CITY OF HUNTSVILLE, TEXAS

Place 1 - Les Thompson
Place 2 - Sharon Lynch
Place 3 - Al Hooten, Chairman

Place 4 - Russell Barnet
Place 5 - Tommy Harris
Place 6 - Rhonda Carpenter
Place 7- Weldon Wallace

PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 19, 2024, 5:30 PM
City of Huntsville Service Center Complex - Conference Center
448 Highway 75 N, 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. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PUBLIC HEARING

a. Staff has received an application from the property owner for a Zoning District Map Amendment for a called 10.037-acre tract of land located at 372 FM 247, Walker County Property ID #13867 to change the Zoning District classification from Medium Density Residential (MR) to Simple Living Residential (SLR).
Layne Yeager, City Planner/Airport Manager

b. Staff has received a development plan application for the Planned Development of 1,140.87-acre tract of land located adjacent to Veterans Memorial Parkway on Walker County Property ID's # 11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771,55265, 55884, 62370, 69465, 69467 The Planning Commission recommended approval of the change from Mixed Use (MU) to a Planned Development (PD) at the December 5, 2023, meeting. The final approval for the change and concept plan is anticipated to be granted at the December 17, 2023, City Council Meeting.
Layne Yeager, City Planner/Airport Manager

c. Modifying the land use density to accommodate alternatives for apartments is important to address the growing demand for diverse housing options in the community. Higher density residential developments, such as multi-family apartments, offer an efficient use of land by providing an alternate density calculation.
Layne Yeager, City Planner/Airport Manager

5. CONSIDER

a. Staff has received an application from the property owner for a Zoning District Map Amendment for a called 10.037-acre tract of land located at 372 FM 247, Walker County

Property ID #13867 to change the Zoning District classification from Medium Density Residentual (MR) to Simple Living Residential (SLR).
Layne Yeager, City Planner/Airport Manager

b. Staff has received a development plan application for the Planned Development of 1,140.87-acre tract of land located adjacent to Veterans Memorial Parkway on Walker County Property ID's # 11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771,55265, 55884, 62370, 69465, 69467 The Planning Commission recommended approval of the change from Mixed Use (MU) to a Planned Development (PD) at the December 5, 2023, meeting. The final approval for the change and concept plan was granted at the December 17, 2023, City Council Meeting.
Layne Yeager, City Planner/Airport Manager

c. Modifying the land use density to accommodate alternatives for apartments is important to address the growing demand for diverse housing options in the community. Higher density residential developments, such as multi-family apartments, offer an efficient use of land by providing more housing units within a smaller footprint.
Layne Yeager, City Planner/Airport Manager

d. Preliminary Plan - The subject property is currently undeveloped and is approximately 265.56 acres in size. It is proposed to be The Estates of Texas Grand Ranch Section 2. It will be located off Lonestar Road in the Huntsville ETJ. The properties adjacent to the subject property are large single-family residential lots situated to its southeast.
Layne Yeager, City Planner/Airport Manager

e. 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 5th DAY OF DECEMBER 2024 AT 5:30 PM.
Layne Yeager, City Planner/Airport Manager

f. MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD AT THE CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX, 448 SH 75, HUNTSVILLE, TEXAS ON THE 17TH DAY OF OCTOBER 2024 AT 5:30 PM.
Layne Yeager, City Planner/Airport Manager

6. ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Commission and City Staff for which no action will be discussed or taken.

7. ADJOURNMENT

CERTIFICATE

I, 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: December 16, 2024

TIME OF POSTING: 5:00 p.m.
TAKEN DOWN:

Kristy Doll

Kristy Doll, City Secretary