

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

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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 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

Kristy Doll

TIME OF POSTING: 5:00 p.m.

Kristy Doll, City Secretary

TAKEN DOWN:



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Layne Yeager, City Planner

MEETING DATE: December 19, 2024

SUBJECT: Development District Map Amendment

TYPE OF REVIEW: Development District Reclassification

APPLICANT: Morrhaus Homes, LLC

LOCATION: Walker County Parcel ID # 13867

FACTS, CODE REQUIREMENTS AND CONDITIONS

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).

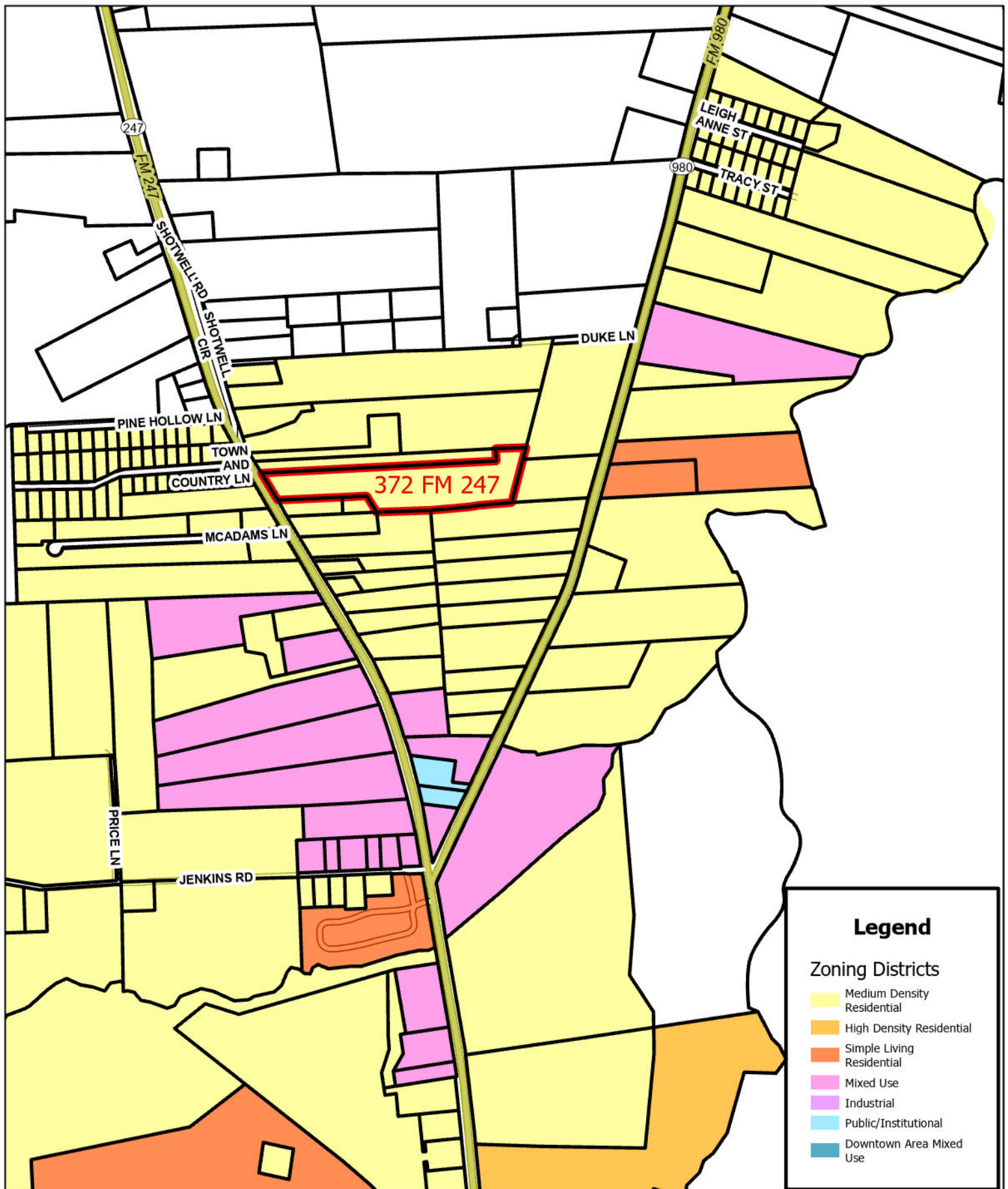
The adjacent adjoining property is designated as MR. The surrounding properties are rural developed or undeveloped. Within the vicinity of this subject property there are multiple properties identified as Mixed Use (MU) and SLR. The proposed usage of this property is for RV Resort. This usage will require a Conditional Use Permit as identified within Article 4 Use Regulation of the City of Huntsville Development Code.

STAFF RECOMMENDATION:

*As the submitted Zoning District Map Amendment meets the requirements of the Development Code for Allowed Conditional Uses, staff recommends **approval** of the Development District Map Amendment.*

ATTACHMENTS:

Vicinity map



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

1:78,594

On 8.5 x 11 inch Print

0 3,000 6,000 12,000 Feet

On Any Print Size

CREATED DATE: 12/4/2024

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

372 FM 247
Morrhaus Homes LLC





PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Layne Yeager, City Planner

MEETING DATE: December 19, 2024

SUBJECT: Legacy Pines Development Plan

TYPE OF REVIEW: Development Plan Approval

APPLICANT: Gibbs Bros. & Company L.P./Bill Bigelow, Owner Representation

LOCATION: Walker County Parcel 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

FACTS, CODE REQUIREMENTS AND CONDITIONS

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.

The development is proposed to consist of multiple land uses that include residential, village cluster/multi-family, community retail, historic town center, activity centers, elementary and middle schools, medical centers, resort, golf course, parks, greenspaces, trail systems and floodplain preservation.

Below is the three-step plan approval of the Planned Development:

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 subject property is at step two in the planned

development approval process. Section 12.403 of the Development Code outlines the approval for the PD development plan.

12.403 Optional Step Two: Development Plan Approval

12.403. A-Options

Substitution for Concept Plan

The developer may submit a development plan in lieu of a concept plan.

12.403.B

Timing; Lapse of Approval

If the landowner fails to file an application for development plan approval within 2 years of the date of the PD district amendment and concept plan approval, the plan approval will be deemed to have lapsed and no development plan may be accepted for processing. In the event of a lapse of approval, the City Council may institute proceedings to determine whether the land should be classified in another development district. In such case, the Planning Commission must deliver its recommendation, with a copy to the owner of the affected land, to the City Council, who must conduct a public hearing on the matter and determine what action is to be taken with respect to the PD district and whether to revoke or reinstate the developer's authorization to submit a development plan.

12.403.C

Authority to File

PD development plan applications may be filed only by the subject landowner or the subject landowner's authorized agent.

12.403.D

Application Filing

Complete applications for development plan approval must be filed with the City Planner.

12.403.E

Review and Recommendation—City Planner

Following receipt of a complete application for development plan approval, the City Planner must prepare a report and recommendation that evaluates the PD development plan in light of the approved concept plan and the approval criteria of §12.403.

12.403.F

Notice of Hearing Planning Commission

Notice of the Planning Commission's required public hearing on a PD development plan must be mailed and posted at least 11 days before the public hearing.

City Council

Notice of the City Council's required public hearing on a PD development plan must be published at least 16 days before the City Council public hearing.

12.403.G

Hearing and Recommendation—Planning Commission

The Planning Commission must hold a public hearing on the proposed PD development plan. Following the closing of the hearing, the Planning Commission must act by simple majority vote to recommend that the proposed development plan be approved, approved with conditions, or denied and transmit its recommendations to the City Council.

12.403.H

Hearing and Final Action—City Council

Following receipt of the Planning Commission's recommendation, the City Council must hold a public hearing on the proposed PD development plan. Following the close of their public hearing, the City Council must act to approve the proposed development plan, approve the development plan with conditions or deny the development plan. The City Council may also remand the development plan to the Planning Commission for further consideration.

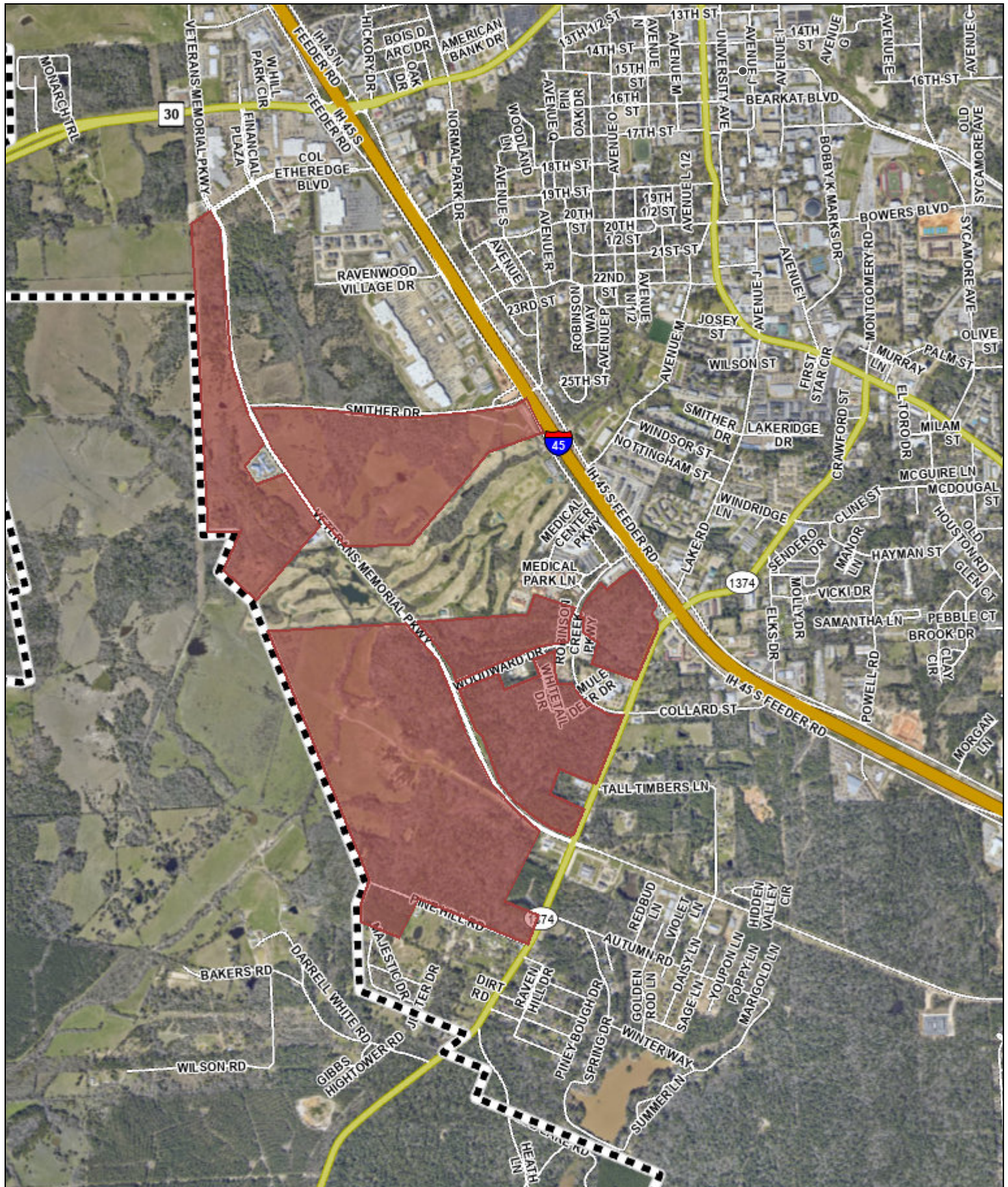
As of the date of this report, city staff have received a phone call regarding the development. The caller wanted more information about the project and the type of development that was being constructed.

STAFF RECOMMENDATION:

*As the submitted plan meets the requirements of the Development Code, staff recommend **approval** of the Development Plan.*

ATTACHMENTS:

Development Plan
Vicinity map



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 = 2,000 ft
On 8.5 x 11 inch Print

0 0.2 0.4 0.8 mi

On Any Print Size

CREATED DATE: 11/8/2024

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Legacy Pines Map
Huntsville GIS Division



LEGACY PINES

Master Planned Community

GIBBS BROS. & COMPANY, L.P.

PLANNED ENVIRONMENTS, INC.

BECHTOL GOLF DESIGN

WATERS of AMERICA



LAND PLANNING & LANDSCAPE ARCHITECTURE



GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES



TROPHY FISHERIES & WETLAND ENVIRONMENTS

LEGACY PINES TEAM

Owners : Gibbs Brothers & Company, L.P. | Robinson-Gibbs 1, LLC

Owner's Representation : P-K Development, LLC, Bill Bigelow

Planners/Golf & Landscape Architect : Planned Environments Inc. | Bechtol Golf Roy

