

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, OCTOBER 5, 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. PUBLIC HEARING

- a. For a proposed Development District Map Amendment Request to go from Management District to a Planned Development District and approval of Concept Plan, located adjacent to Quality Boulevard and also just east of American Legion Drive on Walker County Property ID #13938 and #13941, located in the city limits of Huntsville.

5. CONSIDER

- a. The Development District Map Amendment Request to go from Management District to a Planned Development District and approval of Concept Plan, located adjacent to Quality Boulevard and also just east of American Legion Drive on Walker County Property ID #13938 and #13941, located in the city limits of Huntsville.
- b. The Final Plat of Caliber Collision, being a partial replat of Rollingbrook Section 2, located in the city limits of Huntsville.
- c. The minutes of the September 21, 2023, meeting.

6. PUBLIC COMMENTS

7. ITEMS OF COMMUNITY INTEREST

8. 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 29, 2023

TIME OF POSTING: 12:00 p.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary



Development District Map Amendment Application

City of Huntsville | 448 State Highway 75 North | Huntsville, TX 77320 | 936-294-5782

Applicant Information – As authorized by the property owner(s)

Name SPJR Properties, LLC (Josh Rothstein and Stefan Pardoe, Managing Members)

2905 Laurel Cherry Way

The Woodlands

TX

77380

Mailing Address

City

State

Zip Code

Phone Number (936) 931-8270

Alternate Phone Number (713) 489-3878

E-mail: info@sjpcapllc.com

I hereby submit this request for the below amendment to the Official Development District Map of the City of Huntsville.

Signature

9/20/2023

Date

Property Owner Information [If more than one property owner, check ☐ & attach a separate page listing all owners]

By signing below, I acknowledge that I am the rightful owner of the property proposed for redistricting; and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to this application.

Name SPJR Properties, LLC (Josh Rothstein and Stefan Pardoe, Managing Members)

2905 Laurel Cherry Way

The Woodlands

TX

77380

Mailing Address

City

State

Zip Code

Phone Number (936) 931-8270

Alternate Phone Number (713) 489-3878

Signature

9/20/2023

Date

Proposed Location for Development Redistricting

Address or general location of the proposed Development Redistricting. (Staff will assist with providing maps.)
~87 acres located near the NE corner of FM 247 & FM 2821 (155 FM 247)

District Classification Change

Present Classification ☐ Downtown ☒ Management ☐ Neighborhood Conservation ☐ Planned Development

Proposed Classification ☐ Downtown ☐ Management ☐ Neighborhood Conservation ☒ Planned Development

Additional Information

Please provide any additional information pertinent to the City's decision for this rezoning request. You may attach additional sheets as necessary.

We are requesting a rezoning to create a Simple Living District on this Planned Development

Fees

\$300.00 Application Fee

Public Hearing

Public hearings are required for this request. City staff will complete all the requirements of the public hearing notice process.

For Staff Use Only

Received By and Date:

Fee Paid:

Planning Commission Date:

City Council Date:

Outcome:



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: October 5, 2023

SUBJECT: Development District Map Amendment

TYPE OF REVIEW: Development District Reclassification and Planned Development Concept Plan

APPLICANT: SPJR Properties, LLC/Josh Rothstein and Stefan Pardoe, Managing Partners

LOCATION: Walker County Parcel ID #13938 and #13941

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff has received an application from the property owner for a Development District Map Amendment for a called 86.56-acre tract of land located adjacent to Quality Boulevard and also just east of American Legion Drive on Walker County Property ID #13938 and #13947 to change the Development District classification from Management (M) to Planned Development (PD). In conjunction with the request for the reclassification of the properties as Planned Development, the approval of a Concept Plan for Planned Development is required.

The subject property has approximately 1,400 feet of frontage on American Legion Drive, however; only 750 feet of pavement is existing along American Legion Drive currently. The subject property is also adjacent to Quality Boulevard. Grivich Drive is a private road that goes from FM 247 to the subject property. The property is currently undeveloped. All of the adjacent adjoining property is designated as Management (M) development district. Crown Point Subdivision is adjacent to the west of American Legion Drive. The properties to the north and east are undeveloped. The property to the southeast is a manufactured home park. The properties that are adjacent to the subject property along Quality Boulevard are storage/commercial developments. There is a southern portion of the subject property as well as a south-central portion that is adjacent to the properties on Quality Boulevard that is located in the 100-year FEMA Floodplain area. There is a water line along the western paved portion of American Legion Drive and a sanitary sewer line along the eastern paved portion of American Legion Drive and along the south property line. There are also water and sewer lines along Quality Boulevard.

This is the first request for a Planned Development classification for the City of Huntsville. Section 2.304 of the Development Code described the Planned Development District as follows:

2.304-Planned Development District

The Planned Development (PD) district is intended to accommodate single- or mixed-use projects, in accordance with an approved development plan, which may authorize deviations from the regulations that apply in other development districts. The PD district is further intended to encourage flexible and creative planning to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to provide for a development that is superior to what could be accomplished in other development districts by providing one or more of the following:

2.304.A Superior design of lots or buildings;

2.304.B Increased recreation or open space opportunities for residents of the development or for the general public;

2.304.C Amenities or features that are of special benefit to property owners within the development or to the community as a whole;

2.304.D Conservation of natural amenities and environmental resources, such as trees, creeks, ponds, floodplains, and steep slopes; or

2.304.E Preservation of existing historical buildings, structures, features, or places.

The Owner/Developer of the subject property is proposing a planned development with a simple living single-family housing-based approach. The development is proposed to consist of 476 lots for smaller size lots. The First Phase will consist of 155 lots and the remaining phases TBD. The standard lot layout the developer will be 35' wide and 90' in length with a front 20' BL and 5' side and rear BL. The Development Code requires single-family lots to be at least 50' wide and a total of 6,000 square feet. There are 6 ponds being proposed that will total 19.12 acres and proposed park/green space totaling 1.07 acre according to the concept plan.

In addition to the establishment of the subject property as a Planned Development District through the approval of a Development District Map Amendment, there will be a three-step plan approval of the Planned Development.

1. Approval of an initial generalized "concept plan".
2. Approval of a more detailed "development plan".
3. Staff approval of the Planned Development site plans.

The Planning Commission will hold public hearings for both step one and two and make a recommendation to the City Council for approval or denial. The City Council will also hold public hearings for steps one and two and be the decision maker. Upon completion

of steps one and two with approval from City Council, staff approval is required for the planned development site plans, step three.

The subject property is at step one in the planned development approval process. The Development District map amendment for (PD) follows the same procedure as for (NC) or (M). Section 12.308 of the Development Code addresses the review and approval criteria for the Development District map amendment. Section 12.402.G of the Development Code outlines the approval for the PD concept plan and map amendment.

12.402.G Approval Criteria

1. In order to approve a PD concept plan and map amendment, the City Council must make all of the following determinations:
 - (a) The proposed PD district is at least 5 acres in area.
 - (b) The proposal is consistent with the Comprehensive Plan.
 - (c) The proposed uses and the development features are compatible with uses of nearby property and the existing and proposed character of the surrounding neighborhood.
 - (d) The concept plan (or development plan) complies with applicable PD District provisions of Article 2.
 - (e) Appropriate terms and conditions have been imposed on the approval to protect the interest of the public and any residents of the Planned Development.

