

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 - Tommym Harris
Place 7 - Weldon Wallace

PLANNING COMMISSION AGENDA

WEDNESDAY, JULY 3, 2024, 5:30 PM

City of Huntsville Service Center Complex - Conference Center
448 Highway 75, Huntsville, Texas, 77340

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. CONSIDER

- a. The Final Plat of The Cooper Tracts Lots 1 & 2, Block 1, located in the Huntsville ETJ.
- b. The Preliminary Plan for the Sweetwood Subdivision, located in the Huntsville ETJ.
- c. The minutes of the June 20, 2024, 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, 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 28, 2024

TIME OF POSTING: 2:00 p.m.

TAKEN DOWN:

Kristy Doll

Kristy Doll, City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Armon Irones, City Planner

Layne Yeager, Planner

MEETING DATE: July 3, 2024

SUBJECT: Final Plat of The Cooper Tracts Lots 1 & 2, Block 1

TYPE OF REVIEW: Final Plat

APPLICANT: Rhonda Cooper

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is the site of a single-family home currently on 1 acre and another 9 acres that is adjacent. They will be combining those lots into one for the purpose of replacing an OSSF septic system on the property. There is also a 4.271-acre tract that is at the corner of Southwood Drive and FM 2929. The property is located at the southwest corner of Southwood Drive and FM 2929. The properties to the north, east, and west of the subject property are rural residential.

Since this is a corner lot, the building setbacks will be 25' along Southwood Drive and FM 2929. There will be a 10' setback on each side of Lots 1 and 2. There will also be a 10' setback in the rear of each lot. This will be corrected on the plat mylars. The property owner is requesting a Modification/Waiver of Subdivision Standards from the minimum paving width of 41' for Southwood Drive. Currently that section of Southwood Drive has a paving width of approximately 23' and has a light traffic count. The property owner will be dedicating 20' of right-of-way along Southwood Drive.

The Final Plat must be approved by the Planning Commission because the property owner is providing right-of-way dedication of 0.446 acre (20') along Southwood Drive and because of the Modification/Waiver of Subdivision Standards for the minimum paving width requirements.

STAFF RECOMMENDATION:

*As it is in compliance with the Development Code subdivision regulations, staff recommend **approval** of the Final Plat as submitted for The Final Plat of The Cooper Tracts Lots 1 & 2, Block 1. Staff also recommends the Planning Commission to approval the Modification/Waiver of Subdivision Standards request for the minimum paving requirements for Southwood Drive.*

ATTACHMENTS:

Final Plat
Vicinity map

OWNER ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

We, the undersigned, owners of the land shown on this plat and designated as Minor Plat of The Cooper Tract, Lots 1 and 2, Block 1, in the City of Huntsville, Walker County, Texas and whose names are subscribed hereon do hereby dedicate to the use of the public forever all street, parks, water courses, drains, easements and public places shown hereon for the purpose and consideration therein expressed.

Dated this _____ day of _____, 2024.

Clarence Cooper
Owner

Suzanne Cooper Stuckey
Owner

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WALKER

This instrument was acknowledged before me on the _____ day of _____, 2024, by _____

Notary Public for
State of Texas

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WALKER

This instrument was acknowledged before me on the _____ day of _____, 2024, by _____

Notary Public for
State of Texas

CERTIFICATE BY CITY PLANNING OFFICER

STATE OF TEXAS
COUNTY OF WALKER

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 standard of the City of Huntsville, Texas.

Dated this _____ day of _____, 2024.

Planning Officer
City of Huntsville

LINE	BEARING	DISTANCE
L1	S 61°15'09" E	36.58'
L2	S 56°56'22" E	40.57'
L3	N 52°53'59" W	21.86'
L4	N 61°15'09" W	23.62'
L5	N 26°39'26" W	20.02'

REGINALD ALFRED ARCHER
CALLED 11.46 ACRES
VOL. 1098, PG. 213, W.C.O.P.R.

0.446 Ac.
19437 SQ. FT.
TO BE DEDICATED TO THE PUBLIC
FOR ROAD RIGHT-OF-WAY

SOUTHWOOD DRIVE
30' IN WIDTH
NO DEED FOUND

LOT 1
4.271 ACRES

BLOCK ①

LOT 2
9.818 ACRES

KARON NIEDERHOFER MURFF
CALLED 93.59 ACRES
VOL. 58, PG. 347, W.C.D.R.

CERTIFICATE BY THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF WALKER

I, the undersigned, City Engineer of the City of Huntsville, Texas hereby certify that proper engineering consideration of 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 _____, 2024.

City Engineer
City of Huntsville

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF WALKER

I, Carey A. Johnson, Registered Professional Land Surveyor No. 6524, in the State of Texas, do hereby certify this plat represents a survey made on the ground and under my supervision and that all monuments are shown hereon.

Dated this _____ day of _____, 2024.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

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 certifications of authentication was filed for recorded my office the _____ day of _____, 2024, in the Plat Records of Walker County in Volume _____, Page _____ of the Plat Records of Walker County.

Kari A French, County Clerk
Walker County, Texas

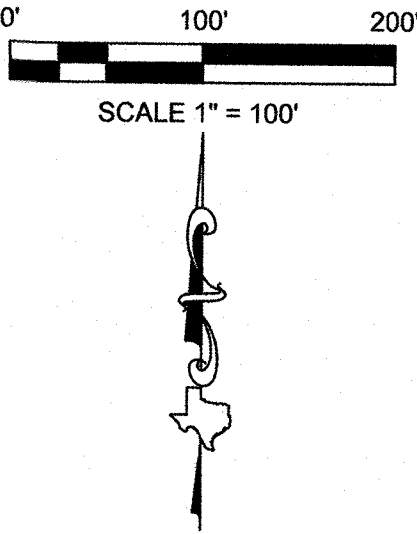
By: _____
Deputy

APPROVAL OF THE PLANNING COMMISSION

his plat has been submitted to and considered by the Planning and Zoning 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__.

By: _____
Chairperson of the Commission



Vicinity Map
Scale: 1" = 2000'

LEGEND:

- U.E. INDICATES "UTILITY EASEMENT"
B.L. INDICATES "BUILDING LINE"
VOL. INDICATES "VOLUME"
PG. INDICATES "PAGE"
R.O.W. INDICATES "RIGHT-OF-WAY"
W.C.O.P.R. INDICATES "WALKER COUNTY OFFICIAL PUBLIC RECORDS"
W.C.P.R. INDICATES "WALKER COUNTY PLAT RECORDS"
W.C.D.R. INDICATES "WALKER COUNTY DEED RECORDS"

GENERAL NOTES:

- 1) Subject property shown hereon is located in Zone "X" and does not lie within the 100-year flood plain per graphic scaling, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C0400D, effective 08/16/11.
- 2) Designated land use - Residential.
- 3) Coordinates and Bearings shown hereon are referenced to the City of Huntsville, Texas Mapping Network, and based on the position of control point number 7214 (N:10244577.751 feet, E: 3822561.00 feet) and point number 7215 (N:10245045.238 feet E:3822317.382 feet) distances shown hereon are grid and may be converted to surface by multiplying by a combined scale factor of 1.000108333.
- 4) 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 on 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.