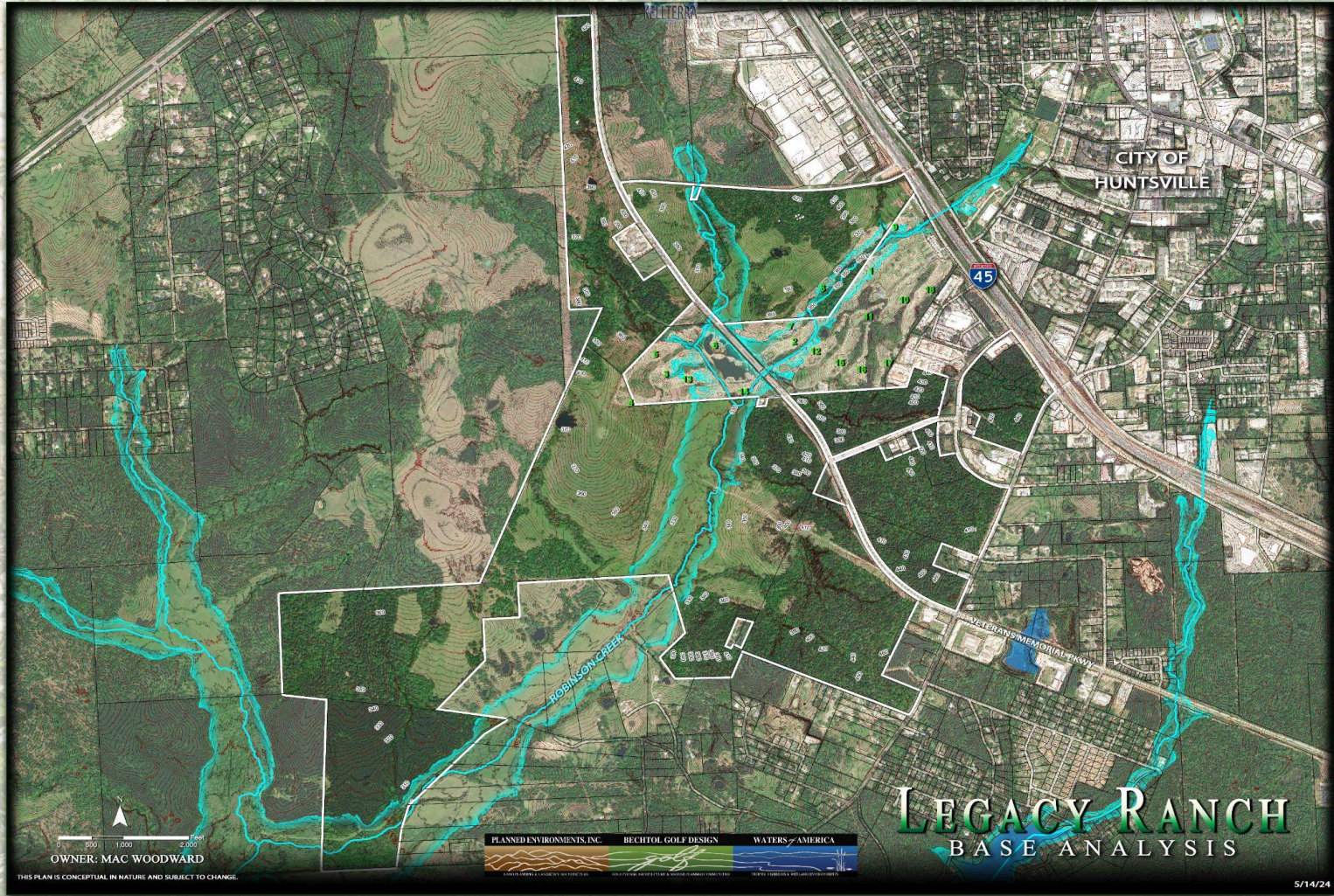
Bechtol, Jackson Madonna, Sean Sliney

Legal Advisors : ABHR, David Oliver, Andrew Vaughn, Cristina Miller

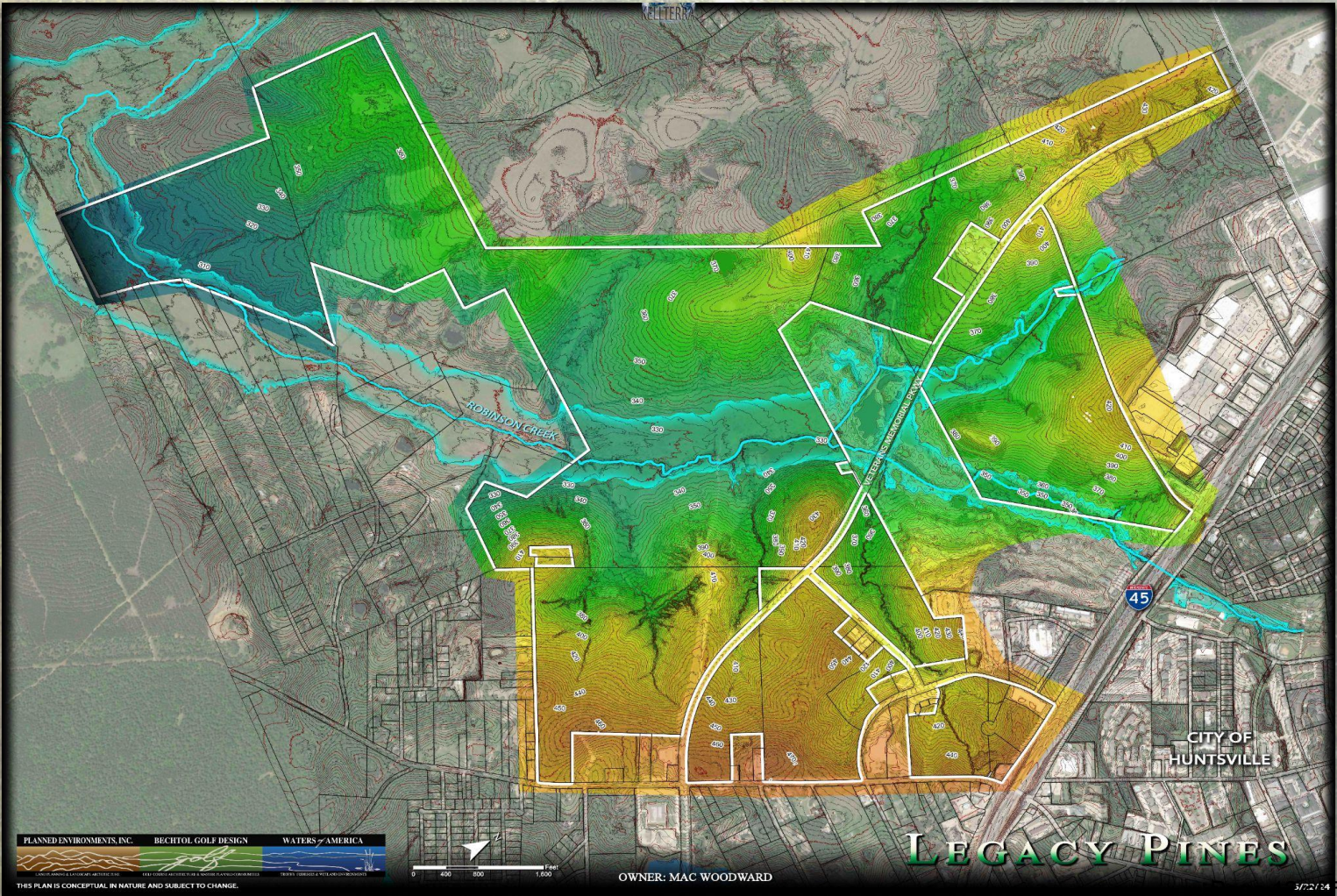
Engineers : Kimley-Horn, Justin Landry, Bradley Wilkins

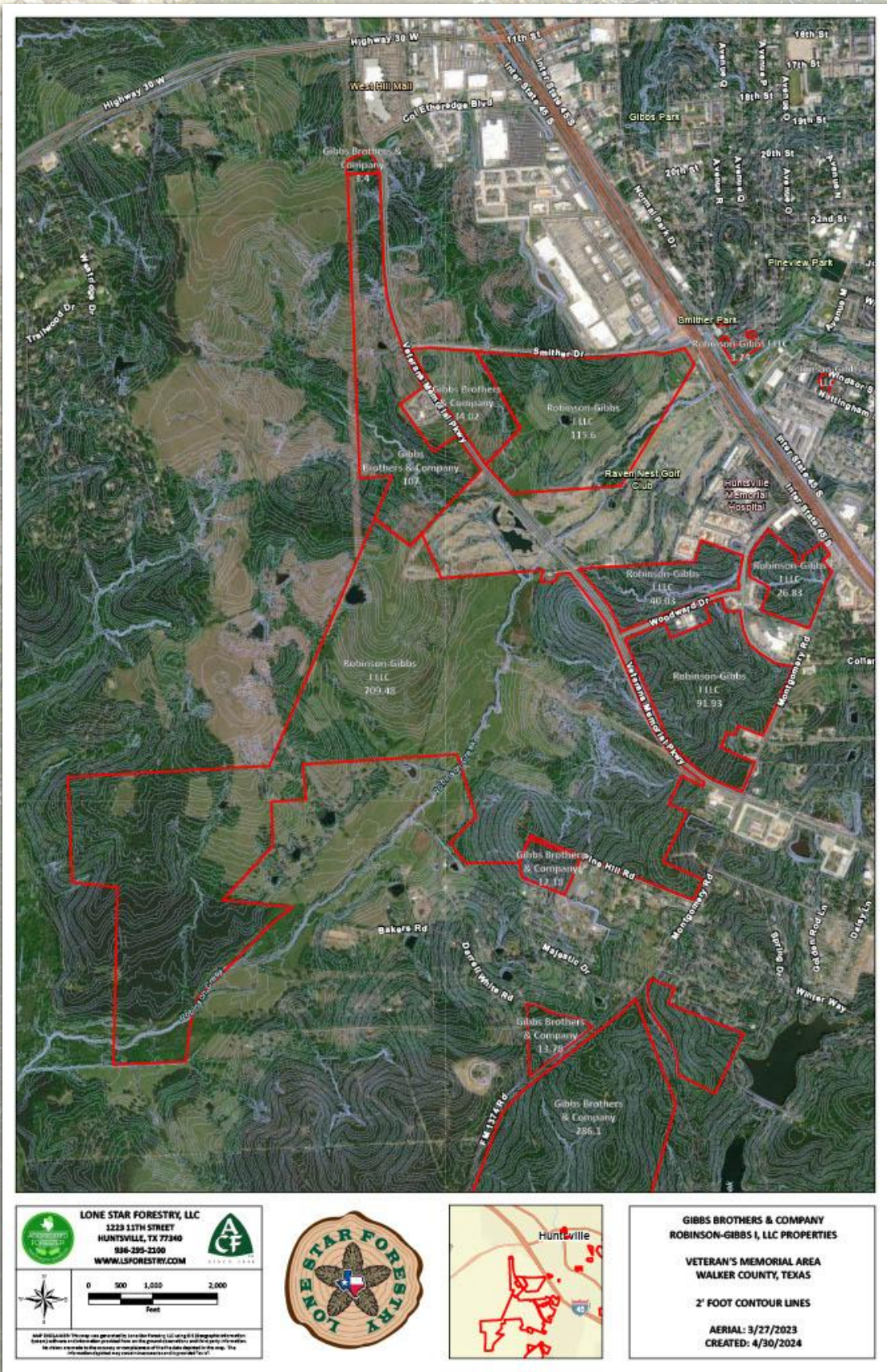
Environmental Consultant : Headway Environmental, Kenny Carothers

Market Advisors : RCLCO, Todd LaRue, Cameron Pawelek



RESOURCE INVENTORY





RESOURCE INVENTORY



Original Conceptual Plan



FISH CLUB



GOLF



HISTORIC CENTER



HISTORIC CENTER



MEDICAL & OFFICE

SCORECARD

Hole	Yards	Par	Hole	Yards	Par
1	413yd	4	10	419yd	4
2	162yd	3	11	369yd	4
3	588yd	5	12	433yd	4
4	394yd	4	13	483yd	4
5	434yd	4	14	214yd	3
6	204yd	3	15	400yd	4
7	457yd	4	16	172yd	3
8	531yd	5	17	369yd	4
9	477yd	4	18	588yd	5
Front 9	3659yd	36	Back 9	3445yd	35
			Total	7104yd	71

LAND USE SUMMARY

LAND USE	ACRES
PHASE ONE ZERO LOT LINE	17.46 AC
RESIDENTIAL	30.52 AC
ESTATE RESIDENTIAL	79.26 AC
COMMUNITY RESIDENTIAL	75.48 AC
COMMUNITY HILLSIDE RESIDENTIAL	60.67 AC
GOLFSIDE RESIDENTIAL	58.69 AC
PARKSIDE RESIDENTIAL	29.50 AC
RESORT RESIDENTIAL	36.60 AC
VILLAGE CLUSTER/ MULTI FAMILY	15.04 AC
COMMUNITY RETAIL	24.81 AC
COMMUNITY COMMERCIAL	9.63 AC
COMMUNITY SUPPORT SERVICES	3.04 AC
COUNTRY STORE	3.88 AC
HISTORIC TOWNE CENTER	9.74 AC
AMENITY CENTER	4.22 AC
ACTIVITY CENTER	11.98 AC
FOOD SERVICES/ RESTAURANTS/ BAR	11.87 AC
ELEMENTARY & MIDDLE SCHOOLS	27.65 AC
MEDICAL EXPANSION CAMPUS	26.83 AC
MEDICAL OFFICE	3.26 AC
GOLF COURSE	213.92 AC
CENTRAL PARK AND TRAILS	40.62 AC
MAGNOLIA PARK AND TRAILS NETWORK	12.07 AC
TOWNE CENTER GREEN	1.35 AC
FISHING POND	3.18 AC
FISHING LAKES	15.49 AC
COMMUNITY PONDS	4.38 AC
CENTRAL GREENBELT OR PAR3 GOLF	13.98 AC
CAMP	8.93 AC
SITE UTILITIES	5.34 AC
RIGHT OF WAY	62.55 AC
GREENBELT AND OPEN SPACE	218.93 AC
TOTAL ACRES	1,140.87 AC



TRAILS

Original Conceptual Plan



PLANNED ENVIRONMENTS, INC. BECHTOL GOLF DESIGN WATERS OF AMERICA



LAND PLANNING & LANDSCAPE ARCHITECTURE GOLF COURSE ARCHITECTURE & MASTER PLANNED COMMUNITIES TROPHY FISHING & WETLAND ENVIRONMENTS

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



OWNER: GIBBS BROS. & COMPANY, L.P.