The three factors that are to be considered when making recommendations and decisions about development district map amendments per Section 12.308 Review and Approval Criteria follow.

12.308.A Consistency with the Comprehensive Plan.

In our 2040 Comprehensive Plan update that occurred a few years ago, Land Use and Development and Housing and Neighborhoods were two of the focus areas of the updated plan.

12.308.B Compatibility with existing development district classifications, uses of nearby property and the character of the surrounding neighborhood.

In addition to all of the adjacent property currently classified as Management (M) Development District, all of the concept plan proposed uses would be allowed in (M).

12.308.C Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for use allowed under the proposed development district.

There are some sewer capacity issues and the capacity needs to be evaluated. The developer will need to contact the city's Engineering Department to do a water and sewer capacity assessment. The Engineering Department has estimated that we are two years out before we have adequate sewer capacity to service the subject property.

Phase 1 could meet ingress/egress access requirements but after that, Quality Boulevard needs to tie into the development.

As of the date of this report, staff has not received any calls regarding the Planned Development.

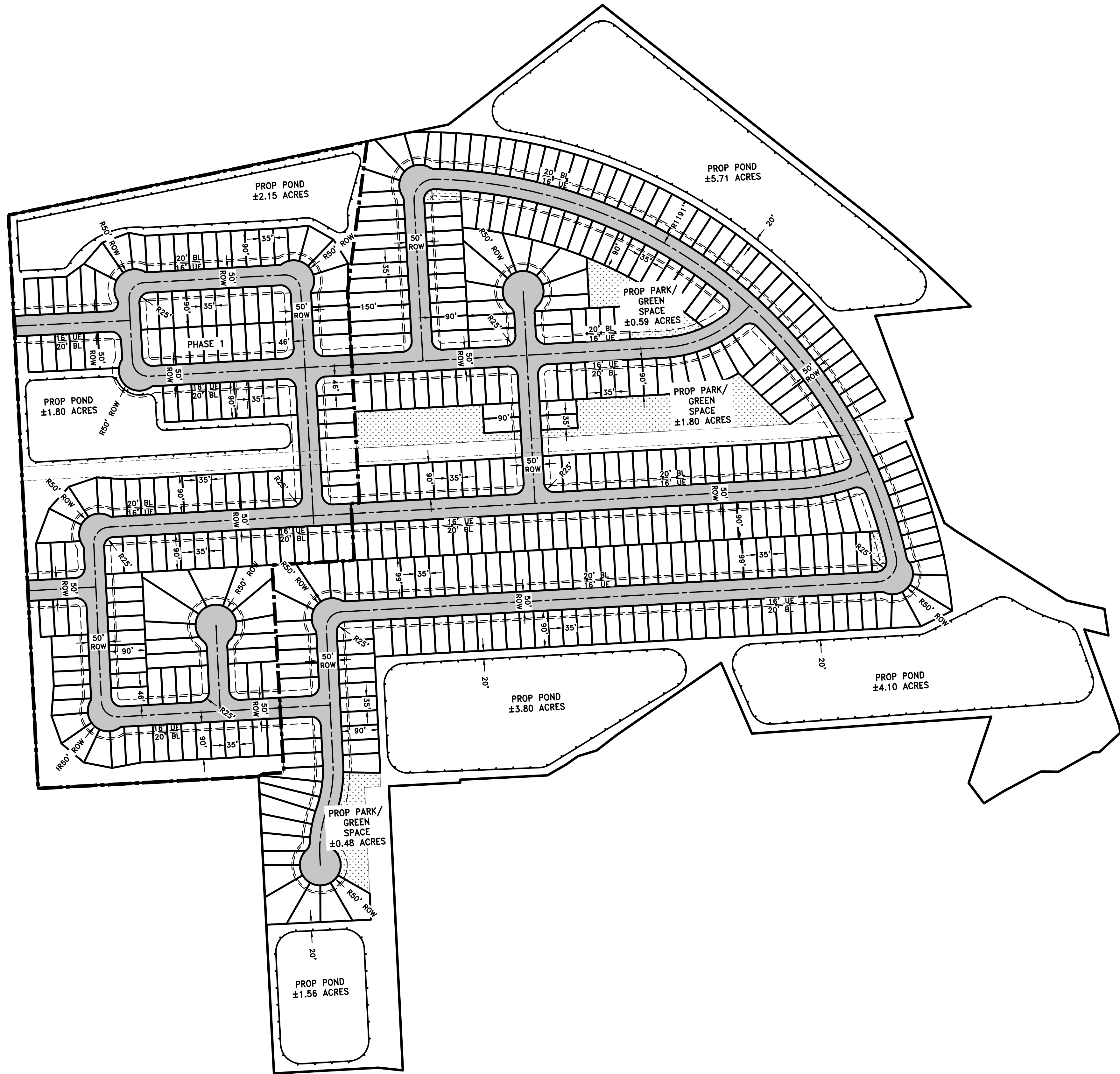
STAFF RECOMMENDATION:

*As the submitted Concept plan and Development District Map Amendment meets the requirements of the Development Code for Planned Developments, staff recommends **approval** of the Concept Plan and Development District Map Amendment.*

ATTACHMENTS:

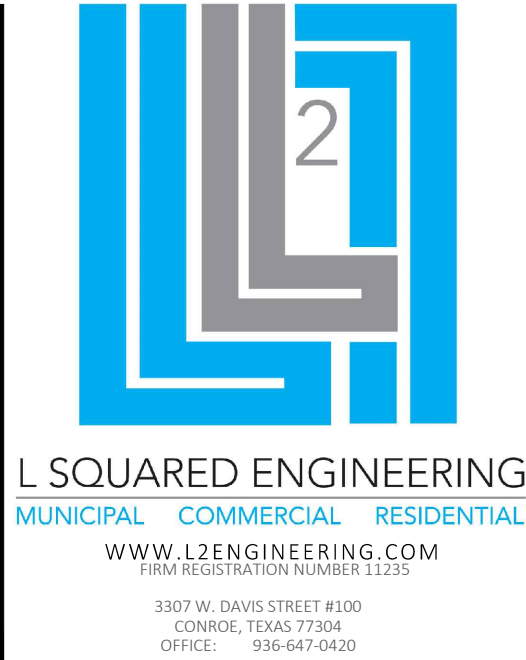
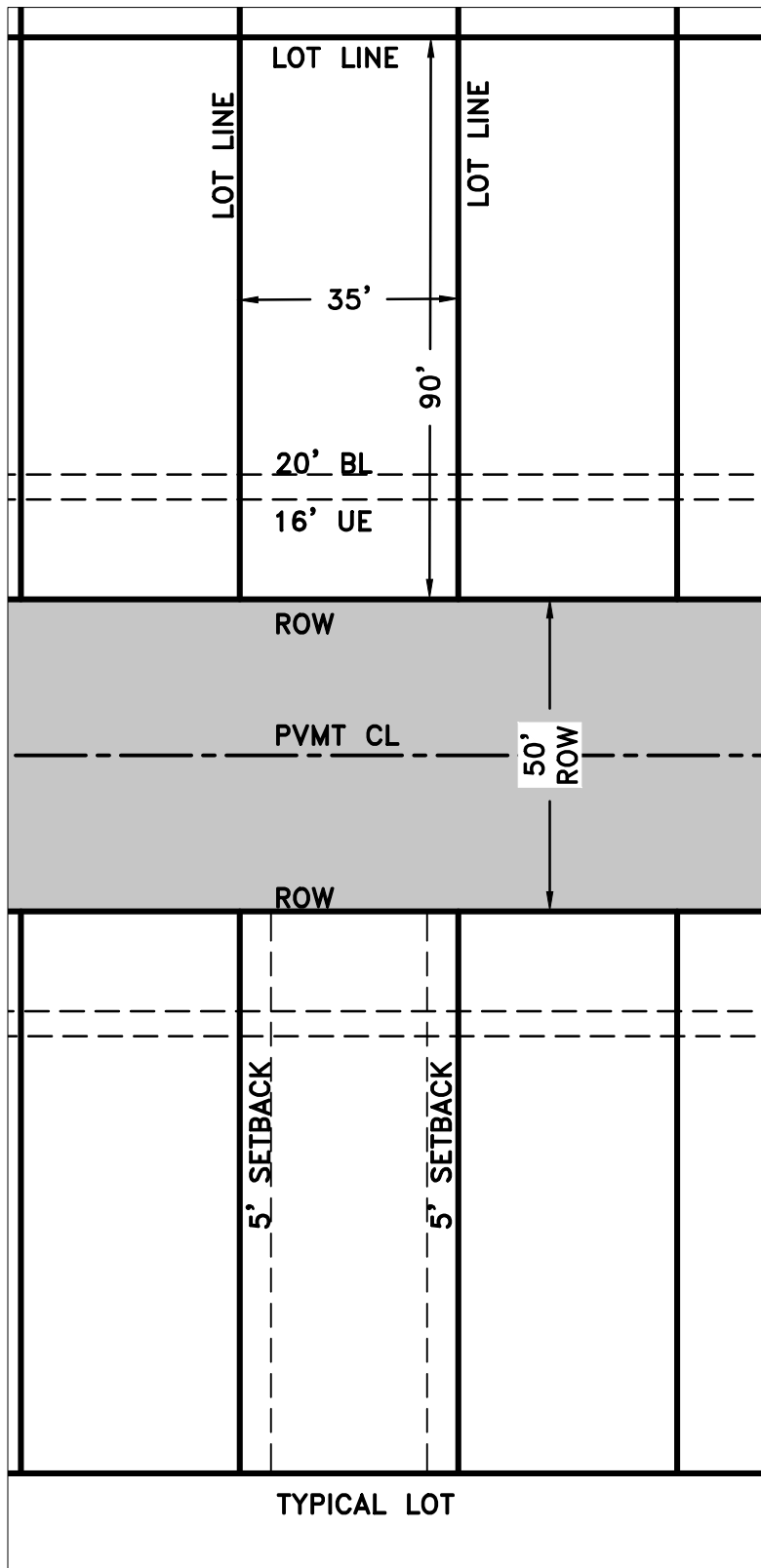
Concept Plan
Elevation Pictures
Interior Layout Pictures
Vicinity map
Section 12.400 of the Development Code-Planned Developments
Development District Map

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10830 - 71 ACRE HUNTSVILLE RESIDENTIAL\03 CAD\DESIGN SET\YBASE-10830-OP2.DWG Sep. 15, 2023--7:46 PM PAIGE STEVENS



TOTAL ACRES - 86.56
TOTAL # OF LOTS = 476
PHASE 1 LOTS = 155
LOTS/AC = 5.49
NOMINAL LOT WIDTH = 35'
NOMINAL LOT DEPTH = 90'

EX PROJECT BOUNDARY
PROP PHASE 1 BOUNDARY



88 ACRE HUNTSVILLE RESIDENTIAL

HUNTSVILLE

9/15/2023

DRAWING INFORMATION			
PROJECT	10830	TDLR	**
DRAWN	MCV	CHECKED	JTW
SCALE	SHEET		
1" = 150' (24x36)	01		
1" = 300' (11x17)			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:
E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

ICONIQ HOMES



ICONIQ HOMES



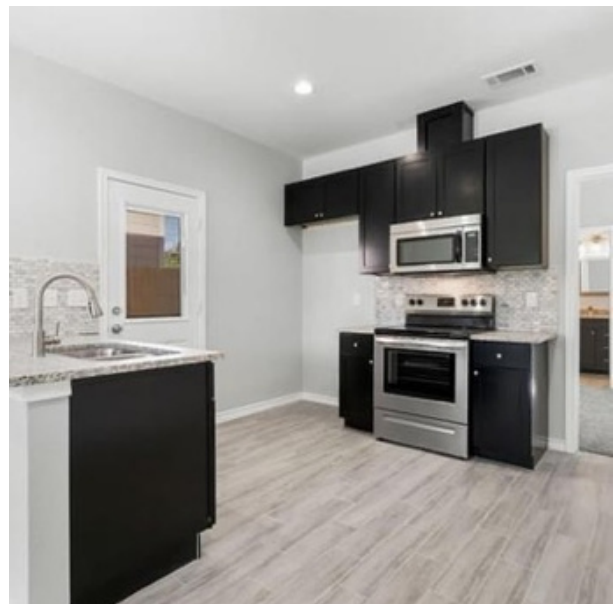
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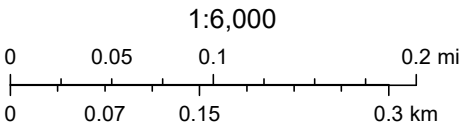
Vicinity Map



9/22/2023, 11:39:38 AM

-  Override 1
-  Property Lines
-  City Limits
-  MSAG Blocks
-  1:500
-  FM; Park Road; State Highway; US Highway

Local Roads





DEVELOPMENT CODE

UNIFIED DEVELOPMENT ORDINANCE

ARTICLE 12 DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

12.400 PLANNED DEVELOPMENTS

12.401 Overview

Planned development (PD) districts are established through the approval of a development district map amendment in accordance with Sec. 12.300. The PD approval process also requires either a two-step or three-step plan approval procedure. The three-step plan approval process entails (1) approval of an initial generalized “concept plan,” (2) approval of a more detailed “development plan,” and (3) staff approval of PD site plans. At the property owner’s option, the PD plan approval process may be consolidated into two steps, involving (1) review and approval of a “development plan” that includes all of the information otherwise required in the concept plan and development plan and (2) staff review and approval of PD site plans. This section sets forth the required review and approval procedures for approval of planned developments.

12.402 Step One: Map Amendment and Concept (or Development) Plan Approval

The first step of the PD approval process is approval of the development district map amendment establishing the PD district. A PD concept plan must be processed concurrently with a PD map amendment unless the applicant elects instead to forgo the concept plan stage and process a development plan concurrently with the PD map amendment.

