

CITY OF HUNTSVILLE, TEXAS

Place 3 - Al Hooten, Vice Chairman

Place 1 - Les Thompson
Place 2 - Sharon Lynch
Place 4 - Jim Gumm



Place 5- Rhonda Carpenter
Place 6 - Benjamin Session
Place 7- Weldon Wallace

PLANNING COMMISSION AGENDA
THURSDAY, NOVEMBER 2, 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 Final plat of Sleepy Hollow Section 3, Block 8, Lots 19A-19C and Lot 18A, being a Replat of Lots 18 and 19, located in the city limits of Huntsville.
 - b. The minutes of the October 5, 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: October 30, 2023

TIME OF POSTING: 12:00 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: Final Plat of Sleepy Hollow Section 3, Block 8, Lots 19A-19C and Lot 18A, being a Replat of Lots 18 and 19

MEETING DATE: November 2, 2023

TYPE OF REVIEW: Final Plat

APPLICANT: Kevin McGuire

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is a 0.208-acre tract (9,060.48 square feet) located in the city limits of Huntsville. It is currently owned by BT Grace Homes, Inc. The property address is 602 Normal Park Drive, which is approximately 240 feet south of the intersection of Normal Park Drive and Pleasant Street. Currently, the property is undeveloped, and the future land usage will be townhomes. There is a duplex to the north of the subject property and townhomes to the south of the subject property and also along the 500 Block of Normal Park Drive. This is a good example of an infill development that matches the surrounding land uses.

This final plat is being presented tonight for final approval before the Planning Commission. There will be a 10' P.U.E. dedicated along Normal Park Drive as well as a 5' right-of-way dedication. The applicant is requesting a Modification/Waiver of Subdivision Standards from **Article 5, Table 5-1**. The Waiver request is for the minimum lot width for townhomes. The required minimum width is 24' which they have in the front, but two of the lots are 21.82' and 21.83' wide in the rear. The final plat must be approved by the Planning Commission because of the right-of-way dedication, 10' public utility easement dedication, and the Modification/Waiver of Subdivision Standards 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 Sleepy Hollow Section 3, Block 8, Lots 19A-19C and Lot 18A, being a Replat of Lots 18 and 19, with the dedication of a 10' public utility easement and a 5' right-of-way dedication. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request for the minimum lot width requirements for the lots that are 21.82' and 21.83' wide in the rear.

ATTACHMENTS:

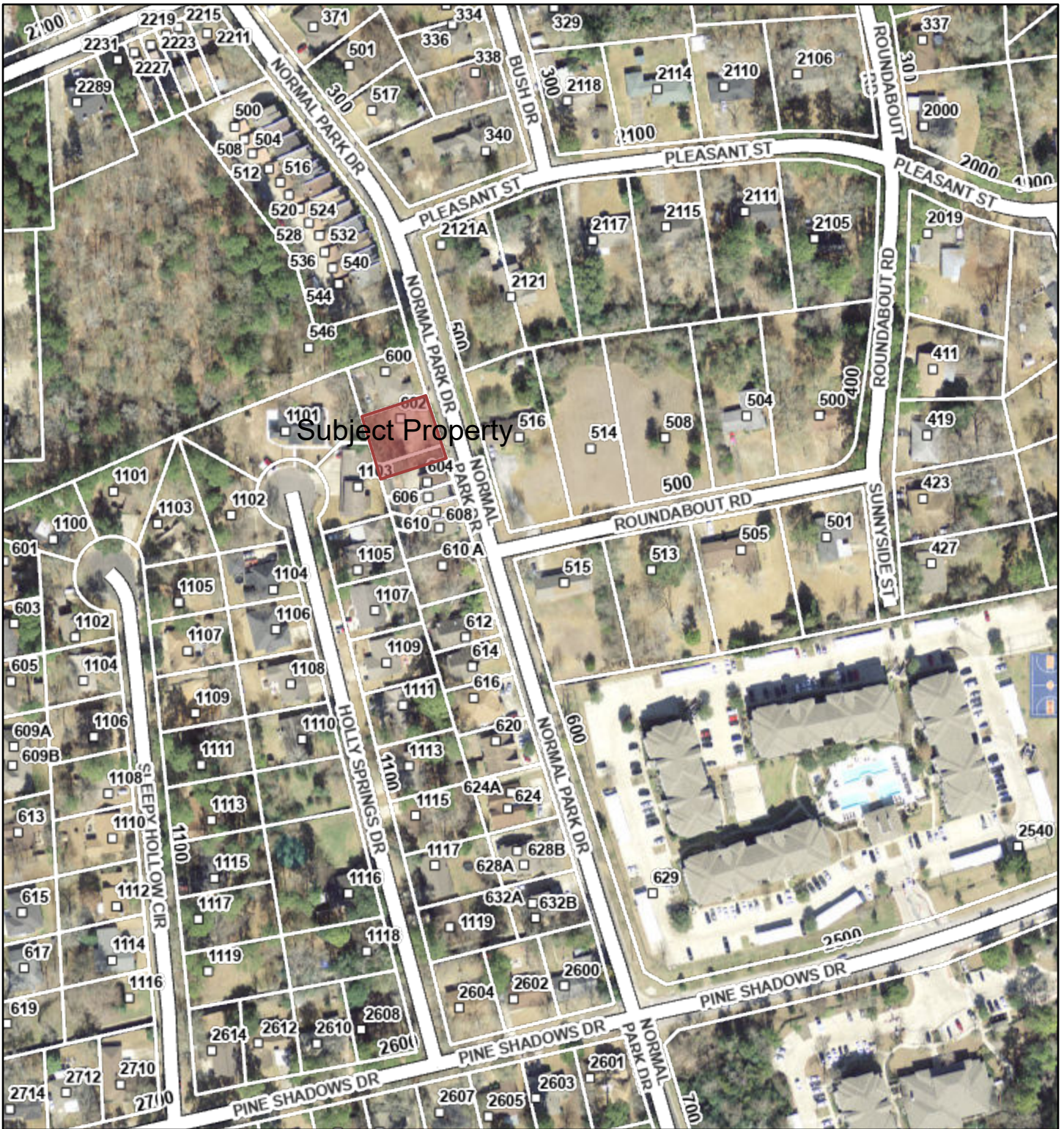
Final Plat
Vicinity Map by staff
Zoomed in Map by staff



