate boundary relating to this plat ONLY.
- 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 structure. Further, the driveway or entrance to each lot from the pavement of the street shall be paved with concrete. Application for approval to Walker County is required prior to installation of the driveway for determination of the location, culvert sizing, installation depth, etc. Further, the driveway or entrance to each lot from the pavement of the street shall be paved with concrete or asphalt.
- 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:
 - 65' Front Building Lines,
 - 10' Side Building Lines,
 - 20' Rear Building Lines.
- All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for 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.
- After development of a Reserve Tract, a plot 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 No Clear Zone along the Texas State Parks Board, Huntsville State Park, as recorded in Vol. 89, Pg. 368, Walker County Deed Records, no improvements shall be made, and cutting of all natural vegetation is prohibited. See the Covenants, Conditions and Restrictions for 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 on the No Clear Zone.
- Lot Density for this proposed section will be 0.67 Lots per acre.
- This proposed section will be Section 1 of 7 proposed sections in this development. At this time there is no proposed time table for the proposed Sections 2 through 7.
- The purpose of Reserves A, D, and J is for detention ponds. The purpose of Reserves B, C, E and H is for for nature reserves, green belt areas and walking trails. The purpose of Reserves F and G are for entrance to subdivision needs.
- Everything contained within this preliminary plan of the ESTATES OF TEXAS GRAND RANCH, SECTION 1 is wooded, with the exception of Lonestar Road.
- The lots that border Lonestar Road are prohibited from direct access to Lonestar Road.
- The pipeline shown hereon and described in Vol. 1245, pg. 300, WCORR, is a high pressure natural gas line, with a line size of four (4) inches, and with a designed pressure OF 1000 psi.
- The primary electric lines along Lonestar Road will be overhead. The connector and side streets will have underground electric 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. Shateeq Mahmood Rony, PE (TX PE # 144726) and the construction plans titled "Estates of Texas Grand Ranch Section 1 Paving, Drainage & Utilities" by Brett Wyant, PE (TX PE # 118933) for Spear Point Engineering, LLC (TX Firm # 18904).
- Storm event utilized for drainage design:
 - Drainage swales = 100-year storm event
 - Roadway culverts = 100-year storm event
 - Roadside 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 the upstream and downstream end of all roadway culverts.
- Variable width private drainage easements ("VWDE") 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 and variable width drainage easements outside of the 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. The detention ponds will be owned and maintained by the Estates of Texas Grand Ranch Property Owners Association.

SANITARY SEWER SERVICE

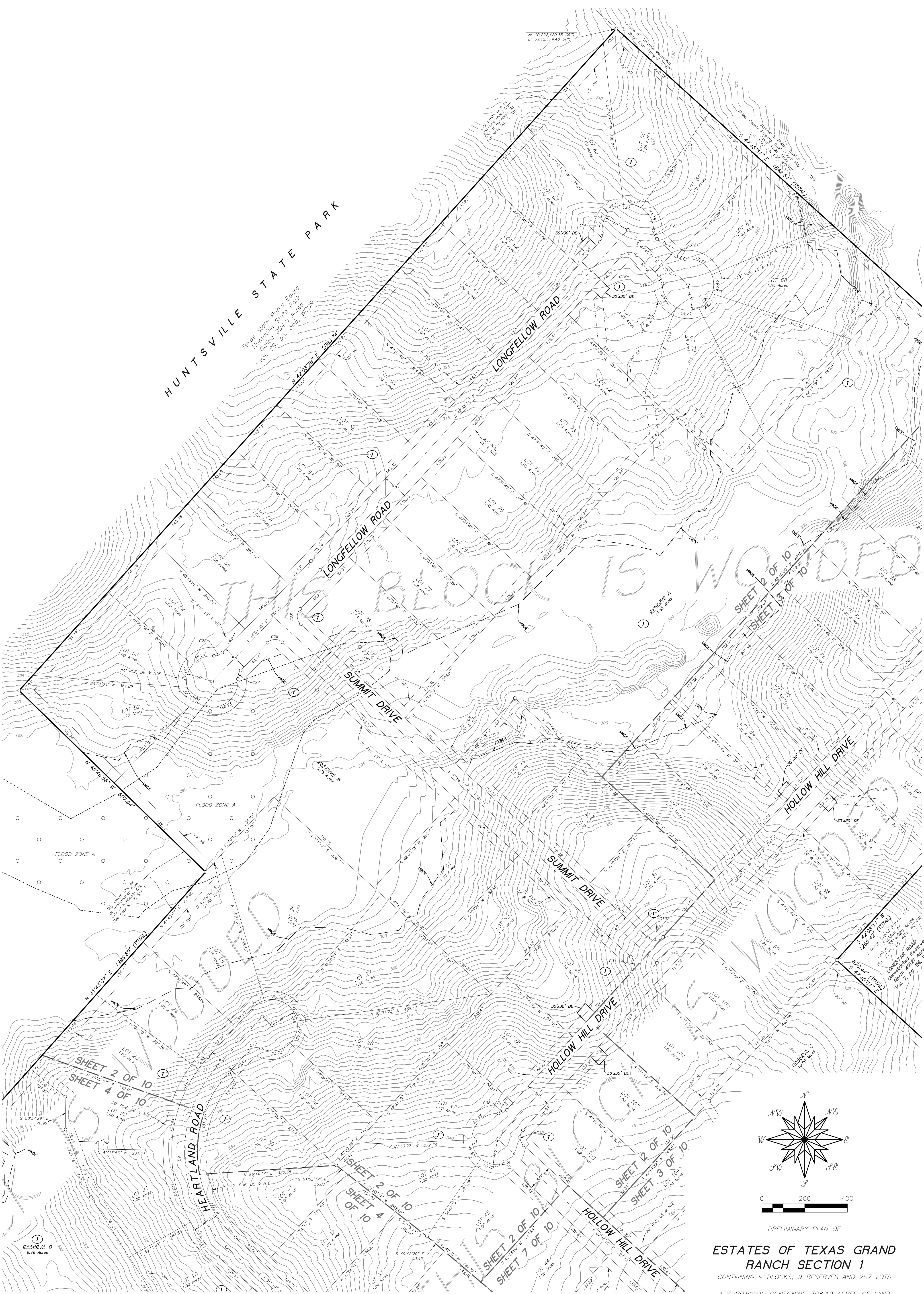
- Each lot will be required to utilize onsite sanitary sewer facilities (O.S.S.F.) for sanitary sewer service in accordance with state and local codes and regulations. The Lot Owner is not prohibited from connecting to a public sanitary sewer collection system if service becomes available at some time in the future.