12.404.A Authority to File

PD concept plan (or development plan) applications may be filed only by the subject landowner or the subject landowner’s authorized agent.

12.404.B Application Filing

Complete applications for concept plan (or development plan) approval must be filed with the City Planner at the same time that the PD development district map amendment application is filed.

12.404.C Review and Recommendation—City Planner

Following receipt of a complete application for concept plan (or development plan) approval, the City Planner must prepare a report and recommendation that evaluates the proposed planned development district and concept plan (or development plan) in light of applicable PD district provisions of [Article 2](#) and the criteria of §12.402.G. The report must be transmitted to the Planning Commission before their public hearing on the proposed PD map amendment and concept plan (or development plan).

12.404.D Notice of Hearing

Public hearing notice must be provided in accordance with the development district amendment notice procedures (see Sec. [12.304](#)).

12.404.E Hearing and Recommendation—Planning Commission

The Planning Commission must hold a public hearing on the proposed PD map amendment and concept plan (or development plan). Following the close of the hearing, the Planning Commission must act by simple majority vote to recommend that the proposed map amendment and concept plan (or development plan) be approved, approved with modifications, or denied and transmit its recommendations to the City Council.

12.404.F Hearing and Final Action—City Council

1. Following receipt of the Planning Commission’s recommendation, the City Council must hold a public hearing on the proposed PD map amendment and concept plan (or development plan). Following the close of their public hearing, the City Council must act to approve the proposed map amendment and concept plan (or development plan), approve the map amendment and concept plan (or development plan) with modifications or deny the proposed map amendment and concept plan (or development plan). The City Council may also remand the proposed map amendment and concept plan (or development plan) to the Planning Commission for further consideration.
2. PD district map amendments are subject to the protest provisions of Sec. [12.307](#).

12.404.G Approval Criteria

1. In order to approve a PD concept plan and map amendment, the City Council must make all of the following determinations:
 - a. The proposed PD district is at least 5 acres in area;
 - b. The proposal is consistent with the Comprehensive Plan;
 - c. Proposed uses and the development features are compatible with uses of nearby property and the existing and proposed character of the surrounding neighborhood;
 - d. The concept plan (or development plan) complies with applicable PD district provisions of [Article 2](#); and
 - e. Appropriate terms and conditions have been imposed on the approval to protect the interests of the public and any residents of the planned development.
2. In order to approve a PD development plan and map amendment, the City Council must make all determinations required for concept plans (see [§12.402.G](#)) and PD development plans (See [§12.403.I](#)).

12.404.H Adopting Ordinance

1. The ordinance establishing a PD district must incorporate the approved concept plan or development plan and include at least the following:
 - a. A statement as to the purpose and intent of the district.
 - b. The uses authorized for each tract or subarea in the district, by use category, the location of such uses, and the residential densities and/or nonresidential intensities associated with phases of the project, in conformance with the approved concept plan or development plan.
 - c. The conditions applicable to development within the district, as established by the City Council.
2. The graphic depiction of features on the incorporated concept plan or development plan must be enforced as regulatory standards applicable

within the approved PD district. Change or modification to such features requires processing of a PD district map amendment, including a revised concept plan or development plan.

12.403 Optional Step Two: Development Plan Approval

12.404.A Options

1. Substitution for Concept Plan

The developer may submit a development plan in lieu of a concept plan in accordance with Sec. 12.402.

2. Following Approval of Concept Plan and PD District

If a PD district is established based upon a concept plan, review and approval of a development in accordance with this subsection (12.403) is required before any PD site plans are approved and before any development or construction is allowed within the PD district.

12.404.B Timing; Lapse of Approval

If the landowner fails to file an application for development plan approval within 2 years of the date of the PD district amendment and concept plan approval, the plan approval will be deemed to have lapsed and no development plan may be accepted for processing. In the event of lapse of approval, the City Council may institute proceedings to determine whether the land should be classified in another development district. In such case, the Planning Commission must deliver its recommendation, with a copy to the owner of the affected land, to the City Council, who must conduct a public hearing on the matter and determine what action is to be taken with respect to the PD district and whether to revoke or reinstate the developer's authorization to submit a development plan.

12.404.C Authority to File

PD development plan applications may be filed only by the subject landowner or the subject landowner's authorized agent.

12.404.D Application Filing

Complete applications for development plan approval must be filed with the City Planner.

12.404.E Review and Recommendation—City Planner

Following receipt of a complete application for development plan approval, the City Planner must prepare a report and recommendation that evaluates the PD development plan in light of the approved concept plan and the approval criteria of §12.403.I. The report must be transmitted to the Planning Commission before their public hearing on the proposed PD development plan.

12.404.F Notice of Hearing

1. Planning Commission

Notice of the Planning Commission's required public hearing on a PD development plan must be mailed and posted, in accordance with § [12.106.A](#) and §[12.106.C](#). Required notices must be mailed and posted at least 11 days before the Planning Commission public hearing.

2. City Council

Notice of the City Council's required public hearing on a PD development plan must be published in accordance with §12.106.B. The notice must be published at least 16 days before the City Council public hearing.

12.404.G **Hearing and Recommendation—Planning Commission**

The Planning Commission must hold a public hearing on the proposed PD development plan. Following the close of the hearing, the Planning Commission must act by simple majority vote to recommend that the proposed development plan be approved, approved with conditions, or denied and transmit its recommendations to the City Council.

12.404.H **Hearing and Final Action—City Council**

1. Following receipt of the Planning Commission's recommendation, the City Council must hold a public hearing on the proposed PD development plan. Following the close of their public hearing, the City Council must act to approve the proposed development plan, approve the development plan with conditions or deny the development plan. The City Council may also remand the development plan to the Planning Commission for further consideration.

2. PD district development plans are subject to the protest provisions of Sec. 12.307.

12.404.I **Approval Criteria**

In order to approve a PD development plan, the City Council must make all of the following determinations:

1. The development plan generally is consistent with the approved concept plan and the standards and conditions set forth in the PD district adopting ordinance;
2. The plan provides for a compatible arrangement of buildings and land uses within the project;
3. The general plan for traffic circulation and pedestrians provides for adequate and safe circulation inside and external to the development, consistent with the adopted thoroughfare plan;
4. The general plan for accommodation of floodwaters and drainage is adequate;
5. The plan does not adversely affect adjoining neighborhoods or properties outside the plan, taking into consideration proposed buffers;
6. The amenities proposed in the development plan application, if any, are sufficient to justify increased densities or intensities on the site; and
7. The sequence of development and timing of the phases are consistent with the overall phasing of capital facilities intended to serve the site and with the City's overall growth.