FULLER and ASSOCIATES
P.O. Box 1783 FIRM #10122400
Huntsville, Texas
FILE: SLEEPY Hollow 3 18-19 08-RevMP \2023\

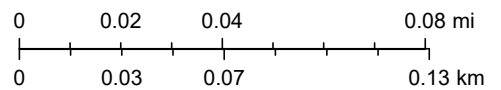
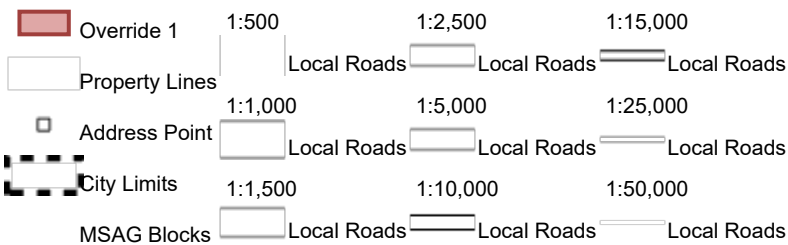
OWNER:
BT Grace Homes, Inc.
27202 Apache Trail
Magnolia, Texas 77354

Vicinity Map



10/23/2023, 1:28:18 PM

1:2,400



Map



10/25/2023, 3:29:33 PM

1:600

Override 1

Property Lines

Address Point

City Limits

MSAG Blocks

1:500

1:1,000

1:1,500

Local Roads

Local Roads

Local Roads

1:2,500

1:5,000

1:10,000

Local Roads

Local Roads

Local Roads

1:15,000

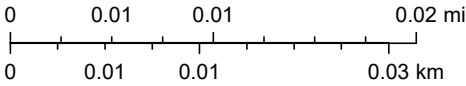
1:25,000

1:50,000

Local Roads

Local Roads

Local Roads



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 5TH DAY OF OCTOBER 2023 AT 5:30 PM.

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

City staff present: Irones; Yeager; Gibson

Audience present: Stefan Pardoe; Josh Rothstein; Lesley Reel; Scott Martsolf; Lex Presley; Terry Presley; Tarek Himuam; Vicki McKenzie; Martha Memdijla

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 Carpenter led the 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.

City Planner, Armon Irones gave an overview of the subject property. He informed the Planning Commission this is the first step of the Planned Development process. The zone change and approval of the concept plan will require approval. They will also go before the City Council for a Public Hearing and approval as well. The second step is a more in-depth development plan submittal and approval by the Planning Commission and City Council. These will also require Public Hearings.

Staff spoke with 4 property owners prior to the meeting regarding the proposed development:

- Greg Rigsby at 118 Avalon was in opposition, says that it will reduce his property values.
- Mrs. Pressley prefers single family homes over multifamily but does not oppose the development.
- Charles Von Schmidt is undecided and was curious about the proposed development.
- There was a property owner that owns property within 300' and couldn't attend but was curious about the development as well.

Staff recommended the approval of the Concept Plan and Development District Map Amendment. Josh Rothstein & Stefan Pardoe gave a presentation providing details and plans for the proposed development & answered questions from the Planning Commission.

Commissioner Gumm moved to approve the zoning change from Management District to a Planned Development District and approval of the Concept Plan. Second was by Commissioner Thompson. The vote was unanimous.

- b. The Final Plat of Caliber Collision, being a partial replat of Rollingbrook Section 2, located in the city limits of Huntsville.

City Planner, Armon Irones gave an overview of the final plat submittal. This proposed development received a positive recommendation for a Conditional Use Permit at the July 21, 2022, Planning Commission meeting.

The applicant is requested to have 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 Planning Commission requested that as a part of the approval that TX Dot sends a copy of the permit to city staff.

Commissioner Carpenter moved to approve the final plat and the Modification/Waivers of Subdivision Standards requests. Second was by Commissioner Thompson. The vote was unanimous.

- c. The minutes of the September 21, 2023, meeting.

Commissioner Sessions moved to approve the minutes from the September 21st meeting. Second was by Commissioner Thompson. The vote was unanimous.

6. PUBLIC COMMENTS

There were no public comments.

7. ITEMS OF COMMUNITY INTEREST

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

- *Fair on the Square October 7, 2023*
- *The State of the City will be held on October 19, 2023, at 5:30 PM at the Walker County Storm Shelter.*
- *Due to the time conflict, the Planning Commission meeting previously scheduled for that day will be postponed.*
- *The Planning Commission has a new member, Weldon Wallace, who is expected to begin at the next meeting.*

8. ADJOURNMENT

Commissioner Carpenter moved to adjourn the meeting. Second was by Commissioner Gumm. The vote was unanimous. [6:19 PM]