MINOR PLAT OF
THE COOPER TRACTS
LOTS 1 & 2, BLOCK 1

A SUBDIVISION OF 14.535 ACRES
SITUATED IN THE JAMES TINSLEY SURVEY, ABSTRACT NO. 548

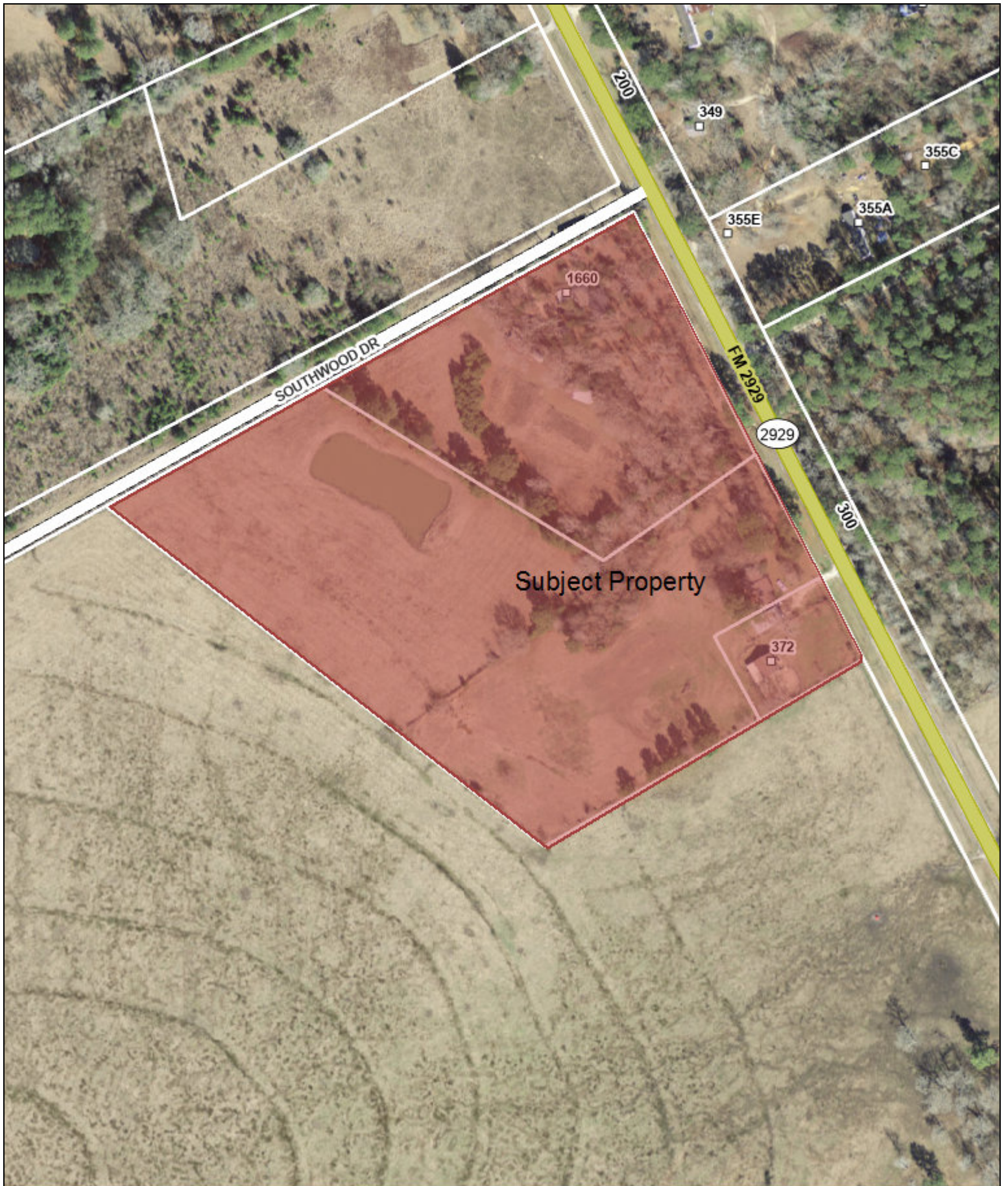
BEING COMPRISED OF
ALL OF THAT SAME CALLED ONE (1) ACRE TRACT RECORDED IN VOLUME 300, PAGE 758,
OF THE WALKER COUNTY DEED RECORDS,
ALL OF THAT CERTAIN CALLED 9.000 ACRE TRACT RECORDED UNDER INSTRUMENT NUMBER 75987,
OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS,
AND ALL OF A CALLED 4.533 ACRE TRACT RECORDED UNDER INSTRUMENT NUMBER 72751,
OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS.

2 LOTS 1 BLOCK
JUNE 2022

OWNERS
SUZANNE COOPER STUCKEY
5055 WEST PANTHER CREEK, APT 4106
THE WOODLANDS, TEXAS 77386
CALLED 4.533 ACRES, INST. No. 72751, W.C.O.P.R.

SURVEYOR
TEXAS PROFESSIONAL SURVEYING, LLC
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

CLARENCE AND RONDA COOPER
372 FM 2929
HUNTSVILLE, TEXAS 77340
CALLED ONE (1) ACRE, VOL. 300, PG. 758, W.C.D.R.
CALLED 9.000 ACRES, INST. Nos. 72750 & 75987, W.C.O.P.R.



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 = 200 ft

On 8.5 x 11 inch Print

0 0.0175 0.035 0.07 mi

On Any Print Size

CREATED DATE: 6/27/2024

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: July 3, 2024

SUBJECT: Sweetwood Subdivision Preliminary Plan

TYPE OF REVIEW: Preliminary Plan Review

APPLICANT: Paige Lipetska

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is currently undeveloped and is approximately 226.5 acres in size. It is proposed to be The Sweetwood Subdivision. It will be located just south of Robinson Creek Road and FM 1374 in the Huntsville ETJ. The properties adjacent to the subject property are large, rural undeveloped tracts except for a single-family residence located adjacent to the southeast of the subject property.

- Section 1 will consist of 99 lots and will be for single-family residential.
- Section 2 will consist of 141 lots and will be for single-family residential.
- Section 3 will consist of 114 lots and will be for single-family residential.
- Section 4 will consist of 115 lots and will be for single-family residential.
- Section 5 will consist of 115 lots and will be for single-family residential.

On December 19, 2023, a Development Agreement was signed by the city, and it included the following Modification to Subdivision Standards:

- A waiver from Article 10.406.A of the Development Code to allow for a cul-de-sac to exceed 600 feet or that serves more than 15 dwelling units.
- A waiver from Article 5.705.A of the Development Code to allow for 15' street corner lot side setbacks.

The applicant is requesting a Modification/Waiver of Subdivision Standards from Article 10.1300 of the Development Code, to allow for utilities to be located above ground. They are requesting to dedicate a 20' utility easement to MidSouth Electric along the outer boundary of the subdivision for power poles. The remaining private utilities will be located underground.

The subject property will consist of 584 total lots and the density will be 2.57 lots per acre. The setbacks will be 25' on the front, 10' in the rear, 5' on the sides, and 15' street corner side setbacks.