PUBLIC EASEMENT NOTES

- All public easements denoted on this plan would be hereby dedicated to be used by the public forever. Any public utility, including 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 County of Walker 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 system or any of the easements shown on this plat. Neither 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.
 - A twenty (20) foot public utility easement (PUE) which incorporates within it a twenty (20) foot Estates of Texas Grand Ranch Property Owners Association nature trail easement (NTE) is established adjacent to all street rights-of-way.
 - All Drainage Easements labeled as "DE" are typical right angle off of right-of-way, locations of which are better defined on each sheet hereafter or within Detail Views as needed. All 30'x30' (typical size) 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 nature 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.
- APPROVED MODIFICATION TO SUBDIVISION STANDARDS/VARIANCES PER THE DEVELOPMENT AGREEMENT DATED DECEMBER 20, 2022
- 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 10.405 and 10.406: The variance was granted to allow for block lengths in excess of 1,200 feet and cul-de-sacs in excess of 1,000 feet provided 1.5 or fewer lots.
 - December 20, 2022. For a waiver of the Development Agreement Section 10.1000: The variance was granted to allow for approved lighting at all intersections.
 - 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 site for each individual lot.
 - 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 10.501: The variance was granted to allow for 3.5 miles of designated walking areas and +/- 30 miles of nature trail easements in lieu of sidewalks.
 - December 20, 2022. For a waiver of the Development Agreement Section 10.405: The variance was granted to allow streets to be 2" asphalt with a paved surface of 26" and a 2" unpaved shoulder; each street must have a minimum 60' dedicated right of way.
 - December 20, 2022. For a waiver of the Development Agreement Section 10.600: The variance was granted to allow for fire hydrant spacing at a maximum of 1,000-foot separation.



PRELIMINARY – NOT FOR RECORD				
INDIVIDUAL SHEETS INDEX				
1	Sheet Number Layout, Vicinity Map, Notes	6	Blocks 8 and 9	
2	Block 1	7	Blocks 1, 3, 4 and 5	
3	Blocks 1 and 2	8	Block 9, Line & Curve Tables	
4	Blocks 1 and 5	9	Typical Street Cross Sections	
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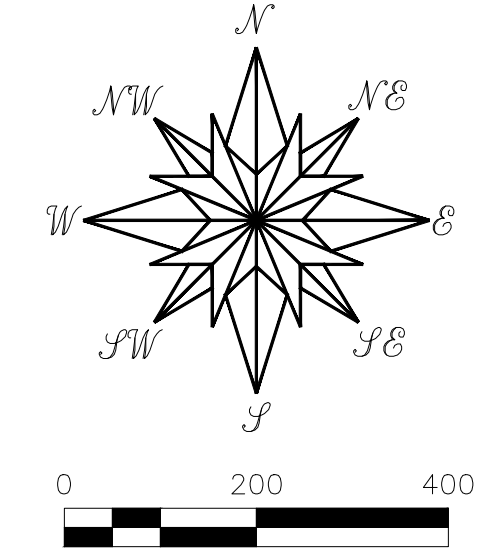


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 - ④ Block Number
 - ▨ Flood Zone A
 - DE Drainage Easement
 - Min. FF. Minimum Finished Floor Elevation
 - NTE Nature Trail Easement
 - PUE Public Utility Easement
 - WVDE Variable Width Private Drainage Easement
 - WCOPR Walker County Official Public Records
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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



PRELIMINARY PLAN OF



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

Job No. 22-082

SHEET 3 OF 10



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**ESTATES OF TEXAS GRAND
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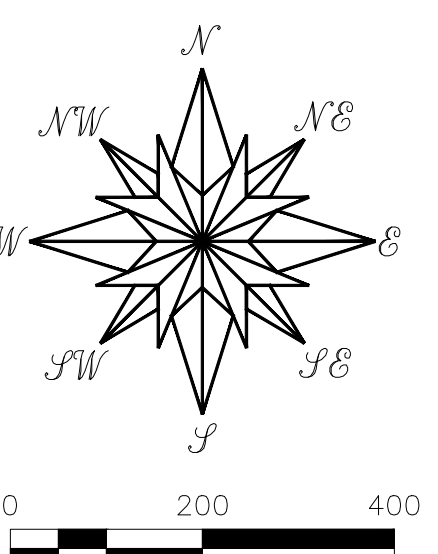
SHEET 4 OF 10



