

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, DECEMBER 21, 2023, 5:30 P.M.

HUNTSVILLE PUBLIC LIBRARY-STAGGS COMMUNITY ROOM

1219 13th STREET, HUNTSVILLE, TEXAS 77340

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5781 two working days prior to the meeting so that appropriate arrangements can be made.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag - *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

4. CONSIDER

- a. The Preliminary Plan of The Estates of Texas Grand Ranch Section 1, located in the Huntsville ETJ.
- b. The Final Plat of The Estates of Texas Grand Ranch Section 1, located in the Huntsville ETJ.
- c. The Final Plat of The Reserve at Huntsville Subdivision, located in the city limits of Huntsville.
- d. The Final Plat of The Woods at Elkins Lake Subdivision, located in the city limits of Huntsville.
- e. The minutes of the December 7, 2023, meeting.

5. 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.

6. 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 15, 2023

TIME OF POSTING: 1:30 p.m.

TAKEN DOWN: _____


Sharon Schultz, Deputy City Secretary

Modifications & Waivers of Subdivision Standards Information

Applicant Name

Mike Namken - for ESTATES OF TEXAS GRAND RANCH, SECTION 1

Please provide a description of your request.

A modification of Subdivision Standards, Article 12.702.C - to NOT show the remainder of Reserves

North and South of the Lonestar Road Subdivision on the Estates of Texas Grand Ranch, Sections 1-4 plats.

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?

No

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?

Including this large remainder of area is not beneficial to anyone involved, but it is merely a code requirement that does not need to be enforced in this situation due to the size of the reserves and the future Sections intended to be platted.

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?

No

Application Fee \$350

For Staff Use Only

Received/By:

Fee Paid:

Planning Commission Date:

Outcome:



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: December 21, 2023

SUBJECT: The Estates of Texas Grand Ranch Preliminary Plan

TYPE OF REVIEW: Preliminary Plan Re-Review

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.

This Preliminary Plan received unanimous approval from the Planning Commission on September 21, 2023. It is back before the Planning Commission due to a Modification/Waiver of Subdivision Standards request. The applicant is requesting a Waiver from Article 12.702C of the Development Code, to not show the remainder of Reserves north and south of the Lonestar Road Subdivision.

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.

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. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request to not show the remainder of Reserves north and south of the Lonestar Road Subdivision on the Final Plat.*



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: December 21, 2023

SUBJECT: The Final Plat of The Estates of Texas Grand Ranch Section 1

TYPE OF REVIEW: Final Plat

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.
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- 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.

At the September 21, 2023, Planning Commission meeting, the Commission unanimously voted to approve the Preliminary Plan for The Estates of Texas Grand Ranch. 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.

The final civil engineering plans have been reviewed and are pending approval once the Maintenance Agreement Permit is confirmed with the county as to who will maintain the common areas. Since the preliminary plan has been approved, the Final Plat is being presented to the Commission for review and approval.

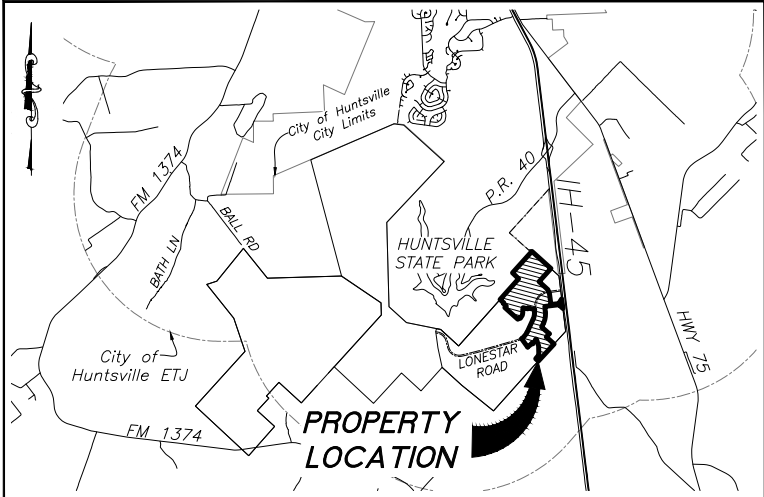
STAFF RECOMMENDATION:

*As it is in compliance with the Development Code residential subdivision regulations, staff recommends **approval** of the Final Plat as submitted for The Estates of Texas Grand Ranch Section 1.*

ATTACHMENTS:

Final Plat
Vicinity map

ESTATES OF TEXAS GRAND RANCH SECTION 1 SHEET INDEX



VICINITY MAP
Not To Scale

PRELIMINARY
NOT FOR
RECORD



LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Block Number
- Flood Zone A
- CCN Certificate of Convenience and Necessity area line
- DE Drainage Easement
- Min. FF. Minimum Finished Floor Elevation
- NCZ No Clear Zone
- NCZPP No Clear Zone Private Property
- NCZR No Clear Zone Reserves
- NCZSP No Clear Zone State Park
- NTE Nature Trail Easement
- PUE Public Utility Easement
- VB Vegetative Buffer
- VMDE Variable Width Private Drainage Easement
- WCDR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records

INDIVIDUAL SHEETS INDEX

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8	Detail View A	17	Blocks 1, 3 and 4
9	Block 1		

PLAT OF
ESTATES OF TEXAS GRAND
RANCH SECTION 1

CONTAINING 8 BLOCKS, 207 LOTS AND 9 RESERVES

A SUBDIVISION CONTAINING 308.86 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
WALKER COUNTY, TEXAS
SEPTEMBER 2023

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

Job No. 22-082

SHEET 1 OF 17

OWNER’S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF WALKER §

I TEXAS GRAND RANCH, LLC, owner of the land shown on this plat, and designated as the ESTATES OF TEXAS GRAND RANCH SECTION 1 in the ETJ of the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, hereby dedicates to the public forever the use of all streets, parks, utility easements; and to the use of the Estates of Texas Grand Ranch Property Owners Association all public places shown hereon for the purpose and consideration therein expressed.

I TEXAS GRAND RANCH, LLC

By: RENEE HOWES, AUTHORIZED AGENT

OWNER / DEVELOPER

Texas Grand Ranch LLC,
1015A S.H. 150,
New Waverly, TX 77358
928-713-1841

Renee Howes,
Authorized Agent
P.O. Box 261,
Skull Valley, AZ 86338
rhowesconsulting@gmail.com

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF WALKER §

This Instrument was acknowledged before me

Dated this _____ day of _____, 20_____
by RENEE HOWES.

Notary Public for State of Texas

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS §
COUNTY OF WALKER §

I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat regarding design, construction and layout of public improvements.

PRELIMINARY
NOT FOR RECORD

Brett Wyant
Registered Professional Engineer
Texas Registration No. 118933

Spear Point Engineering, LLC
TBPELS Firm No. 18904
604 W. Worsham Street, Suite 100
Willis, TX 77378

CERTIFICATION BY THE SURVEYOR

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

PRELIMINARY
NOT FOR RECORD

Michael A. Namken
Registered Professional Land Surveyor No. 6533

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 rights-of-way.

Dated this _____ day of _____, 20_____.

City of Huntsville City Engineer

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this _____ day of _____, 20_____.

City of Huntsville Planning Officer

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the Commission.

Dated this _____ day of _____, 20_____.

Chairman

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WALKER §

I, Kari A. French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office

on the _____ day of _____, 20_____.

at _____o'clock, _____.M., and duly recorded this

on the _____ day of _____, 20_____.

at _____o'clock, _____.M., in the Plat Records of said County

in Volume _____, Page _____.

Kari A. French, Clerk County
Court of Walker County, Texas

By: _____, Deputy

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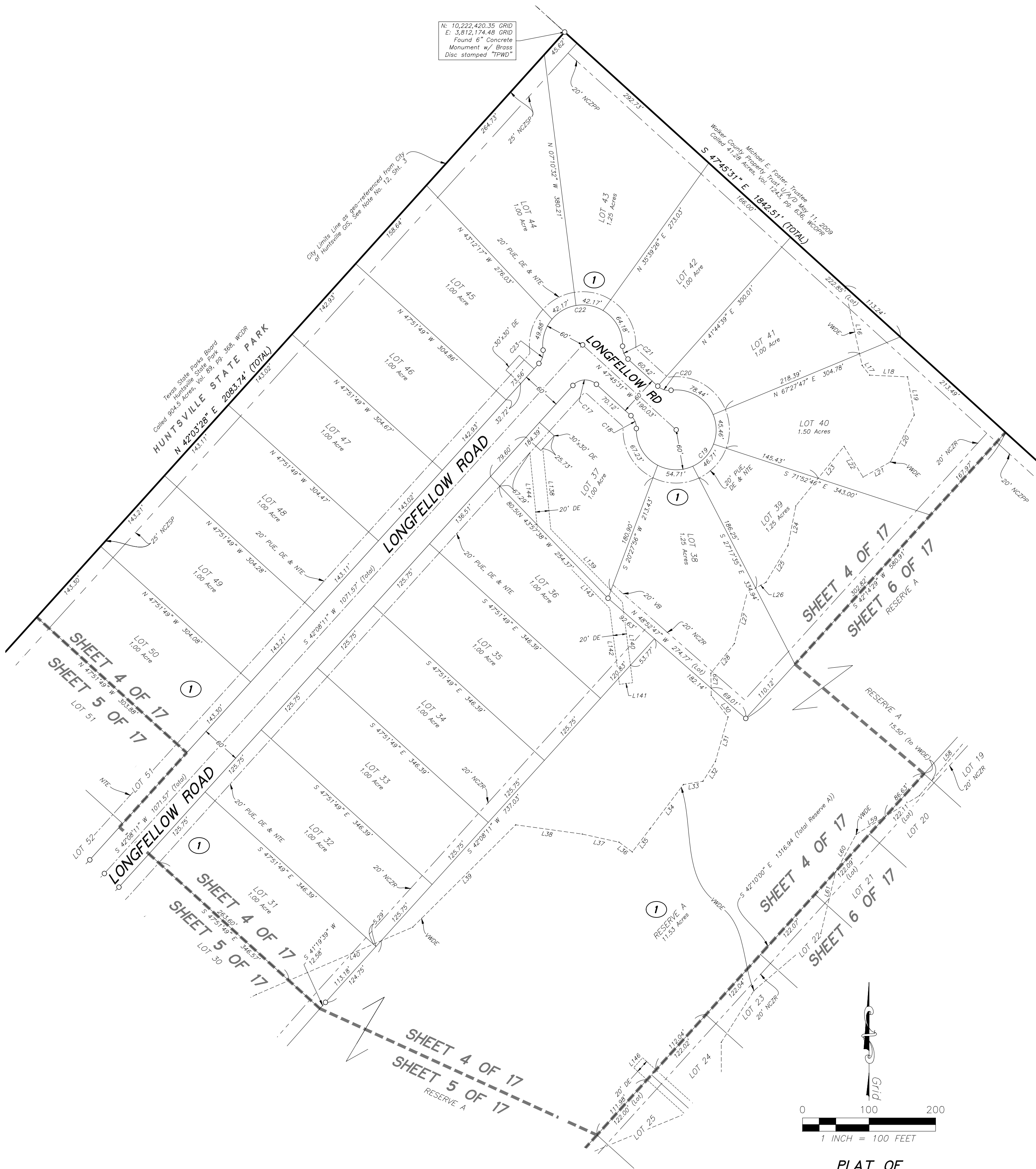
NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
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SHEET 2 OF 17