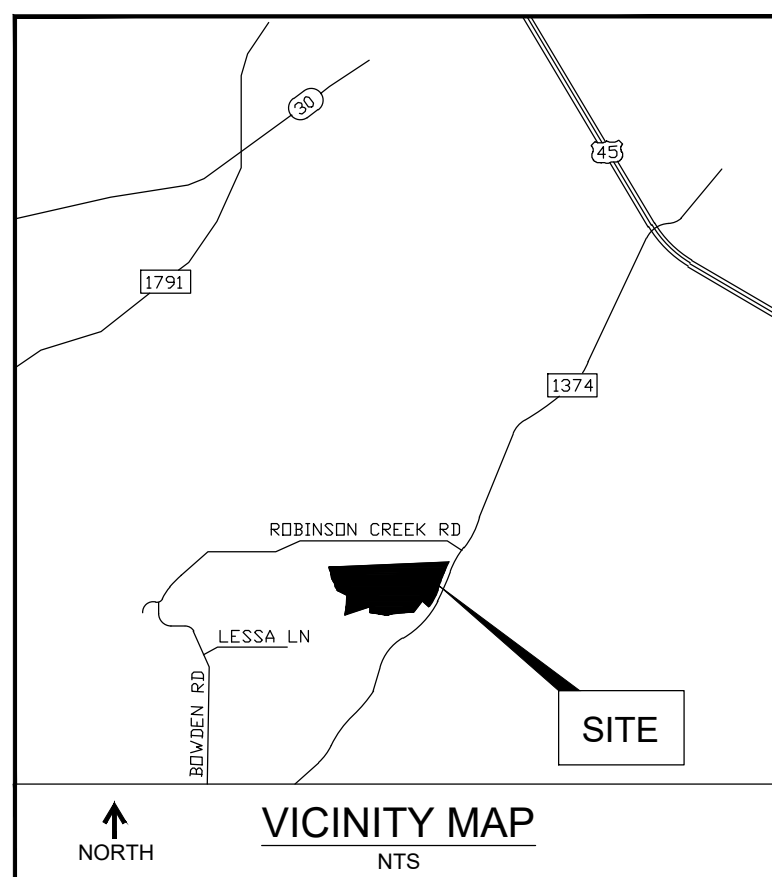
According to the applicant's Conceptual landscape and open space plan, there is a 1.7-acre tract dedicated to a recreation/picnic area. There is a 0.5-acre tract that will be dedicated for park uses with a walking trail adjacent to it. They are also planning a pond amenity and sitting area for the subdivision.

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 Sweetwood Subdivision Preliminary Plan. Staff also recommends the Planning Commission approve the Modification/Waiver of Subdivision Standards request to allow power poles along the portion of the outer boundary as shown on the preliminary plan with the remaining utilities to be underground.*

ATTACHMENTS:

Preliminary Plan
Landscape and Open Space Plan
Modification/Waiver Request with Exhibits
Vicinity map



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas State Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4847 (C0365), dated August 16, 2011, the property lies within Zone A and Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hisham, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hisham, Russ & Associates, Inc. d/b/a EHRA.
4. B.L. indicates Building Line.
O.P.R.W.C.T. indicates Official Public Record Walker County Texas.
P.G. indicates Page.
P.O. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
R.O. indicates Radius.
R.W. indicates Right-Of-Way.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.C.D.R. indicates Walker Deed Record.
✱ indicates change in street name.
✱ indicates proposed street light location.
5. The property subdivided in the foregoing plat lies in Walker County, the City of Huntsville Extrajurisdictional Jurisdiction, Huntsville M.U.D. No. 2, and Huntsville Independent School District.
6. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
7. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
8. Reserves A, C, D, F, J, K, L, N, R, and S shall be considered "amenitized green space," for a total of 6.37 acres.
9. The access easement provided must be 20 feet in width and compacted to 95 percent standard proctor.
10. This temporary access will be released and abandoned and revert to the dedicant when the underlying property is subdivided in a recorded plat.
11. A 5/8" iron rod with cap stamped "J.S. MOORE RPLS 1572" found marking the most southeasterly corner of Darrell White Road Right-Of-Way, map or plat thereof recorded under Vol. 4, Pg. 53 Walker County Map Records, bears for reference from the Sweetwood development's most northerly northeast corner - North 28°53'39" East, 7.8520 20 feet.
12. All lots shall have a minimum side building setback of five feet between lots and a rear building setback of ten feet.
13. All drainage design will comply with the City of Huntsville Criteria.
14. A traffic impact analysis will be required as part of the Engineering Department's final design process.
15. A covenant for maintenance of storm water collection systems signed by the owner will be required for all of the privately owned and maintained stormwater mitigation facilities. Form to be provided by the City.
16. The entity (e.g. Home Owners Association) assigned responsibility for the maintenance and control of open space, recreational facilities, or any other common areas and facilities will provide a draft copy of the instrument for Engineering Department review.
17. Water and sanitary sewer connections will be in compliance with the results of the water and sewer capacity assessment issued by the Engineering Department.
18. Street lighting will be required as part of final design and in compliance with Article 10 of the Development Code.
19. A geotechnical report will be required to support the final design requirements.
20. Final design will include depicting the routing of the 24-hour 100-year stormwater overflow through the neighborhood.
21. Sidewalks shall be installed in accordance with the Development Agreement.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	35,377.55	0.81
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	77,861.42	1.79
C	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	74,545.52	1.71
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,500.00	0.17
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,950.28	0.18
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	38,747.24	0.89
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	15,315.48	0.35
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	44,431.56	1.05
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	173,801.31	3.98
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	21,236.37	0.49
K	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,581.97	0.27
L	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	27,707.20	0.64
M	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,414.06	0.06
N	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	21,546.37	0.49
O	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	25,794.39	0.59
P	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,842.84	0.09
Q	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,502.13	0.06
R	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,564.41	0.17
S	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,033.17	0.37
T	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	42,236.52	0.97
U	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	24,291.86	0.56
V	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,667.15	0.32
W	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,533.75	0.06
X	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,247.22	0.03
Y	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,912,766.34	66.87
Z	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	918,728.33	21.09
	TOTAL	4,578,944.82	105.15

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5,779.34'	825.44'	S 23°10'28" W	824.74'
C2	2,814.79'	861.27'	S 27°50'55" W	857.91'

LINE	ANGLE	DISTANCE
L1	S 66°34'01" W	27.42'
L2	N 50°04'19" W	24.90'
L3	N 30°46'11" W	119.50'
L4	N 02°43'27" W	68.10'
L5	N 36°37'38" W	27.30'

SECTION	BLOCKS	LOTS
1	5	99
2	6	149
3	5	114
4	3	115
5	6	115

LAND USES	
LAND USE	ACREAGE
SINGLE FAMILY RESIDENTIAL	± 117 AC. (5.1 DU/AC. AT 592 LOTS)
DETENTION	± 21 AC.
WATER PLANT	± 3 AC.
PARK/REC CENTER	± 2 AC.
OPEN SPACE	± 84 AC.

Sheet 1 of 5



0' 100' 200' 400'
SCALE: 1"=200'

First submittal: April 3, 2024
Second submittal: April 29, 2024
Third submittal: May 22, 2024
Fourth submittal: June 12, 2024

Sweetwood Preliminary Plan - NOT FOR RECORD

A Subdivision of 226.53 acres out of the William McDonald Survey, A-30, Walker County, Texas.