LEGACY PINES
A MASTER PLANNED RESORT & MIXED USE COMMUNITY
PLANNED DEVELOPMENT DISTRICT

LEGACY PINE
A MASTER PLANNED RESORT & MIXED USE COMMUNITY

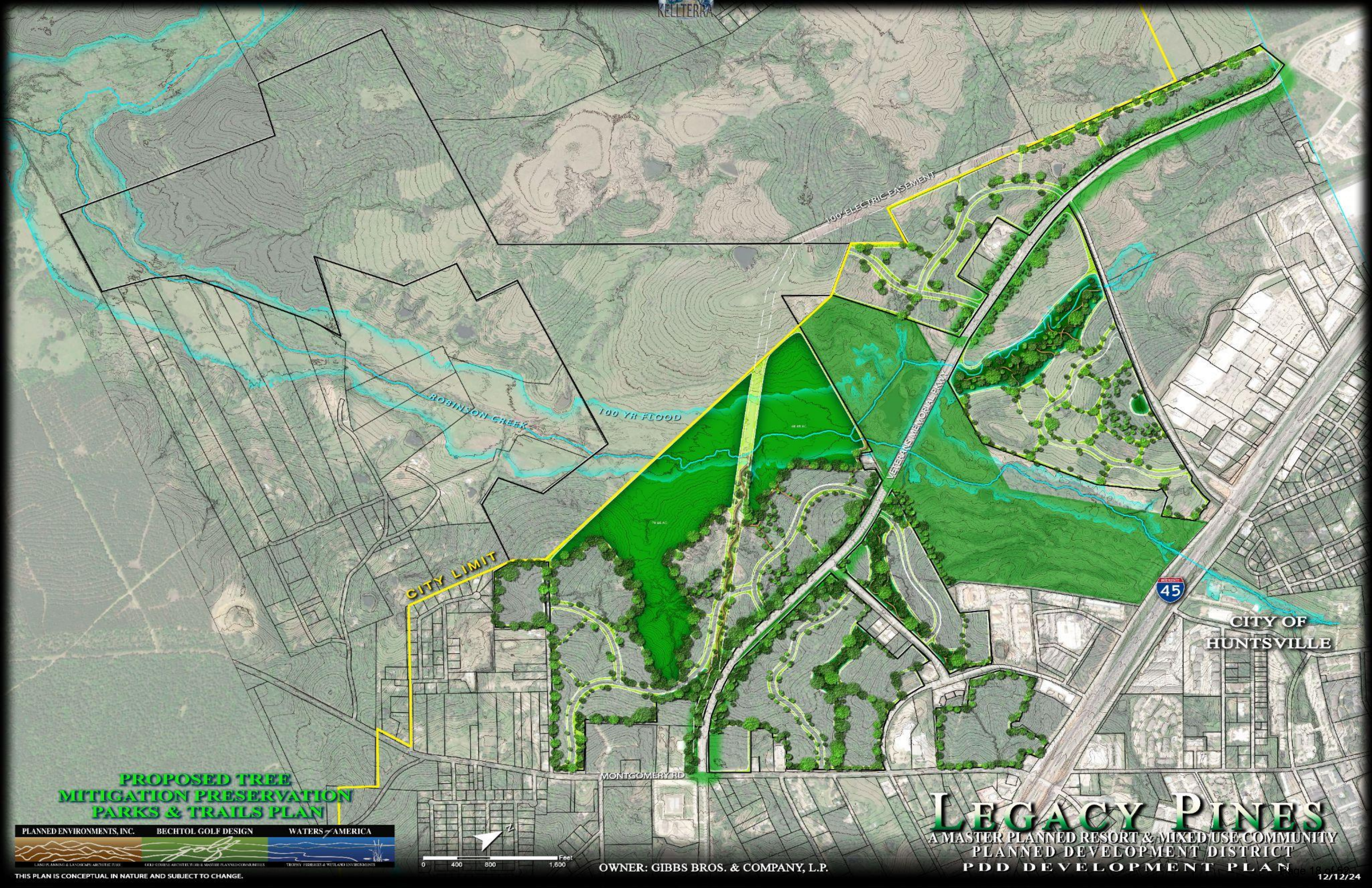
LAND USE	ACRES
TOTAL PROJECT WITHIN CITY LIMIT	678.11 AC
RESIDENTIAL	89.05 AC
COMMUNITY HILLSIDE RESIDENTIAL	56.64 AC
COMMUNITY RESIDENTIAL	24.08 AC
GOLFSIDE RESIDENTIAL	51.97 AC
PARKSIDE RESIDENTIAL	20.94 AC
VILLAGE CLUSTER/ MULTI FAMILY	11.17 AC
COMMUNITY RETAIL	22.02 AC
COMMUNITY COMMERCIAL	8.52 AC
COMMUNITY SUPPORT SERVICES	11.27 AC
COUNTRY STORE	4.96 AC
HISTORIC TOWNE CENTER	8.78 AC
ACTIVITY CENTER	6.37 AC
FOOD SERVICES/ RESTAURANTS/ BAR	10.75 AC
ELEMENTARY & MIDDLE SCHOOLS	26.81 AC
MEDICAL EXPANSION CAMPUS	24.04 AC
MEDICAL OFFICE	4.05 AC
RESORT & CONFERENCE CENTER	8.29 AC
50', 60', & 80' RIGHT OF WAY	10.58 AC
TOWNE CENTRAL GREEN	1.01 AC
GOLF COURSE / FLOOD PLAIN	112.97 AC
HILLSIDE PARK & TRAILS	5.02 AC
CENTRAL PARK AND TRAILS	21.84 AC
MAGNOLIA PARK AND TRAILS NETWORK	11.11 AC
COMMUNITY PONDS	1.51 AC
EASEMENT	16.61 AC
GREENBELT AND OPEN SPACE	132.65 AC
TOTAL GREENSPACE	286.11
FUTURE DEVELOPMENT	427.26
TOTAL PROJECT	1,105.37 AC

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE
- DOWNTOWN
- PUBLIC AND INSTITUTIONAL

LEGACY PINES

A MASTER PLANNED RESORT & MIXED USE COMMUNITY
PLANNED DEVELOPMENT DISTRICT
PDD DEVELOPMENT PLAN

OWNER: GIBBS BROS. & COMPANY, L.P.



**PROPOSED TREE
MITIGATION PRESERVATION
PARKS & TRAILS PLAN**

PLANNED ENVIRONMENTS, INC. BECHTOL GOLF DESIGN WATERS OF AMERICA



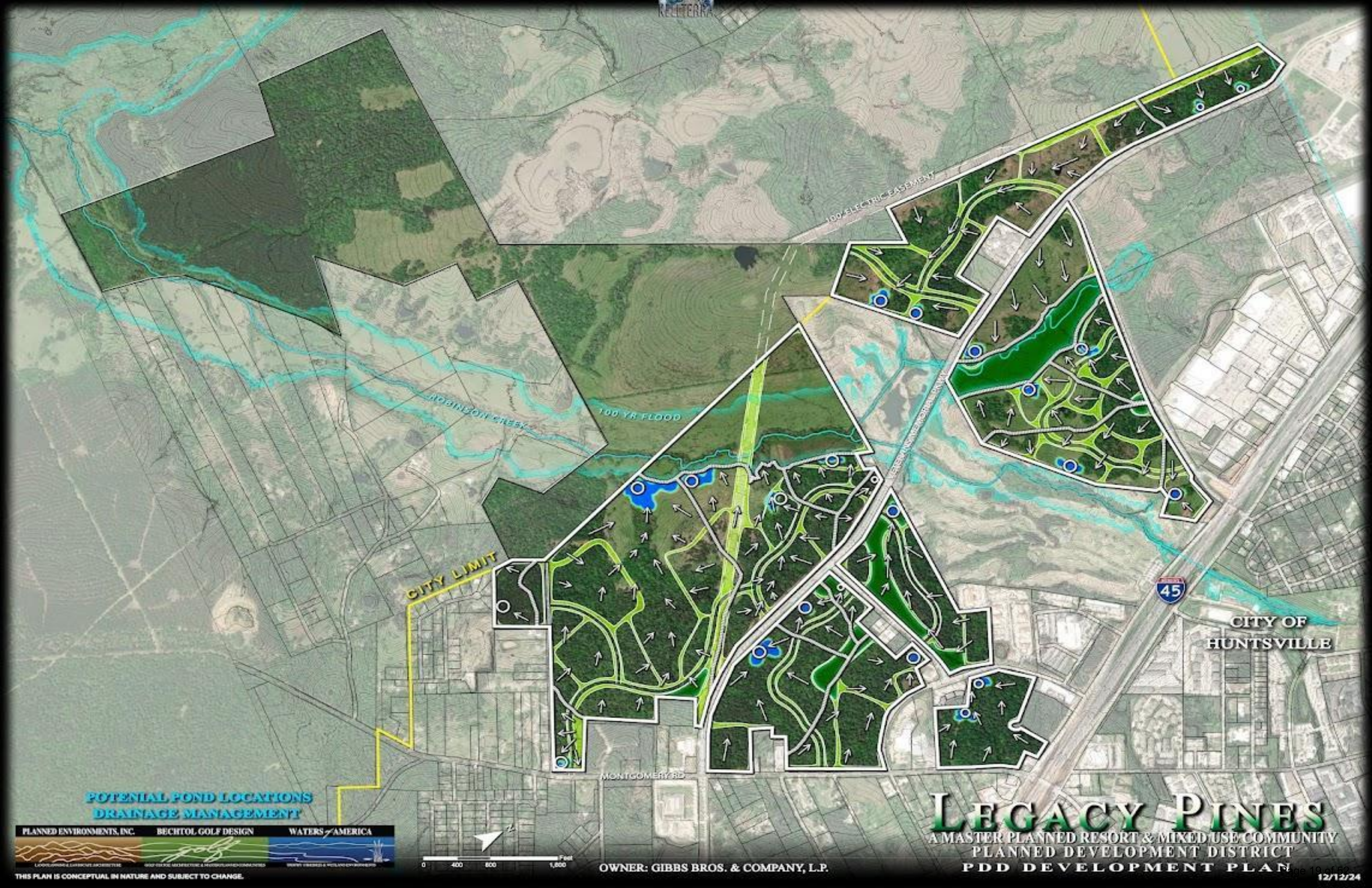
LAND PLANNING & LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE & MASTER PLANNING CONCEPTS TROPICAL FORESTS & WETLAND ENVIRONMENTS

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OWNER: GIBBS BROS. & COMPANY, L.P.

LEGACY PINES
A MASTER PLANNED RESORT & MIXED USE COMMUNITY
PLANNED DEVELOPMENT DISTRICT
PDD DEVELOPMENT PLAN



**POTENTIAL POND LOCATIONS
DRAINAGE MANAGEMENT**

PLANNED ENVIRONMENTS, INC.

BECHTOL GOLF DESIGN

WATERS OF AMERICA

LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE & PLANNING

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OWNER: GIBBS BROS. & COMPANY, L.P.

LEGACY PINES
A MASTER PLANNED RESORT & MIXED USE COMMUNITY
PLANNED DEVELOPMENT DISTRICT
PDD DEVELOPMENT PLAN

Use Table & PD Ordinance Changes

Existing

Table 4-1: Use Table											
P = Permitted by right L = Permitted by right subject to limitations C = Conditional use approval required (Sec. 12.800) X = Prohibited CV = Conventional Development Type IF = Infill Development Type											
Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
RESIDENTIAL USES											
Household Living	Detached house	P	P	P	P	P	X	P	X	C	--
	Townhouse (3+ units)	P	L	L	L	X	X	L	X	C	4.2011
	Two-unit house	P	P	P	P	X	X	P	X	C	--
	Multiplex	X	L	P	P	X	X	L	X	L	4.2012
	Apartment/condo	X	X	P	P	X	X	P	X	L	4.2013
	Purpose-Built Shared Housing, Attached	X	X	P/C	P/C	X	X	X	X	X	4.207
	Purpose-Built Shared Housing, Detached	X	X	L	L	X	X	X	X	X	4.207
	Mobile/Manufacture d dwelling unit	X	X	X	X	P	X	X	X	X	4.203
	Manufactured Home Park / Subdivision	X	X	X	X	C	X	X	X	X	4.204
	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	4.205
	Tiny House Community	X	X	X	X	L	X	X	X	X	2.400
Group Living	Community Home	P	P	P	P	X	X	X	X	P	--
	Nursing Home	X	X	P	P	X	X	X	P	P	--
	All Other Group Living Uses	X	X	C	C	X	X	X	P	C	--

Proposed

Table 4-1: Use Table											
P = Permitted by right L = Permitted by right subject to limitations C = Conditional use approval required (Sec. 12.800) X = Prohibited CV = Conventional Development Type IF = Infill Development Type											
Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
RESIDENTIAL USES											
Household Living	Detached house	P	P	P	P	P	X	P	X	C	--
	Townhouse (3+ units)	P	P	P	P	X	X	P	X	C	4.2011
	Two-unit house	P	P	P	P	X	X	P	X	C	--
	Multiplex	P	P	P	P	X	X	P	X	L	4.2012
	Apartment/condo	X	X	P	P	X	X	P	X	L	4.2013
	Purpose-Built Shared Housing, Attached	X	X	P/C	P/C	X	X	X	X	X	4.207
	Purpose-Built Shared Housing, Detached	X	X	L	L	X	X	X	X	X	4.207
	Mobile/Manufacture d dwelling unit	X	X	X	X	P	X	X	X	X	4.203
	Manufactured Home Park / Subdivision	X	X	X	X	C	X	X	X	X	4.204
	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	4.205
	Tiny House Community	X	X	X	X	L	X	X	X	X	2.400
Group Living	Community Home	P	P	P	P	X	X	P	P	P	--
	Nursing Home	P	P	P	P	X	X	P	P	P	--
	All Other Group Living Uses	X	X	C	C	X	X	X	P	C	--

Existing

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
PUBLIC, CIVIC AND INSTITUTIONAL											
Public, Civic and Institutional	Aircraft Landing Area	X	X	X	X	X	C	X	C	X	--
	College or University	X	X	X	X	X	X	P	P	P	--
	Community Center	C	C	C	C	C	P	P	P	P	--
	Correctional Facility (Private)	X	X	X	X	X	C	X	C	X	--
	Governmental Facility	P	P	P	P	P	P	P	P	P	--
	Fraternal Organization	C	C	C	C	C	P	P/C	P	P/ C	4.2014
	Hospital	X	X	X	X	X	P	P	P	P	--
	Library	C	C	C	C	C	P	P	P	P	--
	Museum or Cultural Facility	X	X	X	X	X	P	P	P	P	--
	Natural Resource Preservation	P	P	P	P	P	P	P	P	P	--
	Parks and Recreation	P	P	P	P	P	P	P	P	P	--
	Religious Assembly	C	C	C	C	C	P	P	P	P	--
	Safety Service	C	C	C	C	C	P	P	P	P	--
	School	C	C	C	C	C	P	P	P	P	--
	Trade School	X	X	X	X	X	P	P	P	X	--
	Utilities and Public Service Facility, Minor	P	P	P	P	P	P	P	P	P	--
	Utilities and Public Service Facility, Major	C	C	C	C	C	P	P	P	C	--
	Wireless Communications, Freestanding	X	X	X	X	X	C	C	C	X	--
Wireless Communications, Building or	C	C	C	C	C	C	C	C	C	4.206	

Proposed

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
PUBLIC, CIVIC AND INSTITUTIONAL											
Public, Civic and Institutional	Aircraft Landing Area	X	X	X	X	X	C	C	C	X	--
	College or University	X	X	X	X	X	X	P	P	P	--
	Community Center	P	P	P	P	P	P	P	P	P	--
	Correctional Facility (Private)	X	X	X	X	X	C	C	C	X	--
	Governmental Facility	P	P	P	P	P	P	P	P	P	--
	Fraternal Organization	C	C	C	C	C	P	C	P	C	4.2014
	Hospital	X	X	X	X	X	P	P	P	P	--
	Library	C	C	C	C	C	P	P	P	P	--
	Museum or Cultural Facility	X	X	X	X	X	P	P	P	P	--
	Natural Resource Preservation	P	P	P	P	P	P	P	P	P	--
	Parks and Recreation (INCLUDES GOLF)	P	P	P	P	P	P	P	P	P	--
	Religious Assembly	C	C	C	C	C	P	P	P	P	--
	Safety Service	C	C	C	C	C	P	P	P	P	--
	School	C	C	C	C	C	P	P	P	P	--
	Trade School	X	X	X	X	X	P	P	P	X	--
	Utilities and Public Service Facility, Minor	P	P	P	P	P	P	P	P	P	--
	Utilities and Public Service Facility, Major	C	C	C	C	C	P	P	P	C	--
	Wireless Communications, Freestanding	X	X	X	X	X	C	C	C	X	--
	Wireless Communications, Building or	C	C	C	C	C	C	C	C	C	4.206