LONESTAR ROAD
Unrestricted Reserve
South 671.82 Acres
Vol. 7, pg. 114, WCPR
1 Texas Grand Ranch, LLC
Residue of Called 3314.028 Acres
Vol. 1271, pg. 484, WCOPR

LONESTAR ROAD
Unrestricted Reserve South 671.82 Acres
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Vol. 1271, pg. 484, WCOPR

LONESTAR ROAD
Unrestricted Reserve North 491.21 Acres
Vol. 7, pg. 114, WCPR
1 Texas Grand Ranch, LLC
Residue of Called 3314.028 Acres
Vol. 1271, pg. 484, WCOPR



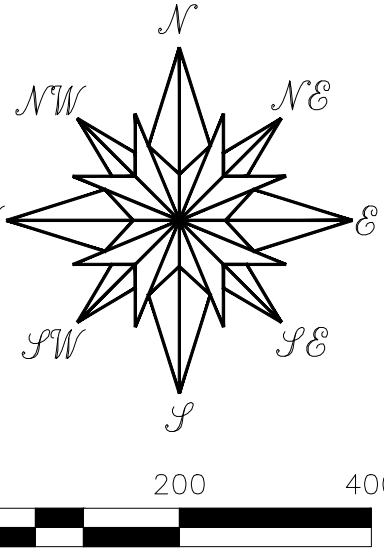
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**ESTATES OF TEXAS GRAND
RANCH SECTION 1**

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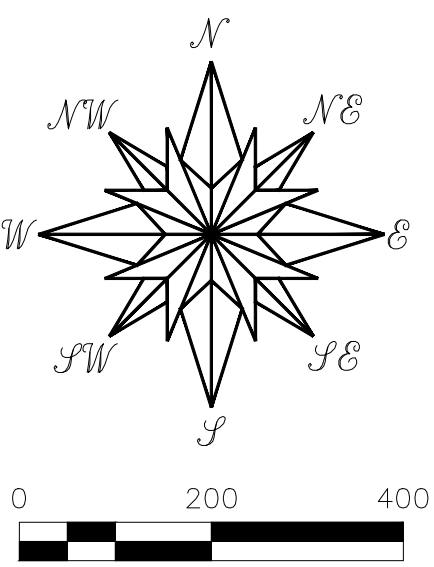
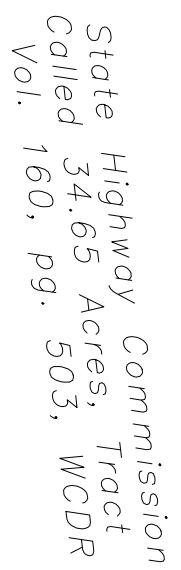
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SHEET 6 OF 10



ESTATES OF TEXAS GRAND
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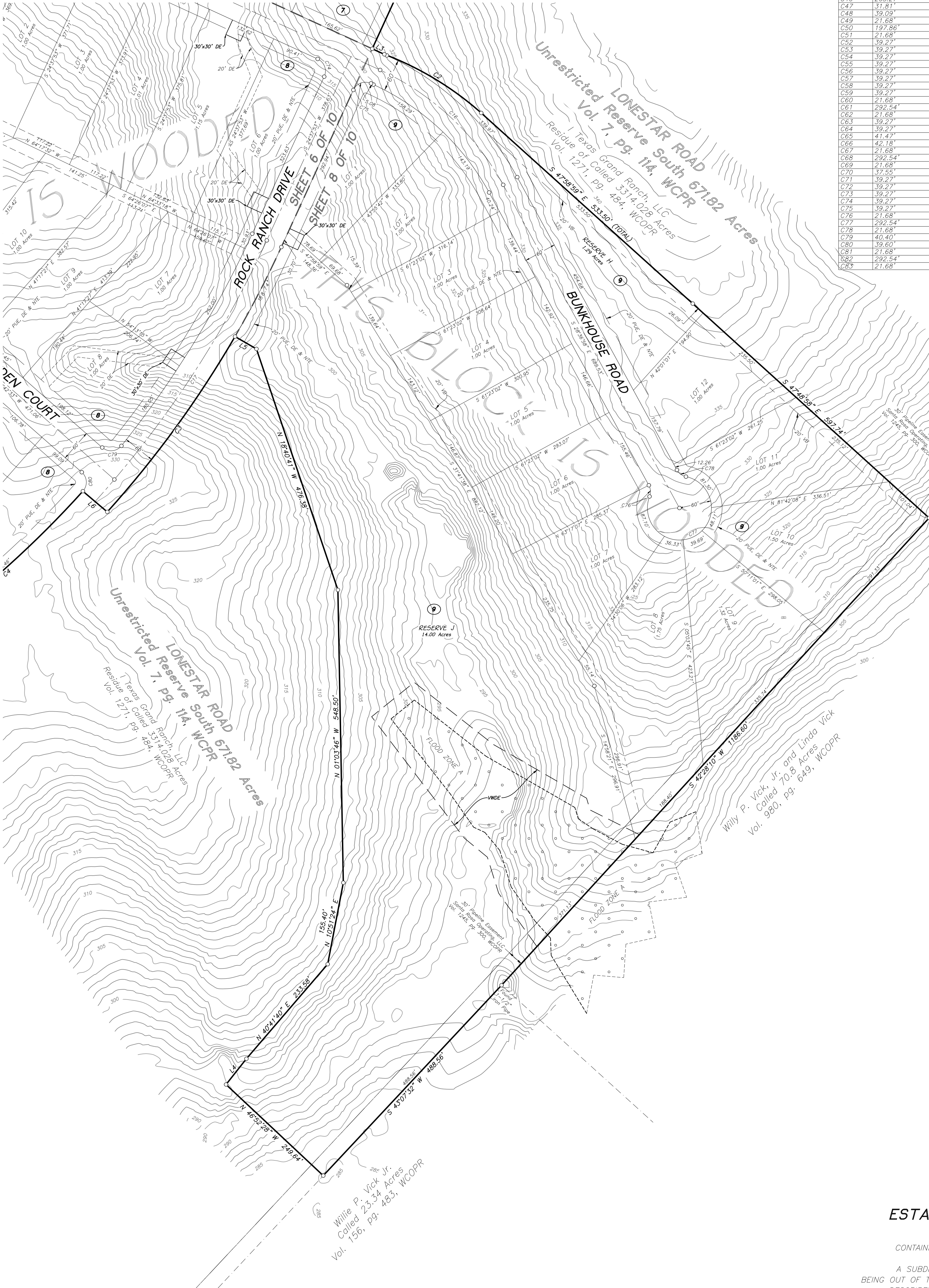
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LINE	BEARING	DISTANCE
L1	N 06°46'41" W	48.56'
L2	N 06°46'41" W	48.22'
L3	S 65°22'07" E	25.00'
L4	N 35°21'06" E	61.49'
L5	N 59°51'54" W	46.46'
L6	N 49°39'15" W	60.02'
L7	N 15°18'20" E	42.99'
L8	N 85°56'11" W	91.76'
L9	S 15°18'20" W	30.10'
L10	S 03°50'19" 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°43'19" 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°17'42" 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'	N 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	37.65'	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 20°22'07" E	35.36'	90°00'00"
C74	39.27'	25.00'	S 20°22'07" E	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	39.07'	25.00'	S 03°19'42" E	35.59'	90°05'41"
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
DE	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
WCOPR	Walker County Official Public Records
WCPR	Walker County Plat Records