592 Lots, 25 Blocks, and 26 Reserves

Owner: Forestar (USA) Real Estate Group Inc.; 2221 E. Lamar Blvd., Ste. 790, Arlington, TX 776006

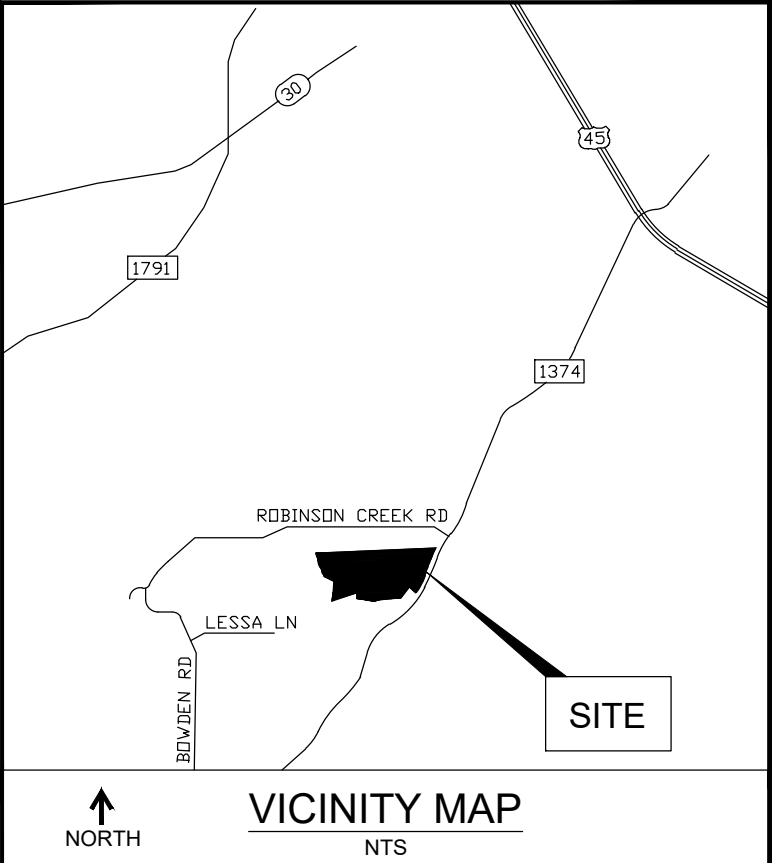
June 27, 2024

EHRA JOB NO
221-120-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Page 7 of 1

P:\221-BD-00\Class\Preliminary Plan\Drawings\Sweetwood Preliminary Plan rev4.dwg Jun 27, 2024-7:50am Edited by PJPetisko



- GENERAL NOTES:**
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 - A traffic impact analysis will be required as part of the Engineering Department's final design process.
 - A covenant for maintenance of storm water collection systems signed by the owner will be required for all of the privately owned and maintained stormwater mitigation facilities. Form to be provided by the City.
 - The entity (e.g. Home Owners Association) assigned responsibility for the maintenance and control of open space, recreational facilities, or any other common areas and facilities will provide a draft copy of the instrument for Engineering Department review.
 - Water and sanitary sewer connections will be in compliance with the results of the water and sewer capacity assessment issued by the Engineering Department.
 - Street lighting will be required as part of final design and in compliance with Article 10 of the Development Code.
 - A geotechnical report will be required to support the final design requirements.
 - Final design will include depicting the routing of the 24-hour 100-year stormwater overflow through the neighborhood.
 - Sidewalks shall be installed in accordance with the Development Agreement.

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T	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	42,236.52	0.97	
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592 Lots, 25 Blocks, and 26 Reserves

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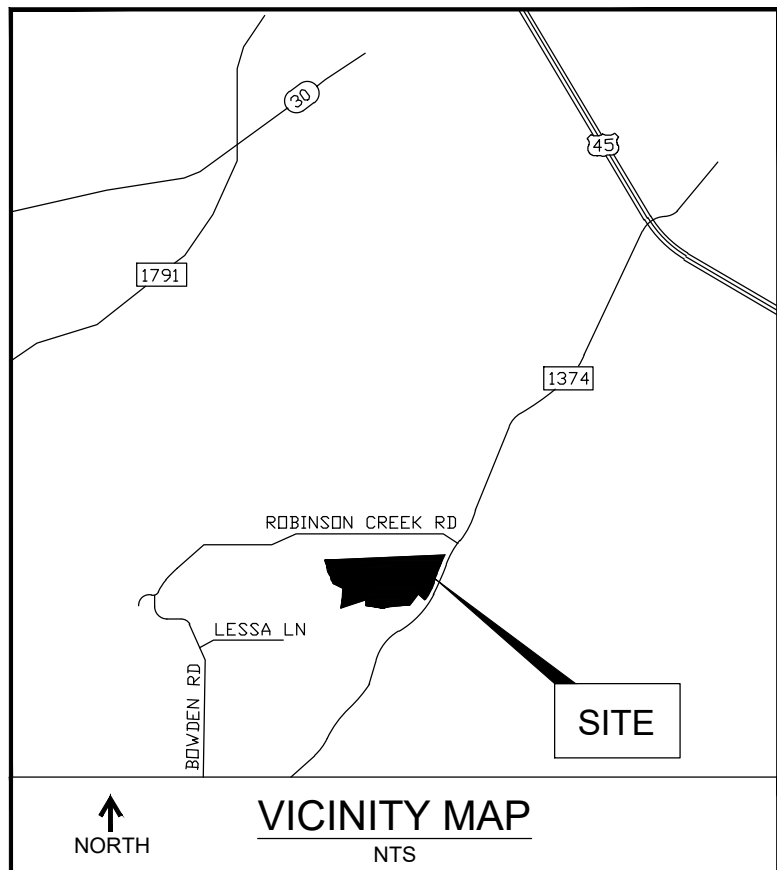
June 27, 2024



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EHRA JOB NO.
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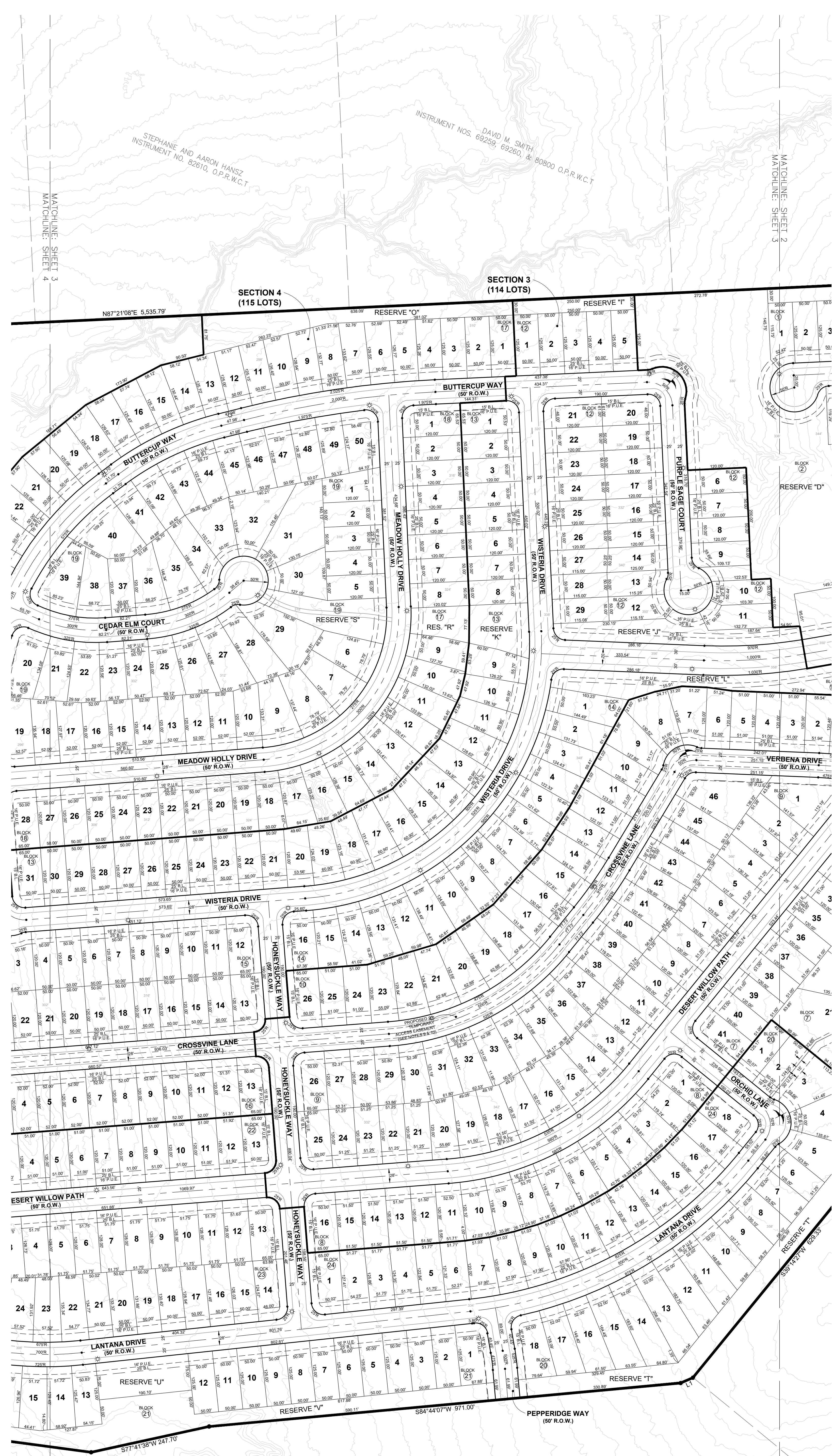
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Sheet 3 of 5