Existing

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
COMMERCIAL											
Animal Service	All Animal Service	X	X	X	X	X	X	P/C	X	P/C	4.2015
Assembly and Entertainment	All Assembly and Entertainment	X	X	X	X	L	X	P	X	P	4.2016
Commercial Service	Research Service	X	X	X	X	X	P	P	X	X	--
	All Other Commercial Service Uses	X	X	X	X	X	P	P	X	X	--
Day Care	All Day Care	C	C	C	C	C	X	P	P	P	--
Eating Establishment	All Eating Establishments	X	X	C	C	C	P	P	P	P	--
Funeral or Mortuary Service	All Funeral or	X	X	X	X	X	X	P/L	X	P	3.405
Lodging	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	--
	All other Lodging Uses	L	L	L	L	L	X	P	X	P	4.2020
Mobile Food Vendor	All Mobile Food Vendors	X	X	X	X	L	P	P	P	P	4.208
Office	Financial Service	X	X	X	X	X	P	P	P	P	--
	All other Office	X	X	L	L	X	P	P	P	P	4.2017
Retail Sales, Service and Repair	All Retail Sales	X	X	L	L	X	P	P	P	P	4.2018
	All Personal Improvement Service	X	X	X	X	L	P	P	P	P	4.2018
	All Repair Service	X	X	X	X	L	P	P	X	P	4.2018
	Car Wash	X	X	X	X	P	P	X	X	X	--
Vehicle Sales and Service	Fuel Station	X	X	X	X	P	P	P/C	X	X	4.2019
	Vehicle Maintenance	X	X	X	X	P	P	P	X	X	--
	Vehicle Repair	X	X	X	X	L	P	P/C	X	X	4.2019
	Vehicle Sales, Rental, and Leasing	X	X	X	X	P	P	P	P	X	--

Proposed

Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
COMMERCIAL											
Animal Service	All Animal Service	X	X	X	X	X	P	P	P	P	4.2015
Assembly and Entertainment	All Assembly and Entertainment	X	X	X	X	L	P	P	X	P	4.2016
Commercial Service	Research Service	X	X	X	X	X	P	P	P	P	--
	All Other Commercial Service Uses	X	X	X	X	X	P	P	X	X	--
Day Care	All Day Care	C	C	C	C	C	X	P	P	P	--
Eating Establishment	All Eating Establishments	X	X	C	C	C	P	P	P	P	--
Funeral or Mortuary Service	All Funeral or	X	X	X	X	X	X	P	X	P	3.405
Lodging	Recreational Vehicle Park	X	X	X	X	C	X	X	X	X	--
	All other Lodging Uses	L	L	L	L	L	X	P	X	P	4.2020
Mobile Food Vendor	All Mobile Food Vendors	X	X	X	X	L	P	P	P	P	4.208
Office	Financial Service	X	X	X	X	X	P	P	P	P	--
	All other Office	X	X	L	L	X	P	P	P	P	4.2017
Retail Sales, Service and Repair	All Retail Sales	X	X	L	L	X	P	P	P	P	4.2018
	All Personal Improvement Service	C	C	C	C	L	P	P	P	P	4.2018
	All Repair Service	X	X	X	X	L	P	P	X	P	4.2018
	Car Wash	X	X	X	X	P	P	P	X	X	--
Vehicle Sales and Service	Fuel Station	X	X	X	X	P	P	P/C	X	X	4.2019
	Vehicle Maintenance	X	X	X	X	P	P	P	X	X	--
	Vehicle Repair	X	X	X	X	L	P	P/C	X	X	4.2019
	Vehicle Sales, Rental, and Leasing	X	X	X	X	P	P	P	P	X	--

Existing

INDUSTRIAL											
Industrial, Heavy	All Heavy Industrial	X	X	X	X	X	C	X	X	X	--
Industrial, Light	All Light Industrial	X	X	X	X	X	P	X	X	X	--
Mining/Extraction	Underground	X	X	X	X	X	C	C	C	X	--
Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
	Surface or Above- Ground	X	X	X	X	X	C	X	X	X	--
Recycling Facility	Recyclable Material Drop-off Facility	X	X	X	X	X	P	X	X	X	--
	Recyclable Material Processing Facility	X	X	X	X	X	C	X	X	X	--
Wholesale, Distribution & Storage	Self-Service Storage Facility	X	X	X	X	X	P/C	P/C	X	X	"C" within
	All Other Wholesale, Distribution and	X	X	X	X	X	P	P	X	X	--
AGRICULTURAL											
Agriculture	Farming/General Agricultural	X	X	X	X	X	P	P	P	P	--
	Community Garden	P	P	P	P	P	P	P	P	P	--

Proposed

INDUSTRIAL											
Industrial, Heavy	All Heavy Industrial	X	X	X	X	X	C	X	X	X	--
Industrial, Light	All Light Industrial	X	X	X	X	X	P	C	X	X	--
Mining/Extraction	Underground	X	X	X	X	X	C	C	C	X	--
Use Categories	Specific Uses	Residential Districts					Nonresidential and Mixed Use				Standards
		MR		HR		SLR	IN	MU	PI	DT	
		CV	IF	CV	IF						
	Surface or Above- Ground	X	X	X	X	X	C	X	X	X	--
Recycling Facility	Recyclable Material Drop-off Facility	X	X	X	X	X	C	X	X	X	--
	Recyclable Material Processing Facility	X	X	X	X	X	C	X	X	X	--
Wholesale, Distribution & Storage	Self-Service Storage Facility	X	X	X	X	X	P/C	P/C	X	X	"C" within
	All Other Wholesale, Distribution and	X	X	X	X	X	P	P	X	X	--
AGRICULTURAL											
Agriculture	Farming/General Agricultural	X	X	X	X	X	P	P	P	P	--
	Community Garden	P	P	P	P	P	P	P	P	P	--

Existing

	Table 5-1: Residential Lot and Building Setback Regulations ⁵				
	Medium Density Residential (MR)				High Density Residential (HR)
See Fig 5.1 for Measurement Rules	Low Density Residential	Detached House / Patio Home	Two-Unit	Town House	Apartment/Condo
Minimum Lot Size (Sq. Ft.)					
	Conv / Infill	Conv / Infill	Conv / Infill	Conv / Infill	Conventional / Infill
Lot Area (A)	26,136	6,000/4,000	6,000/4,000	2,400/2,000	7,500
Lot Area per Unit	26,136	6,000/4,000	3,000/2,000 ⁴	2,400/2,000 ⁴	1,500 ⁴
Lot Width (B) ¹	100	50/40	50/40	45/30	75
Max Height (C)	35	35	35	45	--
Minimum Building Setbacks (feet)					
Street (D) ²	25	25/20	25/20	25/20	25
Street Side (E) ²	20	15/15	15/15	15/15	20
Side (F)	10	10/5	10/5 ³	10/5 ³	10
Rear (G)	10	10	10	10	10
¹ The width must be at least 33% of the lot's depth, but not more than 2 times the lot's depth. ² The sight triangle requirements of §10.407.D do apply. ³ Applies only to end units. No setback required between units with attached/abutting walls. ⁴ 1 Unit = three (3) bedrooms or less. ⁵ Refer to Section 3.500, Simple Living Residential District					

Proposed

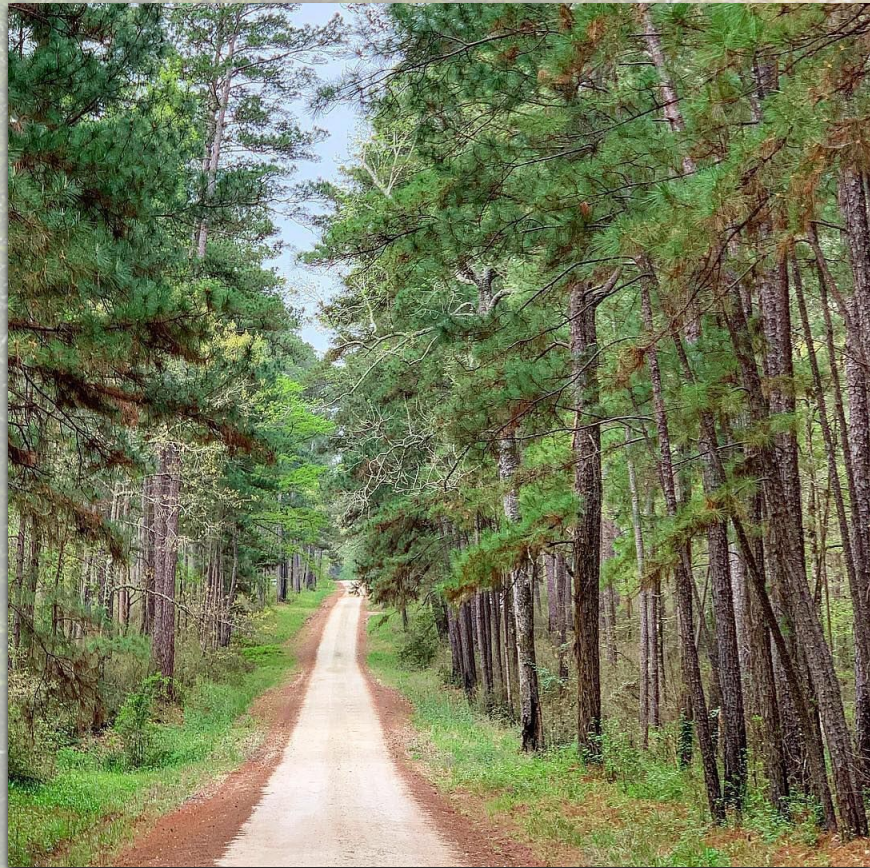
	Table 5-1: Residential Lot and Building Setback Regulations ⁵				
	Medium Density Residential (MR)				High Density Residential
See Fig 5.1 for	Low Density	Detached House /	Two-Unit	Town House	Apartment/Condo
Minimum Lot Size (Sq. Ft.)					
	Conv / Infill	Conv / Infill	Conv / Infill	Conv / Infill	Conventional / Infill
Lot Area (A)	7,200	6,000/4,000	6,000/4,000	2,400/2,000	7,500
Lot Area per Unit	7,200	6,000/4,000	3,000/2,000 ⁴	2,400/2,000	1,200
Lot Width (B) ¹	60	50/40	50/40	30/24	75
Max Height (C)	35	35	45	45	--
Minimum Building Setbacks (feet)					
Street (D) ²	25	20	20	20	20
Street Side (E) ²	10	10	10	10	10
Side (F)	5	5	5	5	5
Rear (G)	10	10	10	10	10
¹ The width must be at least 33% of the lot's depth, but not more than 2 times the lot's depth. ² The sight triangle requirements of §10.407.D do apply. ³ Applies only to end units. No setback required between units with attached/abutting walls. ⁴ 1 Unit = three (3) bedrooms or less. ⁵ Refer to Section 3.500, Simple Living Residential District					

Table 5-2: Nonresidential and Mixed Use District Lot and Building Standards										
Zoning District	Landscaping Percentage	Minimum Lot Area (SF) (A)	Minimum Lot Width (Feet) (B)	Minimum Setbacks (Feet)				Minimum Frontage Build-Out (%) (G)	Maximum	
				Street (C)	Street Side (D)	Side (E)	Rear (F)		Street Setback (Feet) (H)	Height (Feet) (I)
IN	5%	7,500	75	25	20	10/50	10/20	--	--	--
MU	10%	--	--	5	5	10/10	10/10	75	--	65
PI	10%	7,500	75	25	20	10/20	10/20	--	--	65
1. First number applies if adjacent to apartments, nonresidential, or mixed use / second number applies if adjacent to residential (excluding apartments)										
2. Applies to street setback and Street Side setback										
3. Refer to Section 2.400, Supplemental District Regulations , for additional standards specific to the MU district										
-- = No minimum or maximum										

Existing

Table 5-2: Nonresidential and Mixed Use District Lot and Building Standards										
Zoning District	Landscaping Percentage	Minimum Lot Area (SF) (A)	Minimum Lot Width (Feet) (B)	Minimum Setbacks (Feet)				Minimum Frontage Build-Out (%) (G)	Maximum	
				Street (C)	Street Side (D)	Side (E)	Rear (F)		Street Setback (Feet) (H)	Height (Feet) (I)
IN	10%	7,500	75	25	20	10/50	10/20	--	--	--
MU	10%	--	--	5	5	10/10	10/10	--	--	--
PI	10%	7,500	75	25	20	10/20	10/20	--	--	65
1. First number applies if adjacent to apartments, nonresidential, or mixed use / second number applies if adjacent to residential (excluding apartments)										
2. Applies to street setback and Street Side setback										
3. Refer to Section 2.400, Supplemental District Regulations , for additional standards specific to the MU district										
-- = No minimum or maximum										

Proposed









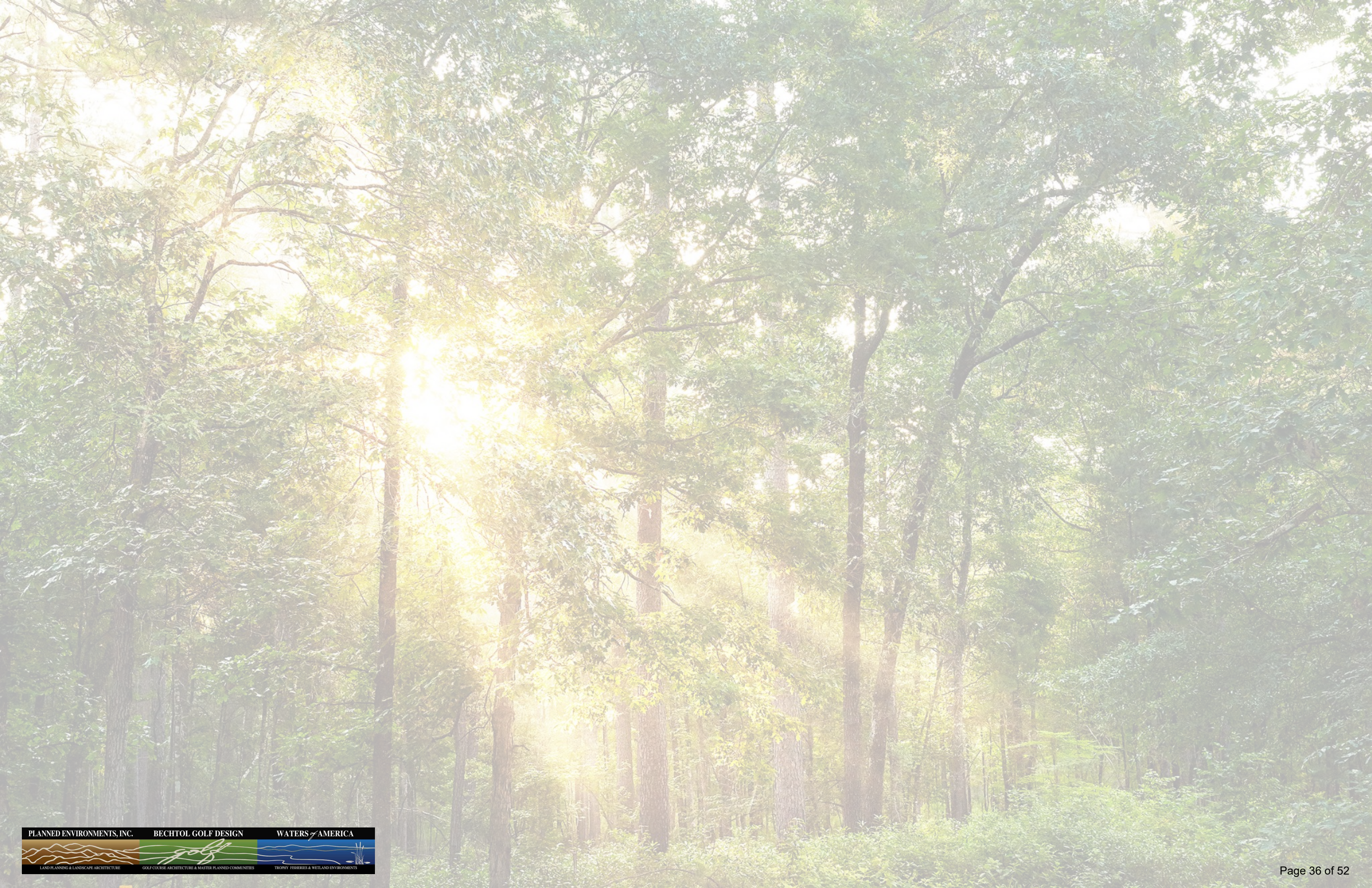














PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Layne Yeager, City Planner

MEETING DATE: December 19, 2024

SUBJECT: Development Code – Apartment Density Adjustment

TYPE OF REVIEW: Modifying the Development Code – Apartment Density Adjustment

APPLICANT: City of Huntsville – Planning Division

LOCATION: City Wide

FACTS, CODE REQUIREMENTS AND CONDITIONS

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.