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NOT FOR RECORD

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LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Block Number
- Flood Zone A
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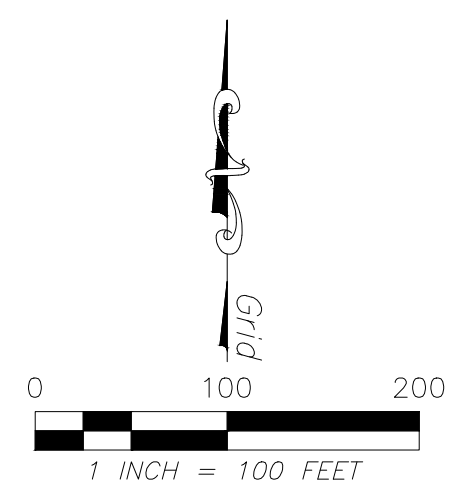
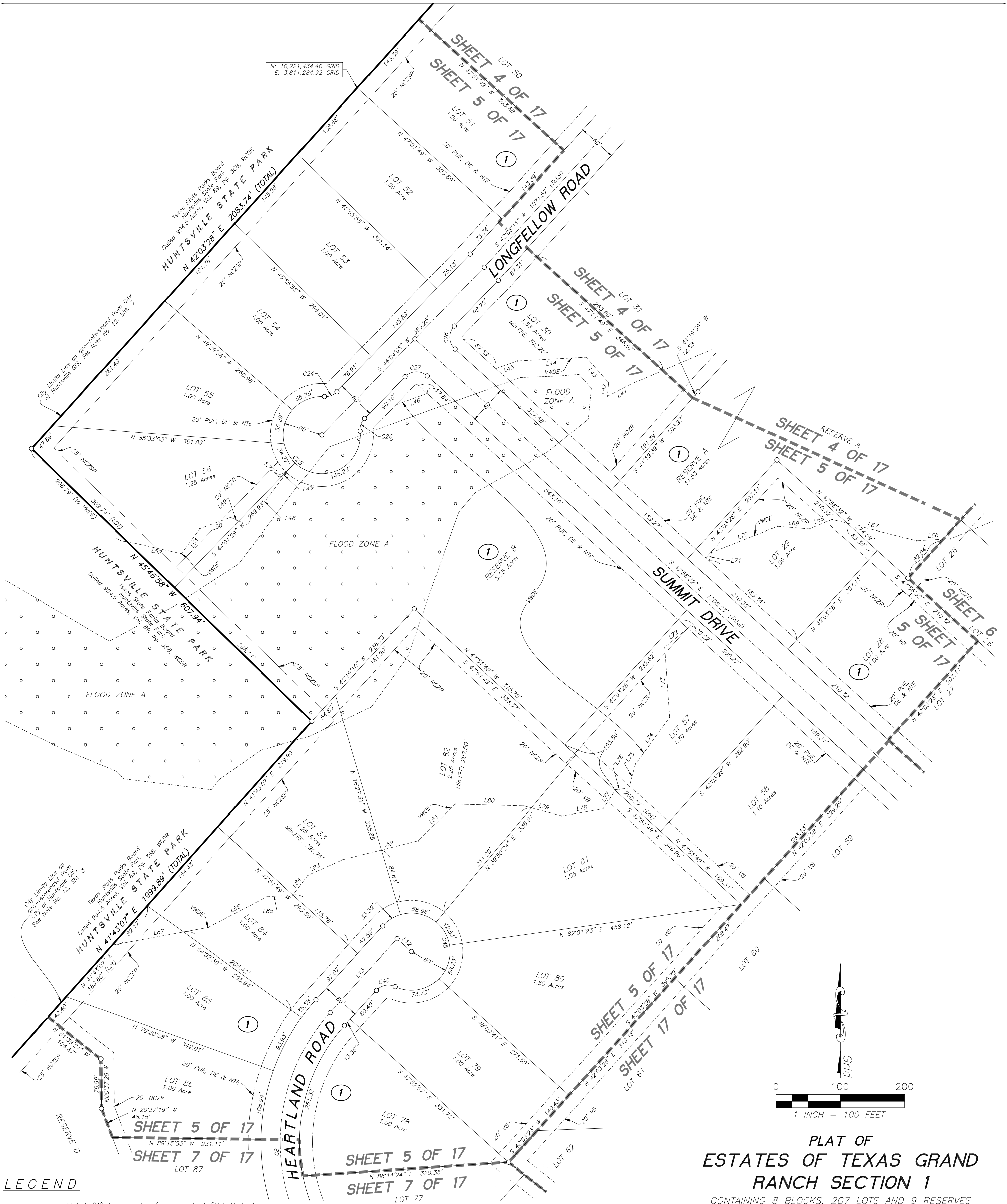
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NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
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SHEET 4 OF 17



- LEGEND**
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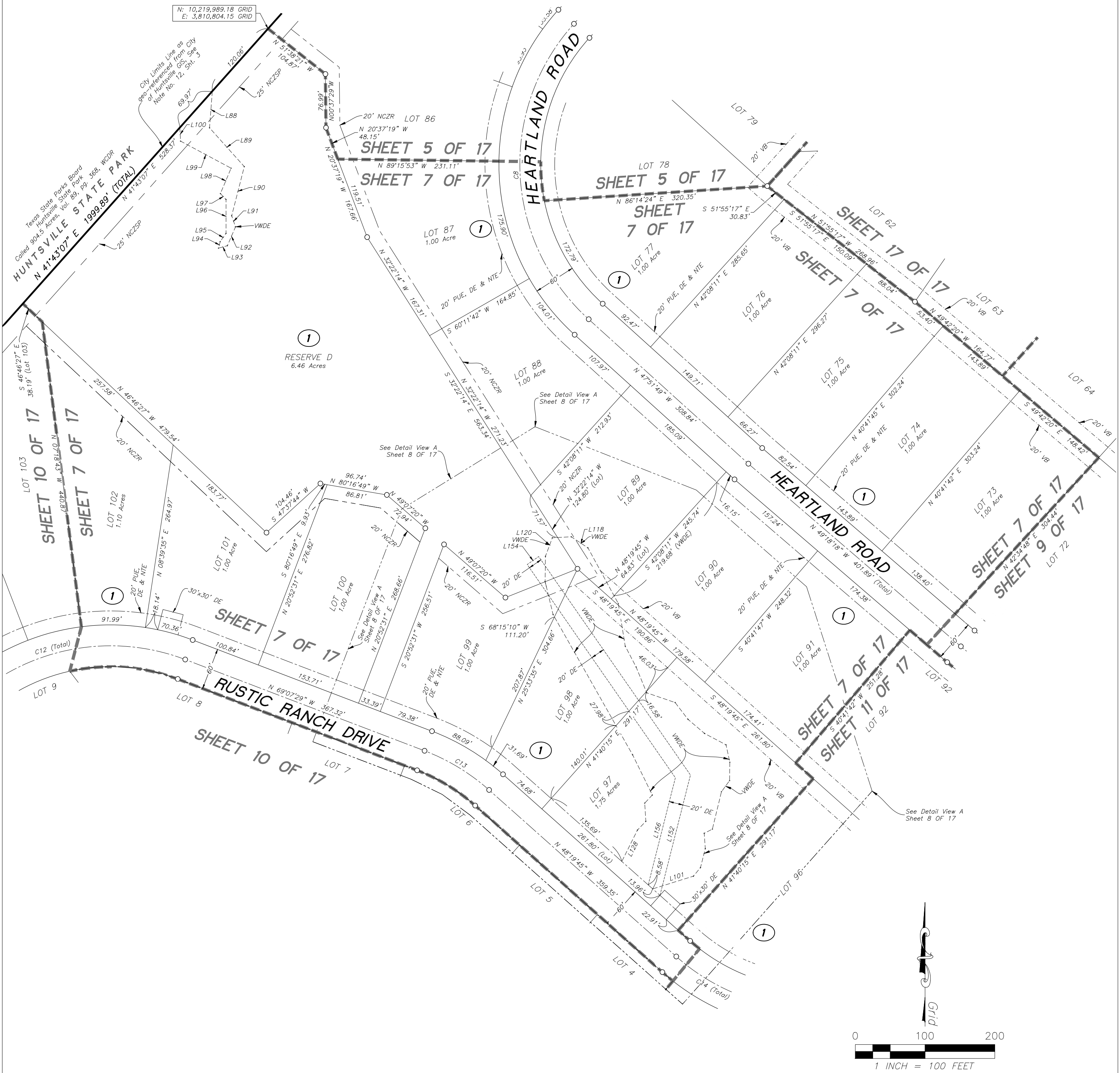
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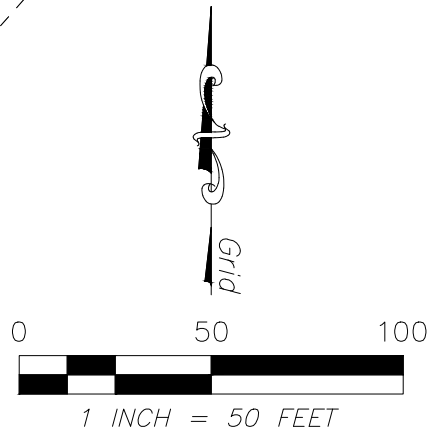
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NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
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Job No. 22-082

SHEET 7 OF 17

DETAIL VIEW "A"
(1"=50' THIS SHEET ONLY)



LEGEND

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RANCH SECTION 1

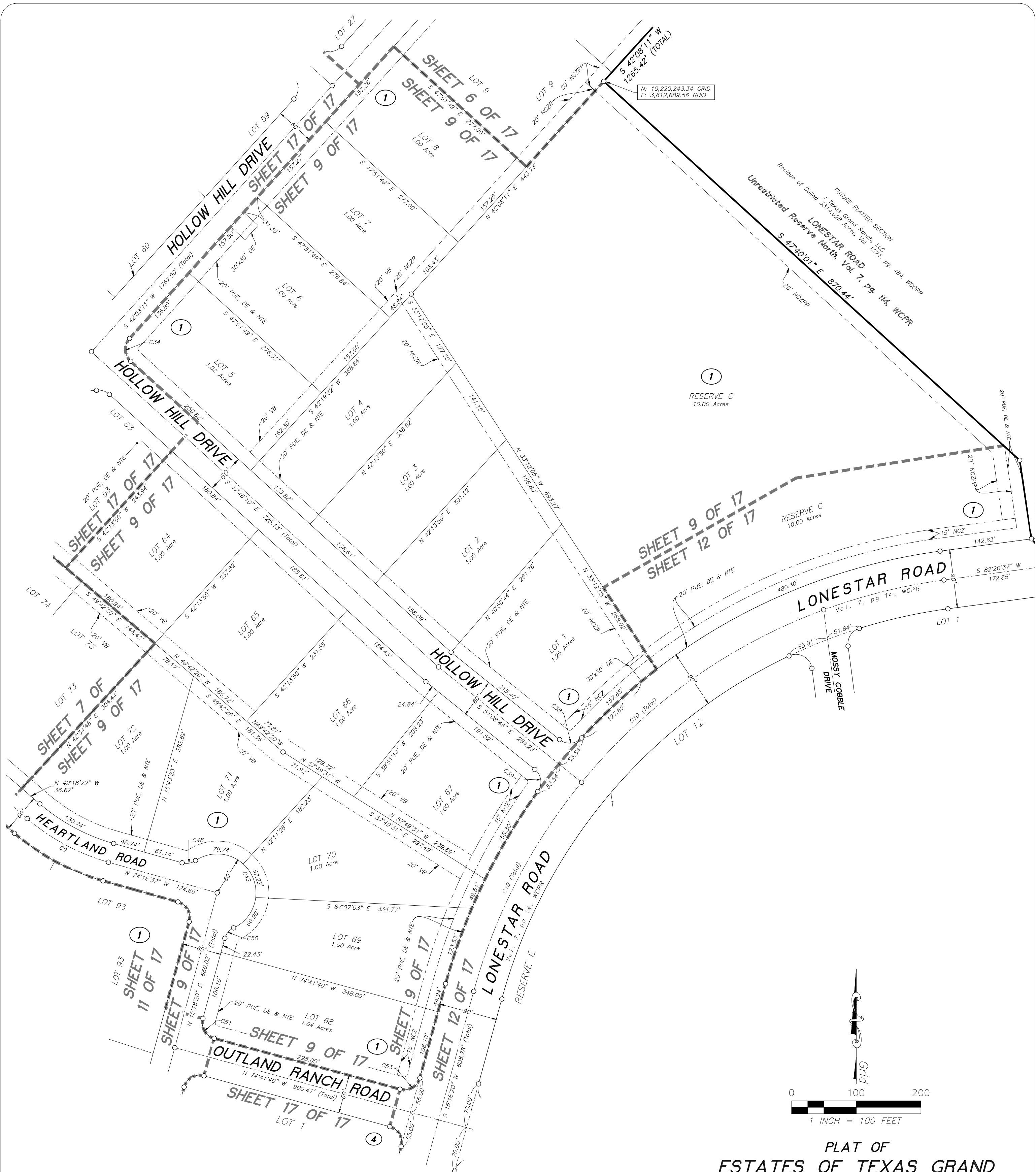
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WALKER COUNTY, TEXAS
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NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

Job No. 22-082

SHEET 8 OF 17



LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
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RANCH SECTION 1

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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
WALKER COUNTY, TEXAS
SEPTEMBER 2023

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

Job No. 22-082



LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Block Number
- Flood Zone A
- CCN Certificate of Convenience and Necessity area line
- DE Drainage Easement
- Min. FF. Minimum Finished Floor Elevation
- No Clear Zone
- NCZPP No Clear Zone Private Property
- NCZR No Clear Zone Reserves
- NCZSP No Clear Zone State Park
- NTE Nature Trail Easement
- PUE Public Utility Easement
- VB Vegetative Buffer
- VWDE Variable Width Private Drainage Easement
- WCOR Walker County Official Public Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records