12.404.J **Approving Ordinance**

The ordinance approving the development plan, whether approved as part of the PD map amendment or after the PD map amendment and concept is approved, must include at a minimum the following information. The development plan must be incorporated as an exhibit to the ordinance:

1. A table of the specific land uses permitted in the area subject to the development plan, together with a description of the tracts or subareas to which such uses are restricted;

2. The residential densities and nonresidential intensities of each permitted land use;
3. A table showing the dimensions of each permitted land use, including the following information:
 - a. Minimum lot area;
 - b. Minimum lot width and depth;
 - c. Minimum front, side, and rear yard areas;
 - d. Maximum height of buildings;
 - e. Minimum parking standards for each multi-unit residential and nonresidential land use;
4. A description of the elements of the general circulation plan to serve the development;
5. Provisions governing amenities, if any, to serve the area subject to the development plan; and
6. Such additional conditions as are applicable to development within the area subject to the development plan, as established by the City Council.

12.404 **Final Step: PD Site Plans**

Approval of PD site plans for development on individual building lots, parcels or tracts within the project is the final step of the PD approval process. Such reviews are intended to help ensure that all construction and development are consistent with the approved development plan and standards for the PD district.

12.404.A **Timing; Lapse of Approval**

A PD site plan must be submitted for approval within 2 years of the date that the development plan was approved. If a PD site plan is not submitted within such period, the development plan approval will be deemed to have lapsed and no PD site plan may be accepted for processing. In the event of lapse of approval, the City Council may institute proceedings to determine whether the development plan for the property should be modified or the property subject to the development plan should be reclassified in another development district, and whether to revoke or reinstate the developer's authorization to submit a site plan.

12.404.B **Review and Action by City Planner**

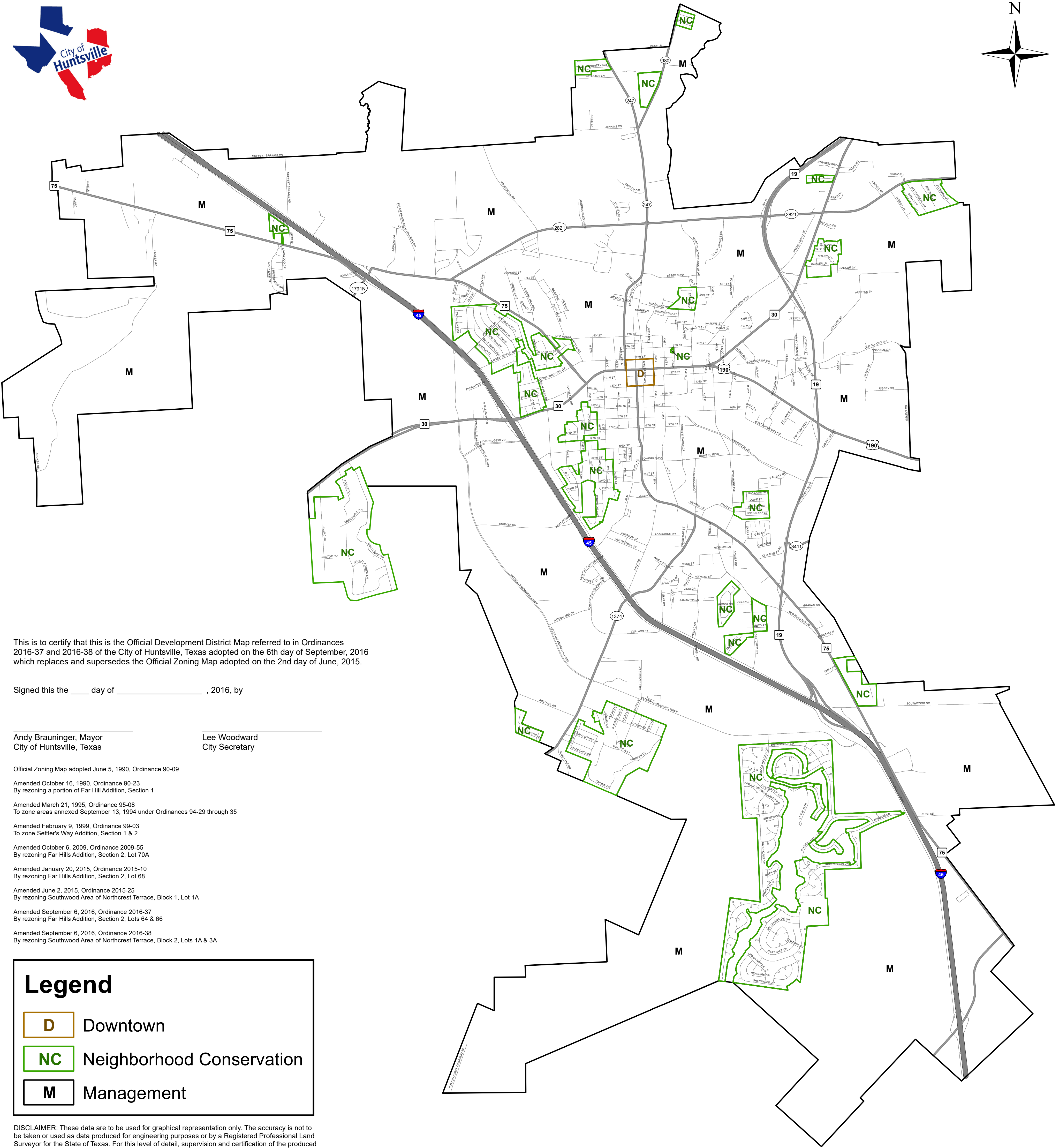
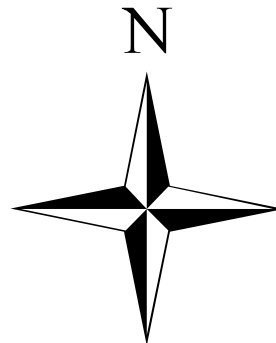
1. The City Planner is authorized to review and take action on PD site plans. The City Planner must approve a PD site plan if it complies with the approved development plan, all conditions of development plan approval and all of the following criteria:
 - a. The plan complies with the approved development plan;
 - b. The plan complies with all standards and conditions set forth in the ordinance approving the development plan;
 - c. Unless modified by the ordinance approving the development plan, the plan complies with the following additional standards generally applicable to development within the City, as set forth in this Development Code:
 - (1) Performance standards; and
 - (2) Setback, landscaping and off-street parking and loading standards;

- d. The plan provides for appropriate ingress and egress points for access, parking and loading, including existing and proposed ingress/egress/access easements, queuing and internal circulation;
 - e. The plan provides for fire safety and adequate measures for fire control and dealing with fire or explosive hazard; and
 - f. The plan provides for adequate utilities, roads, drainage, and other infrastructure, as required by the City's Development Codes.
 - 2. The City Planner may establish conditions and require modifications to ensure that the PD site plan is consistent with the approved development plan and the approval criteria in this section.
 - 3. If the City Planner disapproves a PD site plan or imposes conditions, the applicant may appeal the decision to the City Council by filing a written request with the City Planner within 10 days of the decision.
- 12.404.C **Effect of Approval**

Approval of PD site plans must occur before a building permit may be issued for the subject property.
- 12.404.D **Lapse of Approval**
 - 1. An approved PD site plan will lapse and have no further effect 24 months after it is approved, unless:
 - a. A building permit has been issued (if required); or
 - b. A certificate of occupancy has been issued.
- 12.404.E The Planning Commission is authorized to extend the expiration period for good cause on up to 2 separate occasions, by up to one year each. Requests for extensions must be submitted to the City Planner and forwarded to the Planning Commission for a final decision.
- 12.404.F A conditional use also lapses upon revocation of a building permit or a certificate of occupancy, for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the approved PD site plan.