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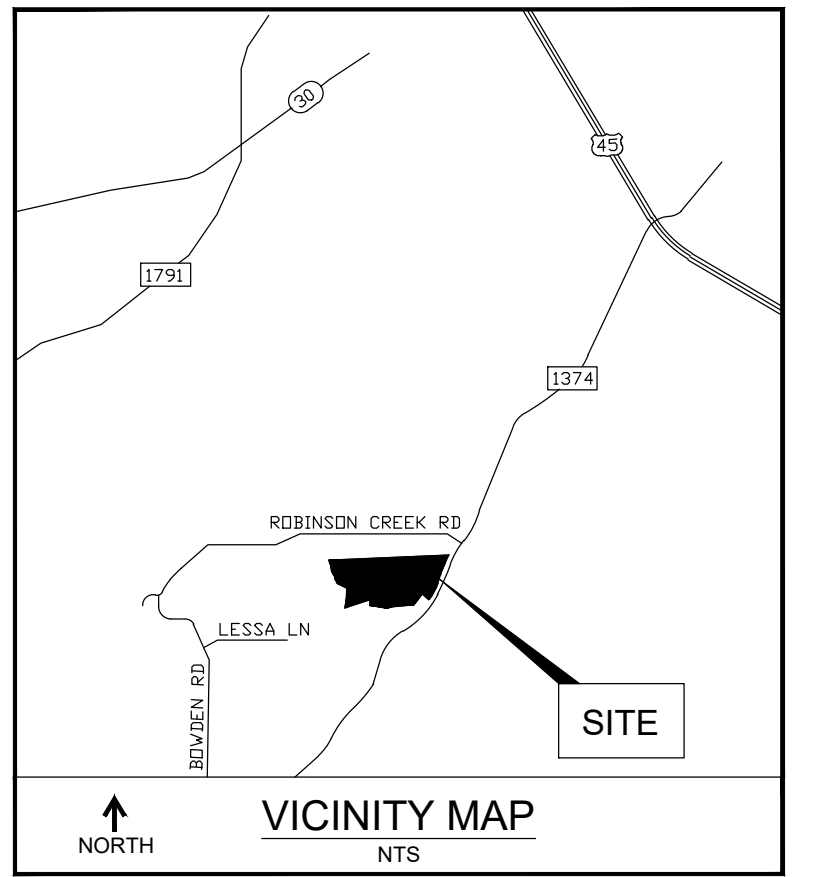
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- 3.
- 4.
- 5.
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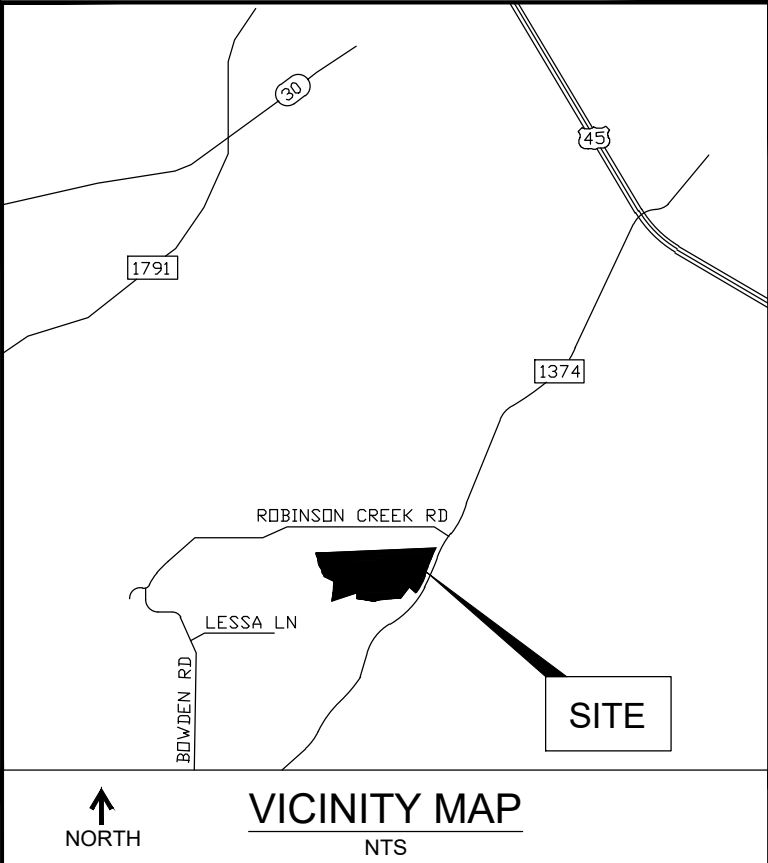
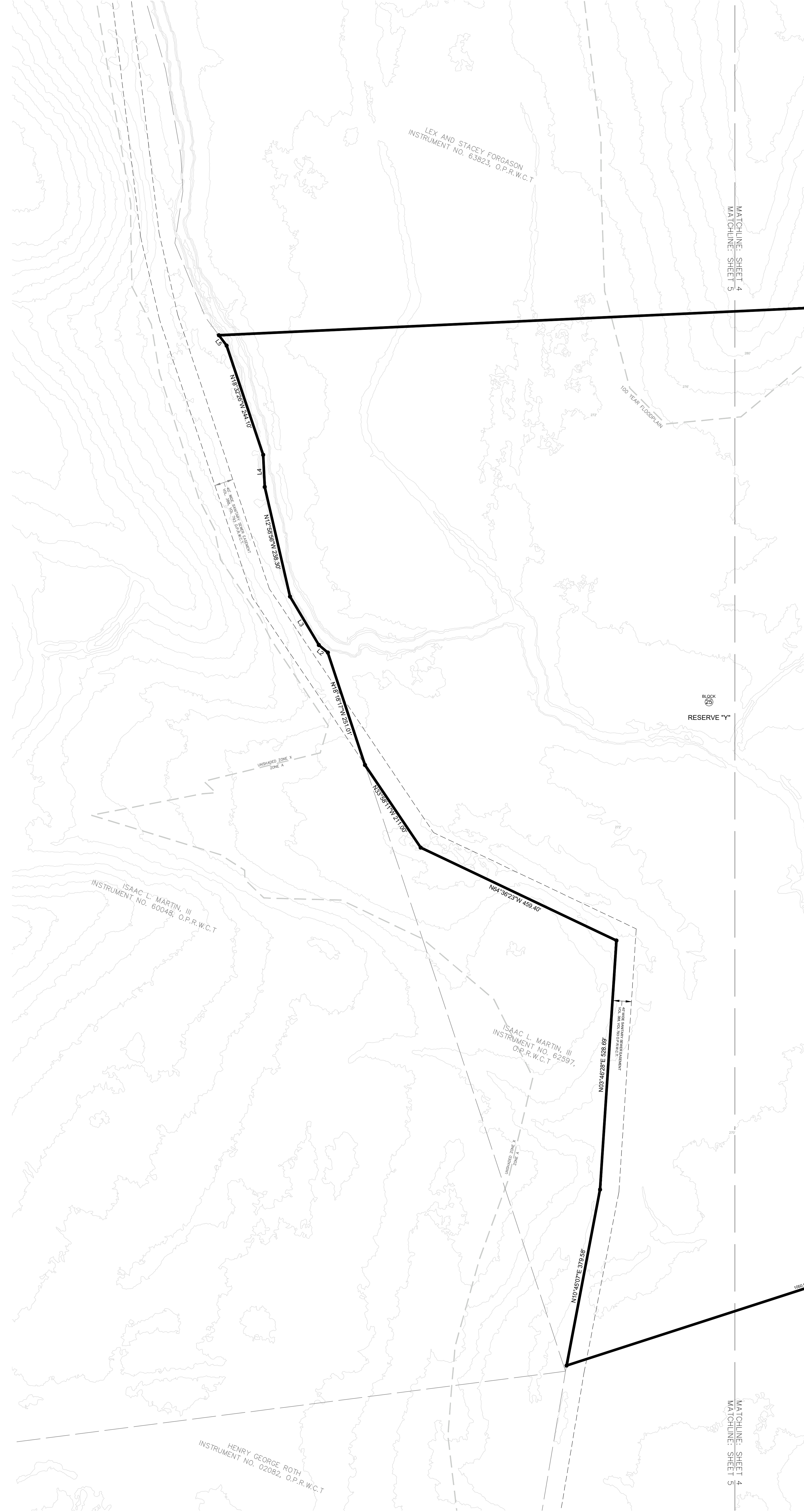
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WWW.EHRATEAM
TBPE No. F - 726
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EHRA JOB NO. 221-120-00