PRELIMINARY
NOT FOR RECORD

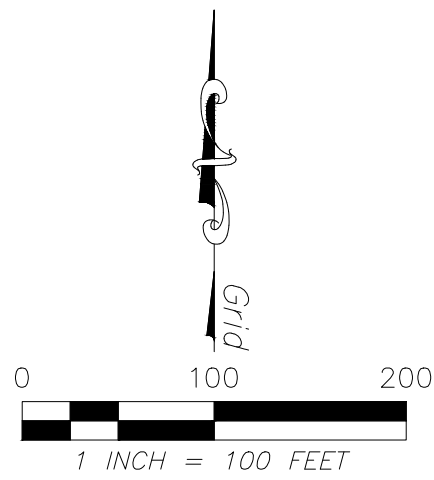
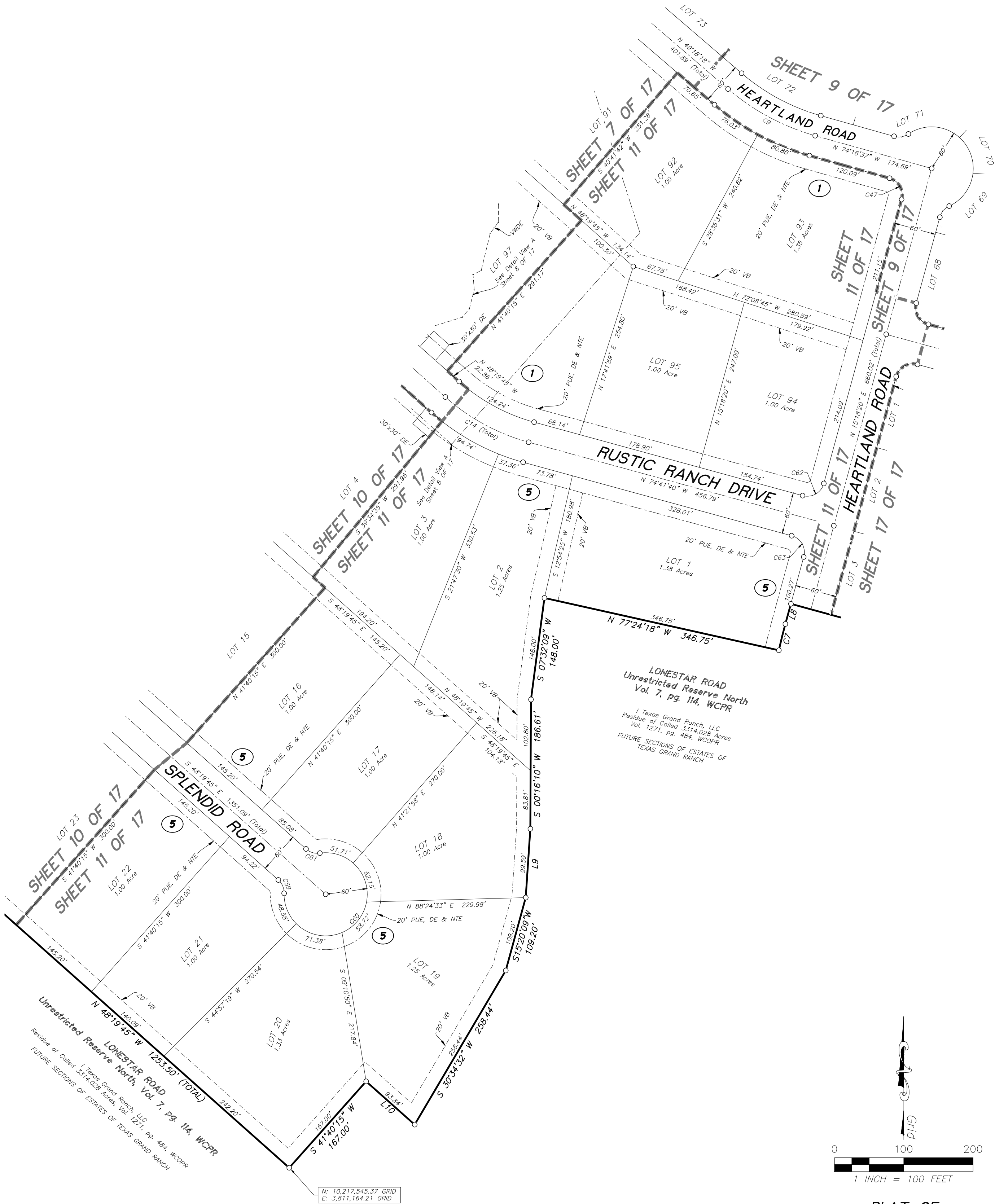
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7	Block 1	16	Block 7
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PLAT OF
ESTATES OF TEXAS GRAND
RANCH SECTION 1
CONTAINING 8 BLOCKS, 207 LOTS AND 9 RESERVES
A SUBDIVISION CONTAINING 308.86 ACRES OF LAND,
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SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
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Job No. 22-082

SHEET 10 OF 17



LEGEND

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WALKER COUNTY, TEXAS
SEPTEMBER 2023

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

Job No. 22-082

SHEET 11 OF 17

FUTURE SECTIONS OF ESTATES OF TEXAS GRAND RANCH
I Texas Grand Ranch, LLC
Residue of Called 3314.028 Acres, Vol. 1271, pg. 484, WCOPR

LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A.
NAMKEN RPLS 6533", UNLESS otherwise noted
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PLAT OF ESTATES OF TEXAS GRAND RANCH SECTION 1

CONTAINING 8 BLOCKS, 207 LOTS AND 9 RESERVES

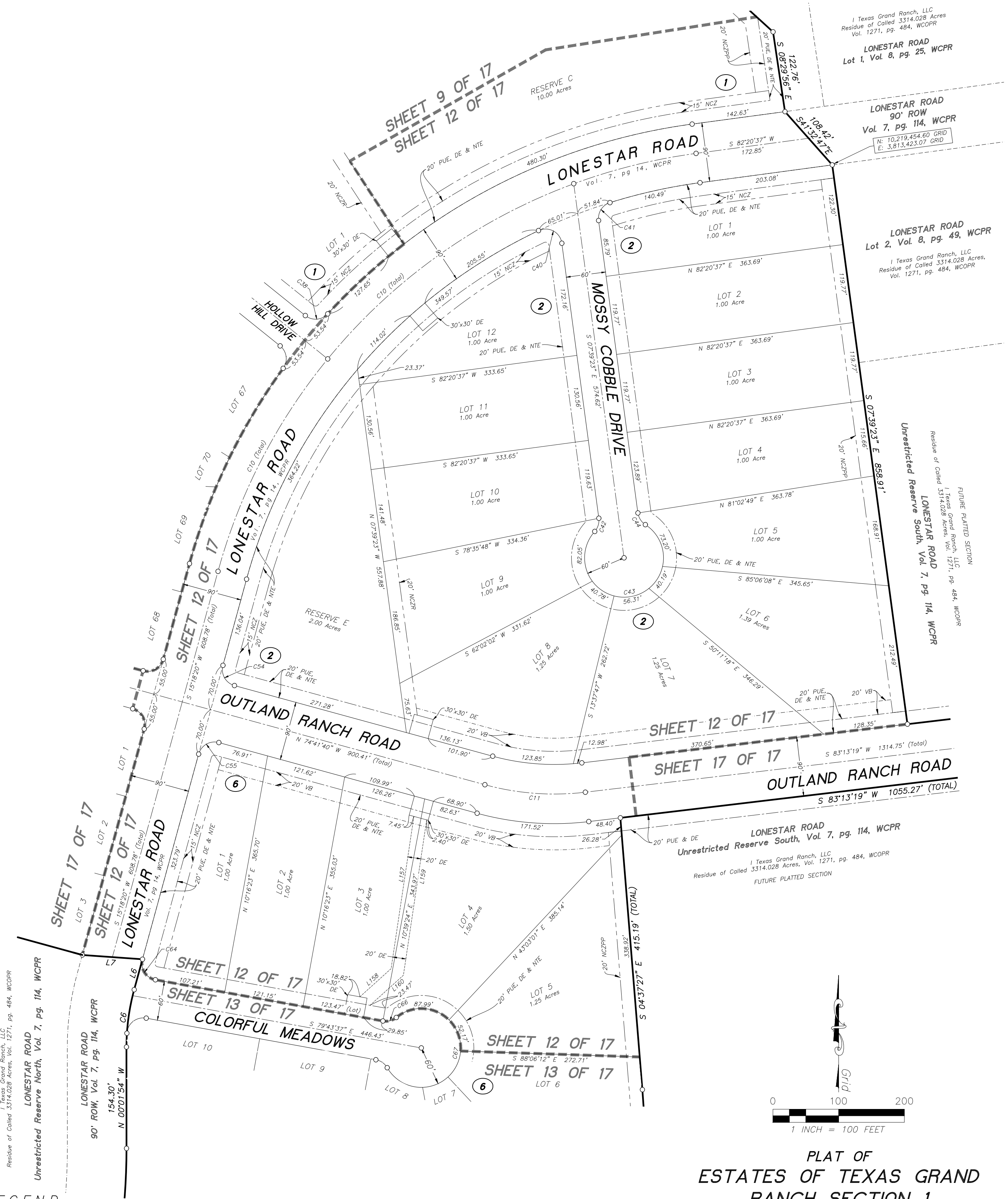
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SEPTEMBER 2023

NAMKEN, INC.
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Job No. 22-082

SHEET 12 OF 17



LEGEND

○	Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
④	Block Number
■	Flood Zone A
CCN	Certificate of Convenience and Necessity area line
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PLAT OF
ESTATES OF TEXAS GRAND
RANCH SECTION 1

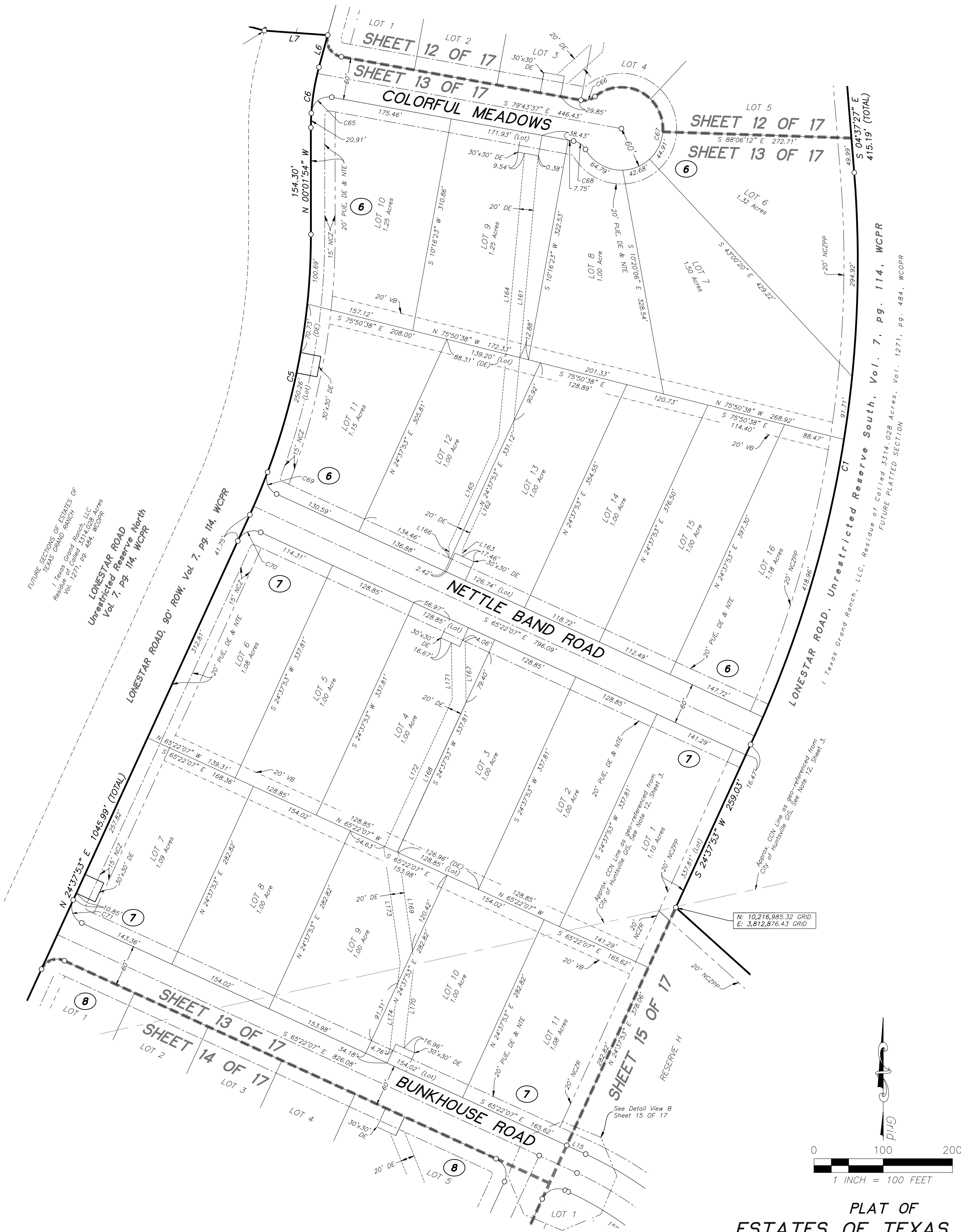
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WALKER COUNTY, TEXAS
SEPTEMBER 2023

