CITY OF HUNTSVILLE, TEXAS

Place 3 – Al Hooten, Chairman

Place 1 – Les Thompson
Place 2 – Sharon Lynch
Place 4 – Russell Barnett

Place 5 -Rhonda Carpenter
Place 6 -Tommy Harris
Place 7 – Weldon Wallace

PLANNING COMMISSION AGENDA

THURSDAY, JUNE 6, 2024, 5:30 P.M.-CONFERENCE ROOM
CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX
448 SH 75, HUNTSVILLE, TEXAS 77320

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.** A discussion of the proposed Evergreen Hills at Town Branch Development Plan, located in the city limits of Huntsville.

   - **b.** The minutes of the March 7, 2024, and April 18, 2024, meetings.

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, Kristy Doll 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: June 3, 2024

TIME OF POSTING: 9:40 a.m.

TAKEN DOWN:

Kristy Doll

Kristy Doll, City Secretary

MEMORANDUM

DATE: JUNE 3, 2024

TO: PLANNING COMMISSIONERS

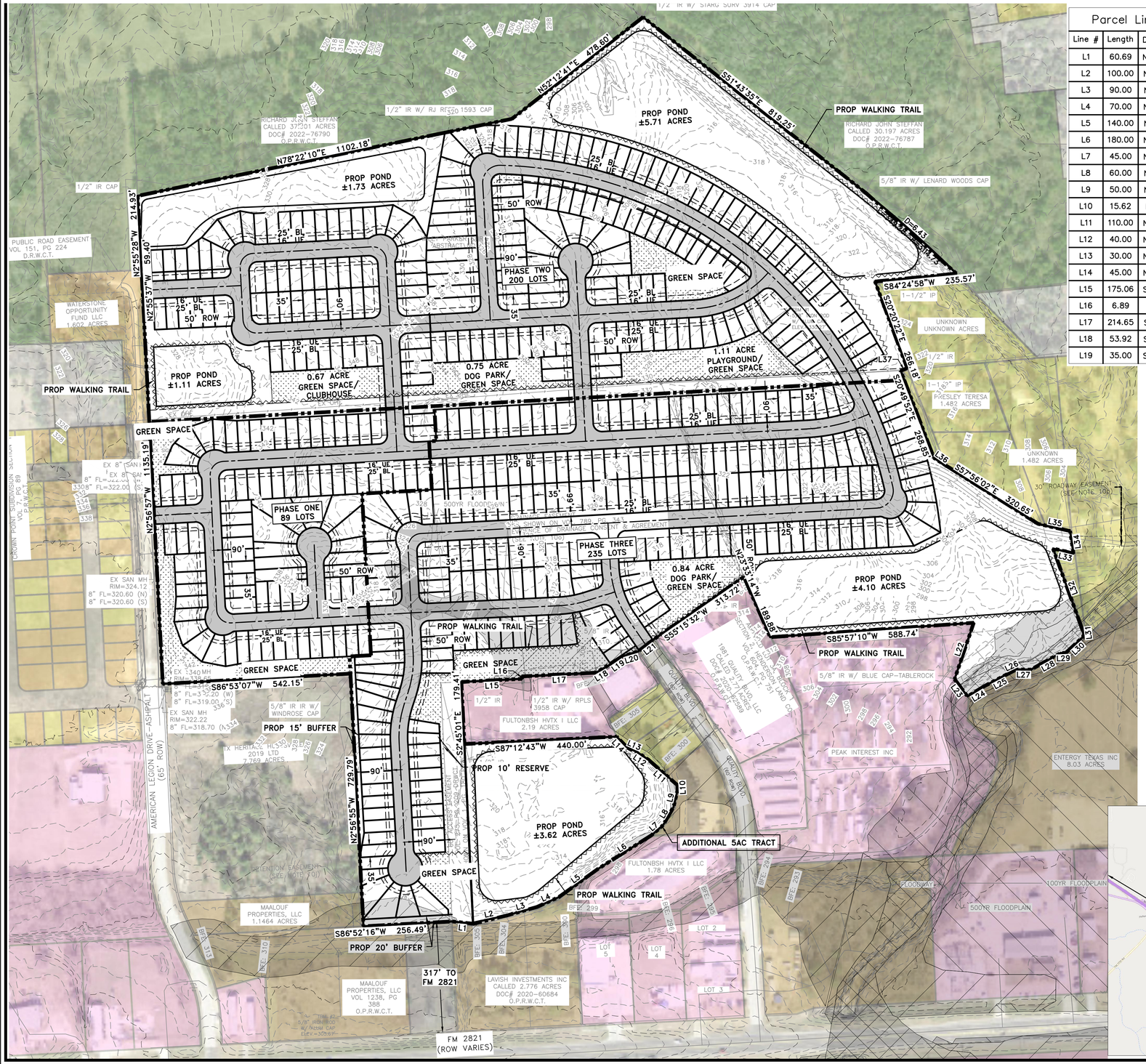
FROM: ARMON IRONES, CITY PLANNER

RE: JUNE 6, 2024, PLANNING COMMISION MEETING

At the Planning Commission meeting on June 6, 2024, there will be a discussion regarding the proposed Development Plan for Evergreen Hills at Town Branch.