This approach can help meet the needs of a broader range of residents, including young professionals, families, and retirees, who may prefer or require more affordable and low-maintenance living arrangements.

Additionally, increasing density in appropriate areas supports smart growth principles by reducing urban sprawl, promoting walkability, and enabling more cost-effective infrastructure and public service delivery.

By adjusting land use density, the City can create balanced, sustainable development that aligns with evolving housing trends and the diverse needs of its population.

Example:

The current multifamily density calculation is 1,500 square feet per unit. This proposal will allow an alternative calculation using 650 square feet per bedroom.

Given a 5-acre tract of land, using the per unit calculation, the tract will accommodate 145 units and does not restrict the number of bedrooms permitted. Below is an example of the number of bedrooms.

The same 5 acres, using the 650 square foot per bedroom calculation, result in approximately the same number of bedrooms but permit an increase in the number of units.

Calculation by Unit

5 acres = 217800

sqft/1500 sqft per unit =

145 units

	Apartment Units	Number of Bedrooms	Number of Bedrooms
	20	1	20
	50	2	100
	65	3	195
	10	4	40
Total Units and Bedrooms	145		355

Calculation by Bedroom

5 acres = 217800

sqft/650 sqft per

bedroom = 335

bedrooms

	Apartment Units	Number of Bedrooms	Number of Bedrooms
Efficiency	92	1	92
1 Bedroom	150	1	150
2 Bedroom	46	2	92
Total Units and Bedrooms	288		334

STAFF RECOMMENDATION

*This will allow adjusting land use density, the City can create balanced, sustainable development that aligns with evolving housing trends and the diverse needs of its population, staff recommends **approval** of the Development Code – Apartment Density Adjustment.*

ATTACHMENTS:

Development Code Table 5-1 Adjustment

	Table 5-1: Residential Lot and Building Setback Regulations⁵				
	Medium Density Residential (MR)				High Density Residential (HR)
See Fig 5.1 for Measurement Rules	Low Density Residential	Detached House / Patio Home	Two-Unit	Town House	Apartment/Condo
Minimum Lot Size (Sq. Ft.)					
	Conv / Infill	Conv / Infill	Conv / Infill	Conv / Infill	Conventional / Infill
Lot Area (A)	26,136	6,000/4,000	6,000/4,000	2,400/2,000	7,500
Lot Area per Unit ⁴ /Bedroom ⁶	26,136	6,000/4,000	3,000/2,000 ⁴	2,400/2,000 ⁴	1,500/650
Lot Width (B) ¹	100	50/40	50/40	45/30	75
Max Height (C)	35	35	35	45	--
Minimum Building Setbacks (feet)					
Street (D) ²	25	25/20	25/20	25/20	25
Street Side (E) ²	20	15/15	15/15	15/15	20
Side (F)	10	10/5	10/5 ³	10/5 ³	10
Rear (G)	10	10	10	10	10
¹ The width must be at least 33% of the lot's depth, but not more than 2 times the lot's depth. ² The sight triangle requirements of §10.407.D do apply. ³ Applies only to end units. No setback required between units with attached/abutting walls. ⁴ 1 Unit = three (3) bedrooms or less. ⁵ Refer to Section 3.500, Simple Living Residential District ⁶ Apartment/Condo Density may be calculated by either unit or bedroom but not a combination.					



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Layne Yeager, City Planner

MEETING DATE: December 19, 2024

SUBJECT: The Estates of Texas Grand Ranch Section 2 Preliminary Plan

TYPE OF REVIEW: Preliminary Plan Review

APPLICANT: Mike Namken

FACTS, CODE REQUIREMENTS AND CONDITIONS

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 residence located adjacent to the southeast of the subject property.

- Section 2 will consist of 201 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.

The purpose of this Preliminary Plan is for the creation of The Estates of Texas Grand Ranch Section 2. The 265.56 acres subdivision will consist of 201 total lots. The setbacks will be 65' for the front, 20' for the rear, and 10' side setbacks.

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.

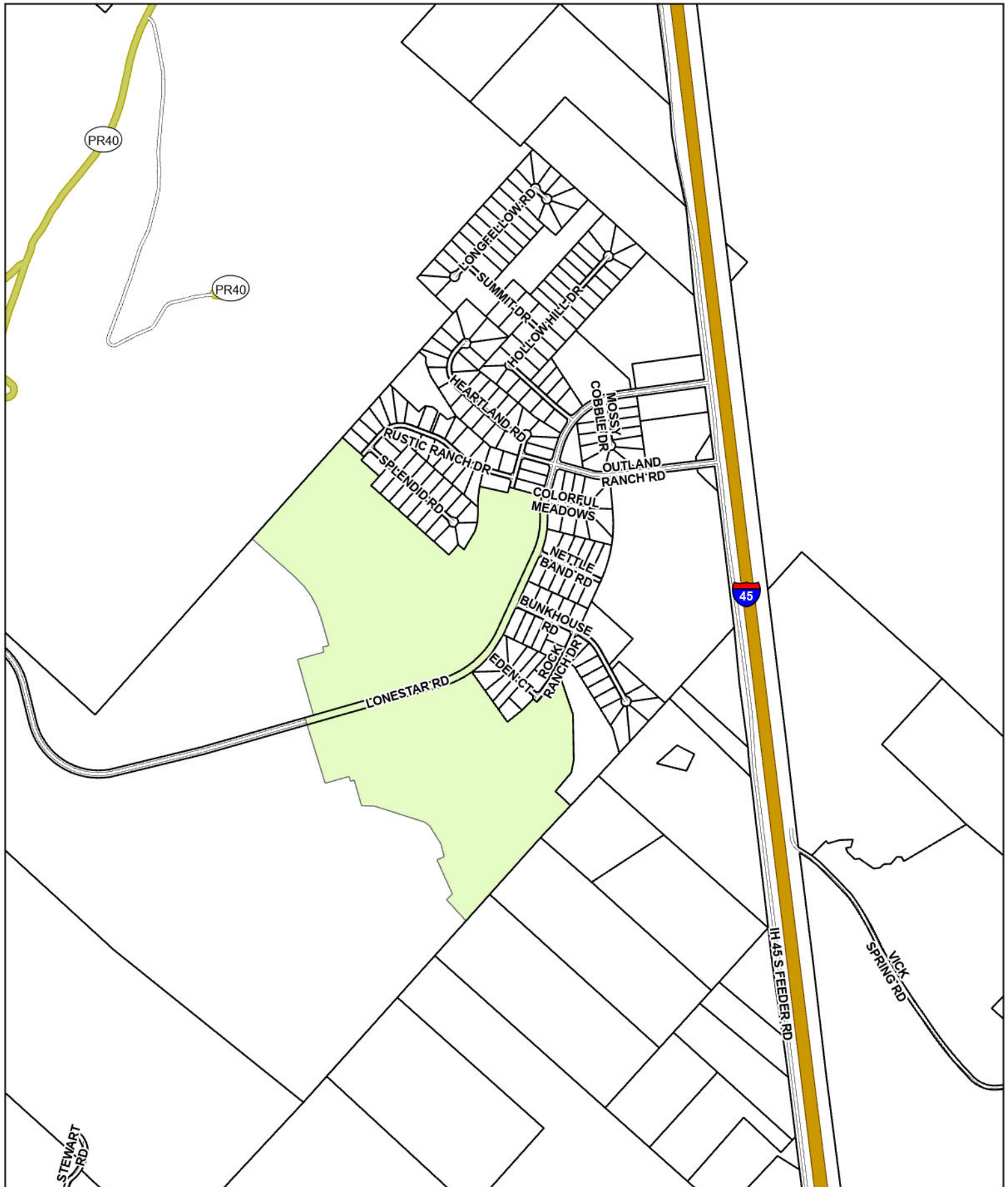
As this is just the preliminary plan, all final civil engineering plans will have to be approved before the submittal of a final plat. If the preliminary plan is approved, Final Plats for sections within the subdivision will be presented to the Commission for review and approval at later dates.

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 Section 2 Subdivision Preliminary Plan.*

ATTACHMENTS:

Preliminary Plan
Vicinity map



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

0 500 1,000 2,000 Feet

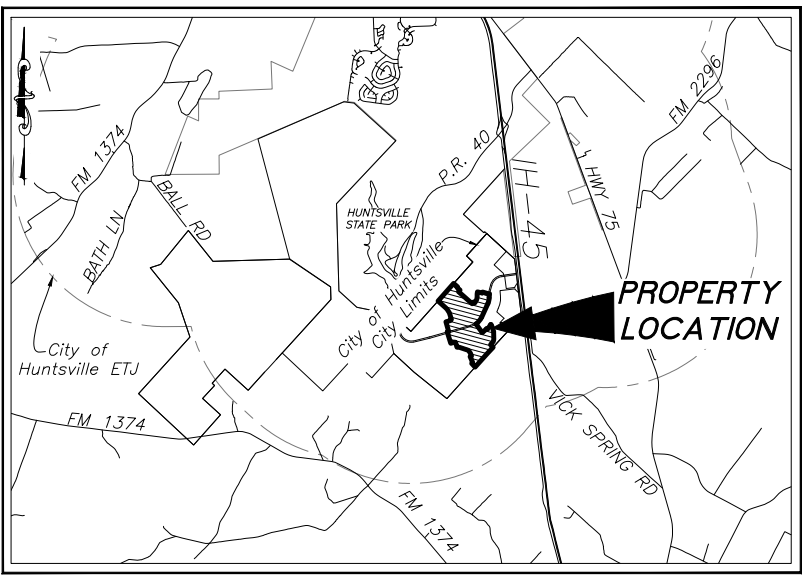
On Any Print Size
CREATED DATE: 12/16/2024

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

The Estates of Texas Grand Ranch Section 2

City of
Huntsville

Page 42 of 52



VICINITY MAP
Not To Scale

GENERAL NOTES

- The purpose of this preliminary plan is to get preliminary approval for ESTATES OF TEXAS GRAND RANCH SECTION 2 which is out of the residue of the called 3314.028 acre tract described in Vol. 1271, pg. 484, Walker County Official Public Records and to indicate the proposed location for the 60 foot road rights-of-way as shown hereon. All notes and dedications below are proposed and would be subject to approval of and recording of a final plat of this proposed subdivision.
- All Bearings, Distances, Coordinates and Acreages hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 and based upon a portion of Huntsville Mapping Control Network Control Point Number 7262, having published coordinates of N=10,231,650.757 feet, and E=3,802,783.195 feet and Elev=112.988 feet and GRS 80 datum. Distances are U.S. Survey Feet and may be converted to geodetic horizontal (surface) by dividing by a Combined Scale Factor of 0.99988. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
- 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/jportal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C05000, Panel 05000, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain). The Base Flood Elevations (BFE's) shown hereon are based on a detailed approximation of the geo-referenced FEMA Flood Insurance Rate Map No. 48471C05000. 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 Namken, Inc. or the undersigned.
- All acreage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Solid quantities do not indicate the positional accuracy of the boundary monumentation.
- All exterior boundary lines of this subdivision which are common with the original survey boundary are monumented on the ground with iron rods or other stable material.
- The Owner(s) hereby certify that where physically possible all lot corners, angle points and points of curvature of the lots located within the subdivision will be monumented on the ground with 3/4" iron rods with 1-3/4" diameter blue plastic caps marked "MICHAEL A. NAMKEN RPLS 6533" UNLESS otherwise noted and with the exception that they are NOT set in the centerline of roadway nor at roadway intersections and points of curvature, as the symbols hereon may represent.
- The Huntsville City Limits line, the Extraterritorial Jurisdiction line (ETJ) and the Certificate of Convenience and Necessity (CCN) line shown on this plat was obtained from the City of Huntsville, Texas Department and is based on the 2019 City of Huntsville Annexation. Its location as shown on this plat is geo-referenced and acknowledged by the City's planning department as being an approximate boundary relating to this plat ONLY.
- All driveways in the subdivision shall be constructed of concrete at owner's expense and shall be completed within twelve (12) months from the setting of forms for the foundation of said dwelling or structure. Further, the driveway or entrance to each lot from the pavement of the street shall be paved with concrete. Application for approval to Walker County is required prior to installation of the driveway for determination of the location, culvert sizing, installation depth, etc. Further, the driveway or entrance to each lot from the pavement of the street shall be paved with concrete or asphalt.
- All lot setbacks shall be in accordance with the recorded covenants, conditions, and restrictions for the ESTATES OF TEXAS GRAND RANCH, SECTION 2 as follows:
 - 65' Front Building Lines,
 - 10' Side Building Lines,
 - 20' Rear Building Lines.
- All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for ESTATES OF TEXAS GRAND RANCH, SECTION 2, which will be recorded at Public Record after the acceptance and recording of the Final Plat of ESTATES OF TEXAS GRAND RANCH, SECTION 2.
- Before development of a Reserve Tract, a plat of the tract shall be submitted to the City for review and approval according to the Development Code of the City of Huntsville.
- Within the twenty-five (25) foot No Clear Zone along the Texas State Parks Board, Huntsville State Park, as recorded in Vol. 89, Pg. 368, Walker County Deed Records, no improvements shall be made, and cutting of all natural vegetation is prohibited. See the Covenants, Conditions and Restrictions for ESTATES OF TEXAS GRAND RANCH, SECTION 2, which will be recorded at Public Record after the acceptance and recording of this plat for more details on the No Clear Zone.
- Lot Density for this proposed section will be 0.78 lots per acre.
- This proposed section will be Section 2 of 4 proposed sections in this development. At this time there is no proposed time table for the proposed Sections 3 through 4.
- The purpose of Reserves K and N is for detention ponds, nature reserves, green belt areas and walking trails. The purpose of Reserve L is a restricted drill site reserve. The purpose of Reserve M is for the common use of the subdivision needs.
- Everything contained within this preliminary plan of the ESTATES OF TEXAS GRAND RANCH, SECTION 2 is wooded, with the exception of Lonestar Road.
- The lots that border Lonestar Road are prohibited from direct access to Lonestar Road.
- The pipeline shown hereon and described in Vol. 1245, pg. 300, WCPR, is a high pressure natural gas line, with a line size of four (4) inches, and with a designed pressure OF 700 psi.
- The primary electric lines along Lonestar Road will be overhead. The connector and side streets will have underground electric lines.