PRELIMINARY NOT FOR RECORD INDIVIDUAL SHEETS INDEX			
1	Sheet Number Layout, Vicinity Map, Notes	6	Blocks 8 and 9
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5	Blocks 1, 2, 4, 6, 7, 8 and 9	10	Detention Pond Cross Sections

ESTATES OF TEXAS GRAND RANCH SECTION 1

CONTAINING 9 BLOCKS, 9 RESERVES AND 207 LOTS

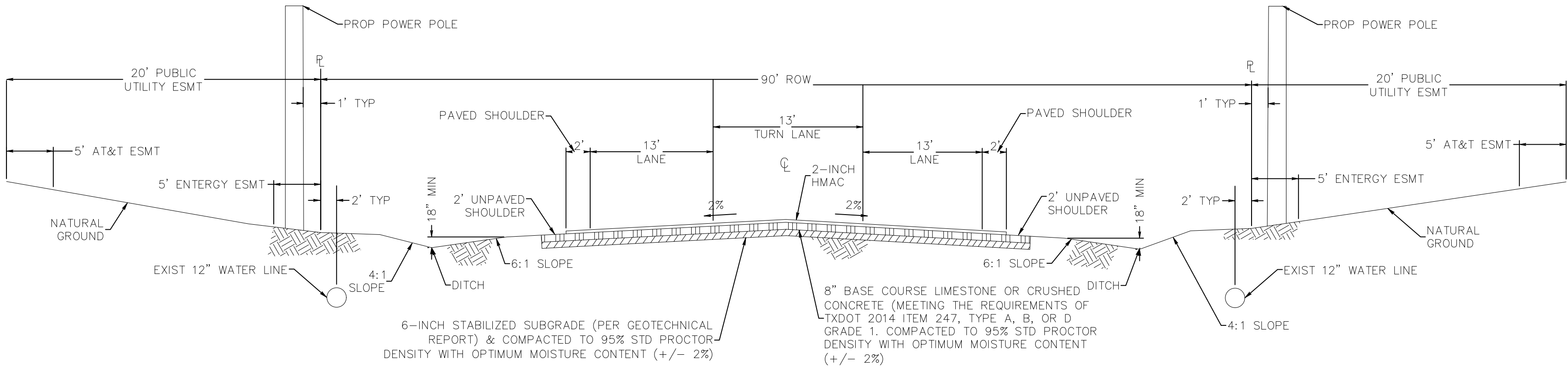
A SUBDIVISION CONTAINING 308.19 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC.
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
JOHN W. INGERSOLL LEAGUE, A-27
MONTGOMERY COUNTY SCHOOL LAND SURVEY,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