The Concept Plan and zone change for this development passed at the Planning Commission meeting on October 5, 2023. The City Council also passed the Concept Plan and zone change. The Development Plan is the second phase of the overall Planned Development process and a copy of it with renditions is attached.

Thank you and please feel free to contact the Planning staff if you have any questions or suggestions for this project prior to the May 16th meeting.



Parcel Line Table		
Line #	Length	Direction
L1	60.69	N83° 45' 24.36"W
L2	100.00	N78° 02' 42.60"E
L3	90.00	N74° 12' 42.60"E
L4	70.00	N65° 42' 42.60"E
L5	140.00	N54° 12' 42.60"E
L6	180.00	N57° 52' 42.60"E
L7	45.00	N49° 02' 42.60"E
L8	60.00	N30° 12' 42.60"E
L9	50.00	N13° 22' 42.60"E
L10	15.62	N2° 47' 17.40"W
L11	110.00	N48° 47' 17.40"W
L12	40.00	N55° 47' 17.40"W
L13	30.00	N66° 02' 17.40"W
L14	45.00	N44° 07' 17.40"W
L15	175.06	S87° 02' 59.50"W
L16	6.89	S3° 07' 41.41"E
L17	214.65	S87° 08' 41.41"W
L18	53.92	S59° 41' 38.66"W
L19	35.00	S54° 53' 46.96"W

Parcel Line Table		
Line #	Length	Direction
L20	47.63	S73° 21' 23.31"W
L21	60.12	S52° 11' 58.46"W
L22	171.77	N18° 46' 24.78"E
L23	62.37	N36° 44' 31.98"W
L24	56.19	S58° 28' 11.96"W
L25	89.23	S61° 56' 11.96"W
L26	15.54	S64° 44' 11.96"W
L27	41.91	N89° 02' 48.04"W
L28	97.93	S60° 51' 11.96"W
L29	15.24	S87° 28' 11.96"W
L30	69.82	S47° 07' 11.96"W
L31	15.76	S6° 58' 48.04"E
L32	253.19	S19° 51' 59.04"E
L33	60.83	N75° 53' 46.11"W
L34	65.75	S8° 27' 10.30"E
L35	94.84	S77° 20' 00.69"E
L36	35.02	S55° 08' 28.86"E
L37	20.03	S67° 08' 28.92"W

LAND USE LEGEND

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RESIDENTIAL INVENTORY
- COMMERCIAL
- VACANT LOTS AND TRACTS
- VACANT RECREATIONAL LOTS
- AGRICULTURE
- RESIDENTIAL FARM & RANCH
- INDUSTRIAL
- UTILITY
- PERS PROP MOBILE HOMES (DIF. LAND/HOME OWNER)
- EXEMPT
- NO STATE CODE

FLOODPLAIN LEGEND

- 500 YR FLOODPLAIN
- 100 YR FLOODPLAIN
- FLOODWAY

- EX PROJECT BOUNDARY
- PROP PHASE BOUNDARIES
- PROP WALKING TRAILS

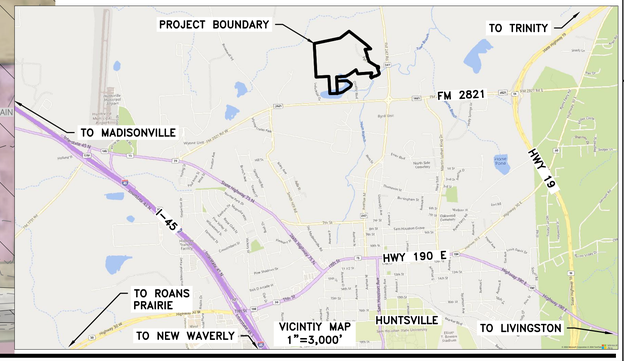
RESIDENTIAL SUMMARY
TOTAL ACRES = 91.89
TOTAL # OF LOTS = 523
LOTS/AC = 5.35
GREEN SPACE ACRES = 7.20

NOMINAL LOT WIDTH = 35'
NOMINAL LOT DEPTH = 90'

SURVEYOR:
TABLE ROCK
FIRM NO. 10194261
JEFF STEINIG
2204 TIMBERLOCH PLACE,
SUITE 180
THE WOODLANDS, TX
77380
832-415-3869

ENGINEER:
L SQUARED ENGINEERING
FIRM NO. 11235
JONATHAN PAYNE
3307 W. DAVIS ST.,
SUITE 100
CONROE, TEXAS 77304
936-647-0420
JPAYNE@L2ENGINEERING.COM

DEVELOPER:
SPJR PROPERTIES, LLC
STEFAN PARDOE
16864 W. DOUNREAY
MONTGOMERY, TEXAS
77316
936-931-8270
INFO@SJPCAPLLC.COM



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 11235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