DETENTION/DRAINAGE NOTES

- Storm water detention/mitigation for this section will be covered and accounted for in the drainage report titled "Estates of Texas Grand Ranch Detention and Mitigation Analysis" by S.M. Shaleeh Mahmood Rony, PE (TX PE # 144726) and the construction plans titled "Estates of Texas Grand Ranch Section 2 Paving, Drainage & Utilities" by Jesse McLaury, PE (TX PE # 152975) for Spear Point Engineering, LLC (TX Firm # 18904).
- Storm event utilized for drainage design:
 - Drainage swales = 100-year storm event
 - Roadway culverts = 100-year storm event
 - Roadside ditches = 25-year storm event
 - Driveway culverts = 25-year storm event
- Detention ponds are designed to mitigate for the 25-year and 100-year storm events of ultimate post-developed conditions within each respective drainage basin.
- 30-feet by 30-feet drainage easements ("DE") will be located on the upstream and downstream end of all roadway culverts.
- Variable width private drainage easements ("VWDE") will contain the storm water for the 100-year storm event.
- Drainage easements, drainage infrastructure and detention ponds located outside of public right-of-way will not be owned and maintained by the city of Huntsville or Walker County. The drainage easements and variable width drainage easements outside of the public right-of-way will be owned by the property owners and maintained by both the property owners and the Estates of Texas Grand Ranch Property Owners Association. The detention ponds will be owned and maintained by the Estates of Texas Grand Ranch Property Owners Association.
- Proposed storm drainage culverts, sizes, lengths and types are shown on Sheet 7 of 7.

SANITARY SEWER SERVICE

- Each lot will be required to utilize onsite sanitary sewer facilities (O.S.S.F.) for sanitary sewer service in accordance with state and local codes and regulations. The Lot Owner is not prohibited from connecting to a public sanitary sewer collection system if service becomes available at some time in the future.

PUBLIC EASEMENT NOTES

- All public easements denoted on this plan would be hereby dedicated to be used by the public forever. Any public utility, including 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 closing 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 County of Walker 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 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.
- A twenty (20) foot public utility easement (PUE) which incorporates within it a twenty (20) foot Estates of Texas Grand Ranch Property Owners Association nature trail easement (NTE) is established adjacent to all street rights-of-way.
- All Drainage Easements labeled as "DE" are typical right angle off of right-of-way, locations of which are better defined on each sheet hereafter, or within Detail Views as needed. All 30'x30' (Typical size) Drainage Easements ("DE") shown hereon are proposed, and are subject to change before final recording of this plat.
- ESTATES OF TEXAS GRAND RANCH SECTION 2 hereon will contain approximately 7.5 miles of nature trail easements and a proposed 1.2 miles of additional walking trails.

ESTATES OF TEXAS GRAND RANCH APPROVED VARIANCES

- See Development Agreement between The City of Huntsville, Texas and I Texas Grand Ranch LLC, signed on 20 December, 2022.

APPROVED MODIFICATION TO SUBDIVISION STANDARDS/VARIANCES PER THE DEVELOPMENT AGREEMENT DATED DECEMBER 20, 2022

- December 20, 2022. For a waiver of the Development Agreement Section 5.700: The variance was granted to allow for lot depth up to four times the width with the exception of flag lots.
- December 20, 2022. For a waiver of the Development Agreement Section 10.405 and 10.406: The variance was granted to allow for block lengths in excess of 1,200 feet and cul-de-sacs in excess of 1,000 feet provided 15 or fewer lots.
- December 20, 2022. For a waiver of the Development Agreement Section 10.1000: The variance was granted to allow for approved lighting at all intersections.
- December 20, 2022. For a waiver of the Development Agreement Section 10.700: The variance was granted to allow for the installation of approved alternative sewage treatment facilities on site for each individual lot.
- December 20, 2022. For a waiver of the Development Agreement Section 10.1300: The variance was granted to allow for utilities to be located overhead or underground.
- December 20, 2022. For a waiver of the Development Agreement Section 10.504 and 10.901: The variance was granted to allow for 3.5 miles of designated walking areas and +/- 30 miles of nature trail easements in lieu of sidewalks.
- December 20, 2022. For a waiver of the Development Agreement Section 10.405: The variance was granted to allow for streets to be 2" asphalt with a paved surface of 26" and a 2" unpaved shoulder; each street must have a minimum 60' dedicated right of way.
- December 20, 2022. For a waiver of the Development Agreement Section 10.600: The variance was granted to allow for fire hydrant spacing at a maximum of 1,000-foot separation.

**PRELIMINARY DO NOT RECORD
FOR ANY PURPOSE**

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LEGEND

- To Be Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
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- Variable Width Private Drainage Easement
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- LEGEND**
- To Be Set 5/8" Iron Rod w/cap marked "MICHAEL A.
 - NAMKEN RPLS 65.33", UNLESS otherwise noted
 - Block Number
 - Flood Zone A
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 - NTE Nature Trail Easement
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**ESTATES OF TEXAS GRAND
RANCH SECTION 2**

CONTAINING 9 BLOCKS, 201 LOTS AND 4 RESERVES

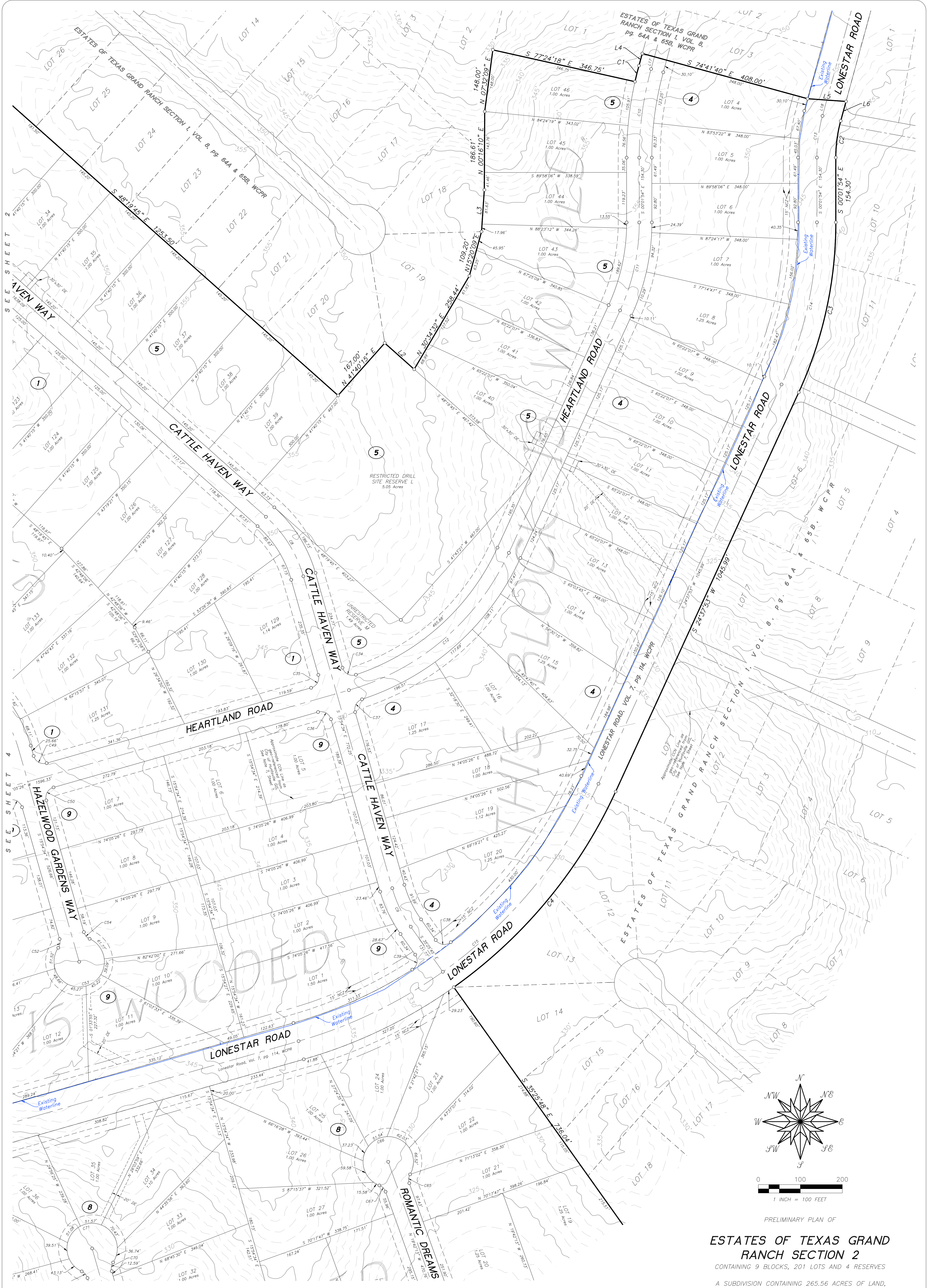
A SUBDIVISION CONTAINING 265.56 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE TRACT
DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC.
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,
JOHN W. INGERSOLL LEAGUE, A-27

WALKER COUNTY, TEXAS

JULY 2024

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

Job No. 23-105

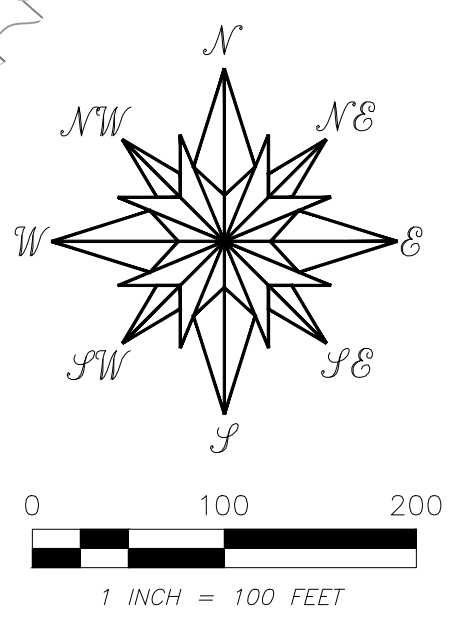


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- Block Number
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- PUE Public Utility Easement
- WVDE Variable Width Private Drainage Easement
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LINE	BEARING	DISTANCE
L1	S 41°40'15" E	52.81
L2	S 48°19'45" E	63.94
L3	N 03°50'19" E	99.59
L4	N 15°18'20" E	30.10
L5	S 85°56'11" E	91.76
L6	S 15°18'20" W	47.99
L7	S 47°57'09" E	60.03
L8	S 59°51'54" E	46.44
L9	S 39°21'06" W	61.49
L10	N 44°43'05" E	98.50
L11	N 65°39'36" E	65.62
L12	N 52°59'00" W	74.42
L13	S 74°05'26" W	47.43
L14	N 15°54'34" W	59.91
L15	N 15°54'34" W	60.00
L16	N 74°05'26" E	76.96
L17	S 15°18'20" W	30.10
L18	S 15°18'20" W	39.04
L19	S 49°35'41" E	8.61
L20	S 65°39'36" W	65.62

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	39.17	828.00	N 13°57'01" E	39.17	2°42'38"
C2	88.34	330.00	S 07°38'13" W	88.07	15°20'14"
C3	417.64	970.00	S 12°17'59" W	414.32	24°39'47"
C4	611.38	1170.02	S 39°36'05" W	604.44	29°56'20"
C5	416.47	1903.34	N 48°18'12" E	415.63	12°32'12"
C6	408.97	1966.71	N 36°05'25" E	408.24	11°55'03"
C7	29.15	270.00	N 62°34'01" E	29.14	6°11'10"
C8	169.75	300.00	S 32°07'09" E	167.50	32°25'12"
C9	102.21	300.00	S 25°40'09" E	101.71	19°51'11"
C10	213.61	708.00	S 07°58'13" W	212.98	15°20'14"
C11	216.09	502.00	S 12°17'59" W	214.42	24°39'47"
C12	517.94	600.00	S 49°21'40" W	502.00	49°27'33"
C13	100.38	375.00	S 07°58'13" W	100.08	15°20'14"
C14	398.17	925.00	S 12°17'59" W	395.10	24°39'47"
C15	970.85	1125.00	S 49°21'14" W	941.00	49°26'42"
C16	169.75	300.00	S 32°07'09" E	167.50	32°25'12"
C17	74.04	300.00	S 08°50'22" E	73.85	14°08'24"
C18	74.04	300.00	S 08°50'22" E	73.85	14°08'24"
C19	78.98	300.00	S 08°22'03" E	78.75	15°05'00"
C20	78.98	300.00	S 08°22'03" E	78.75	15°05'00"
C21	1082.30	300.00	S 58°03'45" W	1068.27	32°01'58"
C22	297.00	300.00	S 21°14'01" E	285.02	56°43'20"
C23	175.76	300.00	S 23°54'59" W	173.25	33°34'00"
C24	78.44	300.00	S 46°03'20" W	78.22	14°58'52"
C25	40.42	300.00	S 49°41'10" W	40.39	7°43'12"
C26	103.85	300.00	S 55°44'35" W	103.33	19°50'02"
C27	308.85	300.00	S 45°25'54" W	295.48	59°00'00"
C28	183.21	300.00	S 60°19'53" E	180.38	34°59'59"
C29	39.27	25.00	N 03°19'45" W	35.36	90°00'00"
C30	39.27	25.00	N 86°40'15" W	35.36	90°00'00"
C31	21.68	25.00	S 16°49'58" W	21.00	85°35'54"
C32	292.50	59.99	N 48°19'45" W	77.64	279°21'05"
C33	21.68	25.00	N 66°30'31" E	21.00	49°40'32"
C34	40.42	25.00	N 62°13'56" W	36.16	92°37'45"
C35	39.27	25.00	S 29°05'26" W	35.36	90°00'00"
C36	39.27	25.00	S 60°54'34" E	35.36	90°00'00"
C37	38.32	25.00	N 27°59'49" E	34.67	87°48'45"
C38	40.57	25.00	N 81°55'24" W	36.27	92°59'18"
C39	40.57	25.00	S 11°03'54" W	36.27	88°39'22"
C40	21.68	25.00	N 23°29'29" W	21.00	49°40'32"
C41	292.50	59.99	S 41°40'15" W	77.64	279°21'05"
C42	21.68	25.00	S 73°10'02" E	21.00	49°40'32"