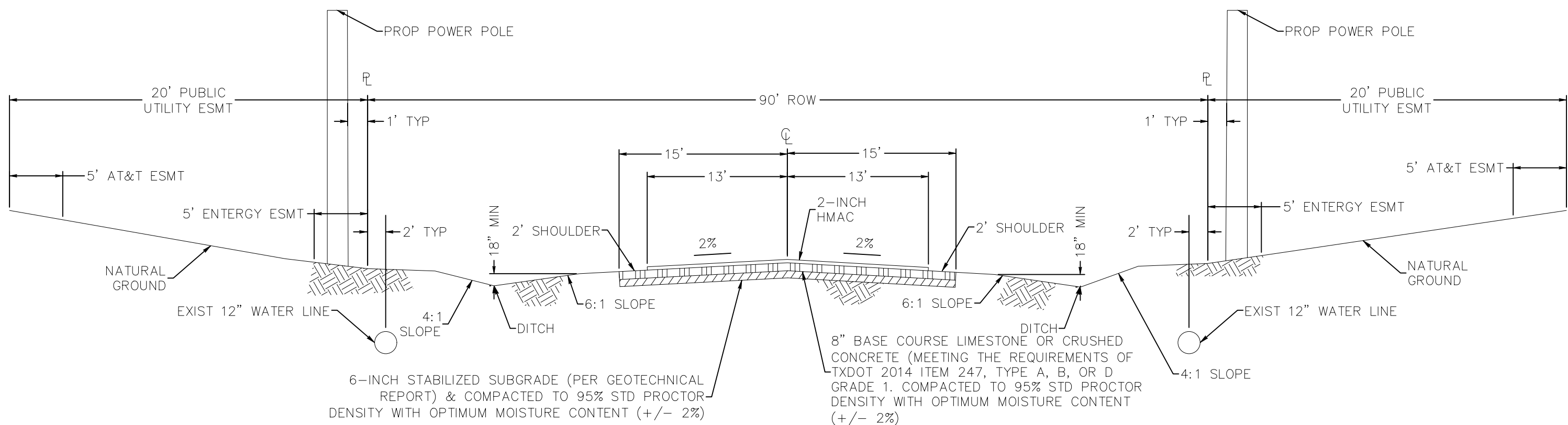
Job No. 22-082

SHEET 8 OF 10



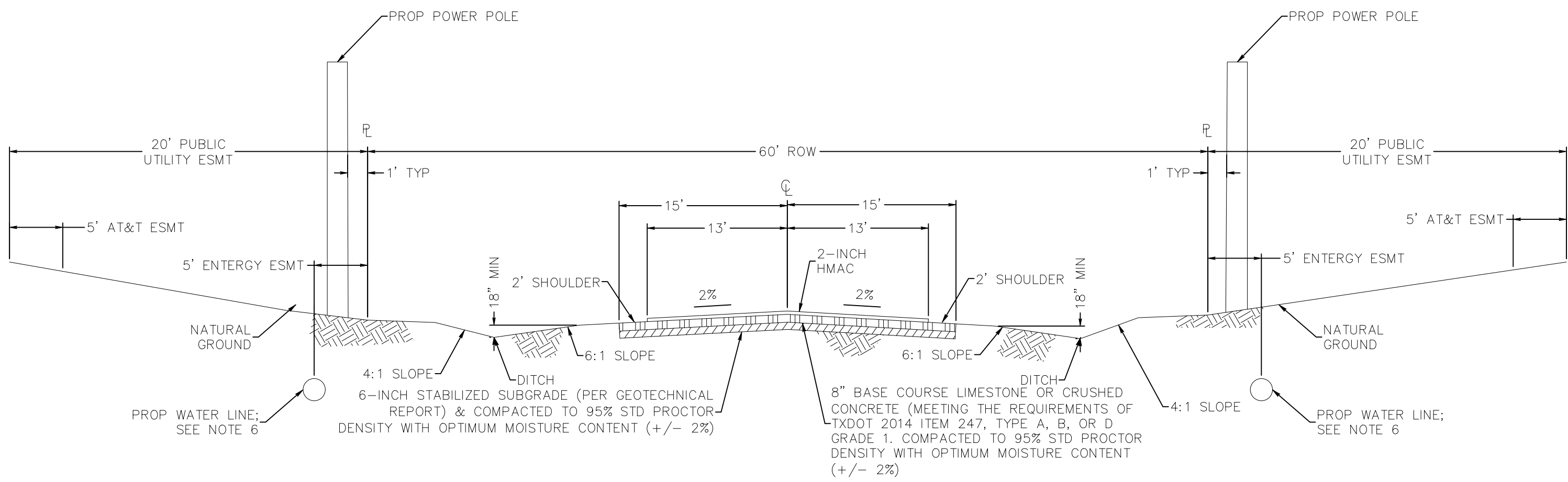
TYPICAL STREET SECTION W/LEFT TURN
90' RIGHT OF WAY
NTS

- 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. HMAc 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.



TYPICAL STREET SECTION
90' RIGHT OF WAY
NTS

- NOTES:
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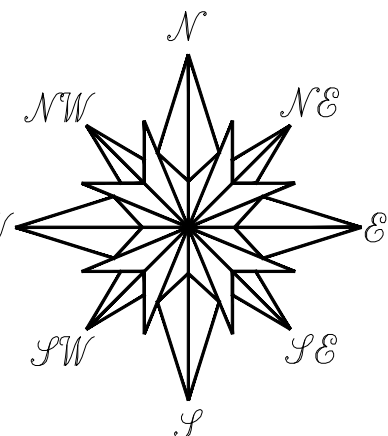


TYPICAL STREET SECTION
60' RIGHT OF WAY
NTS

- NOTES:
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 2. HMAc 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.