EVERGREEN HILLS AT TOWN BRANCH

DEVELOPMENT PLAN

4/4/2024

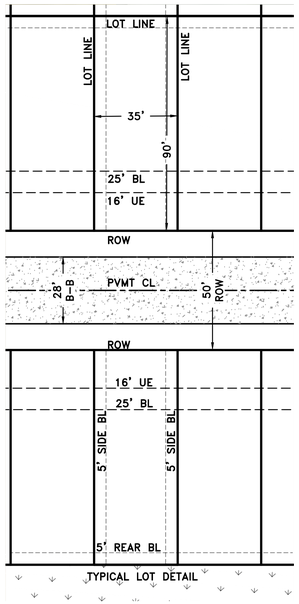
DRAWING INFORMATION			
PROJECT	10830	TDLR	**
DRAWN	RHM	CHECKED	JTW
SCALE	1" = 150' (24x36) 1" = 300' (11x17)	SHEET	01

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

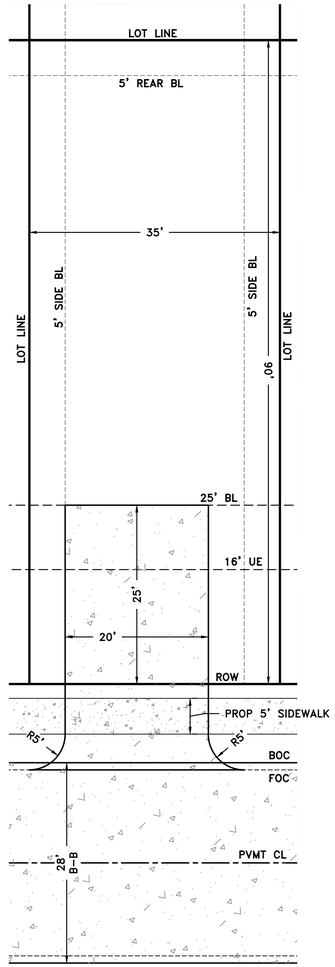
JONATHAN PAYNE, PE #139294

FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10830 - EVERGREEN HILLS\03 CAD\DESIGN SET\EXHIBIT\DRAINAGE STUDY\XBASE-10830-DP2-5AC.DWG Apr. 4, 2024-10:40 AM HUNTER MARGRITZ



TYPICAL LOT DETAIL



TYPICAL DRIVEWAY DETAIL

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12339
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

EVERGREEN HILLS AT TOWN BRANCH

DEVELOPMENT PLAN

4/4/2024

DRAWING INFORMATION			
PROJECT	10830	TDLR	**
DRAWN	RHM	CHECKED	JTW
SCALE	1" = 150' (24x36) 1" = 300' (11x17)	SHEET	02

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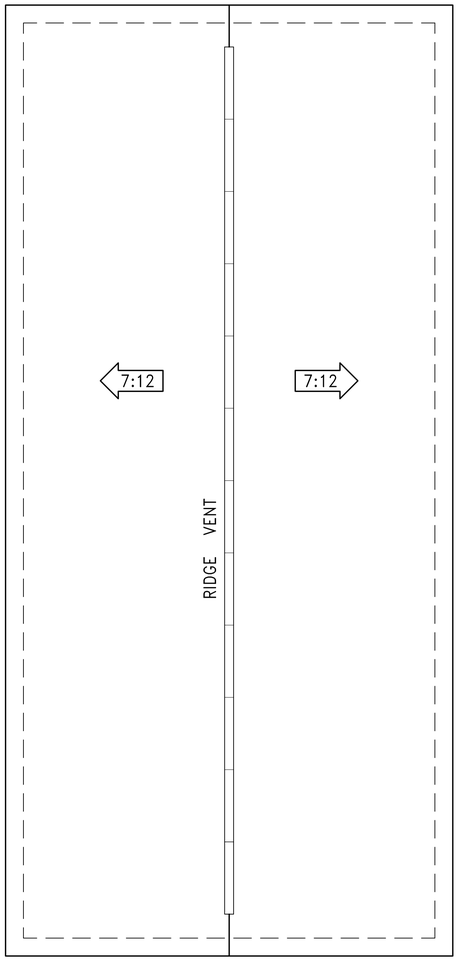
JONATHAN PAYNE, PE #139294

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

R802.5.1 PURLINS. PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF THE RAFTERS.
PURLINS SHALL BE SIZED NO LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET.



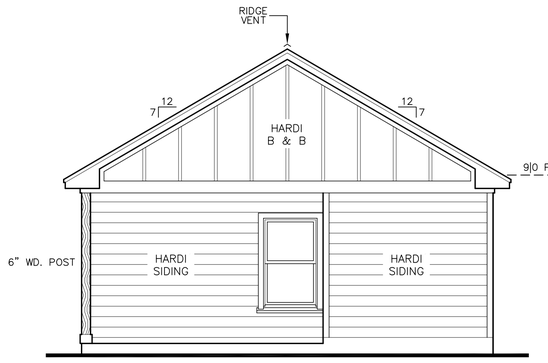
ROOF PLAN
1/4" = 1'-0"