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June 27, 2024

P:\221-120-00\221-120-00\Drawings\Sweetwood Preliminary Plan_rev4.dwg Jun 27, 2024-7:51am Edited by: PJPeterson



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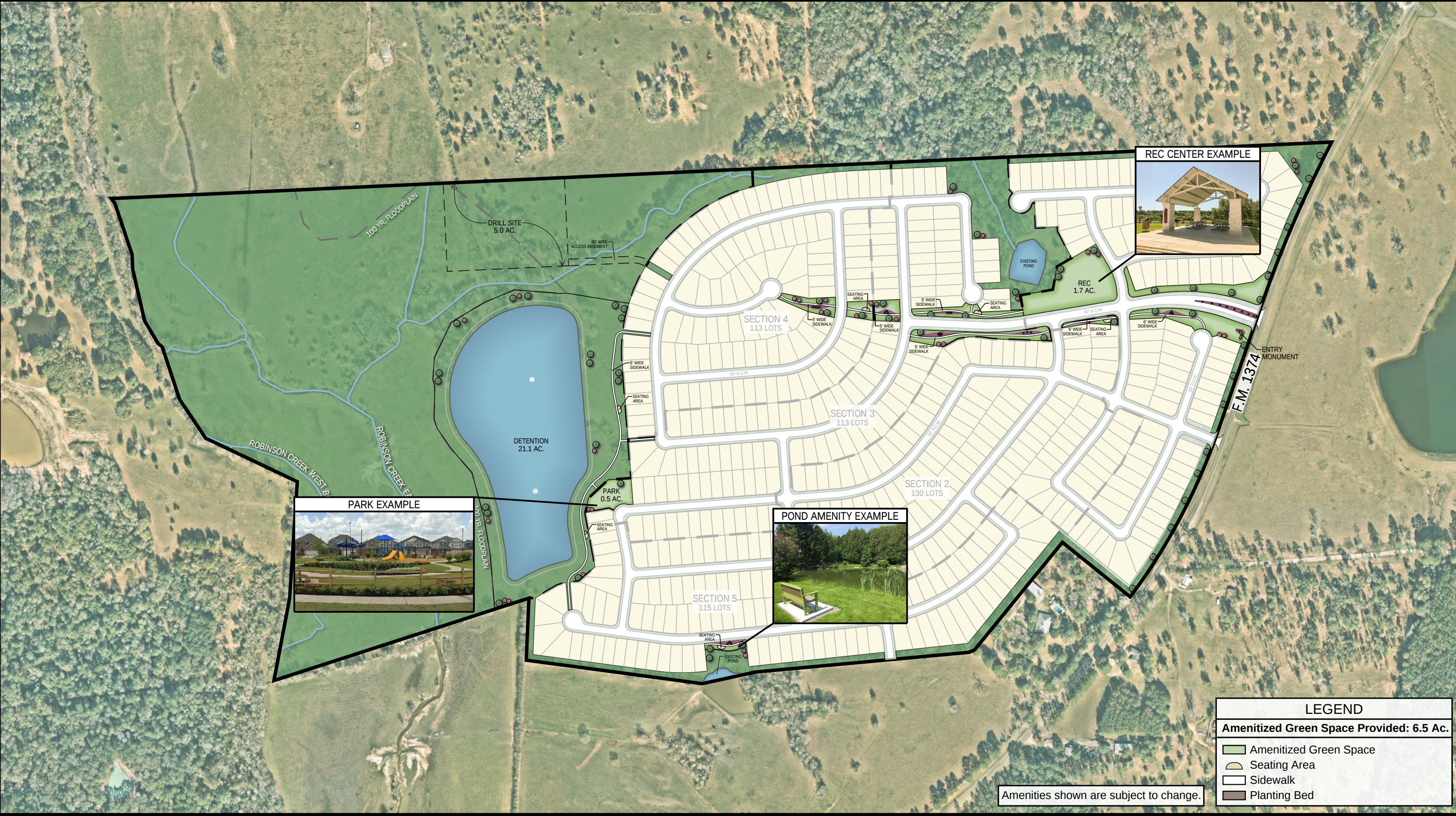


Figure 7: Conceptual Landscape and Open Space Plan

City of Huntsville ETJ, Walker County, Texas

0 75' 150' 300'
SCALE: 1"=300'
TRUE SCALE AT 11" x 17"



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Modifications & Waivers of Subdivision Standards Information

Applicant Name

Paige Lipetska/EHRA - Sweetwood

Please provide a description of your request.

We request to dedicate a 20' utility easement to MidSouth Electric Co-op along the boundary of Sweetwood for power poles in lieu of providing all underground utilities. The remaining private utilities will be located underground. See attached exhibits for easement location and cross section.

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?

The geometry and site characteristics of the development makes it practical to have overhead power on the perimeter of the project boundary.

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 to allow a 20' utility easement for power poles is necessary for MidSouth to provide adequate service. The easement will only be located where power poles are necessary and the remaining private utilities will still be underground.

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?

The granting of the waiver will not be detrimental to public welfare because the utility easement will be located within landscape buffers along the perimeter of the project, thus providing separation from houses. The remaining private utilities will also still be underground, as required.

