

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 Sessions
Place 7 - Weldon Wallace

PLANNING COMMISSION AGENDA

THURSDAY, DECEMBER 7, 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. Presentation to retired Chairman Woods to recognize his years of service as a Planning Commissioner to the City of Huntsville
- b. A Modification/Waiver of Subdivision Standards request not to provide a sidewalk along 3272 SH 30, located in the city limits of Huntsville.
- c. The minutes of the November 2, 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: December 1, 2023

TIME OF POSTING: 2:00 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: Modifications/Waivers of Subdivision Standards request to not construct a sidewalk

MEETING DATE: December 7, 2023

TYPE OF REVIEW: Modification/Waivers of Subdivision Standards

APPLICANT: Bowman Consulting Group on behalf of City Street Residential Partners

FACTS, CODE REQUIREMENTS AND CONDITIONS

The applicant is applying for a Modification/Waiver of Subdivision Standards not to construct a sidewalk for a new multi-family development that will be located at 3272 SH30 W just west of the post office and the intersection of SH 30 W and Veterans Memorial Parkway. The property is in the process of being platted. Civil plans have been approved by the Engineering Department. There is a single-family subdivision being planned for the 33-acre tract that is two parcels over to the west.

There is currently a sidewalk along SH 30 W in front of the post office and it stops along the southeast frontage of the subject property. Per Article 10.501.A- Sidewalks are required to be installed by the owner of the subject property whenever development occurs on a lot with frontage on an arterial or collector street. SH 30 is classified as a major arterial. No additional right-of-way is required to be dedicated.

The applicant stated that the city is requiring them to provide a deceleration lane along SH 30 and the space for the deceleration lane is reducing the amount of available space for the sidewalk. Other factors such as safety were listed by the applicant. There would not be any buffer between the sidewalk and the roadway. The applicant mentioned the topography as another major issue. The existing topography is 420' in the rear and slopes drastically to 390' along the frontage. The applicant stated that the slope is an undo hardship that would make it difficult to provide a sidewalk.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission deny the Modification/Waiver of Subdivision Standards request for sidewalks not to be constructed along SH 30 W for this project.

ATTACHMENTS:

Waiver Application Packet
Vicinity Map by staff

Subdivision Application – Page 3 of 3

Modifications & Waivers of Subdivision Standards Information

Applicant Name Bowman Consulting Group on behalf of City Street Residential Partners

Please provide a description of your request.

We are requesting a waiver for providing a sidewalk for a proposed development on the north side of SH 30, west of the intersection with Veterans Memorial Parkway. Please see attached aerial for exact location of the subject property.

Questions

Please answer the following questions. Attach a separate sheet if additional space is needed.

1. Are there special circumstances or conditions affecting the property?

Please see additional information sheet attached to this submittal.

2. Is the waiver or modification necessary for the reasonable and appropriate development of the property and it is not a greater modification or waiver than is required to allow reasonable and appropriate development of the subject property?

The waiver for providing a sidewalk is necessary for the reasonable and appropriate development of the property. It is not a greater modification or waiver than is required to allow for reasonable development.

3. Will the granting of the waiver or modification be detrimental to the public welfare or be injurious to other property in the vicinity in which the subject property is situated?

Granting the waiver/modification will not be detrimental to the public welfare or other properties in the vicinity of the subject property.

Application Fee \$350

For Staff Use Only			
Received/By:	Fee Paid:	Planning Commission Date:	Outcome:

Subdivision Application – Additional Information

Modifications & Waivers of Subdivision Standards Information

Applicant Name Bowman Consulting on behalf of City Street Residential Partners

Questions

1. Are there special circumstances or conditions affecting the property?

The existing roadway fronting the property (SH 30) is a 4-lane asphalt roadway divided with a striped two-way turning lane. There is a roadside ditch/channel along either side of the roadway and there are no existing curbs or gutters along the portion of SH 30 that front our site. The posted speed limit is 55 mph. Due to the nature of the roadway, providing a sidewalk along SH 30 would create a perilous environment for pedestrians because of a high-speed limit and no buffer between pedestrians and vehicular traffic. If a concrete sidewalk were to be installed, it would be flush with the asphalt roadway to provide positive drainage from SH 30 and would provide no separation or distinction between vehicular traffic and pedestrians.