RAFTER NOTES

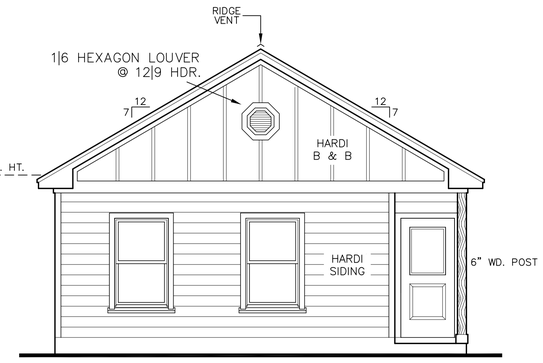
1. ALL RAFTERS TO BE # 2 S.Y.P. 2 X 6'S AT 16" O.C. UNLESS OTHERWISE NOTED.
2. RIDGE, HIP & VALLEY MEMBERS TO BE ONE SIZE LARGER THAN RAFTERS.
3. FRAME AND BRACE TO MEET LOCAL CODES.
4. 12" OVERHANG FROM FOUNDATION EDGE AT 6:12 PITCH EAVES.
5. PROVIDE PURLINS EVERY 10 FEET OR AS NEEDED.
6. ROOF SHEATHING TO BE TECH SHIELD RADIANT BARRIER OR SIMILAR PRODUCT.

ELECTRICAL LEGEND

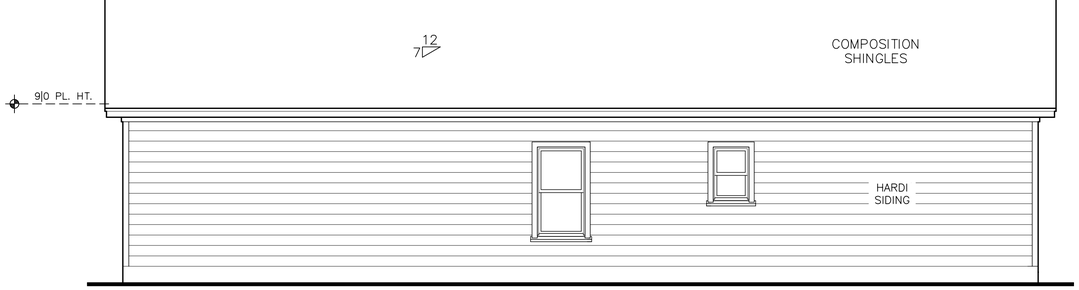
	110 VOLT RECEPTACLE		RECESSED CAN LIGHT		CEILING FAN
WP	WATERPROOF RECEPTACLE		WATERPROOF RECESSED CAN LIGHT		
CLG.	110 VOLT IN CLG.		RECESSED EYEBALL SPOT LIGHT		CEILING FAN W/ LIGHT
GFI	110 VOLT W/ GRND FAULT INT.		WALL MOUNTED LIGHT FIXTURE		
FLR.	110 VOLT IN FLOOR		CEILING MOUNTED LIGHT FIXTURE		CEILING LIGHT W/ FUTURE FAN
	220 VOLT RECEPTACLE		EXHAUST FAN		
	TELEVISION ANTENNA		EXHAUST FAN W/ HEAT LAMP		2' X 4' FLUORESCENT LIGHT
	TELEPHONE OUTLET	$	SINGLE POLE SWITCH		
	HANGING LIGHT	$ 3	THREE WAY SWITCH		1' X 4' FLUORESCENT LIGHT
	UNDER COUNTER LIGHT	$ 4	FOUR WAY SWITCH		
	THERMOSTAT	$ DIM	DIMMER SWITCH		
CH	CHIMES	PB	PUSH BUTTON		
	FLOOD LIGHTS	SD	SMOKE DETECTOR		



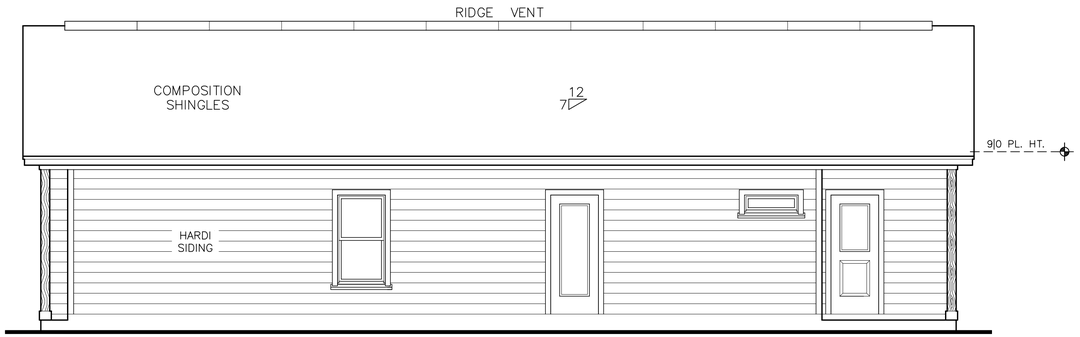
REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