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

Job No. 22-082

SHEET 13 OF 17



LEGEND

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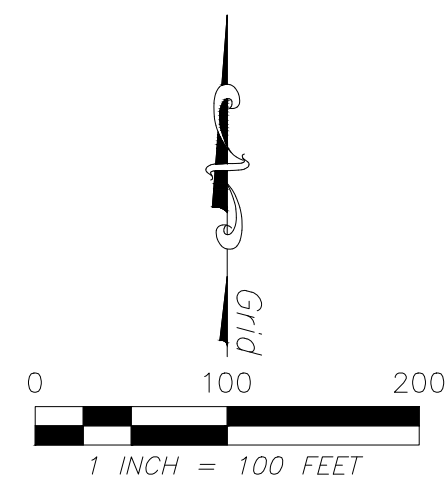
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NAMKEN, INC.
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Job No. 22-082

SHEET 14 OF 17

(NOT TO SCALE)



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SHEET 15 OF 17

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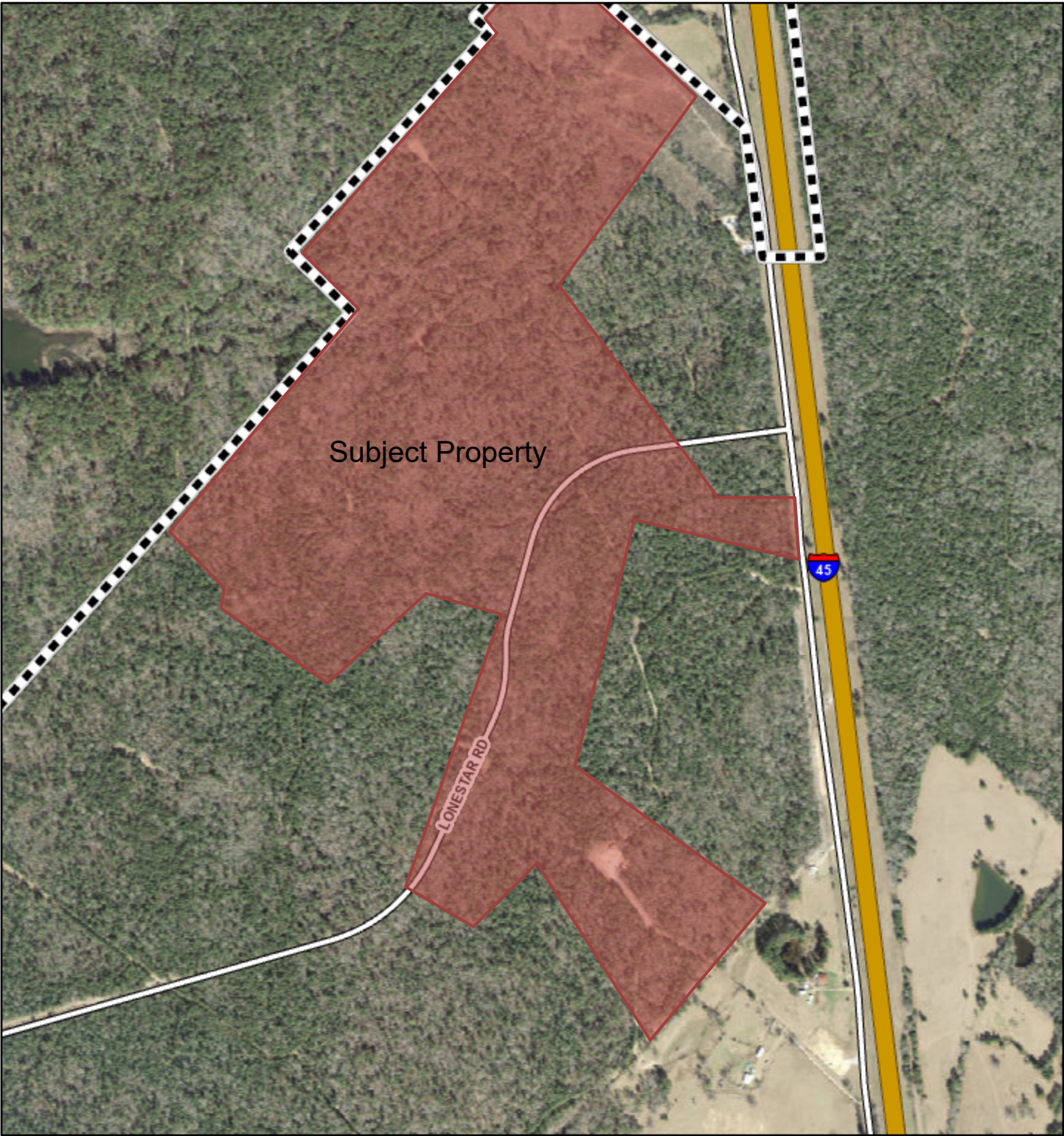
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WALKER COUNTY, TEXAS
SEPTEMBER 2023

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

Job No. 22-082

SHEET 16 OF 17

Vicinity Map



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

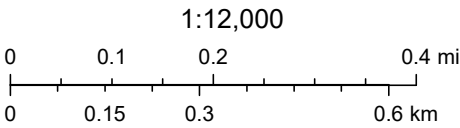
-  Override 1
-  ETJ
-  City Limits

MSAG Blocks

1:500

-  FM; Park Road; State Highway; US Highway

-  Interstate
-  Local Roads



1:12,000



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: December 21, 2023

SUBJECT: The Reserve at Huntsville Subdivision

TYPE OF REVIEW: Final Plat

APPLICANT: Paul Hayden Developments, Paul Garza

LOCATION: 3400 SH 30 West

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is approximately 33.22 acres in size and received approval of the Preliminary Plan at the June 16, 2022, Planning Commission meeting.

- Section 1 will consist of 55 lots.
- Section 2 will consist of 26 lots.
- Section 3 will consist of 20 lots.
- Section 4 will consist of 44 lots.

There will be 6 Reserves for this subdivision and below is the dedicated acreage for each one:

Reserve A will have 5.61 acres dedicated to open space/drainage.
Reserve B will have 0.64 acres dedicated to open space/drainage.
Reserve C will have 0.15 acres dedicated to open space/drainage.
Reserve D will have 0.17 acres dedicated to open space/drainage.
Reserve E will have 0.36 acres dedicated to open space/drainage.
Reserve F will have 0.08 acres dedicated to open space/drainage.

The subject property is along the 3400 Block of SH 30 West, approximately 1,800 feet west of the post office. The land to the east and west is undeveloped and the land to the north of the subject property is the home of the TDCJ Holliday Transfer Facility. It should be noted that the rear property line of the subject property is approximately 1,900 feet from the fencing of the Transfer Facility. The ingress/egress to the subject property will be along SH 30 West and there will be two access points, one is proposed for Lantana Lane and the other one is proposed to be on Monarch Trail.

The Reserve at Huntsville Subdivision will consist of 140 total lots and each lot will be 5,750 square feet (50' wide by 115' in length). The density will be 4.36 lots per acre. The setbacks will be 25' for the front, 10' for the rear, and 5' for the

sides. The proposed construction completion time is 2024 but that is contingent upon the McGary Creek Lift Station being completed. The proposed design of the lift station will be 12 months and the construction completion date is estimated to be 12-18 months. There will not be any Certificate of Occupancies issued until the lift station is completed.

The applicant received two Modifications/Waivers of Subdivision Standards: One for the block length requirements per the Development Code. **Per Article 10.405.B**, blocks may not exceed 600 feet in length in residential subdivisions with a gross density of 4 or more units per acre. The northern segment of Monarch Trail is proposed to be 800' and Lantana Lane is proposed to be 700'. The second Waiver was for the minimum lot square footage. **Per Article 5.200-Table 5-1**, the minimum lot square footage is 6,000 square feet. The Final plat has lots that are 50'x115' for a total of 5,750 square feet, which is 250 square feet less than the required dimensions.

The construction of public improvements, streets, water, sanitary sewer, and drainage facilities are required for the proposed development. The Developer will be required to provide any off-site infrastructure required for the subdivision per the requirements of the *Development Code* and the City's Engineering Design Criteria.

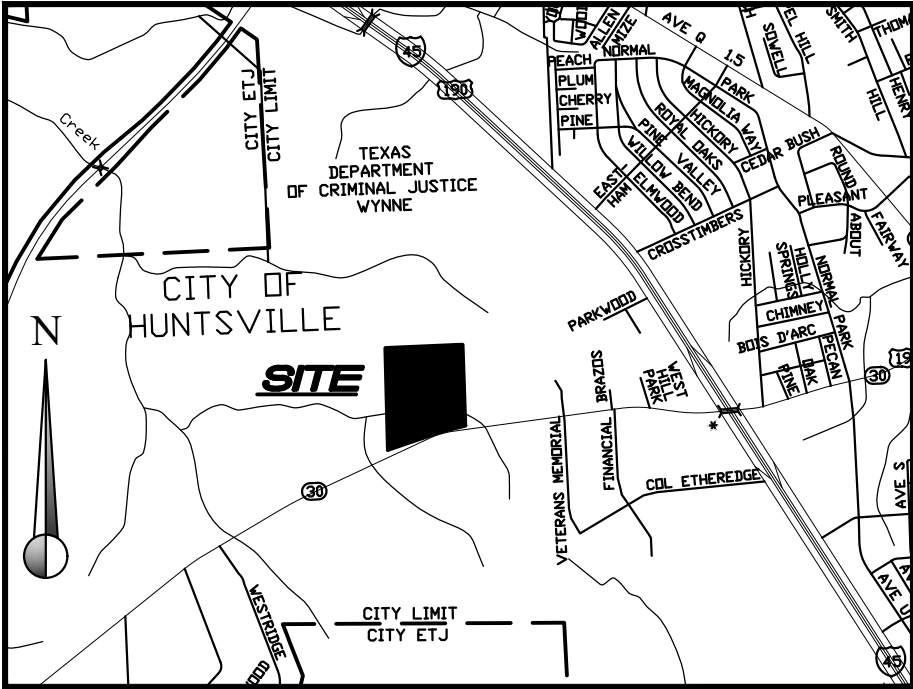
Since the preliminary plan and civil engineering plans have been approved, the Final Plat is being presented to the Commission for review and approval.

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 The Reserved at Huntsville.

ATTACHMENTS:

Final Plat
Vicinity map



LOCATION MAP
NOT TO SCALE

RESTRICTED RESERVE TABLE

RESERVE NO.	RESTRICTED TO	SQUARE FEET	ACRES
A	OPEN SPACE/DRAINAGE	244,476	5.61
B	OPEN SPACE/DRAINAGE	27,893	0.64
C	OPEN SPACE/DRAINAGE	6,471	0.15
D	OPEN SPACE/DRAINAGE	7,400	0.17
E	OPEN SPACE/DRAINAGE	15,516	0.36
F	OPEN SPACE/DRAINAGE	3,316	0.08

LEGEND / ABBREVIATIONS

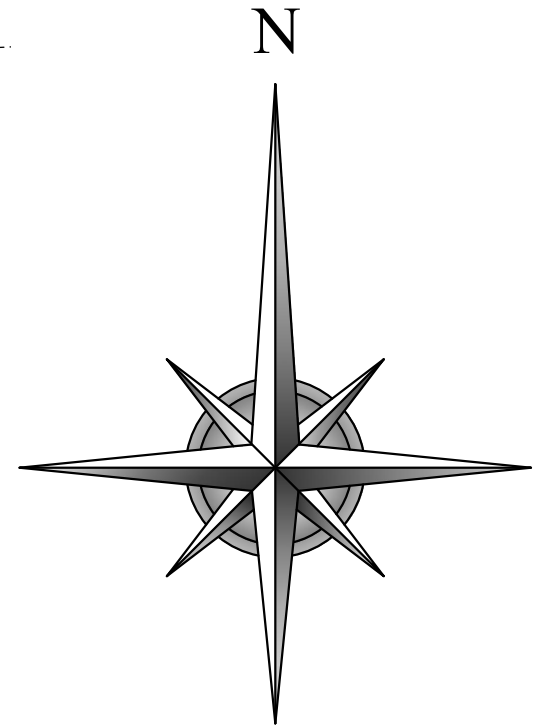
A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
D.R.	DEED RECORDS
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY

GENERAL NOTES:

- The purpose of this plat is to create fifty-five lots, six reserves and dedicate acreage 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 of 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 September 3, 2023, Job No. 2341489A Update. All easements listed are shown hereon.