Application Fee \$350

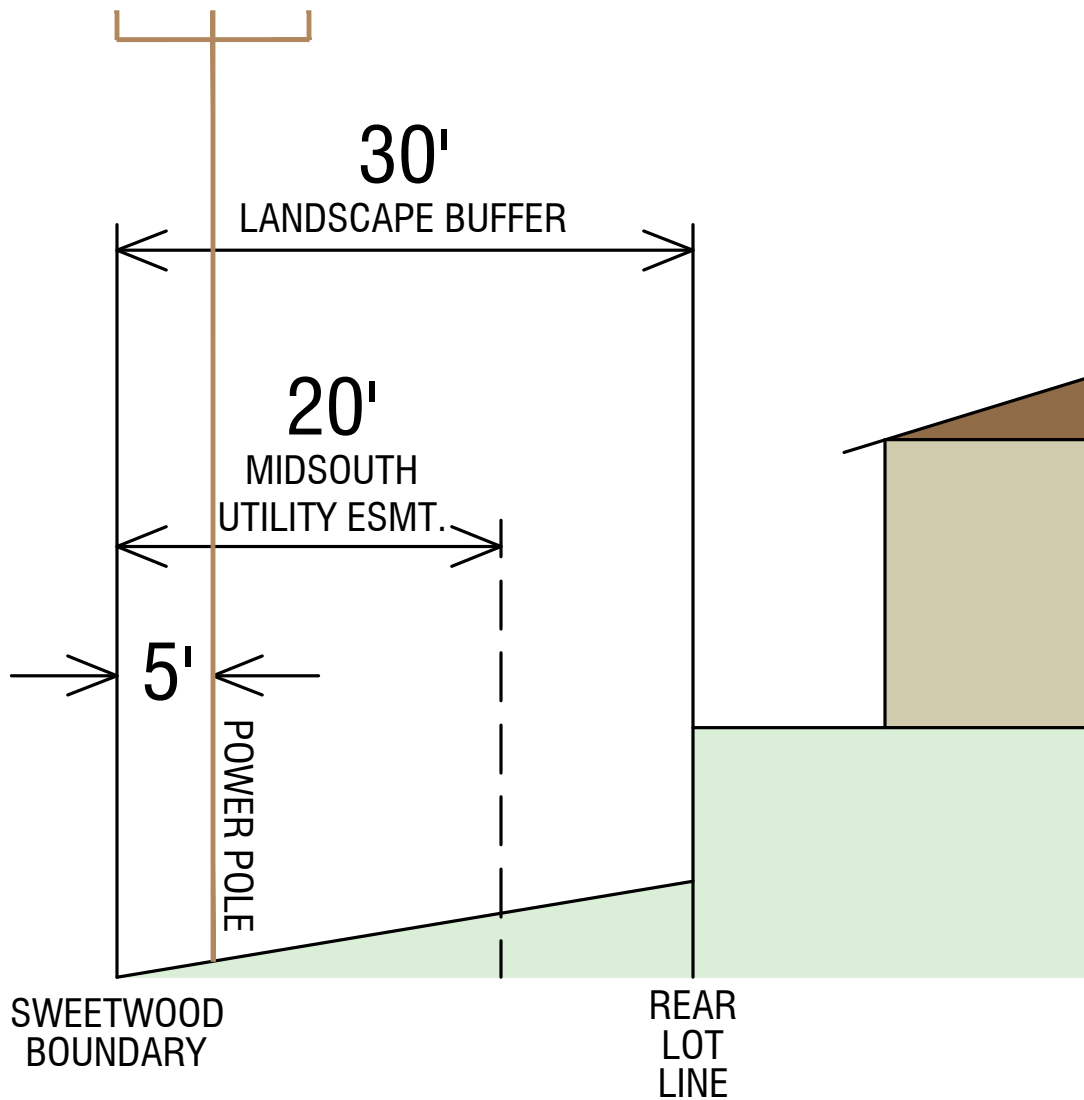
For Staff Use Only

Received/By:

Fee Paid:

Planning Commission Date:

Outcome:



Sweetwood: Utility Easement Cross Section

Walker County, Texas

0 5' 10'
SCALE: 1"=10'
TRUE SCALE AT 8.5" x 11"



ENGINEERING THE FUTURE
SINCE 1996

EHRA JOB NO.
221-120-00

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EHRA TEAM
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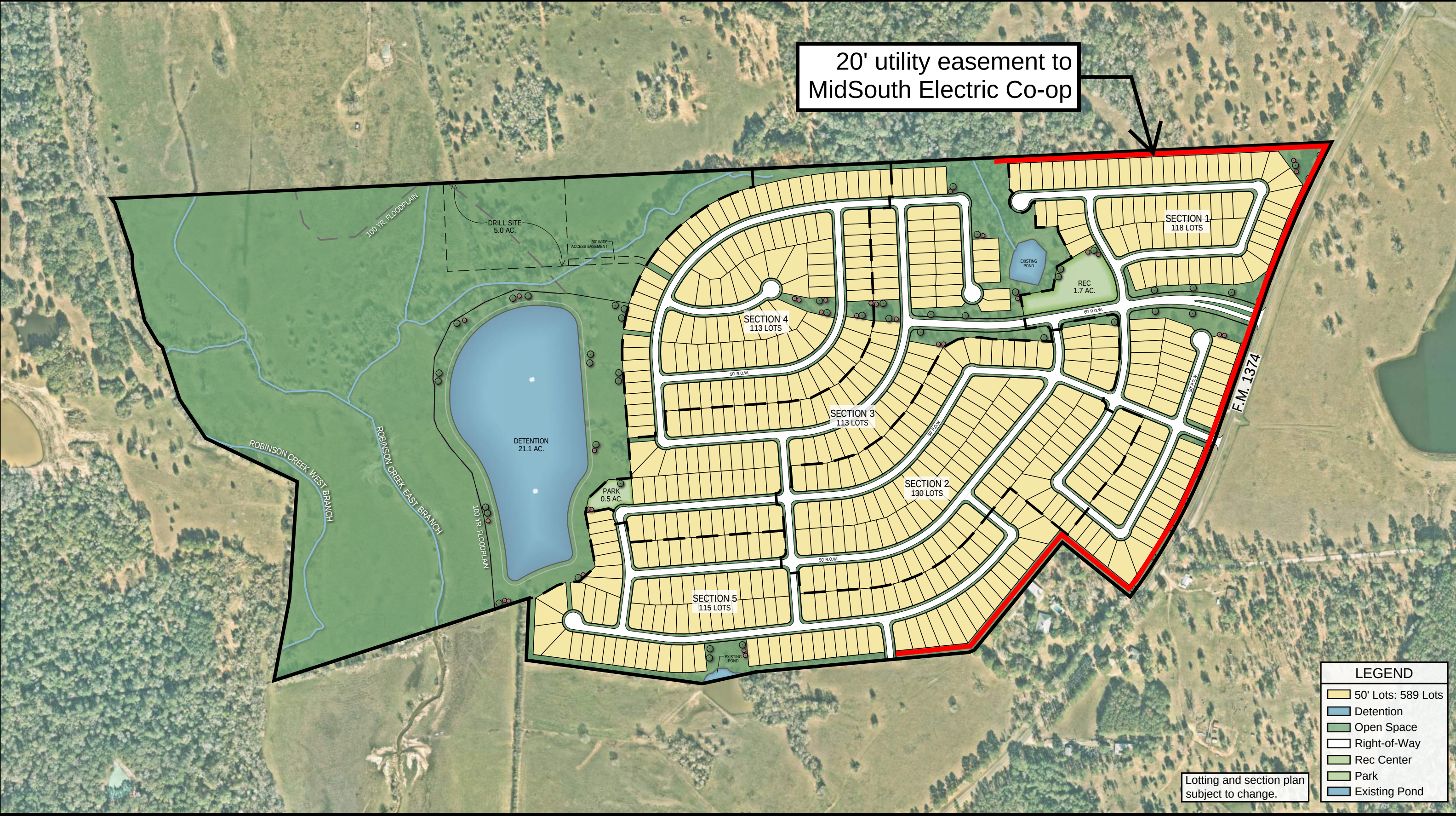