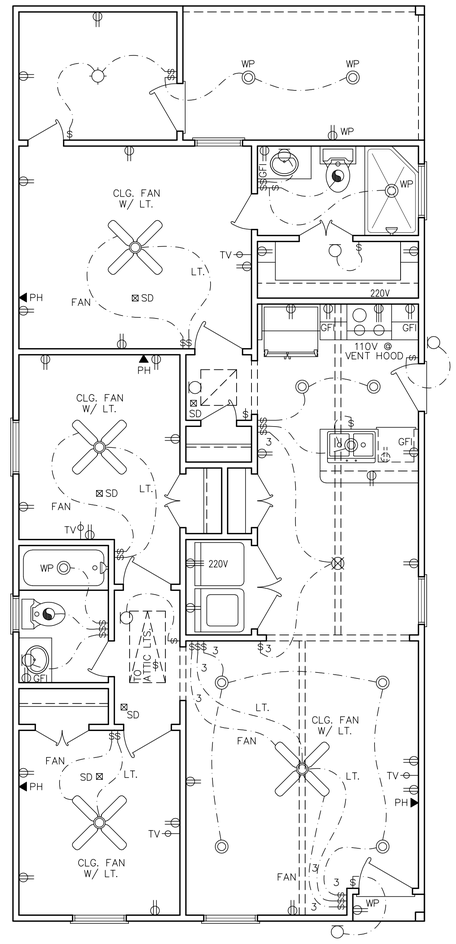
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

ELECTRICAL NOTES

1. ALL PHONE & T.V. LOCATIONS DETERMINED BY OWNER.
2. SEE FOUNDATION PLAN FOR EXACT KITCHEN ISLAND PLUG LOCATIONS-OWNER TO VERIFY.
3. ALL PHONE JACKS TO INCLUDE CAT 6.
4. ALL SMOKE DETECTORS HARD WIRED, INTERCONNECTED & HAVE A BATTERY BACK-UP.
5. PROVIDE 220V IN ATTIC FOR WATER HEATER.
6. PROVIDE 220V IN ATTIC FOR FURNACE.



ELECTRICAL PLAN
1/4" = 1'-0"

PLAN CREATIONS
Custom Home Design
936-697-1400
design1@plancreations.com

A CUSTOM SPEC FOR
ROTHSTEIN & PARDOE

DATE/REVISIONS
03/08/22 FINAL

TABULATIONS
LIVING 1,144

SUBDIVISION

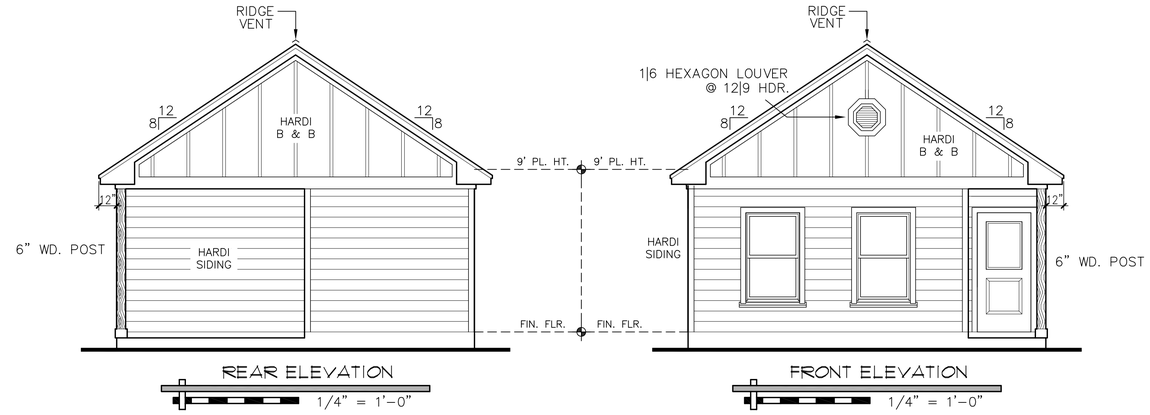
LOT INFORMATION
LOT__ BLK__
SECTION__
ADDRESS

CITY/JURISDICTION

TITLE
ELECTRICAL & ELEVATIONS

DISCLAIMER
EVERY EFFORT HAS BEEN MADE TO INSURE THAT THESE PLANS ARE CORRECT. HOWEVER, AS ERRORS MAY OCCUR, IT FALLS TO THE CONTRACTOR TO BE AWARE OF THIS POSSIBILITY AND NOTIFY THE DESIGNER OF ANY ERRORS BEFORE CONSTRUCTION. FAILURE TO DO SO EXCUSES THE DESIGNER FROM THE RESPONSIBILITY OF ERROR. PLAN CREATIONS IS NOT A LICENSED ENGINEER. THESE DRAWINGS REPRESENT A DESIGN CONCEPT.