12.405 **PD Project Review**

If the City Council finds that conditions imposed on development of the planned development project have not been timely fulfilled, or for any other reasons related to reasonable exercise of the powers conferred by Texas *Local Government Code* Chapter 211, that the development district classification of the PD district should be reexamined, the City Council may initiate review of the PD district in order to determine whether the authorized uses, standards and conditions applicable to development within the district should be changed for part or all of the undeveloped land within the district. If the City Council makes such determination, it must refer the matter to the Planning Commission for its recommendation and thereafter take appropriate action to modify the uses, standards or conditions applicable to development within the district in accordance with procedures applicable to development district amendments.



This is to certify that this is the Official Development District Map referred to in Ordinances 2016-37 and 2016-38 of the City of Huntsville, Texas adopted on the 6th day of September, 2016 which replaces and supersedes the Official Zoning Map adopted on the 2nd day of June, 2015.

Signed this the ____ day of _____, 2016, by

Andy Brauninger, Mayor
City of Huntsville, Texas

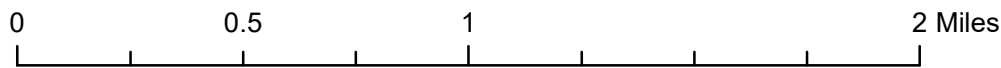
Lee Woodward
City Secretary

- Official Zoning Map adopted June 5, 1990, Ordinance 90-09
- Amended October 16, 1990, Ordinance 90-23
By rezoning a portion of Far Hill Addition, Section 1
- Amended March 21, 1995, Ordinance 95-08
To zone areas annexed September 13, 1994 under Ordinances 94-29 through 35
- Amended February 9, 1999, Ordinance 99-03
To zone Settler's Way Addition, Section 1 & 2
- Amended October 6, 2009, Ordinance 2009-55
By rezoning Far Hills Addition, Section 2, Lot 70A
- Amended January 20, 2015, Ordinance 2015-10
By rezoning Far Hills Addition, Section 2, Lot 68
- Amended June 2, 2015, Ordinance 2015-25
By rezoning Southwood Area of Northcrest Terrace, Block 1, Lot 1A
- Amended September 6, 2016, Ordinance 2016-37
By rezoning Far Hills Addition, Section 2, Lots 64 & 66
- Amended September 6, 2016, Ordinance 2016-38
By rezoning Southwood Area of Northcrest Terrace, Block 2, Lots 1A & 3A

Legend

- D** Downtown
- NC** Neighborhood Conservation
- M** Management

DISCLAIMER: These data are to be used for graphical representation only. The accuracy is not to be taken or used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Huntsville assumes no responsibility for the accuracy of said data.



Official Development District Map of the City of Huntsville, Texas



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

SUBJECT: Final Plat of Caliber Collision, being a partial replat of Unrestricted Reserve
Rollingbrook Section 2

MEETING DATE: October 5, 2023

TYPE OF REVIEW: Final Plat

APPLICANT: CORE Surveying

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is 2.411 acres out of a 12.4811-acre tract Reserve of Rollingbrook Subdivision Section 2 and is in the city limits of Huntsville. The property address is 2918 Pine Shadows Drive, which is approximately 920 feet south of the intersection of Crosstimbers Drive and the IH-45 Feeder Road. Currently the property is undeveloped and is proposed to be a Caliber Collision auto body repair shop. This proposed development received a positive recommendation for a Conditional Use Permit at the July 21, 2022, Planning Commission meeting. This project is before the Planning Commission for the final plat review and approval.

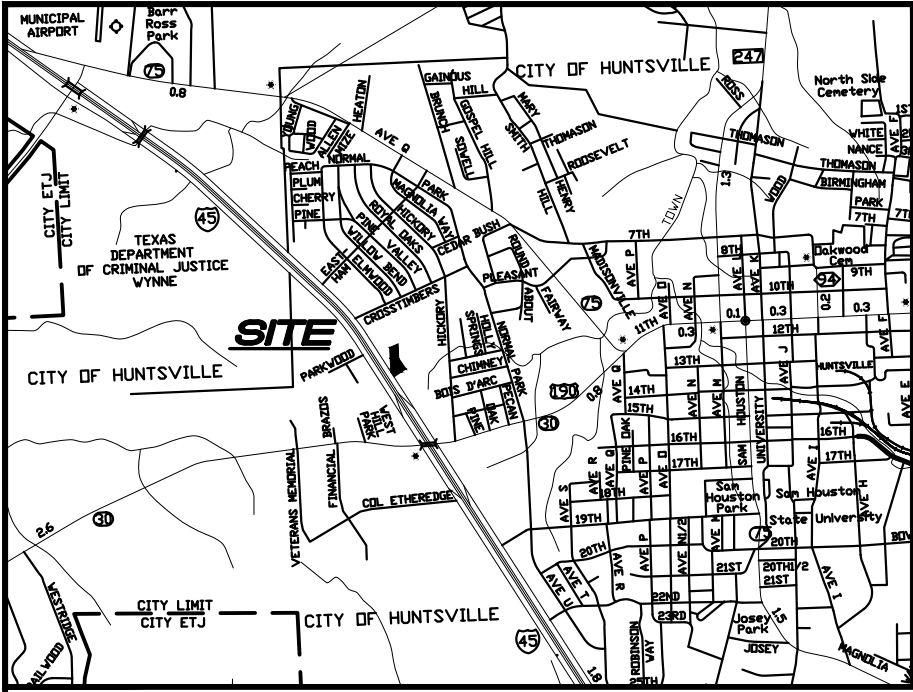
This replat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedication within the property along the IH-45 Feeder Road. The applicant is requesting two Modification/Waiver of Subdivision Standards, one from Article 6.1107.B (1) of the Development Code. The applicant is requesting a driveway entrance from the IH-45 Feeder Road, but Pine Shadows will be constructed in the future. The Development Code requires driveway spacing to be 65 feet in separation, but the applicant has their driveway 63 feet from the proposed Pine Shadows Drive. TX Dot will not issue a driveway permit until the Waiver is granted. The applicant is also requesting a Waiver from Article 10.201 of the Development Code. The Final plat must be approved by the Planning Commission because of the 10' public utility easement dedication and the Modification of Subdivision Standards/Waiver Request.