Project Name: Estates of TGR, Section 1				Prepared By: Spearpoint Engineering, LLC				Date Prepared: 8/10/2023			
WATER DEMANDS				(1.) ADF	(2.) MDD	(3.) PHD	(4.) PHD (gpm)	RFD	Alternate PHD	Alternate PHD (gpm)	
Unit Description	Projected Water flowrate (gpad)*	Persons/Connection	Connections	Average Daily Flow (ADF) (gpd)	Maximum Daily Demand (MDD) ADF *1.70 (gpd)	Peak Hourly Demand (PHD) (MDD*1.75) (gph)	Peak Hourly Demand (PHD) (MDD*1.75) (gpm)	Fire Flow Demand (RFD) (gph)	Required Fire Flow + Maximum Daily Demand (RFF + MDD) (gph)	Required Fire Flow + Maximum Daily Demand (RFF + MDD) (converted to gpm)	
Residential Acreage	140	3.5	216	105,840	179,928	13,120	219	72000	79,497	1324.95	
Totals:				105,840	179,928	13,120	219				

Project Name: Estates of TGR, Section 1				Prepared By: Spearpoint Engineering, LLC				Date Prepared: 8/10/2023			
WASTEWATER DEMANDS				DF	PDF	PHF	PHF (gpm)				
Unit Description	Projected WW flowrate (gpad)*	Persons/Connection	Connections	Total Flow (gpd)	Peak Daily Flow (gpd)	Peak Hourly Flow (PDF/24) (gph)	Peak Hourly Flow (PDF/24) (converted to gpm)				
Residential Lots	105	3.5	216	79,380	317,520	13,230	221				
Totals:				79,380	317,520	13,230	221				



THIS SHEET NOT TO SCALE

PRELIMINARY PLAN OF

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
TBLR's Firm No. 10194090
936-661-3325

Job No. 22-082

SHEET 9 OF 10

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

PRELIMINARY NOT FOR RECORD

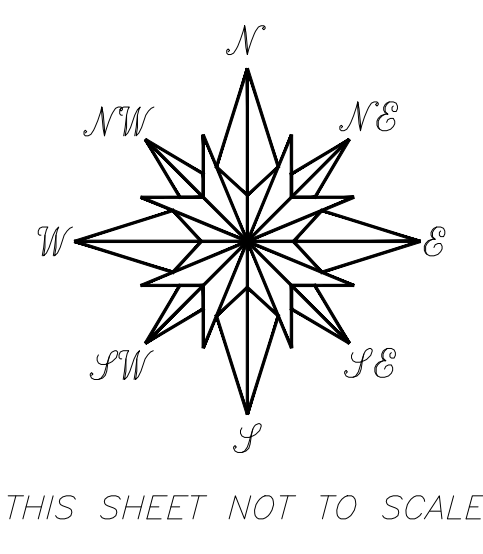
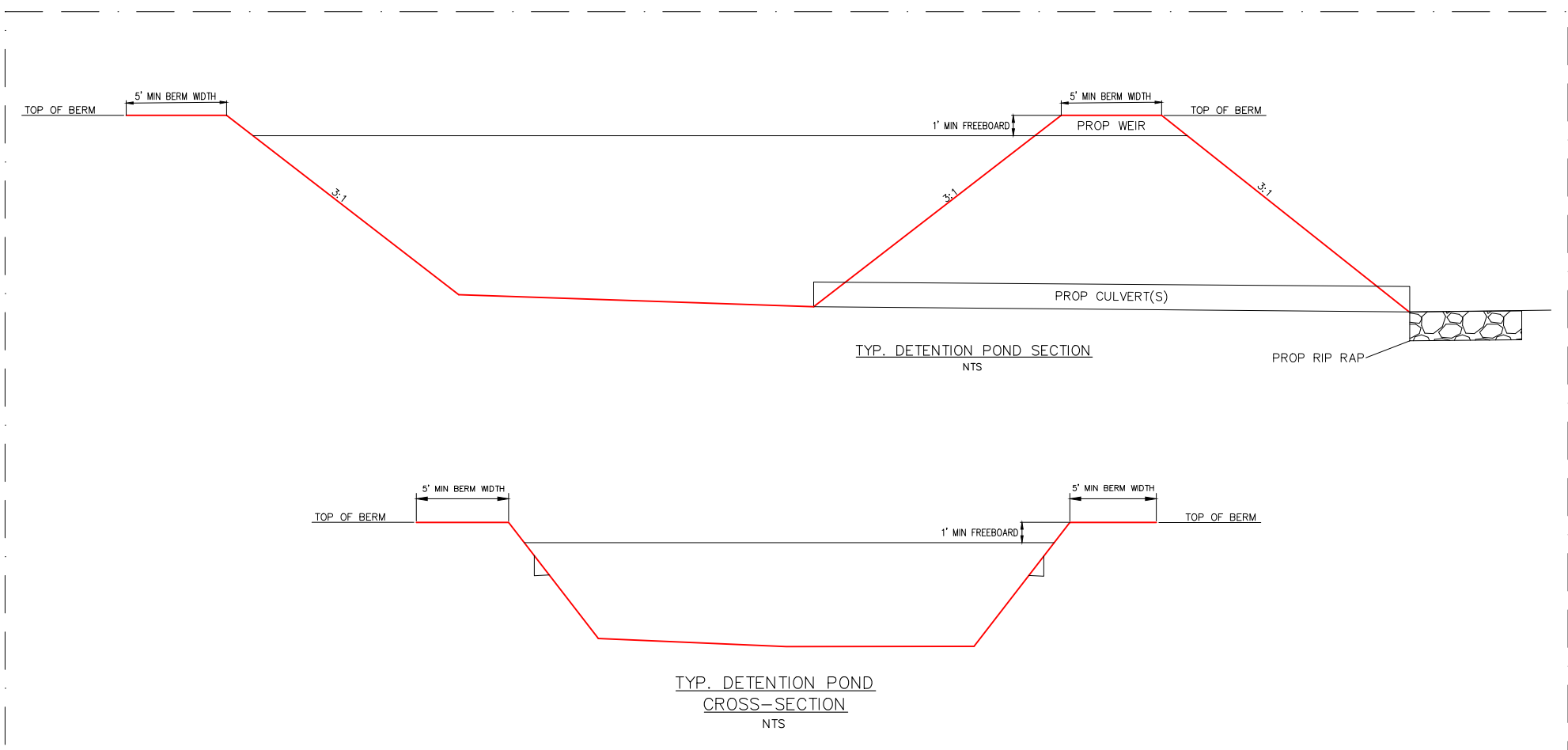
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PROPOSED DETENTION SUMMARY