A-2

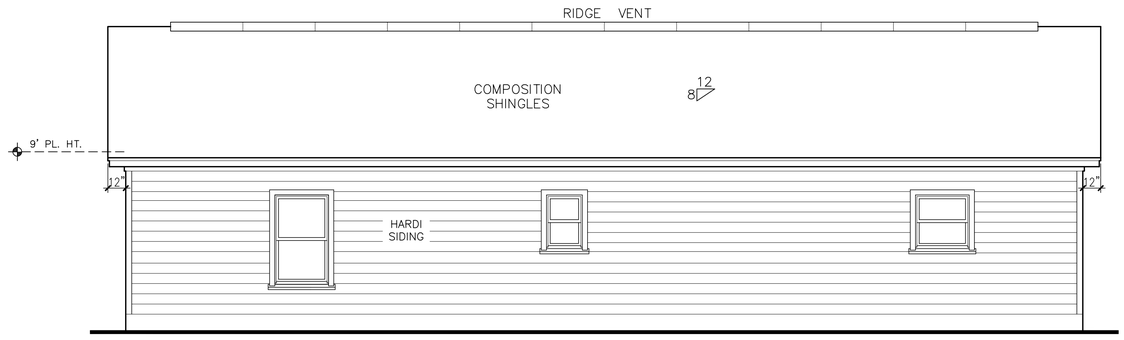


REAR ELEVATION

1/4" = 1'-0"

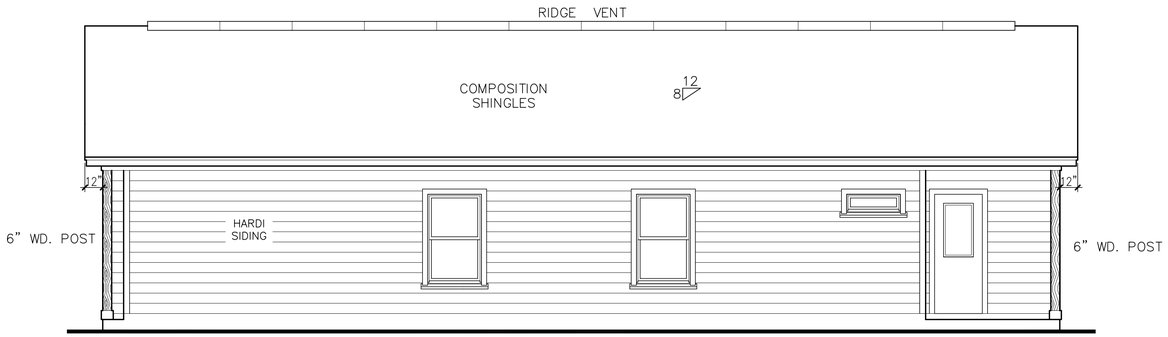
FRONT ELEVATION

1/4" = 1'-0"



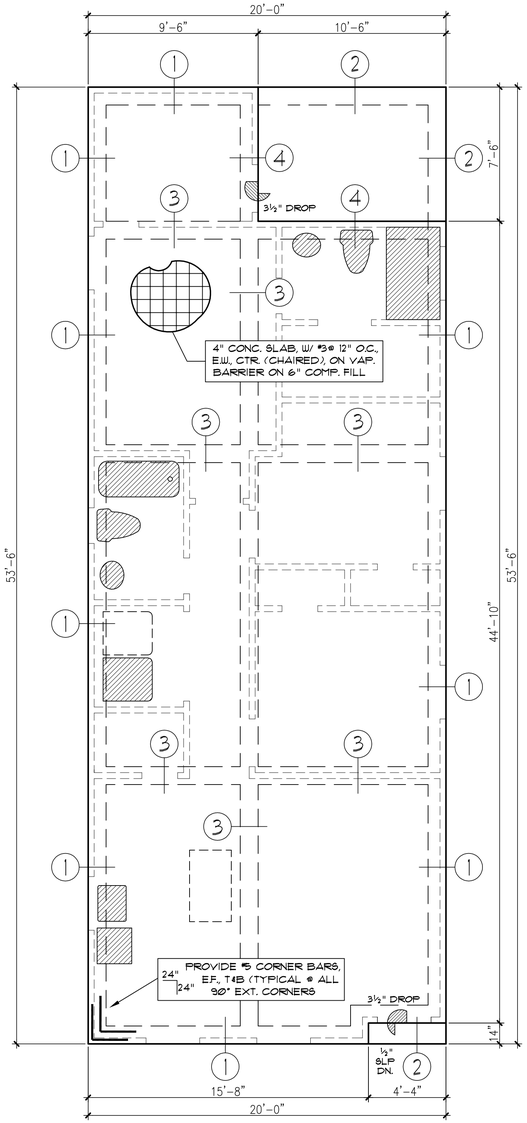
LEFT ELEVATION

3/16" = 1'-0"