Figure 2: Conceptual Lotting Plan

City of Huntsville ETJ, Walker County, Texas

P:\221-120-00\LandPlan\Development Agreement\For Exhibit Prep\Conceptual Lotting Plan.dwg Dec 14, 2023-11:03am Edited by: plipetska

0 100' 200' 400'
SCALE: 1"=400'
TRUE SCALE AT 11" x 17"

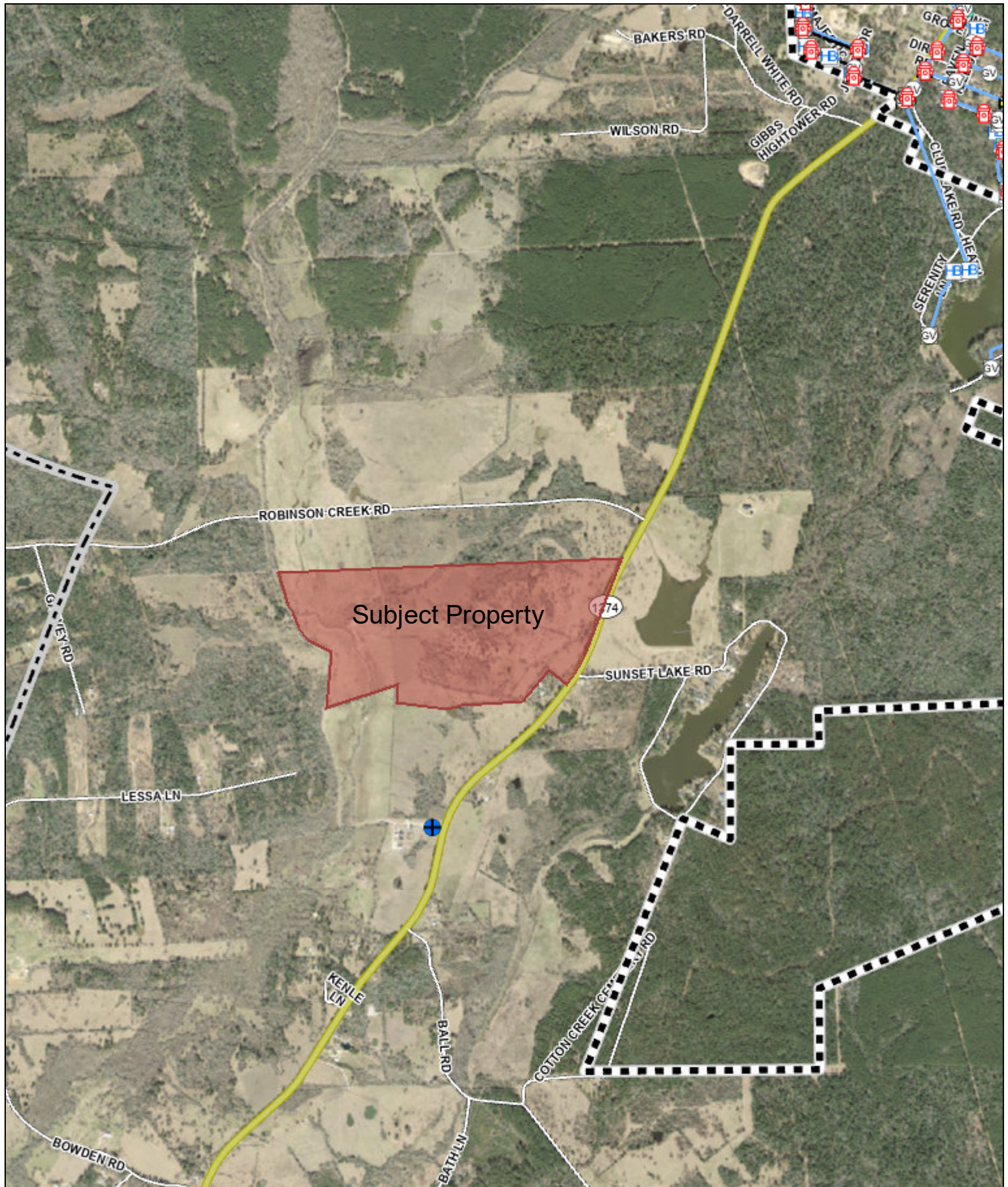


EHRA JOB NO.
221-120-00

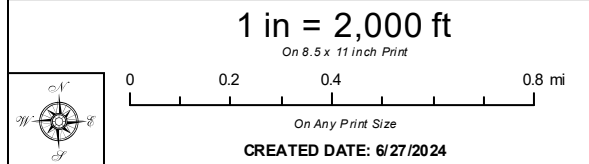
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1 in = 2,000 ft

On 8.5 x 11 inch Print

On Any Print Size

CREATED DATE: 6/27/2024

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Vicinity Map
Huntsville GIS Division



MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE TRAINING ROOM, AT THE CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX, 448 SH 75, HUNTSVILLE, TEXAS ON THE 20TH DAY OF JUNE 2024 AT 5:30 PM.

Members present: Hooten; Carpenter; Thompson; Barnett; Harris

City staff present: Byal; Yeager; Gibson

Audience present: Nick Hemann; Stefan Pardoe; Josh Rothstein; Siraj Jack Ali; Vicki McKenzie; Terry & Lex Presley; Ryleigh Dumoit

1. CALL TO ORDER

The meeting was called to order by Chairman Hooten. [5:31 PM]

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION

Vice-Chairwoman Carpenter led the invocation.

4. PUBLIC HEARING

- a. For approval of the Development Plan for a Planned Development, located adjacent to Quality Boulevard and just east of American Legion Drive on Walker County Property ID #13938 and #13941, located in the city limits of Huntsville.

5. CONSIDER

- a. Approval of the Development Plan for a Planned Development District, located adjacent to FM 247 and just east of American Legion Drive on Walker County Property ID #13938 and #13941, located in the city limits of Huntsville.
A discussion of the proposed Evergreen Hills at Town Branch Development Plan, located in the city limits of Huntsville.

City Planning Technician, Daneatria Gibson gave an overview of the project. The planned development will go through a 3-step approval process and is currently in step 2:

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

The Planning Commission held a public hearing for step one and made a recommendation to the City Council for approval. The City Council also held a public hearing for step one and will have another one for step two. Upon completion of steps one and two with approval from the City Council, staff approval is required for the site plans, which is the final step. The final approval for the change and concept plan was granted at the December 5, 2023, City Council Meeting.

Staff recommended the approval of the Development Plan with the condition that the walking trail will be paved.

Commissioner Barnett moved to approve the Development Plan with conditions. Second was by Commissioner Harris. The vote was unanimous.

- b. The minutes of the June 6, 2024, meeting.

Commissioner Thompson moved to approve the June 6th minutes. Second was by Vice-Chairwoman Carpenter. The vote was unanimous.

6. ITEMS OF COMMUNITY INTEREST

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

- *No updates concerning items of community interest were given.*

7. ADJOURNMENT

Vice-Chairwoman Carpenter moved to adjourn the meeting. Second was by Commissioner Thompson. The vote was unanimous. [5:45 PM]