POND 1A DETENTION SUMMARY
25-YR FLOW = 1502.3 CFS
25-YR WSE = 299.2
25-YR REQUIRED STORAGE = 34.3 AC-FT
100-YR FLOW = 2087.6 CFS
100-YR WSE = 300.3
100-YR REQUIRED STORAGE = 45.5 AC-FT
PROVIDED DET = 45.5 AC-FT
TOP OF BERM ELEV = 301.00

POND 1B DETENTION SUMMARY
25-YR FLOW = 490.3 CFS
25-YR WSE = 301.1
25-YR REQUIRED STORAGE = 20.4 AC-FT
100-YR FLOW = 600.8 CFS
100-YR WSE = 302.6
100-YR REQUIRED STORAGE = 26.4 AC-FT
PROVIDED DET = 42.7 AC-FT
TOP OF BERM ELEV = 305.00

POND 1A DETENTION SUMMARY
25-YR FLOW = 1005.5 CFS
25-YR WSE = 297.1
25-YR REQUIRED STORAGE = 32.7 AC-FT
100-YR FLOW = 1242.2 CFS
100-YR WSE = 298.7
100-YR REQUIRED STORAGE = 43.6 AC-FT
PROVIDED DET = 50.1 AC-FT
TOP OF BERM ELEV = 300.00



LEGEND

○	Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
④	Block Number
▨	Flood Zone A
DE	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 Official Public Records
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PRELIMINARY
NOT FOR RECORD

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

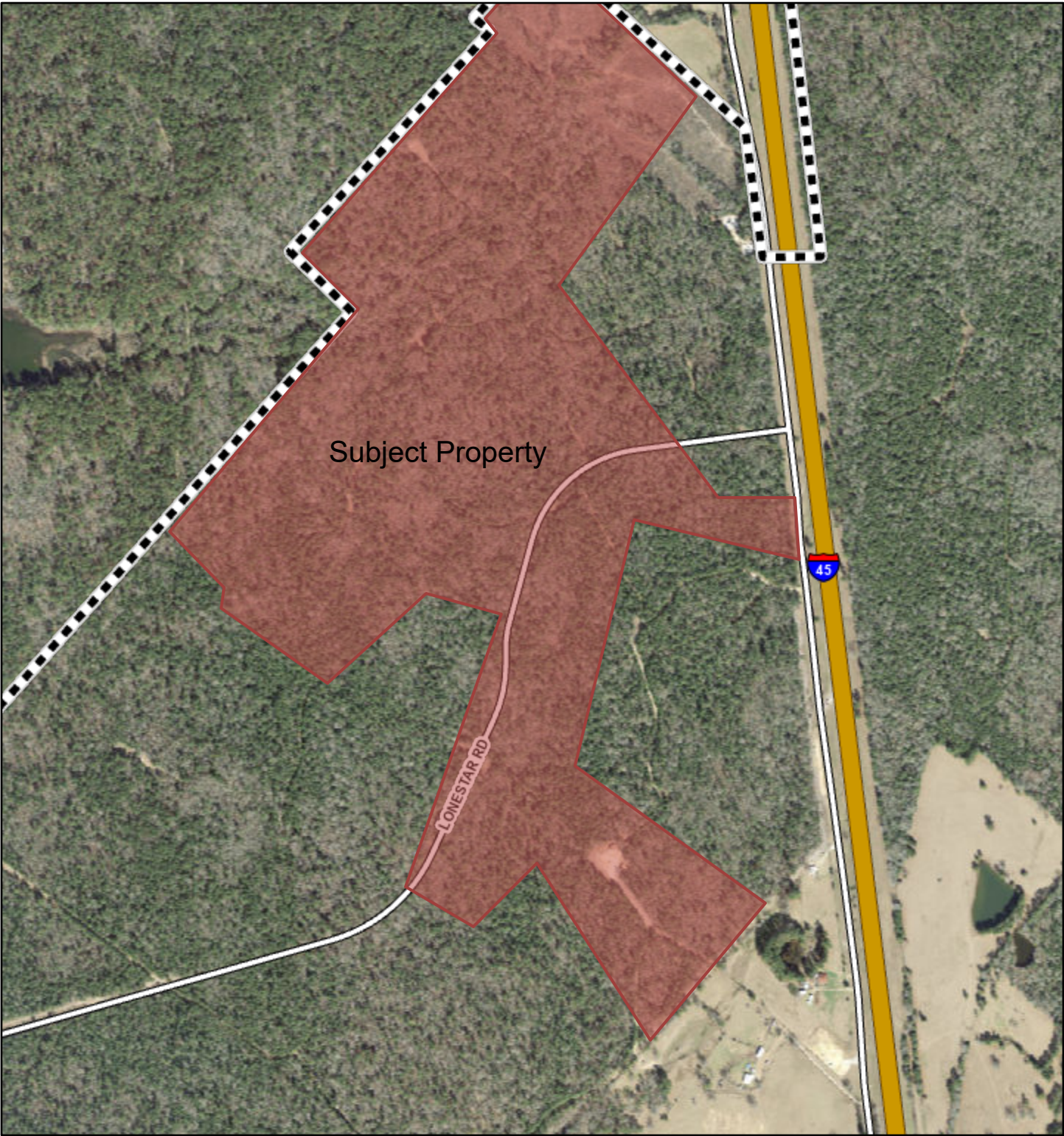
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DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC.
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
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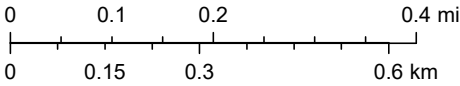
SHEET 10 OF 10