Because we are providing detention ponds and drainage that is located along SH 30, we cannot place a sidewalk within our property as it will impact the detention ponds that will serve this development. The sidewalk would need to be placed within the ROW. The city is also requiring us to provide a deceleration lane along SH 30. This deceleration lane has already been approved by TxDOT and is greatly reducing the amount of available space in the ROW to provide a sidewalk. The existing topographic conditions of the property also make it difficult to provide a sidewalk at a reasonable slope to provide accessibility from the ROW to the private development as the existing topography varies drastically throughout the site with large driveway slopes to access the site from SH 30. Accordingly, sidewalk slopes from the ROW to the private development would not be safe for pedestrians. Please see attached overall site plan for reference.





Site Location

Roadside ditch

No curb or gutter along
SH 30 fronting the site

SH 30

SPEED
LIMIT
55
MPH

400 ft



N87°25'30"E 427.34'

APPROXIMATE LOCATION OF PLEASANT GRAY SURVEY, A-24

APPROXIMATE LOCATION OF LEWIS COX SURVEY, A-13

N87°25'01"E 871.78'



FLOODPLAIN INFORMATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD ZONE 200A (FLOOD ZONE 200A) AS SHOWN ON THE FLOOD ZONE MAP AVAILABLE FROM THE CITY OF HUNTSVILLE. THE FLOOD ZONE MAP IS AVAILABLE FOR REVIEW AT THE CITY OF HUNTSVILLE, 101 N. 10TH STREET, HUNTSVILLE, AL 35894.

REMARKS

THE CITY OF HUNTSVILLE HAS REVIEWED THE SUBMITTAL AND HAS DETERMINED THAT THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES. THE CITY OF HUNTSVILLE HAS REVIEWED THE SUBMITTAL AND HAS DETERMINED THAT THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.

NOTES

1. THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.
2. THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.
3. THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.
4. THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.
5. THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.
6. THE SUBMITTAL IS IN COMPLIANCE WITH THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES.



ISSUE FOR PERMIT SET	11/17/23
CAMP SET	11/17/23
DESIGNATION	DATE
CITY STREET RESIDENTIAL DOMAIN AT HUNTSVILLE	
OVERALL SITE PLAN	
1445 N. LOOP WEST - SUITE 450	
Bowman	
SCALE: 1" = 40'	DATE: 11/15/23
PROJECT NO. 23-01-01	SHEET C-4

THIS REVIEW OF THE SUBMITTAL FOR CONSTRUCTION PERMITS DOES NOT RELIEVE THE OWNER, DEVELOPER, ENGINEER, CONTRACTOR, AND OTHERS OF THE OBLIGATION TO COMPLY WITH THE APPLICABLE PROVISIONS OF THE CITY OF HUNTSVILLE ORDINANCES AND THE CITY OF HUNTSVILLE ZONING ORDINANCES. THE CITY OF HUNTSVILLE DOES NOT PREVENT THE CITY ENGINEER FROM HEREAFTER REVIEWING THE SUBMITTAL FOR CONSTRUCTION PERMITS AND DOES NOT PREVENT THE CITY ENGINEER FROM HEREAFTER REVIEWING THE SUBMITTAL FOR CONSTRUCTION PERMITS.

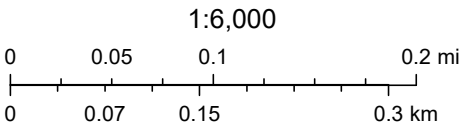
REQUIRED BY:

DATE:

Vicinity Map



11/28/2023, 3:12:36 PM



MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COMMUNITY ROOM, AT THE HUNTSVILLE PUBLIC LIBRARY, 1219 13TH STREET, HUNTSVILLE, TEXAS ON THE 2ND DAY OF NOVEMBER 2023 AT 5:30 PM.

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

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

Audience present: Kevin McGuire & Son; Eric Burg

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 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.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the approval of 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 approval of 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. He informed the Planning Commission that this is a great example of infill development.

Kevin McGuire, Owner, answered questions from the Planning Commission. He informed the Planning Commission they were planning to build four townhomes on the site. He said it previously had a home on the site but was damaged and demolished.

Commissioner Lynch moved to approve moved to approve the final plat with the dedication of the 10' Public Utility Easement, the 5' right-of-way dedication, and 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. Second was by Commissioner Gumm. The vote was unanimous.

- b. The minutes of the October 5, 2023, meeting.

Commissioner Carpenter moved to approve the minutes. Second was by Commissioner Thompson. The vote was unanimous.

5. PUBLIC COMMENTS

There were no public comments.

6. ITEMS OF COMMUNITY INTEREST

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

- *November 7 -Election day. Early Voting ends 11/3/2023.*

- *Homecoming Parade is being held on 11/2/23.*

7. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Second was by Commissioner Carpenter. The vote was unanimous. [5:43 PM]