CALLLED 251.78 ACRES
THOMAS CARROLL COLE, JR. AND
JAN CARROLL COLE
VOL. 42, PG. 9 D.R. W.C.T.

RESIDUE OF A
CALLED 515 ACRES
STATE OF TEXAS
VOL. Y, PG. 181 D.R. W.C.T.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

404.28
BM 6023
(CITY OF HUNTSVILLE
CONTROL MONUMENT)

P. GRAY
SURVEY, A-24

L. COX
SURVEY, A-13

CALLLED 34.515 ACRES
HUNTSVILLE LAND INVESTMENTS, LP
C.F.N. 2021-75311 O.P.R. W.C.T.

±N65°40'24"E
3121.23'
±N127°29'06"E
3686.95'

STATE HIGHWAY 30
(PUBLIC R.O.W. VARIES)

THE RESERVE AT HUNTSVILLE
A SUBDIVISION OF
33.2139 ACRES (1,446,795 SQ. FT.)
LOCATED IN THE
L. COX SURVEY, ABSTRACT 13
IN THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

140 LOTS 4 BLOCKS 6 RESERVES

SURVEYOR:

CORE

LAND SURVEYING TBPLS REG NO. 10194560

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

DECEMBER 2023

OWNER / DEVELOPER:

CBA Strategic Fund II, L.P.,
a Texas limited partnership
2450 Fondren Road, Suite 205
Houston, TX 77063
PH: 936-602-0600

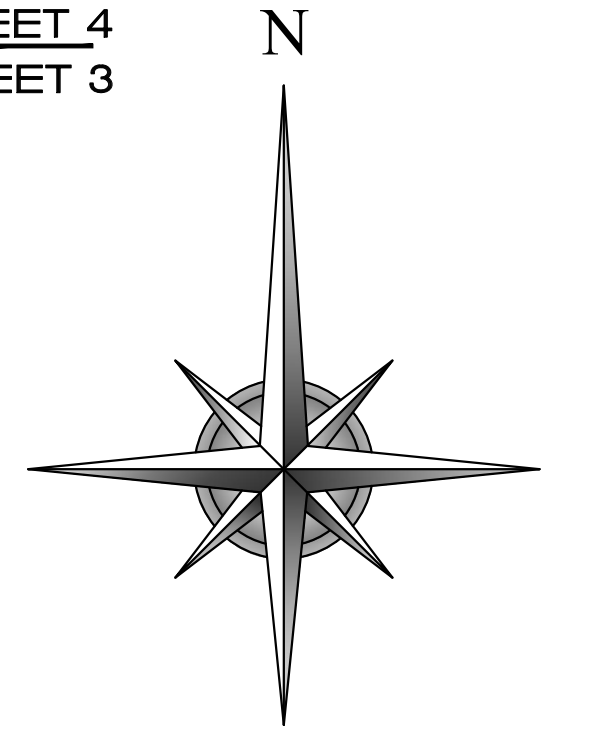
ENGINEER:

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

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

SHEET 5
SHEET 2

MATCH LINE - SHEET 4
SHEET 3



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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THE RESERVE AT HUNTSVILLE

A SUBDIVISION OF
33.2139 ACRES (1,446,795 SQ. FT.)

LOCATED IN THE
L. COX SURVEY, ABSTRACT 13
IN THE CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS

140 LOTS 4 BLOCKS 6 RESERVES

DECEMBER 2023

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560

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

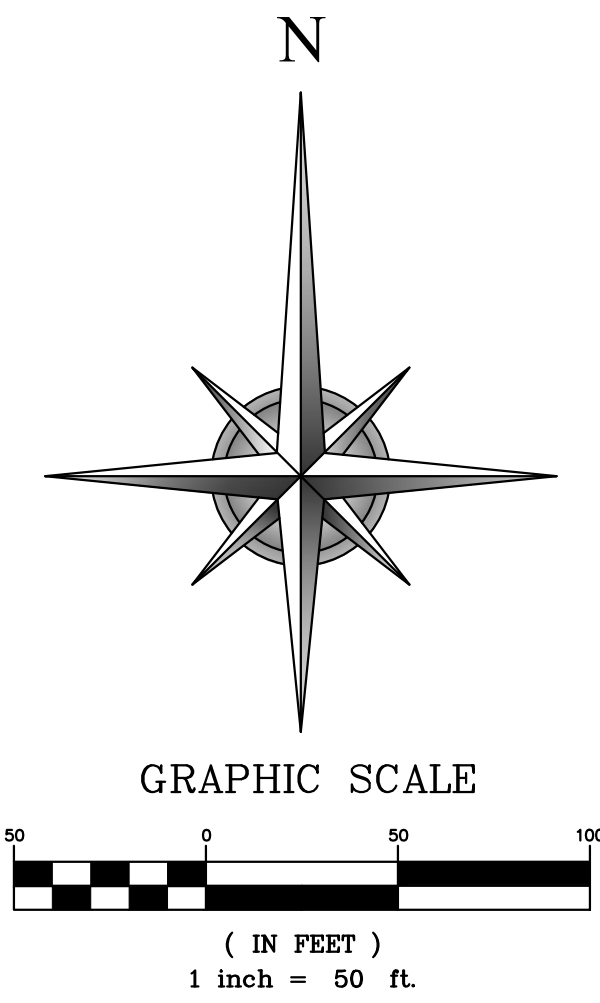
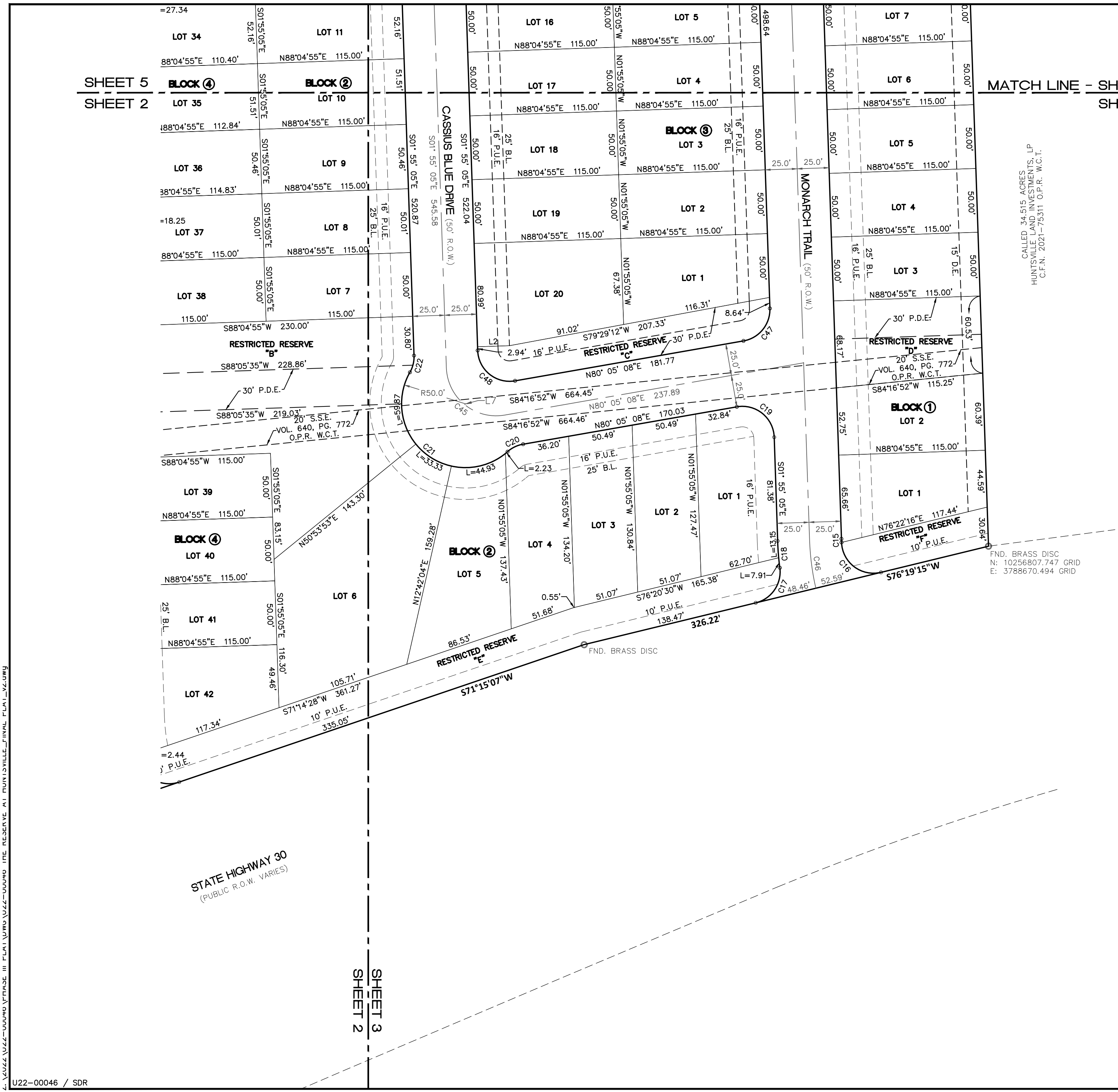
OWNER / DEVELOPER:

CBA Strategic Fund II, L.P.,
a Texas limited partnership
2450 Fondren Road, Suite 205
Houston, TX 77063
PH: 936-602-0600

ENGINEER:



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



RESTRICTED RESERVE TABLE			
RESERVE NO.	RESTRICTED TO	SQUARE FEET	ACRES
A	OPEN SPACE/DRAINAGE	244,476	5.61
B	OPEN SPACE/DRAINAGE	27,893	0.64
C	OPEN SPACE/DRAINAGE	6,471	0.15
D	OPEN SPACE/DRAINAGE	7,400	0.17
E	OPEN SPACE/DRAINAGE	15,516	0.36
F	OPEN SPACE/DRAINAGE	3,316	0.08

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
D.R.	DEED RECORDS
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY

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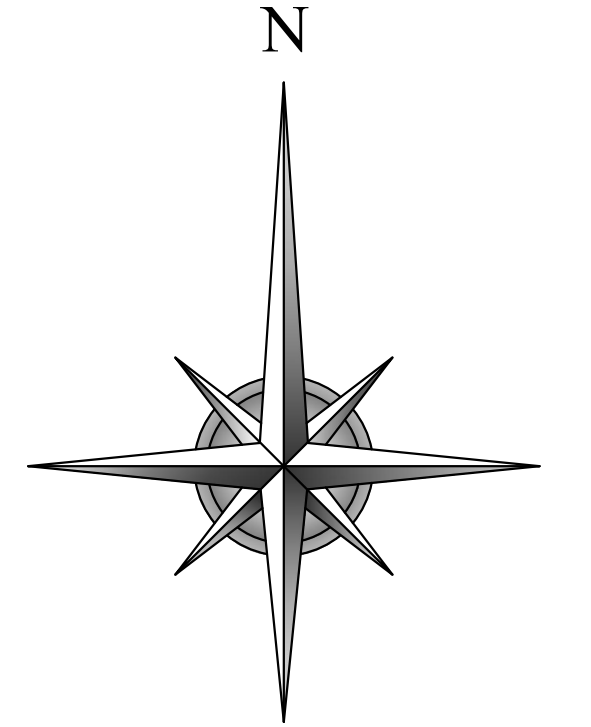
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GRAPHIC SCALE



(IN FEET)
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CALLLED 34.515 ACRES
HUNTSVILLE LAND INVESTMENTS, LP
C.F.N. 2021-75311 O.P.R. W.C.T.