Vicinity Map



9/8/2023, 9:48:02 AM

1:12,000



Planning Commission FY2023-2024 Meeting Schedule and Filing Deadlines

These meeting dates and times are hereby established by the Planning Commission.

An application will be considered filed for placement on a meeting agenda upon **confirmation by the City Planner** of a complete application no later than noon on the last day during the dates identified below to be placed on the corresponding meeting agenda for consideration.

Please Note: City Planner is allowed ten (10) working days to confirm a complete application.

Meetings are held at the Huntsville Public Library, 1219 13th Street, Huntsville, TX 77340 in the Large Conference Room.

Regular meetings occur the first and third Thursday of the month. Specials Sessions may be called at any time. Work Sessions may be scheduled prior to each meeting – refer to each posted agenda for meeting time.

Meeting Date	Meeting Time	Application File Dates
October 5, 2023	5:30 PM	September 1-5, 2023
October 19, 2023	5:30PM	September 14-19, 2023
November 2, 2023	5:30 PM	October 1-3, 2023
November 16, 2023	5:30PM	October 11-16, 2023
December 7, 2023	5:30PM	November 2-7, 2023
December 21, 2023	5:30PM	November 15-21, 2023
January 4, 2024	5:30PM	December 1-4, 2023
January 18, 2024	5:30PM	December 12-18, 2023
February 1, 2024	5:30PM	January 2-4, 2024
February 15, 2024	5:30PM	January 9-15, 2024
March 7, 2024	5:30PM	February 2-7, 2024
March 21, 2024	5:30PM	February 15-21, 2024
April 4, 2024	5:30PM	March 1-4, 2024
April 18, 2024	5:30PM	March 13-18, 2024
May 2, 2024	5:30 PM	April 1-3, 2024
May 16, 2024	5:30PM	April 12-16, 2024
June 6, 2024	5:30 PM	May 2-6, 2024
June 20, 2024	5:30PM	May 16-20, 2024
July 3, 2024*	5:30 PM	June 1-3, 2024
July 18, 2024	5:30PM	June 13-18, 2024
August 1, 2024	5:30 PM	July 1-3, 2024
August 15, 2024	5:30PM	July 11-15, 2024
September 5, 2024	5:30 PM	August 1-5, 2024
September 19, 2024	5:30PM	August 14-19, 2024

*Due to July 4th Holiday

Approved: xx-xx-xxxx

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 17TH DAY OF AUGUST 2023 AT 5:30 PM.

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

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

Audience present: Jimmy Henry

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 to put in an OSSF system until adequate city sewer is available at 612 Old Phelps Road, located in the city limits of Huntsville.

Planner, Layne Yeager gave an overview of the subject property. Staff recommended the approval of 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 or to allow an upgrade as needed for commercial application. Property Owner, Jimmy Henry, clarified a few details of the request and answered questions from the Planning Commission.

Commissioner Sessions moved to approve the Modification/Waiver of Subdivision Standards as described. Second was by Commissioner Gumm. The vote was unanimous.

- b. CONSIDER** the minutes of the June 15, 2023, and July 20, 2023, meetings.

Vice-Chairman Hooten moved to approve the minutes from the June 15th meeting. Second was by Commissioner Lynch. The vote was unanimous.

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

- *No action was taken on the Development District Zoning adoption at the August 15th meeting. Vote on proposed zoning districts moved back to September 5th where the City Council is expected to act.*
- *Huntsville is still under a burn ban. The threat of wildfires is extremely high, and residents are asked to be cautious.*
- *Property owners of the Vacant lot on 16th and O street commonly referred to as “Stonehenge” are apparently seeking investment partners to finish the project. The lot is being mowed but that is the only progress city staff are aware of.*
- *This was Chairman Woods’ last meeting as a member of the Planning Commission. He expressed he will not be seeking another term and is grateful for his time served.*

7. ADJOURNMENT

Vice-Chairman Hooten moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [6:02 PM]