STAFF RECOMMENDATION:

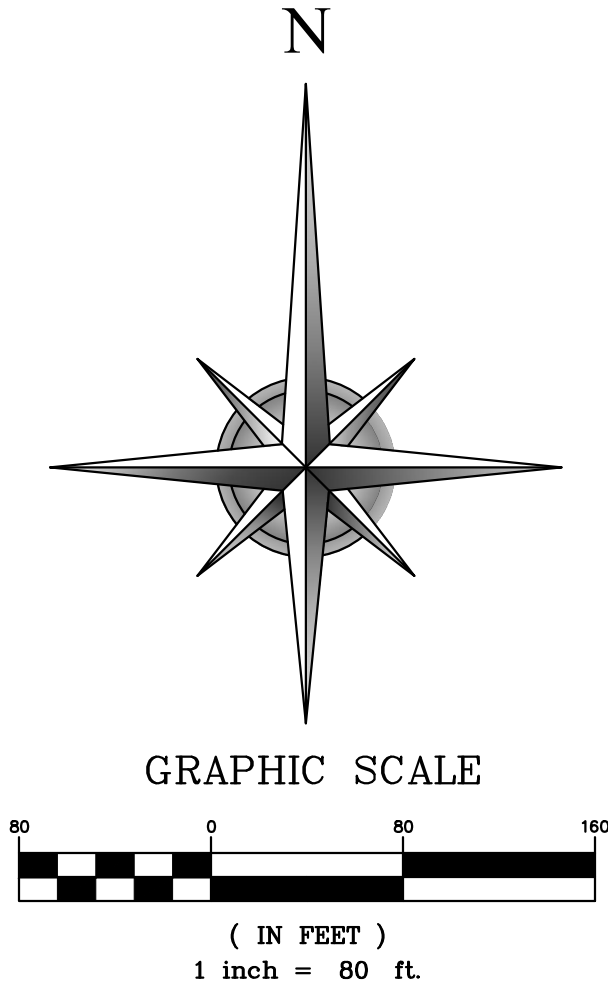
As this plat is in compliance with the subdivision requirements of the Development Code, staff recommends the Planning Commission approve the Final plat of Caliber Collision, being a partial replat of Unrestricted Reserve Rollingbrook Section 2 with the dedication of a 10' public utility easement. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards for Article 6.1107.B (1) and 10.201.

ATTACHMENTS:

Final Plat
Vicinity Map by staff



LOCATION MAP
NOT TO SCALE



NOTES:

- The purpose of this plat is to create one Lot of CALIBER COLLISION and dedicate 0.0154 acre for street right of way as shown hereon.
- Bearings, Distances, Coordinates and Areas hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD83, and the City of Huntsville Mapping Control Network and based on G.P.S. Station No. 6023 and 6020, having published coordinates of:
6023 N=10,260,078.59 Feet(US), E=3,790,372.054 Feet(US)
6020 =10,245,192.143 Feet(US), E=3,796,613.478 Feet(US)
GPS observations. Distances may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99989348.
- 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, effective August 16, 2011, City of Huntsville # _____, Map No. 48471C0355D, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that any portion of the subject tract is free of potential flood hazard; localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Core Land Surveying or the undersigned.
- All public easements denoted on the plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Huntsville and/or Walker County, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility, including the City of Huntsville and/or Walker County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.
- If existing structures are demolished, new construction must comply with building setback lines shown hereon.
- Monuments shown hereon as found are controlling monuments, unless noted as reference only.
- This survey was completed with a City Planning Letter, from Integrity Title, effective date of February 2, 2023, Job No. 2239830A. All easements listed are shown hereon.
- Subject too Memorandum of Lease dated December 19, 2022, by and between Cross Development CC Huntsville, LLC and Caliber Bodyworks of Texas LLC and recorded under Instrument No. 2023-86886 of the Official Public Records of Walker County, Texas.

U22-00129 / SDR

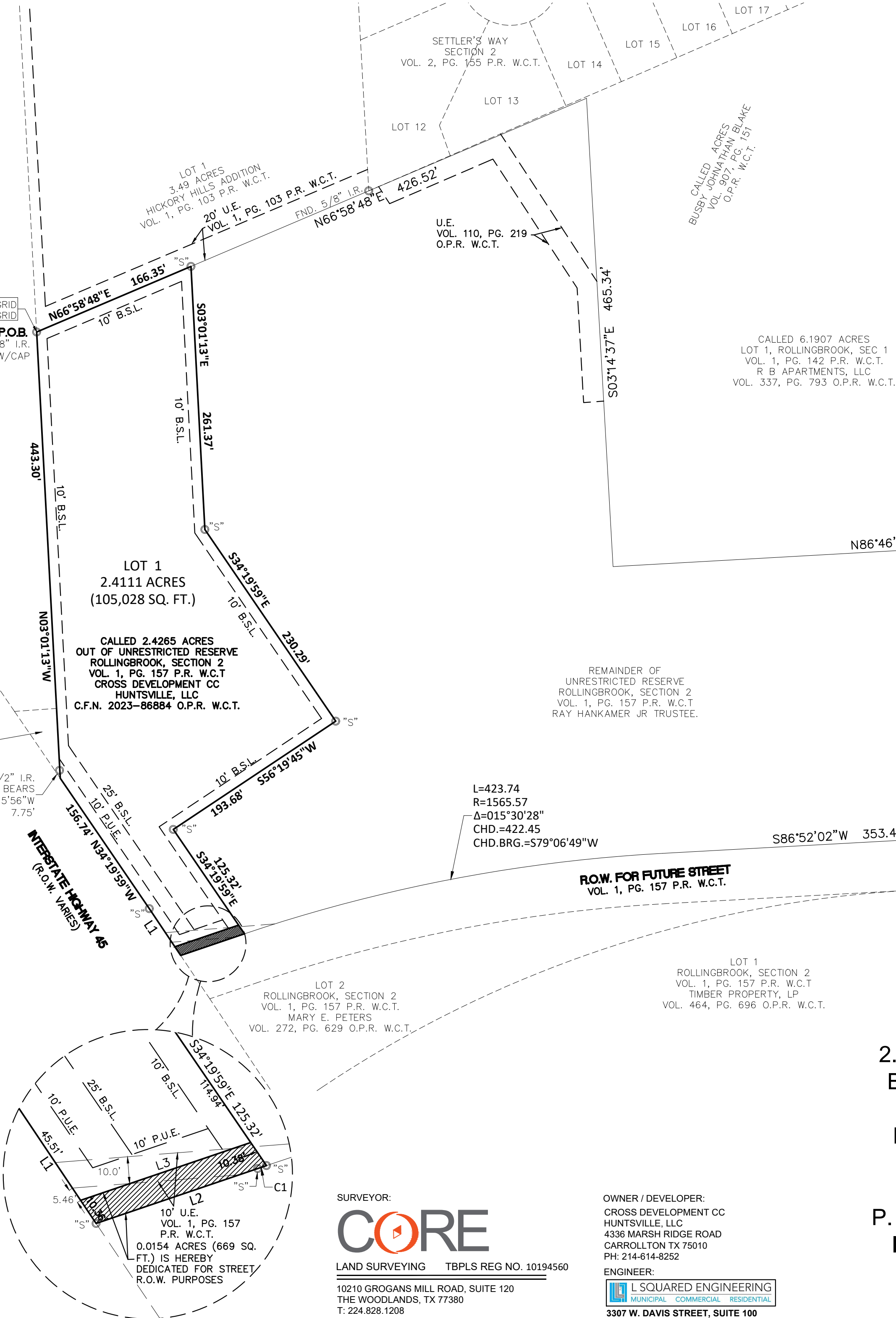
N: 10259050.731 GRID
E: 3792071.922 GRID

P.O.B.
FND. 5/8" I.R.
W/CAP

CALLLED 4.56 ACRES
HUNTSVILLE TG APARTMENTS, LLC
VOL. 907, PG. 151
O.P.R. W.C.T.