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C43	39.27	25.00	S 03°19'45" E	35.36	90°00'00"
C44	21.68	25.00	S 66°30'31" W	21.00	49°40'32"
C45	292.50	59.99	N 48°19'45" E	77.64	279°21'05"
C46	21.68	25.00	N 16°49'58" E	21.00	49°40'32"
C47	39.27	25.00	N 86°40'15" E	35.36	90°00'00"
C48	39.27	25.00	S 29°05'26" W	35.36	90°00'00"
C49	39.27	25.00	N 60°54'34" W	35.36	90°00'00"
C50	39.27	25.00	N 29°05'26" E	35.36	90°00'00"
C51	39.27	25.00	S 60°54'34" E	35.36	90°00'00"
C52	21.68	25.00	S 08°50'22" W	21.00	49°40'32"
C53	292.50	59.99	N 74°05'26" E	77.64	279°21'05"
C54	21.68	25.00	N 40°44'50" W	21.00	49°40'32"
C55	39.27	25.00	S 60°54'34" E	35.36	90°00'00"
C56	39.27	25.00	N 29°05'26" E	35.36	90°00'00"
C57	39.27	25.00	N 60°54'34" W	35.36	90°00'00"
C58	39.27	25.00	S 29°05'26" W	35.36	90°00'00"
C59	39.27	25.00	S 60°54'34" E	35.36	90°00'00"
C60	39.27	25.00	N 29°05'26" E	35.36	90°00'00"
C61	39.27	25.00	N 60°54'34" W	35.36	90°00'00"
C62	39.27	25.00	S 29°05'26" W	35.36	90°00'00"
C63	40.40	25.00	N 65°59'59" W	36.15	92°35'32"
C64	39.60	25.00	S 25°40'33" W	35.59	90°45'52"
C65	21.68	25.00	N 05°08'19" E	21.01	49°41'05"
C66	292.54	60.00	S 70°18'06" W	77.65	279°21'05"
C67	21.67	25.00	S 44°32'27" E	21.00	49°40'27"
C68	39.27	25.00	N 60°54'34" W	35.36	90°00'00"
C69	39.27	25.00	S 29°05'26" W	35.36	90°00'00"
C70	21.68	25.00	N 08°55'53" E	21.00	49°40'52"
C71	292.50	59.99	S 74°05'46" W	77.64	279°21'05"
C72	21.67	25.00	S 40°44'50" E	21.00	49°40'12"
C73	37.46	25.00	N 04°07'19" W	34.07	85°35'54"
C74	40.17	25.00	N 88°01'43" E	35.99	92°03'46"
C75	36.74	25.00	N 03°32'13" W	33.52	84°12'13"
C76	41.80	25.00	N 66°27'47" E	37.10	95°47'27"
C77	21.68	25.00	S 20°47'57" E	21.00	49°40'44"
C78	292.50	59.99	N 44°21'52" E	77.64	279°21'05"
C79	21.67	25.00	N 70°28'30" W	21.00	49°40'21"
C80	36.46	25.00	N 84°58'51" W	33.33	83°17'26"
C81	38.68	25.00	S 01°29'53" W	34.94	88°39'22"
C82	41.85	25.00	N 26°07'52" E	37.13	95°55'09"
C83	37.49	25.00	S 62°59'00" E	34.07	85°55'08"

- LEGEND**
- To Be Set 5/8" Iron Rod w/cap marked "MICHAEL A.
 - NAMKEN RPLS 6533", UNLESS otherwise noted
 - Block Number
 - Flood Zone A
 - Drainage Easement
 - NTE Nature Trail Easement
 - PUE Public Utility Easement
 - WVDE Variable Width Private Drainage Easement
 - WCDR Walker County Deed Records
 - WCOPR Walker County Official Public Records
 - WCPR Walker County Plat Records

**PRELIMINARY DO NOT RECORD
FOR ANY PURPOSE**

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**ESTATES OF TEXAS GRAND
RANCH SECTION 2**
CONTAINING 9 BLOCKS, 201 LOTS AND 4 RESERVES
A SUBDIVISION CONTAINING 265.56 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

WALKER COUNTY, TEXAS

JULY 2024
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBRLS Firm No. 10194990
936-661-3325

SHEET 4 OF 7

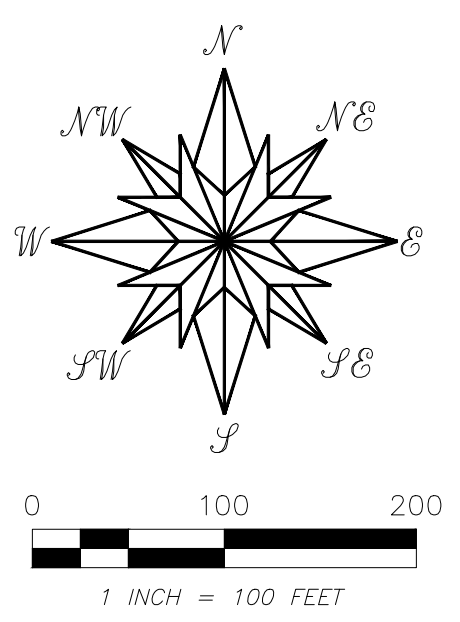


LEGEND

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ESTATES OF TEXAS GRAND
RANCH SECTION 2

CONTAINING 9 BLOCKS, 201 LOTS AND 4 RESERVES

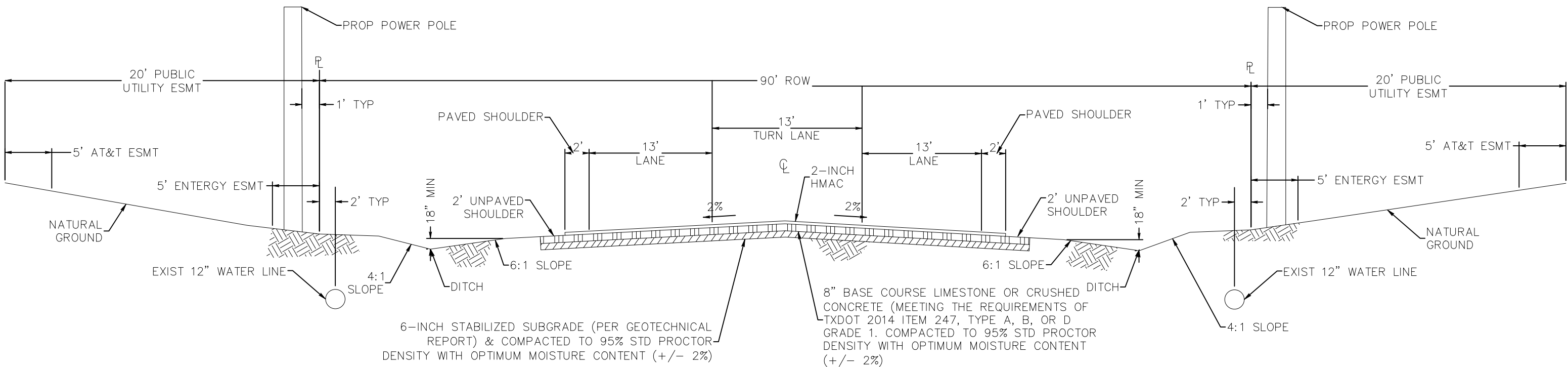
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JULY 2024

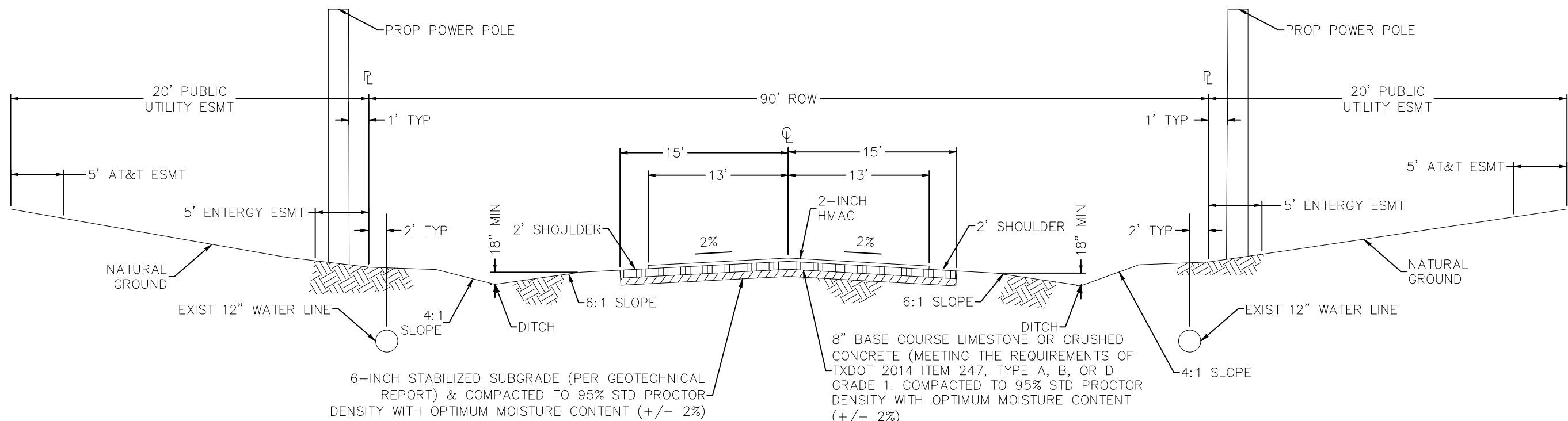
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBRLS Firm No. 10194090
936-661-3325

SHEET 5 OF 7



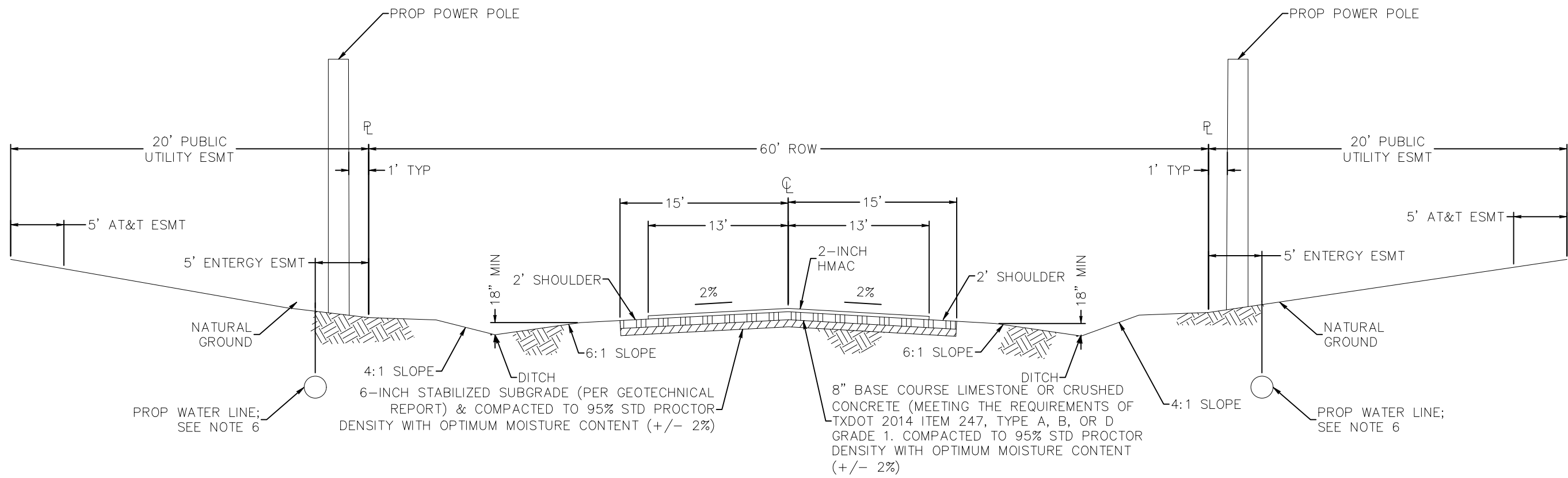
TYPICAL STREET SECTION
90' RIGHT OF WAY
NTS

- NOTES:
- PAVEMENT AND BASE MATERIAL SHALL BE IN ACCORDANCE WITH THE WALKER COUNTY DESIGN STANDARDS. CONTRACTOR SHALL PROVIDE WRITTEN MATERIAL ANALYSIS PER SECTION 5.21 WALKER COUNTY STANDARDS.
 - HMAC SHALL BE TYPE "D" PER TEXAS D.O.T. STANDARD SPECIFICATIONS, ITEM NO. 340.
 - THE GEOTECHNICAL REPORT SHALL INDICATE THE PERCENTAGE OF LIME OR CEMENT REQUIRED FOR SUBGRADE STABILIZATION.
 - ROADSIDE DITCH FRONT SLOPES SHALL BE AT 6:1 TYPICAL WITH A MAXIMUM OF 4:1 IN AREAS APPROACHING DRAINAGE CROSSINGS AND STRUCTURES.
 - DITCH BACK SLOPES SHALL BE AT 4:1 TYPICAL WITH A MAXIMUM OF 3:1 IN AREAS APPROACHING DRAINAGE CROSSINGS AND STRUCTURES.
 - WATER LINES SHALL BE LOCATED 5' OUTSIDE THE RIGHT-OF-WAY.



TYPICAL STREET SECTION
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TYPICAL STREET SECTION
60' RIGHT OF WAY
NTS

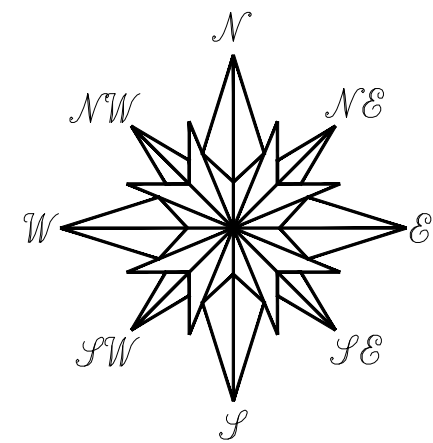
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 - WATER LINES SHALL BE LOCATED 5' OUTSIDE THE RIGHT-OF-WAY.