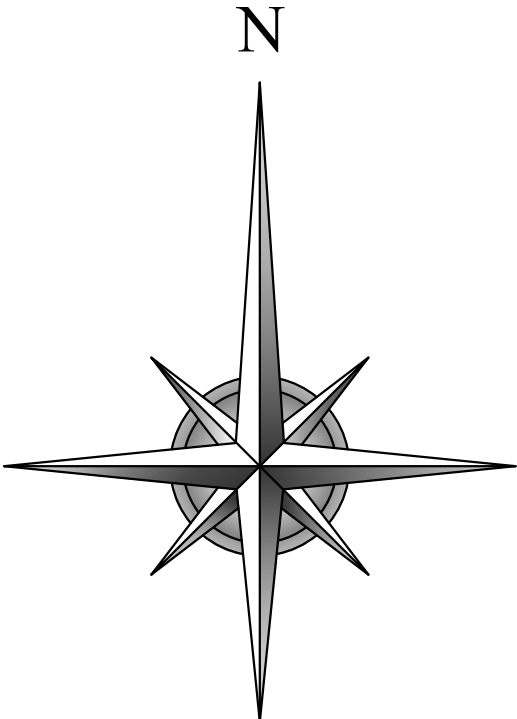
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MATCH LINE - SHEET 4
SHEET 3



U22-00046 / SDR



GRAPHIC SCALE



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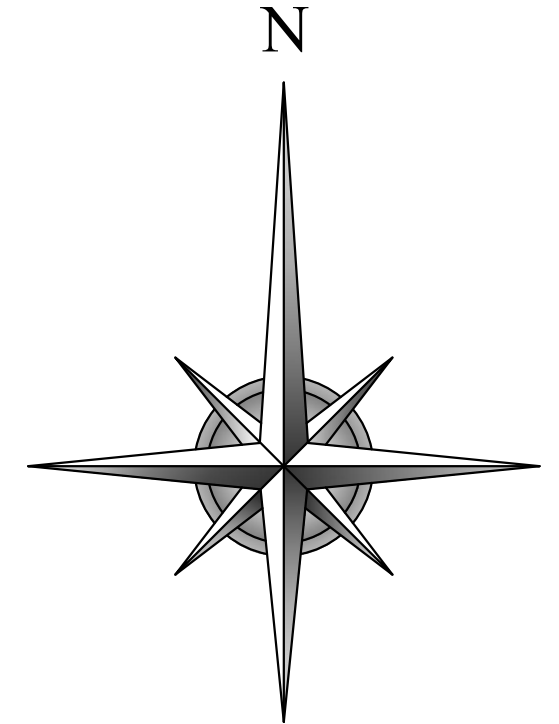
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FND. CONCRETE MONUMENT
BEARS
N08°01'53"W
1.41'

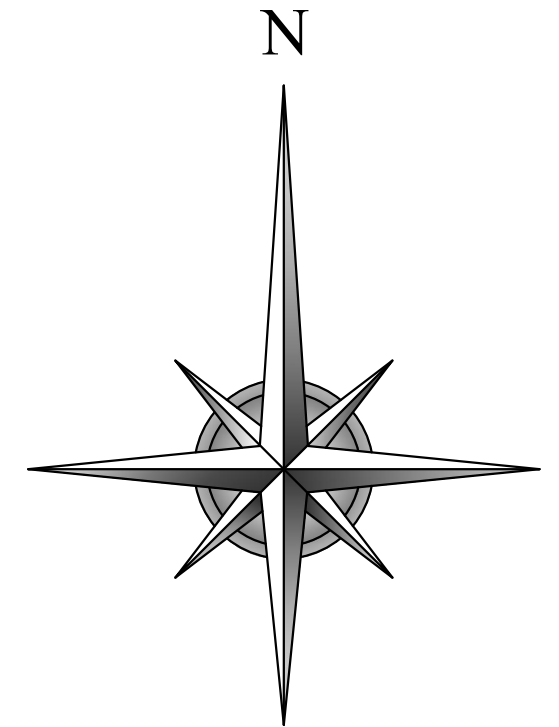
FND. 5/8" I.R. W/CAP
N: 10257921.046 GRID
E: 3787525.563 GRID

RESIDUE OF A
CALLED 515 ACRES
STATE OF TEXAS
VOL. Y, PG. 181 D.R. W.C.T.

SHEET 6
SHEET 5

MATCH LINE
SHEET 7
SHEET 4

UT22-00046 / SDR



GRAPHIC SCALE



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FND. 5/8" I.R. W/CAP
BEARS
S01°55'05"E
0.25'

N: 10257969.685 GRID
E: 3788631.582 GRID

CALLLED 34.515 ACRES
HUNTSVILLE LAND INVESTMENTS, LP
C.F.N. 2021-75311 O.P.R. W.C.T.

RESIDUE OF A
CALLED 515 ACRES
STATE OF TEXAS
VOL. Y, PG. 181 D.R. W.C.T.

U222-00046 / SDR

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 Plat of THE RESERVE AT HUNTSVILLE 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.

CBA Strategic Fund II, L.P., a Texas limited partnership

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, certify 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.

Chairman of the Planning Commission

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS,
COUNTY OF WALKER.

I, _____, Registered Professional Engineer No. _____ in the State of Texas, hereby that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.

Registered Professional Engineer

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	37.71'	25.00	86°25'27"	N 28°02'24" E	34.24'
C2	52.05'	225.00	13°15'15"	N 08°32'42" W	51.93'
C3	48.46'	1,025.00	2°42'32"	N 00°33'49" W	48.46'
C4	37.51'	975.00	2°12'15"	N 00°18'41" W	37.51'
C5	39.27'	25.00	90°00'00"	N 46°24'48" W	35.36'
C6	13.71'	25.00	31°25'26"	S 72°52'29" W	13.54'
C7	133.38'	50.00	152°50'52"	N 46°24'48" W	97.21'
C8	13.71'	25.00	31°25'26"	N 14°17'55" E	13.54'
C9	13.71'	25.00	31°25'26"	N 17°07'31" W	13.54'
C10	132.42'	50.00	151°44'35"	N 43°02'03" E	96.98'
C11	13.71'	25.00	31°25'26"	S 76°48'22" E	13.54'
C12	13.71'	25.00	31°25'26"	N 71°46'12" E	13.54'
C13	133.91'	50.00	153°26'52"	S 47°13'05" E	97.33'
C14	13.71'	25.00	31°25'26"	S 13°47'38" W	13.54'
C15	2.77'	175.00	0°54'27"	S 01°55'05" E	2.77'
C16	44.41'	25.03	101°38'18"	S 52°49'22" E	38.81'
C17	36.48'	25.00	83°36'09"	S 34°31'10" W	33.33'
C18	21.06'	225.00	5°21'49"	S 04°35'59" E	21.06'
C19	42.76'	25.00	97°59'47"	S 50°54'59" E	37.73'
C20	13.71'	25.00	31°25'26"	N 64°22'25" E	13.54'
C21	140.36'	50.00	160°50'39"	S 50°54'59" E	98.61'
C22	13.71'	25.00	31°25'26"	S 13°47'38" W	13.54'
C23	13.71'	25.00	31°25'26"	S 17°37'48" E	13.54'
C24	132.86'	50.00	152°14'52"	S 42°46'55" W	97.08'
C25	13.71'	25.00	31°25'26"	N 76°48'22" W	13.54'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C26	39.01'	25.00	89°24'00"	S 42°46'55" W	35.17'
C27	39.53'	25.00	90°36'00"	S 47°13'05" E	35.54'
C28	38.79'	25.00	88°53'43"	N 43°02'03" E	35.01'
C29	39.27'	25.00	90°00'00"	N 46°24'48" W	35.36'
C30	39.27'	25.00	90°00'00"	S 43°35'12" W	35.36'
C31	21.03'	25.00	48°11'23"	S 25°30'30" E	20.41'
C32	241.19'	50.00	276°22'46"	S 88°35'12" W	66.67'
C33	21.03'	25.00	48°11'23"	N 22°40'53" E	20.41'
C34	39.43'	1,025.00	2°12'15"	N 00°18'41" W	39.43'
C35	46.10'	975.00	2°42'32"	N 00°33'49" W	46.09'
C36	33.18'	175.00	10°51'48"	N 07°20'59" W	33.13'
C37	41.87'	25.00	95°58'00"	N 60°45'53" W	37.15'
C38	68.16'	200.00	19°31'34"	S 11°40'52" E	67.83'
C39	47.28'	1,000.00	2°42'32"	S 00°33'49" E	47.27'
C40	38.47'	1,000.00	2°12'15"	S 00°18'41" E	38.47'
C41	61.26'	39.00	90°00'00"	N 46°24'48" W	55.15'
C42	60.51'	39.00	88°53'43"	N 43°02'03" E	54.62'
C43	61.67'	39.00	90°36'00"	S 47°13'05" E	55.44'
C44	60.85'	39.00	89°24'00"	N 42°46'55" E	54.86'
C45	66.70'	39.00	97°59'47"	N 50°54'59" W	58.87'
C46	38.20'	200.00	10°56'34"	S 07°23'22" E	38.14'
C47	35.78'	25.00	82°00'13"	N 39°05'01" E	32.80'
C48	42.76'	25.00	97°59'47"	S 50°54'59" E	37.73'
C49	39.01'	25.00	89°24'00"	S 42°46'55" W	35.17'
C50	39.53'	25.00	90°36'00"	N 47°13'05" W	35.54'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 01°24'48" W	191.88'
L2	N 88°04'55" E	25.00'
L3	S 43°35'12" W	3.64'
L4	N 46°57'57" W	3.98'
L5	N 42°46'55" E	3.46'
L6	N 47°13'05" W	3.83'
L7	S 39°05'01" W	0.90'

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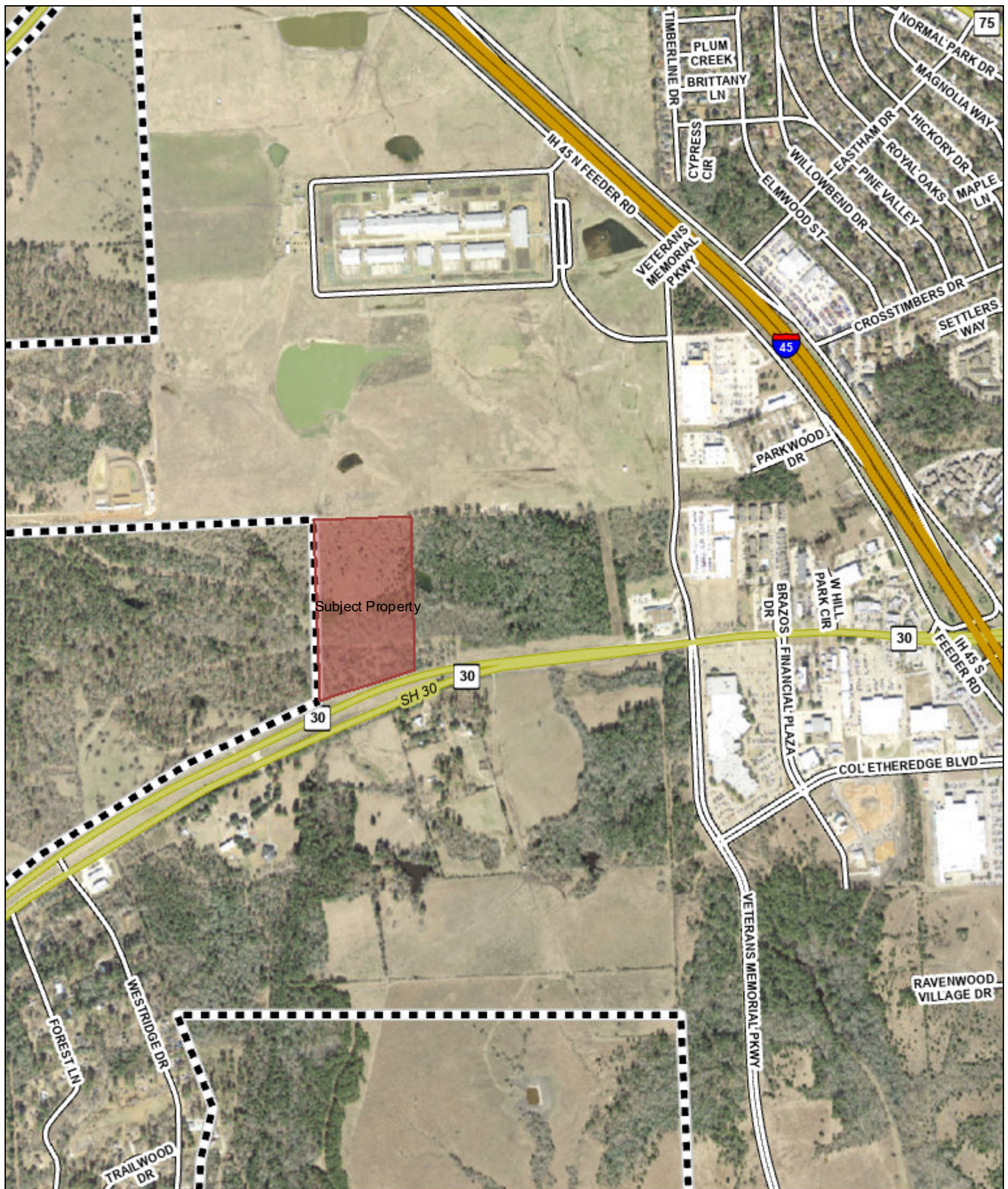
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The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See full GIS Data Disclaimer at: www.huntsvilletx.gov/gis

1 in = 1,000 ft

On 8.5 x 11 inch Print



0 0.1 0.2 0.4 mi

On Any Print Size

CREATED DATE: 6/7/2022

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division





PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: December 21, 2023

SUBJECT: Final Plat for The Woods at Elkins Lake Subdivision

TYPE OF REVIEW: Final Plat

APPLICANT: Prairie Flower, Ltd

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is approximately 32 acres in size and is proposed to be The Woods at Elkins Lake Subdivision. It will be adjacent to the existing Elkins Lake Subdivision.