CALLLED 0.033 ACRES
RAYMOND
HANKAMER, JR., TRUSTEE
VOL. 267, PG. 342
O.P.R. W.C.T.

FND. 1/2" I.R.
BEARS
N04°15'56"W
7.75'



SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER / DEVELOPER:
CROSS DEVELOPMENT CC
HUNTSVILLE, LLC
4336 MARSH RIDGE ROAD
CARROLLTON TX 75010
PH: 214-614-8252
ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 W. DAVIS STREET, SUITE 100
CONROE, TX 77304

LEGEND / ABBREVIATIONS

- | | |
|--------|--------------------------------|
| A | ABSTRACT |
| C.F.N. | CLERK'S FILE NUMBER |
| FND. | FOUND |
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| W.C.T. | WALKER COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING |
| P.R. | PLAT RECORDS |
| R.O.W. | RIGHT OF WAY |
| "S" | SET 5/8 INCH IRON ROD WITH CAP |
| ○ | "CORE 6657" |
| | PROPERTY MARKER |

LINE TABLE

NO.	BEARING	LENGTH
L1	N 33°51'36" W	55.87'
L2	S 71°14'02" W	63.49'
L3	S 71°14'02" W	66.83'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	3.43'	1,565.57	0°07'32"	S 71°17'48" W	3.43'

CALIBER COLLISION
A SUBDIVISION OF
2.4265 ACRES (105,697 SQ. FT.)
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE
ROLLINGBROOK, SECTION 2
VOL. 1, PG. 157 P.R. W.C.T.
LOCATED IN THE
P. GRAY SURVEY, ABSTRACT 24
IN THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

OCTOBER 2023

SHEET 1 OF 2

Z:\2022\U22-00129\PHASE 1\DWG\U22-00129 Caliber Collision Huntsville PLAT_v5.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

We, the undersigned, owners of the land shown on this plat and designated as the Minor Plat of CALIBER COLLISION in the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, easements and public places shown thereon for the purpose and consideration therein expressed.

CROSS DEVELOPMENT CC HUNTSVILLE, LLC,
a Texas limited liability company

By: _____
Sue Shelton, Chief Executive Officer

CERTIFICATION BY THE SURVEYOR

I, Clemente Turrubiarres, Jr., certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Clemente Turrubiarres, Jr.
Registered Professional Land Surveyor No. 6657

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

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 right-of-way.

Dated this _____ day of _____, 2023.

City of Huntsville City Engineer

CERTIFICATE OF THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, cerify 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 _____, 2023.

City of Huntsville Planning Officer

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WALKER.

I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the

_____ day of _____, 2023, in the Plat Records of Walker County in

Volume _____, Page _____

Kari A. French, County Clerk
Walker County, Texas

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF WALKER.

This Instrument was acknowledged before me on the day of _____, 2023
by _____.

Notary Public for 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 the respect to the platting of this land and is hereby approved by the commission.

Dated this _____ day of _____, 2023.

Chairman of the Planning Commission

We, Simmons Bank, owner and holder of a liens against the property described in the plat known as CALIBER COLLISION, said Liens being evidenced by instrument of record in the Clerk's File No. 2023-86885 and 2023-86887 of the O.P.R. of Montgomery County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

SIMMONS BANK,
an Arkansas chartered bank

By: _____
Mike Williams, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mike Williams, Senior Vice President known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

CALIBER COLLISION
A SUBDIVISION OF
2.4265 ACRES (105,697 SQ. FT.)
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE
ROLLINGBROOK, SECTION 2
VOL. 1, PG. 157 P.R. W.C.T.
LOCATED IN THE
P. GRAY SURVEY, ABSTRACT 24
IN THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

OCTOBER 2023

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560

10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

OWNER / DEVELOPER:

CROSS DEVELOPMENT CC
HUNTSVILLE, LLC
4336 MARSH RIDGE ROAD
CARROLLTON TX 75010
PH: 214-614-8252

ENGINEER:



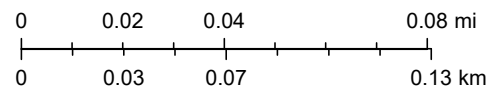
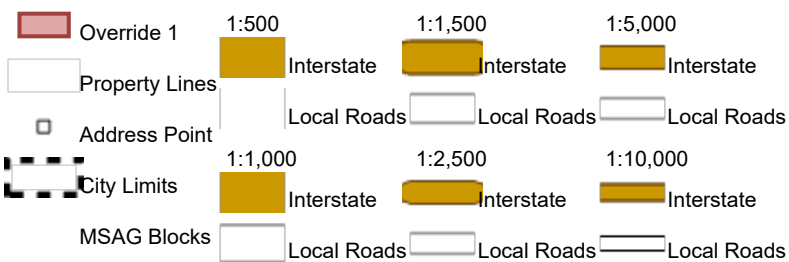
3307 W. DAVIS STREET, SUITE 100
CONROE, TX 77304

Vicinity Map



9/22/2023, 11:32:35 AM

1:2,400



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 21ST DAY OF SEPTEMBER 2023 AT 5:30 PM.

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

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

Audience present: Amy Hubble

1. CALL TO ORDER

The meeting was called to order by Vice-Chairman Hooten. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag

3. INVOCATION

Commissioner Lynch led the invocation.

4. CONSIDER

- a. The preliminary plan of The Estates of Texas Grand Ranch Section 1, located in the Huntsville ETJ.

City Planner, Armn Irones gave an overview of the subject property. Staff recommended the approval of the Preliminary Plan as submitted for The Estates of Texas Grand Ranch Preliminary Plan. Commissioner Thompson asked what concessions did the City receive in exchange for the Waivers that were agreed to in the Development Agreement. Amy Hubble of Namken, Inc., clarified a few details of the request and answered questions from the Planning Commission.

Commissioner Sessions moved to approve the preliminary plan of The Estates of Texas Grand Ranch Section 1. Second was by Commissioner Lynch. The vote was unanimous.

- b. The FY 2023-2024 Meeting Schedule and Submission Deadlines.

Commissioner Lynch moved to approve the meeting schedule and submission deadlines. Second was by Commissioner Carpenter. The vote was unanimous.

- c. The minutes of the August 17, 2023, meeting.

Commissioner Lynch moved to approve the minutes from the August 17th 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.

- *The State of the City will be held on October 19, 2023, at 5:30 PM at the Huntsville Public Library. The Planning Commission meeting scheduled for that day will be cancelled.*

- *Property owners of the Vacant lot on 16th and O street commonly referred to as “Stonehenge” had the lot slightly mowed but that is the only progress city staff are aware of.*

7. ADJOURNMENT

Commissioner Carpenter moved to adjourn the meeting. Second was by Commissioner Sessions. The vote was unanimous. [5:46 PM]