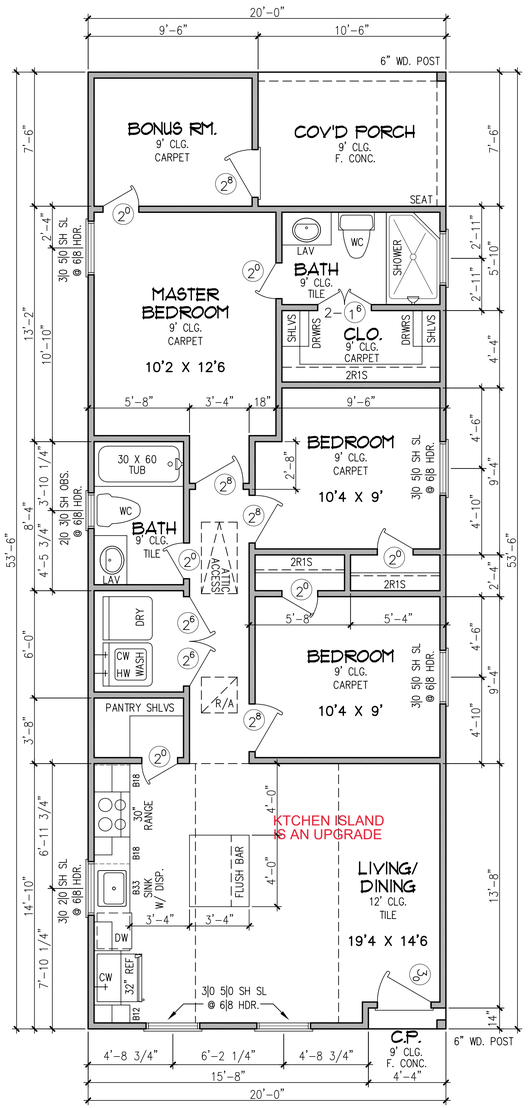
RIGHT ELEVATION

3/16" = 1'-0"



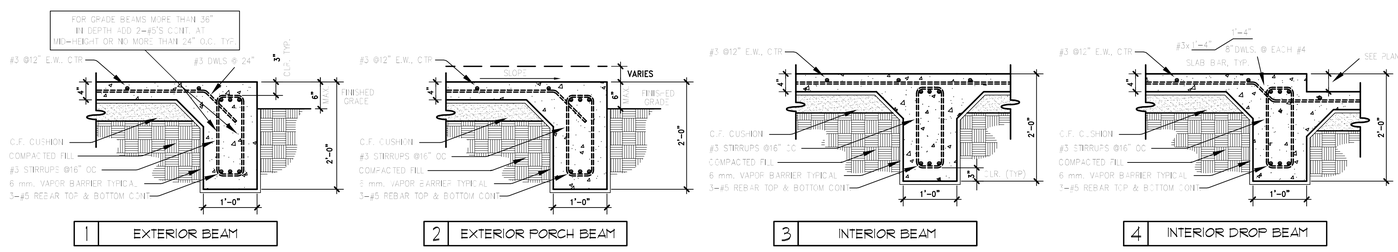
FOUNDATION

1/4" = 1'-0"



FLOORPLAN

1/4" = 1'-0"



JOIST CALLOUT & FOUNDATION PLAN FOR BID PURPOSE ONLY.

PLAN CREATIONS, WITH FULL KNOWLEDGE & UNDERSTANDING OF OWNER, SHALL BEAR NO RESPONSIBILITY FOR INSTALLATION OR PERFORMANCE OF THE STRUCTURAL FRAMING, AS BUILT BY OTHERS, IF OWNER DECIDES TO FOREGO STRUCTURAL ENGINEERING SERVICES.

GENERAL NOTES

1. INSULATE ALL EXTERIOR WATER PIPES.
2. ALL DOORS AND CASED OPENINGS TO BE 6'-8" HDR. HT. U.N.O.
3. G.C. TO PROVIDE CROWN MOLDING IN SELECT AREAS.
4. ROOFER TO SEAL AND CAULK ALL EXPOSED NAIL HEADS ON ROOF.
5. ALL DOORS TO HAVE DOOR STOPS. OWNER TO VERIFY STYLE.
6. EXTERIOR WALLS TO BE 2 X 4.
7. TOILET PAPER HOLDER TO BE BLOCKED AT 24" A.F.F.
8. TOWEL BAR TO BE BLOCKED AT 55" A.F.F.
9. INSTALL MIN. 1 1/8" THICK PLYWOOD IN ATTIC TO MECH. SYSTEMS.
10. SEAL ALL PENETRATIONS AROUND HOME PER CODE.
11. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS
12. ADD HINGE SCREWS TO ALL EXTERIOR DOORS.
13. SECURE ATTIC STAIRS WITH 16D NAILS OR 3/4" X 3" LAG SCREWS.

FOUNDATION NOTES

1. ALL BRICK LEDGES ON THE PLAN ARE 5 1/2" WIDE.
2. OWNER TO VERIFY EXACT LOCATION OF FLOOR PLUGS ISLAND PLUG LOCATIONS-OWNER TO VERIFY.
3. ALL CONCRETE SHALL DEVELOPE MIN. f'c=3000psi @ 28 DAYS.
4. REINFORING STEEL SHALL BE ASTM GRADE 60.
5. PRESUMPTIVE DSGN. BRG. CAP. OF 1200 PSF FOR G.B.'s SHALL BE VERIFIED IN FIELD.