- Block 1 will consist of 12 lots and will be for townhomes.
- Block 2 will consist of 32 lots and will be for single-family residential.
- Block 3 will consist of 10 lots and will be for townhomes.

The subject property is south of Cherry Hills Drive and east of Green Briar Drive on 32 acres of undeveloped land. The land to the east and south is undeveloped and the land to the north and west of the subject property is single-family residential and part of the Elkins Lake Subdivision. According to the site plan, there will be one entrance/exit and it will tie into the existing Wellington Drive.

At the October 6, 2022, Planning Commission meeting, there was a Public Hearing for a proposed Development District Map Amendment on this property. The Planning Commission approved the proposed Development District change from Neighborhood Conservation to Management District. The Development District Map Amendment received final approval from the City Council on November 1, 2022.

The subject property will consist of 54 total lots and each single-family residential lot will be at least approximately 0.6 acre and the townhome lot size will be at least 3,500 square feet. The density will be 1.78 lots per acre. The setbacks will be 50' on the front, 50' in the rear, and 15' on the sides for the single-family units and also for the townhomes with a 10' side setback requirement between each building unit. The preliminary plan received approval at the March 16, 2023, Planning Commission meeting. At that meeting, the applicant received two Modifications/Waivers of Subdivision Standards. The first Waiver was not to construct sidewalks per the Development Code. **Per Article 10.501 D-Low Density Residential Subdivisions**, Alternate trail/sidewalk construction is allowed for low-density subdivisions. The applicant informed the Commission

they will provide length of trails/sidewalks equivalent to twice the centerline road length of roads within the boundary of the subdivision. The second Waiver request was for the paving width for the rights-of-way. The 50' R.O.W. is not wide enough for 28' of paving plus ditches on each side. The 24' is the width of the proposed travel lanes and the 2' paved shoulders are not included in the overall 28' of paving. The approved preliminary plan showed 35 lots for Block 2.

There have been 5 reviews of this final plat by city staff thus far, below are the dates:

- **February 13, 2023**
- **September 1, 2023**
- **September 25, 2023**
- **November 1, 2023**
- **November 10, 2023**

Additionally, city staff met with the applicant on Monday November 27, 2023, and Thursday November 30, 2023, to discuss the remaining issues that need to be resolved. One of the primary issues is the maintenance of the drainage easements. The applicant wants the drainage easements from the detention areas to be public, but city staff has informed the applicant it needs to be private until such time the detention pond's discharge/outfall reaches the existing public right-of-way or public sewer inlet/junction box. Then at that point after it connects to the public system, the line becomes public. Staff has informed the developer that his request to have the subject drainage infrastructure dedicated as public improvements for future City maintenance in dedicated public easements will be provided to the Planning Commission for their consideration of the request.

Another issue is the inconsistency regarding the number of detention ponds that will be provided. On the civil plans there are four detention ponds shown but only three on the final plat.

The construction of public improvements, streets, water, sanitary sewer, and drainage facilities are required for the proposed development. The Developer will be required to provide any off-site infrastructure required for the subdivision per the requirements of the *Development Code* and the City's Engineering Design Criteria.

All final civil engineering plans have not been approved by the Engineering Department, but the applicant has insisted that the plat be presented before the Planning Commission for review and final approval.

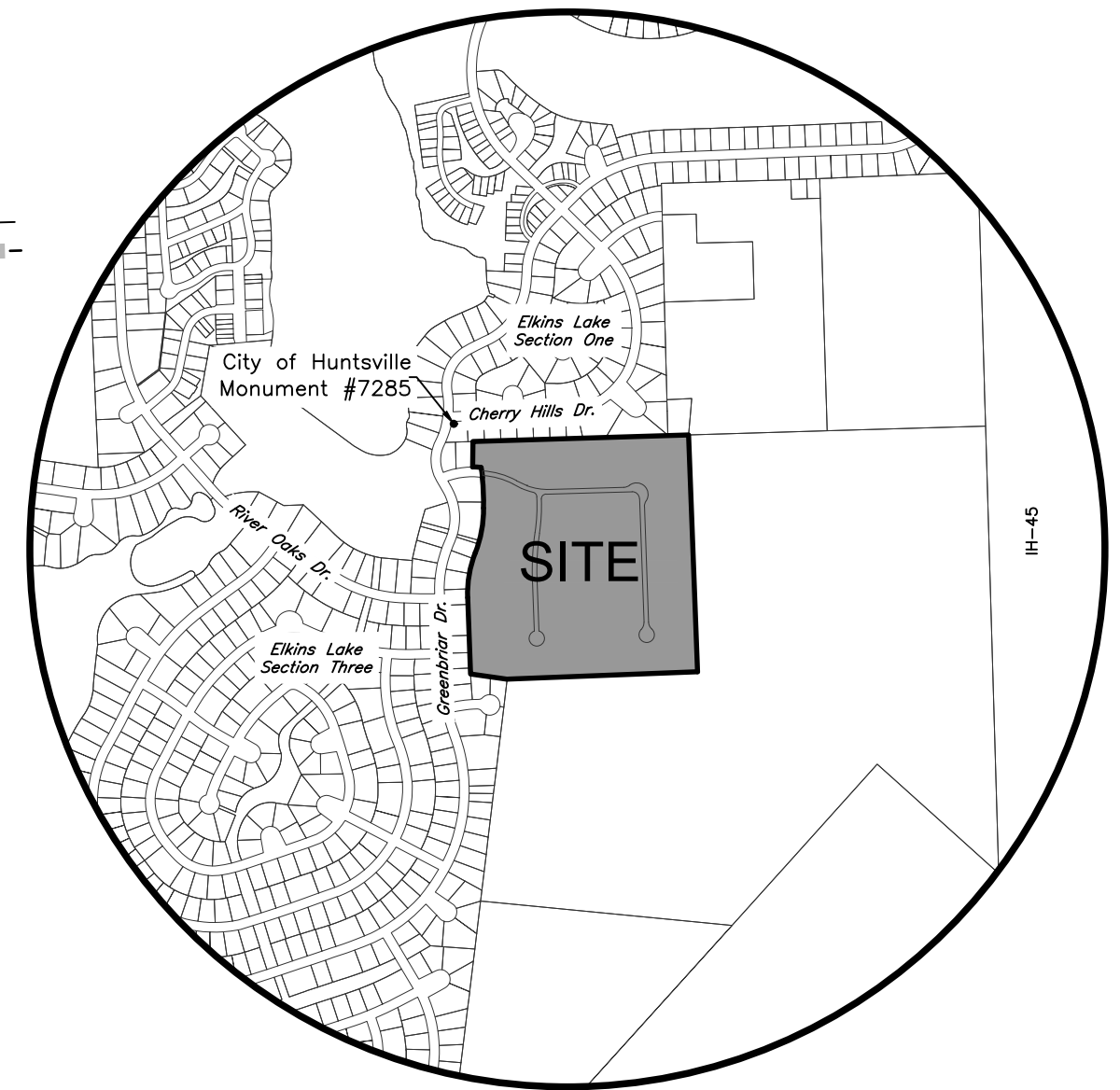
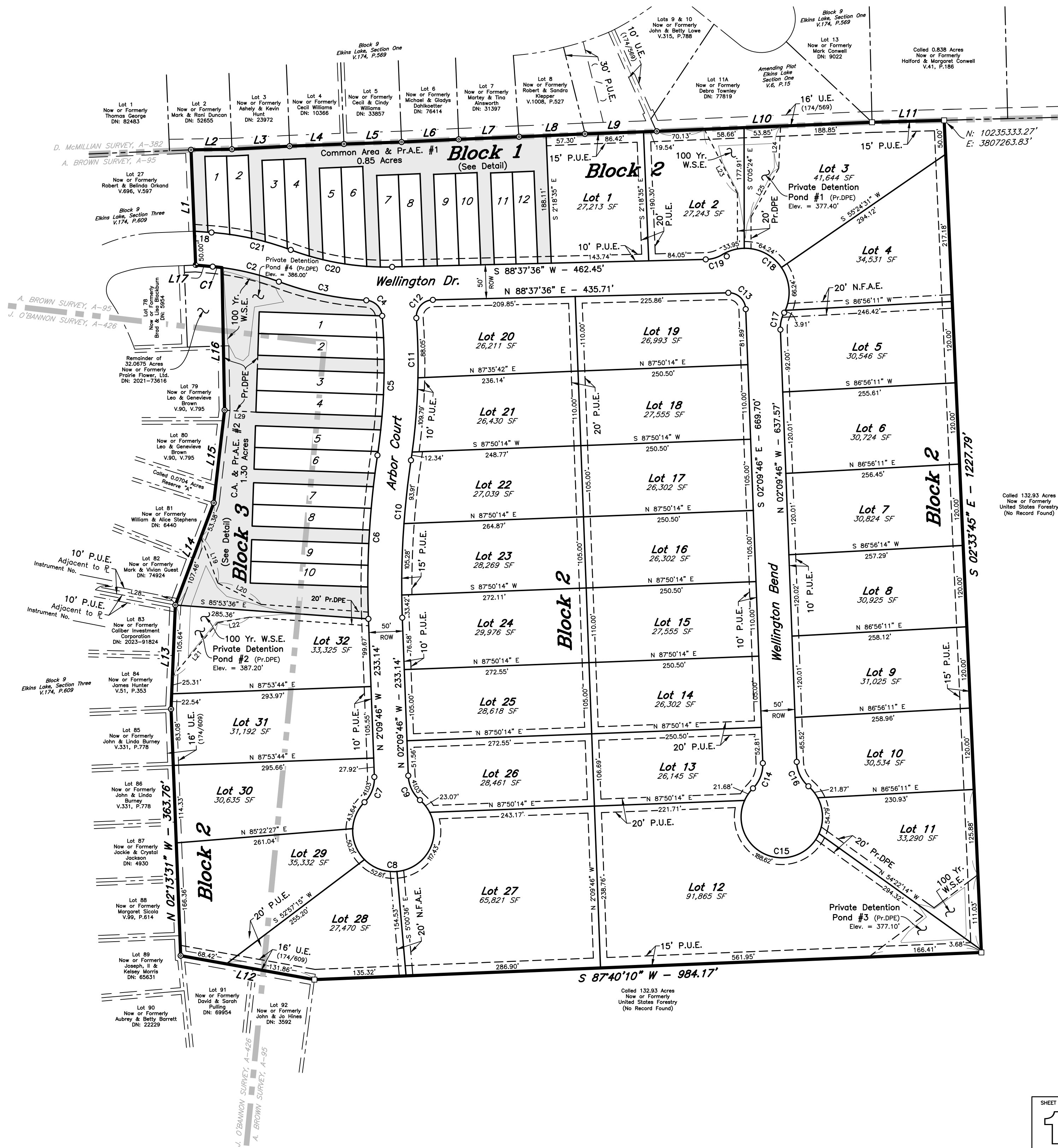
STAFF RECOMMENDATION:

As it is not in compliance with the Engineering design policies and guidelines of the City of Huntsville Development Code residential subdivision regulations such as major inconsistencies on the final plat and the civil plans regarding the location and amount of detention ponds and drainage easements being provided