Project Name: Estates of Texas Grand Ranch Section 2
Prepared By: Spearpoint Engineering, LLC
Date Prepared: 3/20/2024

WATER DEMANDS				(1.) ADF	(2.) MDD	(3.) PHD	(4.) PHD (gpm)	RFD	Alternate PHD	Alternate PHD (gpm)
Unit Description	Projected Water flowrate (gpad)*	Persons/Connection	Connections	Average Daily Flow (ADF) (gpd)	Maximum Daily Demand (MDD) ADF *1.70 (gpd)	Peak Hourly Demand (PHD) (MDD*1.75) (gph)	Peak Hourly Demand (PHD) (MDD*1.75) (gpm)	Fire Flow Demand (RFD) (gph)	Required Fire Flow + Maximum Daily Demand (RFF + MDD) (gph)	Required Fire Flow + Maximum Daily Demand (RFF + MDD) (converted to gpm)
Residential Lots	140	3.5	201	98,490	167,433	12,209	203	72000	78,976	1316.3
Totals:				98,490	167,433	12,209	203			

Project Name: Estates of Texas Grand Ranch Section 2
Prepared By: Spearpoint Engineering, LLC
Date Prepared: 3/20/2024

WASTEWATER DEMANDS				DF	PDF	PHF	PHF (gpm)
Unit Description	Projected WW flowrate (gpad)*	Persons/Connection	Connections	Total Flow (gpd)	Peak Daily Flow (gpd)	Peak Hourly Flow (PDF/24) (gph)	Peak Hourly Flow (PDF/24) (converted to gpm)
Residential Lots with OSSF	0	3.5	201	0	0	0	0
Totals:				0	0	0	0



THIS SHEET - NOT TO SCALE

PRELIMINARY PLAN OF

ESTATES OF TEXAS GRAND RANCH SECTION 2

CONTAINING 9 BLOCKS, 201 LOTS AND 4 RESERVES

A SUBDIVISION CONTAINING 265.56 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

WALKER COUNTY, TEXAS

JULY 2024

NAMKEN, INC.

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

Job No. 23-105

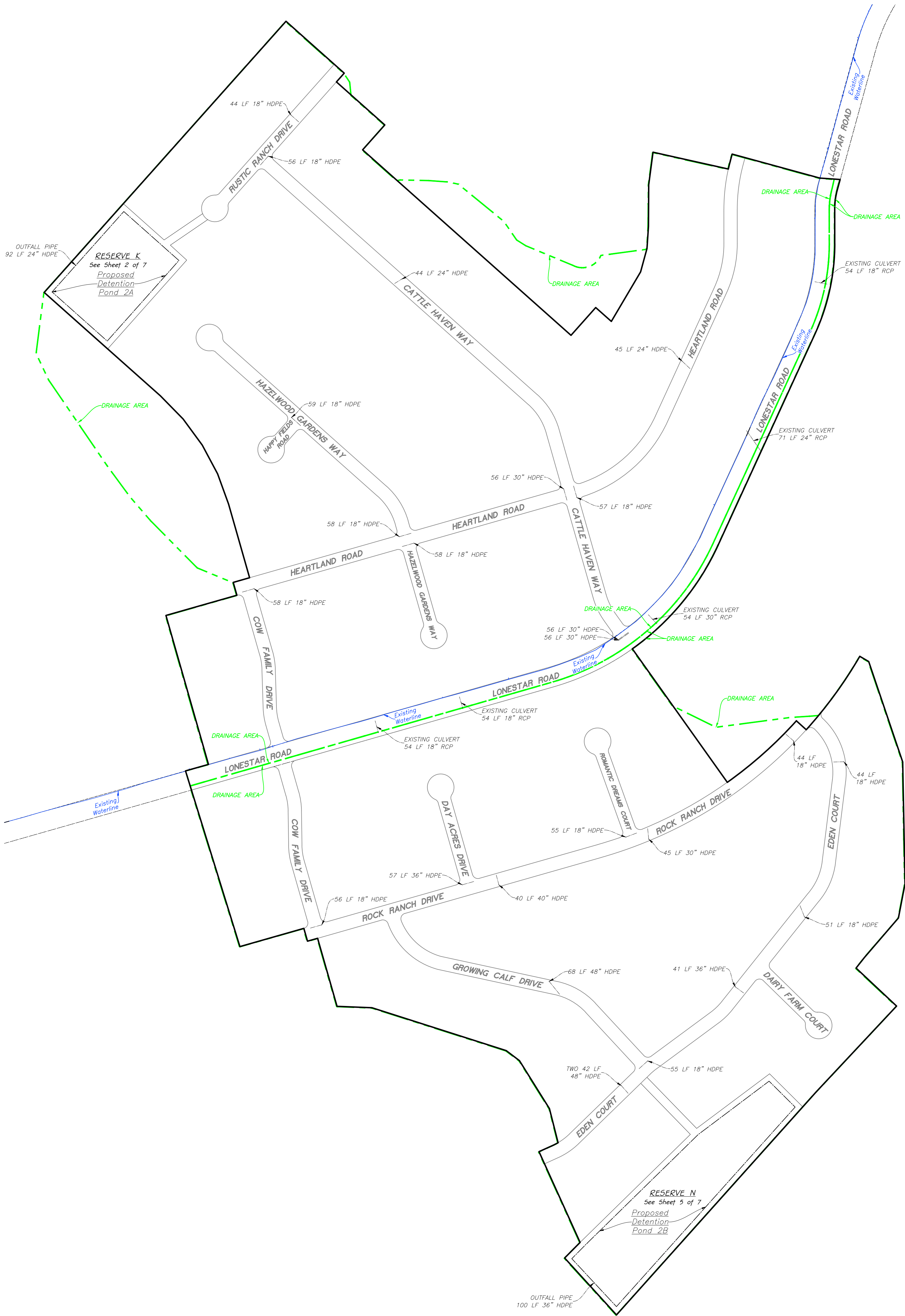
SHEET 6 OF 7

LEGEND

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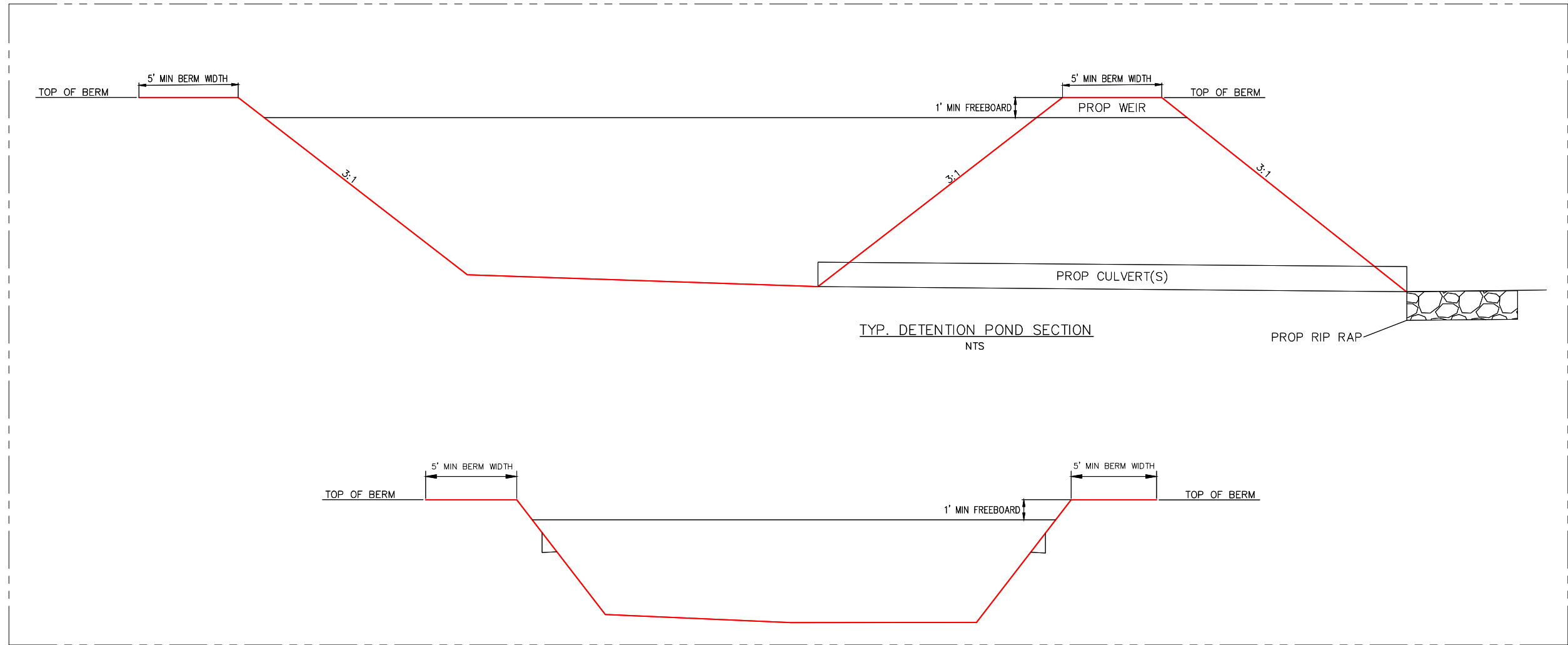
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PROPOSED DETENTION SUMMARY

POND 2A DETENTION SUMMARY
25-YR FLOW = 44.18 CFS (Outflow/Discharge)
25-YR WSE = 312.43 FT
25-YR REQUIRED STORAGE = 19.25 AC-FT
100-YR FLOW = 50.63 CFS (Outflow/Discharge)
100-YR WSE = 315.07 FT
100-YR REQUIRED STORAGE = 26.04 AC-FT
PROVIDED STORAGE = 26.04 AC-FT
TOP OF BERM ELEVATION = 316.1 FT

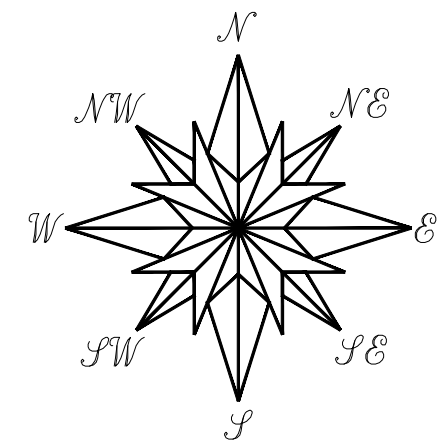
POND 2B DETENTION SUMMARY
25-YR FLOW = 84.66 CFS (Outflow/Discharge)
25-YR WSE = 284.68 FT
25-YR REQUIRED STORAGE = 31.78 AC-FT
100-YR FLOW = 95.22 CFS (Outflow/Discharge)
100-YR WSE = 287.31 FT
100-YR REQUIRED STORAGE = 43.58 AC-FT
PROVIDED STORAGE = 53.58 AC-FT
TOP OF BERM ELEVATION = 288.40 FT



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ESTATES OF TEXAS GRAND
RANCH SECTION 2

CONTAINING 9 BLOCKS, 201 LOTS AND 4 RESERVES

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JOHN W. INGERSOLL LEAGUE, A-27

WALKER COUNTY, TEXAS

JULY 2024

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

Job No. 23-105

SHEET 7 OF 7

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.

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

City staff present: Yeager; Capaccioli; Byal; Jeng-Bullock; Byal; Nortonen

Audience present: Council Member Foussum, Ronnie & Reba White, Wendell Baker Jr, Ruth & Tommy Lynch, Cathy Pugh, Mac Woodward, LaDeanna Holcomb, Tammy & Paul Pittman, Damon Fenley, Cheryl Spencer

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.

- a. **PUBLIC HEARING** to receive public comments concerning The Development District Map Amendment Request to go from Mixed Use to a Planned Development and approve the concept plan, located adjacent to Veterans Memorial and Smither Road 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.

City Planner, Layne Yeager gave an overview of the request and recommended the approval of the request to go from a Mixed Use to a Planned Development.

Citizen Reba White asked when the project will begin, Layne Yeager explained that it will be done in phases. Citizen Wendell Baker Jr .said he was in favor, but wanted to voice his concern about drainage, traffic and general nuisance/noise complaints after it is completed. Council Member Tor Fossum voiced his concern about tree preservation. Citizen Cheryl Spencer said she was in favor of this project, but wanted to make sure the project preserved the trees. Citizen Ruth Lynch asked about the traffic, and how it will be impacted. Layne Yeager explained that Engineering will have traffic and drainage impact studies done, as well as new lanes on existing roads as proposed by the Traffic Master Plan. Mac Woodward mentioned that all the concerns that are being voiced, they are working on them, and they will be glad to answer any of their questions. Nobody was against the project.

Public Hearing is Closed at 5:56 pm.

4. CONSIDER

- a. The Development District Map Amendment Request to go from Mixed Use to a Planned Development and approve the concept plan, located adjacent to Veterans Memorial and Smither Road 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 of the

proposed revisions to the current Development Districts map and the Development Code for the entirety of the City of Huntsville.

City Planner, Layne Yeager gave an overview of the request for the committee to consider and recommended the approval of the request to go from a Mixed Use to a Planned Development and Concept Plan.

Commissioner Lynch asked about the plans for the Smither bridge over I-45, Yeager responded that TxDOT already has plans for the bridge with the construction underway.

Commissioner Barnett asked about the concept plan and the zoning change from Mixed Use to a Planned Development. Yeager explained that they will see more of this project through the platting process and development plan with greater details, and this is just for the part of the project that is in the City Limits.

Commissioner Carpenter moved to approve the request to go from Mixed Use to a Planned Development and approve the concept plan. Second was by Commissioner Barnett. The vote was unanimous.

- b. The minutes of the November 7, 2024, meeting.

Commissioner Thompson moved to approve the November 21st minutes. Second was by Commissioner Lynch. The vote was unanimous.

The minutes of the October 17th had no quorum, and no action was taken.

5. 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.*

6. ADJOURNMENT

Commissioner Barnett moved to adjourn the meeting. Second was by Vice-Chairwoman Carpenter. The vote was unanimous. [6.01 PM]

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.

Members present: Hooten; Lynch; Thompson; Harris

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

Audience present: None

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

Chairman Hooten led the invocation.

4. CONSIDER

- a. The FY 2024-2025 Meeting Schedule and Submission Deadlines.

Chairman Al Hooten mentioned that the location of the meetings needed to be changed from the Library to the Service Center.

Commissioner Thompson moved to approve the FY 2024-2025 Meeting Schedule. Second was by Commissioner Harris. The vote was unanimous.

- b. The minutes of the June 20, 2024, meeting.

Commissioner Lynch moved to approve the June 20th minutes. Second was by Commissioner Thompson. 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.

- Commissioner Lynch asked about the Tree Ordinance and what could be done about the clearing of land at new developments, more specifically, The Reserve on SH 30, and Sonic's new site at 11th St and Normal Park. Kevin Byal explained the clearing and grading procedure along with the landscaping required by the city for new development. She also brought up the drainage issue on 11th St at Normal Park, and Kathlie Jeng-Bulloch mentioned that this area is on the Drainage CIP list, but no projects have been identified for studies yet.

6. ADJOURNMENT

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