PLAN CREATIONS
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design1@plancreations.com

A CUSTOM SPEC FOR
ROTHSTEIN & PARDOE

DATE/REVISIONS
12/13/21 PRELIM
12/14/21 PRELIM

TABULATIONS

SUBDIVISION

LOT INFORMATION
LOT___ BLK___
SECTION___
ADDRESS

CITY/JURISDICTION

TITLE
FLOORPLAN & FOUNDATION

DISCLAIMER
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A-1

Vicinity Map

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

1:6,000

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Override 1

Property Lines

City Limits

MSAG Blocks

1:500

FM; Park Road; State Highway; US Highway

Local Roads

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 MARCH 2024 AT 5:30 PM.

Members present: Hooten; Carpenter; Thompson; Gumm; Lynch; Wallace
City staff present: Irones; Yeager; Gibson;
Audience present: Fernando Lopez

1. **CALL TO ORDER**
   The meeting was called to order by Chairman Hooten. [5:30 PM]

2. **PLEDGE OF ALLEGIANCE**
   a. **U.S. Flag**
   b. **Texas Flag**

3. **INVOCATION**
   Vice-Chairwoman Carpenter led the invocation.

4. **CONSIDER**
   a. The Planning Commission 2024 Work Schedule.

      Commissioner Wallace moved to approve the schedule. Second was by Vice-Chairwoman Carpenter. The vote was unanimous.

   b. The Final Plat of Quick and Clean, being a Partial Replat of Lot 8, Block 104 of Huntsville Townsite and a Replat of Lot 1 of Huntsville Memorial Hospital, 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 as submitted for The Final Plat of Quick N Clean, being a Partial Replat of Lot 8, Block 104 of Huntsville Townsite and a Replat of Lot 1 of Huntsville Memorial Hospital.

      Commissioner Wallace moved to approve the Final Plat for Quick N Clean. Second was by Commissioner Thompson. The vote was unanimous.

   c. The Final Plat of Far Hills Addition No. Two, Lots 47A & 47B, being a Replat of Lot 47 and the west portion of Lot 48, 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 as submitted for The Final Plat of Far Hills Addition No. Two, Lots 47A & 47B, being a Replat of Lot 47 and the west portion of Lot 48.

      Vice-Chairwoman Carpenter moved to approve the Final Plat of Far Hills Addition No. Two. Second was by Commissioner Lynch. The vote was unanimous.

   d. The minutes of the January 18, 2024, meeting.

      Vice-Chairwoman Carpenter moved to approve the minutes with modifications. Second was by Commissioner Wallace. The vote was unanimous.

5. ITEMS OF COMMUNITY INTEREST

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

- *Zoning is officially back. The efforts to rezone Huntsville have commenced. I want to emphasize this has been in the works since 2020 with numerous meetings, committees, mail outs, and conversations with the residents of Huntsville. The primary goal of the rezoning is to protect the residents and help foster smart growth for the city which is expected to reach another population threshold before 2025. A consultant company will not be used this time around. City staff as well as our planning commission and city council will collaborate to present a solution that is beneficial to Huntsville and focuses on residential protection. Staff will be presenting a few different options for ways to address rezoning at the next planning commission meeting in 2 weeks (3/21)*
- *Commissioner Gumm informed the commission that he will be resigning from his position.*

6. ADJOURNMENT

Commissioner Gumm moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [5:43 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 18TH DAY OF APRIL 2024 AT 5:00 PM.

Members present: Hooten; Carpenter; Thompson; Lynch; Barnett; Harris
City staff present: Irones; Yeager; Gibson; Byal; Jeng-Bulloch; Kulhavy
Audience present: Josh Fry; Jomalea Bench

1. **CALL TO ORDER**

   The meeting was called to order by Chairman Hooten. [5:00 PM]

2. **PLEDGE OF ALLEGIANCE**
   a. **U.S. Flag**
   b. **Texas Flag**

3. **INVOCATION**

   Vice-Chairwoman Carpenter led the invocation.

4. **CONSIDER**
   a. The Final Plat of Sterling Ridge Section 5, located in the Huntsville ETJ

      City Planning Technician, Daneatria Gibson gave an overview of the subject property. Staff recommended the approval of the Final Plat as submitted for The Final Plat of Sterling Ridge Section 5, located in the Huntsville ETJ. **City Planner, Armon Irones** informed the commission that the plat was originally approved 7/7/2022, but since it was not recorded within 18 months of the approval date the plat must be re-approved.

      Commissioner Thompson moved to approve the Final Plat for Sterling Ridge Section 5. Second was by Commissioner Harris. The vote was unanimous.

   b. The minutes of the March 7, 2024, meeting.

   A quorum was not present to vote on the minutes. Will be carried over to the next meeting.

5. **ITEMS OF COMMUNITY INTEREST**

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

   - *The Commission welcomed 2 new members: Russell Barnett and Tommy Harris*
   - *Airport manager, Layne Yeager, gave an update on what has been going on with Huntsville airport. Runway expansion, CIP with TXDOT, airport overlay, maintenance projects, feasibility for expansion, and new hangars with new businesses.*

6. **ADJOURNMENT**

   Vice-Chairwoman Carpenter moved to adjourn the meeting. Second was by Commissioner Barnett. The vote was unanimous. [5:15 PM]