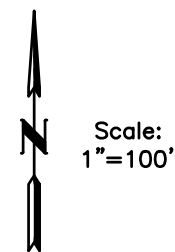
*and having the drainage easements labeled as public when the developer was informed by city staff they would have to be private, staff recommends **DENIAL** of the Final Plat as submitted for The Woods at Elkins Lake Subdivision.*

ATTACHMENTS:

Final Plat
Vicinity map



VICINITY MAP



FINAL PLAT

THE WOODS AT ELKINS LAKE

LOTS 1-12, BLOCK 1; LOTS 1-32, BLOCK 2; LOTS 1-10, BLOCK 3

32.00 ACRES

A. BROWN SURVEY, A-95 & J. O'BANNON SURVEY, A-426
HUNTSVILLE, WALKER COUNTY, TEXAS

MAY, 2023
SCALE: 1"=100'

SHEET NO.
1
OF 3 SHEETS

Developer:
Prairie Flower Ltd.
130 Col. Etheredge Blvd
Huntsville, TX 77340
(936) 291-7552

Engineer and Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300



10480033-PP



Detail
Scale: 1"=50'

LOT TABLE		
BLOCK	LOT	SF
1	1	3,633
1	2	3,803
1	3	4,016
1	4	4,412
1	5	4,488
1	6	4,647
1	7	4,338
1	8	4,357
1	9	4,328
1	10	4,345
1	11	4,328
1	12	4,345
3	1	5,856
3	2	5,936
3	3	5,988
3	4	5,973
3	5	5,869
3	6	5,763
3	7	5,618
3	8	5,562
3	9	5,525
3	10	5,535

FINAL PLAT

THE WOODS AT ELKINS LAKE

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Texas Firm Registration No. 10103300

SHEET NO.
2
OF 3 SHEETS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 2°18'35" W	170.04'
L2	N 89°08'12" E	60.40'
L3	N 87°00'40" E	85.15'
L4	N 87°43'56" E	80.11'
L5	N 88°01'02" E	84.97'
L6	N 87°15'57" E	84.48'
L7	N 87°37'06" E	89.04'
L8	N 87°29'36" E	97.17'
L9	N 87°55'43" E	105.96'
L10	N 87°34'56" E	317.65'
L11	N 88°29'28" E	106.33'
L12	N 79°51'47" W	200.28'
L13	N 2°21'29" E	153.48'
L14	N 20°35'01" E	160.84'
L15	N 6°40'44" E	137.64'
L16	N 1°03'49" W	210.14'
L17	N 84°51'34" W	25.27'
L18	S 85°42'15" E	25.49'
L19	S 20°01'32" E	72.60'
L20	S 63°47'05" E	71.19'
L21	S 39°56'35" W	103.70'
L22	S 80°10'57" W	47.87'
L23	N 27°20'13" W	106.20'
L24	N 2°29'28" E	62.23'
L25	N 29°38'55" E	82.64'
L26	N 89°08'12" E	40.33'
L27	N 87°00'40" E	23.69'
L28	N 79°12'52" W	120.00'
L29	N 86°19'30" W	46.30'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	2°05'12"	375.00'	13.66'	6.83'	S 83°48'58" E	13.66'
C2	13°14'45"	375.00'	86.69'	43.54'	S 76°09'00" E	86.50'
C3	16°51'03"	450.00'	132.35'	66.65'	S 77°57'08" E	131.87'
C4	81°45'41"	25.00'	35.68'	21.64'	S 45°29'49" E	32.72'
C5	13°06'56"	900.00'	206.02'	103.46'	S 1°56'30" W	205.57'
C6	10°39'44"	1300.00'	241.92'	121.31'	S 3°10'06" W	241.57'
C7	47°00'51"	50.00'	41.03'	21.75'	S 21°20'39" W	39.89'
C8	274°01'42"	60.00'	286.96'	-55.92'	N 87°50'14" E	81.82'
C9	47°00'51"	50.00'	41.03'	21.75'	N 25°40'11" W	39.89'
C10	10°39'44"	1250.00'	232.61'	116.64'	N 3°10'06" E	232.28'
C11	12°40'36"	950.00'	210.18'	105.52'	N 2°09'40" E	209.76'
C12	92°48'14"	25.00'	40.49'	26.25'	N 42°13'29" E	36.21'
C13	89°12'38"	25.00'	38.93'	24.66'	S 46°46'05" E	35.11'
C14	47°00'51"	50.00'	41.03'	21.75'	S 21°20'39" W	39.89'
C15	274°01'42"	60.00'	286.96'	-55.92'	N 87°50'14" E	81.82'
C16	47°00'51"	50.00'	41.03'	21.75'	N 25°40'11" W	39.89'
C17	29°35'31"	50.00'	25.82'	13.21'	N 12°37'59" E	25.54'
C18	148°23'39"	65.00'	168.35'	229.66'	N 46°46'05" W	125.09'
C19	29°35'31"	50.00'	25.82'	13.21'	S 73°49'51" W	25.54'
C20	21°50'47"	400.00'	152.52'	77.20'	N 80°27'01" W	151.59'
C21	16°10'38"	425.00'	120.00'	60.40'	N 77°36'56" W	119.60'

OWNER(S) ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER

I (we), the undersigned, owner(s) of the land shown on this plat, and designated as The Woods at Elkins Lake, Subdivision 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, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

Prairie Flower, Ltd.
Ben Bius

LIENHOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, Tina Louise Barrett, owner and holder of a lien against the property shown herein, said lien being evidenced by instrument of record in Document No. 73616, of the Official Public Records of Walker County, Texas, do hereby in all things subordinate to said plat said lien(s), and I (we) hereby confirm that I am (we are) the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

Dated this _____ day of _____, 2023.

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, TX

GENERAL NOTES:

- This property is located in the City Limits of Huntsville.
- This property is zoned as "Management District".
- Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points "CPCM 6428" and "CPRR 6431" having published coordinates of N= 10,258,679.163 Ft. and E= 3,790,376.023 Ft. and N= 10,256,954.285 Ft. and E= 3,791,269.412 Ft. respectively.
- Distances, shown hereon, are geodetic horizontal and may be converted to the City of Huntsville Mapping Control Network by multiplying by a Combined Scale Factor of 0.99988.
- According to the Flood Insurance Rate Maps for Walker County, Texas and Incorporated Areas, Map Number 48471C0370D, effective 8/16/2011, this property is not located in a 100-year flood hazard area.
- Unless noted otherwise, corners will be marked by McClure & Browne Engineering/Surveying, Inc..
- The development shall consist of the creation of 54 Residential Lots.
22 Townhome Lots (Patio Homes) (Lots 1-12, Block 1) (Lots 1-10, Block 3)
32 Single Family Lots (Lots 1-32, Block 2)
- Estate Lot Sizes: 26,138 sf (min.)
Townhome Lot Size (Patio Homes): 3,500 sf (min.)
- This plat and the lots and reserves created hereby are subject to the rules, regulations and administration of the Elkins Lake Recreation Corporation and the Architectural Control Committee and according to The Woods at Elkins Lake, Reservations, Restrictions, and Covenants, filed contemporaneously herewith in Instrument No. _____ of the Walker County Public Records.
- Public Easements:** All public easements denoted on this plat are dedicated to the use of the public forever. Any Public Utility, including the City of Huntsville, 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 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 the City of Huntsville 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.
- National Forest Access Easement will be for pedestrian use only.
- No fencing is allowed within the National Forest Access Easement.
- Offsite private drainage easements as appurtenant to the development.
- Modification of Waivers:
 - Open Ditch Street in lieu of Curb and Gutter, approved by the City of Huntsville Planning Commission on March 16, 2023.
 - No Sidewalks, Approved by the City of Huntsville Planning Commission on March 16, 2023.
- The typical building setback requirements are:
Front = 50 feet
Side = 15 feet
Side Street = 20 feet
Rear = 50 feet
- Additional setbacks may be required by the covenants, conditions and restrictions of the subdivision and per the Elkins Lake Rec Corp/Architectural Control.

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Walker,

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

By: _____

Notary Public for
State of Texas

CERTIFICATION OF THE SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Dated this _____ day of _____, 2023.

Gregory Hopcus, R.P.L.S. No. 6047
McClure & Browne Engineering/Surveying, Inc.

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the Commission.

Dated this _____ day of _____, 2023.

Chairperson of the Commission
City of Huntsville

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas certify that the 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.

Planning Officer
City of Huntsville

CERTIFICATION BY THE ENGINEER

I, Jeffery L. Robertson, licensed Professional Engineer No. 94745 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.

Dated this _____ day of _____, 2023.

Jeffery L. Robertson, P.E.
McClure & Browne Engineering/Surveying, Inc.

CERTIFICATION BY THE CITY ENGINEER

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 rights-of-way.

Dated this _____ day of _____, 2023.

City Engineer
City of Huntsville

LINE LEGEND

----- Public Utility Easement

LEGEND

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- - 1-1/2" Iron Pipe Found (CM)
- ⊗ - 60D Nail Found (CM)

Unless noted otherwise, all lot corners will be marked with 1/2" iron rod with a plastic cap stamped with "McClure Browne"

ABBREVIATIONS

- C.A. - Common Area
- CM - Controlling Monument
- DN - Document Number
- N.F.A.E. - National Forest Access Easement
- Pr.A.E. - Private Access Easement
- Pr.DPE - Private Detention Pond Easement
- P.U.E. - Public Utility Easement
- U.E. - Utility Easement
- W.S.E. - Water Surface Elevation

FINAL PLAT

THE WOODS AT
ELKINS LAKE

LOTS 1-12, BLOCK 1; LOTS 1-32,
BLOCK 2; LOTS 1-10, BLOCK 3

32.00 ACRES

A. BROWN SURVEY, A-95 & J. O'BANNON SURVEY, A-426
HUNTSVILLE, WALKER COUNTY, TEXAS

MAY, 2023
SCALE: 1"=100'

Developer:
Prairie Flower Ltd.
130 Col. Etheredge Blvd
Huntsville, TX 77340
(936) 291-7552

Engineer and Surveyor:
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Texas Firm Registration No. 10103300





The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See full GIS Data Disclaimer at: www.huntsvilletx.gov/gis

1 in = 500 ft

On 8.5 x 11 inch Print



CREATED DATE: 9/19/2022

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



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 7TH DAY OF DECEMBER 2023 AT 5:30 PM.

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

City staff present: Irones; Byal; Yeager; Gibson

Audience present: Debbie Randolph; Daniel Andronesi; Brady Grace

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

Vice-Chairman Hooten led the invocation.

4. CONSIDER

- a. Presentation to retired Chairman Woods to recognize his years of service as a Planning Commissioner to the City of Huntsville.

City Planner, Armon Irones presented retired Chairman Woods a plaque for his years of service to the City of Huntsville's Planning Commission.

- b. A Modification/Waiver of Subdivision Standards request not to provide a sidewalk along 3272 SH 30, located in the city limits of Huntsville.

City Planner, Armon Irones gave an overview of the subject property. Staff recommended the denial of the Modification/Waiver of Subdivision Standards request for sidewalks not to be constructed along SH 30 W for this project.

Daniel Andronesi & Brady Grace answered questions from the Planning Commission. The applicant informed the Planning Commission they were in contact with TxDot and were informed that sidewalks are not required but provided nothing in writing to substantiate this at the time of the meeting.

Commissioner Thompson moved to deny the deny the Modification/Waiver of Subdivision Standards request for sidewalks not to be constructed along SH 30 W for this project. Second was by Commissioner Wallace. The vote was unanimous.

- c. The minutes of the November 2, 2023, meeting.

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

5. PUBLIC COMMENTS

Debbie Randolph lives at 2157 Greentree Drive which is in the Elkins Lake Subdivision. She informed the Planning Commission that she has been having issues with flooding and wanted to see if there's anything the Commission could do to help with the matter. The Commission listened to her complaint, but this is not an issue that the Planning Commission would be able to assist in or make any ruling on per city staff.

6. ITEMS OF COMMUNITY INTEREST

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

- Tonight 12/7 Wynne Home is hosting a Holiday Open House from 6-8 PM
- Create a Bowl for Wynne Home's Empty Bowls fundraiser. This event is running from now until 12/31. Participants must register.
- On December 9 the library is hosting Cookies and Cocoa with Santa from 11AM-1PM
- The City is hosting the Annual Holiday Lunch and Service Awards on December 18th from 11:30-1PM at the Walker County Storm Shelter

7. ADJOURNMENT

Commissioner Wallace moved to adjourn the meeting. Second was by Commissioner Lynch. The vote was unanimous. [5:59 PM]