

CITY OF HUNTSVILLE, TEXAS

Place 3 - Al Hooten, Chairman

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



Place 5 - Rhonda Capenter
Place 6 - Tommy Harris
Place 7 - Weldon Wallace

PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 4, 2025, 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. CONSIDER

- a. The minutes of the September 4th, 2025, meeting.
- b. The minutes of the November 6th, 2025 meeting.
- c. To consider the Final Plat of Rockbridge East Phase 2.
Layne Yeager, City Planner/Airport Manager
- d. To review revisions to the Development Code, Article 7, Landscape and Buffers, concerning tree preservation.
Layne Yeager, City Planner/Airport Manager

5. ITEMS OF COMMUNITY INTEREST

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

6. ADJOURNMENT

CERTIFICATE

I, Sharon Schultz, Deputy City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.HuntsvilleTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: November 26, 2025

TIME OF POSTING: 10:50 a.m.

TAKEN DOWN:

Sharon Schultz

Sharon Schultz, Deputy City Secretary

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 4th DAY OF SEPTEMBER 2025 AT 5:30 PM.

Members present: Hooten; Carpenter; Thompson; Barnett; Harris; Wallace; Lynch
City staff present: Yeager; Capaccioli; Byal; Jeng-Bulloch; Kreinus

1. CALL TO ORDER

The meeting was called to order by Chairman Hooten. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION

Vice-Chairwoman Carpenter led the invocation.

4. PUBLIC HEARING.

- a.** Regarding the Zoning District Map Amendment request to go from Medium Density Residential (MR) to Mixed Use, (MU) located at 1857 SH 30 E, Walker County Property ID 18981.

At 5:32 pm Chairman Hooten opened the public hearing. City Planner, Layne Yeager, presented the facts of District Map Amendment request followed by Michelle Whitecotton, for the applicant, Donald Pursley & Rebecca Barton presenting their plan for the property. Speaking in favor of the application: none.

Speaking against the application: Don Rast, Mike & Susan McCormick, Nancy Hughs for Dr. Hughs. Don Rast also provided a petition with 9 signatures from neighbors in that area.

At 5:49, Chairman Hooten closed the public hearing.

5. CONSIDER

- a.** A Zoning District Map Amendment request to go from Medium Density Residential (MR) to Mixed Use (MU), located at 1857 SH 30 E, Walker County Property ID 18981.

Commissioner Lynch motioned to deny approval of the item. Second was by Commissioner Harris. The motion was passed at 5:57.

- b.** A Final Plat of the Susie Barnes Subdivision Lots 2-7

Commissioner Wallace moved to approve the Final Plat of the Susie Barnes Subdivision, Lots 2-7. The second was by Commissioner Lynch. The motion passed unanimously.

- c.** The minutes of the June 5th, 2025, meeting.

Commissioner Thompson moved to approve the meeting minutes with the correction:

Commissioner Thompson moved to deny the variance for the overhead utilities. Second was by Commissioner Lynch. The vote was unanimous.

from June 5th, 2025. Second was by Commissioner Carpenter. The motion was passed

unanimously.

- d. The minutes of the August 7th, 2025 meeting

Commissioner Wallace moved to approve the meeting minutes from August 7th 2025. Second was by Commissioner Lynch. The motion passed unanimously.

6. ITEMS OF COMMUNITY INTEREST

City Planner, Layne Yeager, shared that at the next Planning Commission meeting, staff will have updates on Article 7 of the Development Code, Landscaping and Buffers, followed by a workshop with City Council. Commissioner Thompson asked about detention ponds and their regulations on their design and placement, with City Engineer Bulloch explaining that they go through a review, either with staff or a contracted engineering firm. Commissioner Carpenter asked about what can/will be done about vacant structures. Director of Development Service, Kevin Byal, informed her that City Council recently adopted an ordinance to address vacant buildings.

7. ADJOURNMENT

Commissioner Barnett moved to adjourn the meeting. The second was by Commissioner Wallace. The motion passed unanimously. [6:07 PM]

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 6th DAY OF NOVEMBER 2025 AT 5:30 PM.

Members present: Hooten; Carpenter; Thompson; Barnett; Wallace;
City staff present: Yeager; Capaccioli; Byal; Kreinus; Villagrand

1. CALL TO ORDER

The meeting was called to order by Chairman Hooten. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

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

3. INVOCATION

Vice-Chairwoman Carpenter led the invocation.

4. PUBLIC HEARING.

- a. Regarding the Zoning District Map Amendment request to go from Medium Density Residential (MR) to Mixed Use, (MU) located at 3709 Montgomery Road, Walker County Property ID 15777.

At 5:32 pm Chairman Hooten opened the public hearing. City Planner, Layne Yeager, presented the facts of District Map Amendment request followed by Michelle Whitecotton, Kristen Dutka, and Cindy Markham, presenting their plan for the property and speaking in favor of the application.

Speaking against the application: none

At 5:35, Chairman Hooten closed the public hearing.

5. CONSIDER

- a. A Zoning District Map Amendment request to go from Medium Density Residential (MR) to Mixed Use (MU), located at 3709 Montgomery Road, Walker County Property ID 15777.

Commissioner Thompson motioned to recommend the item. Second was by Commissioner Barnett. The motion passed unanimously.

- b. The minutes of the June 5th, 2025, meeting.

Commissioner Thompson moved to table the meeting minutes from June 5th, 2025 to add the correction:

*“_ Commissioner Thompson moved to deny the variance for the **overhead** utilities. Second was by Commissioner Lynch. The vote was unanimous. _”*

Second was by Commissioner Carpenter. The motion was passed unanimously.

- c. Adoption of the 2025-2026 Meeting Schedule, Layne Yeager, City Planner/Airport Manager.

Commissioner Wallace moved to approve the 2025-2026 Meeting Schedule. Second was by Commissioner Thompson. The motion passed unanimously.

- d. The election of Chairman and Vice Chair.

Commissioner Thompson nominated Al Hooton as Chairman. Second was by Commissioner Carpenter. The nomination passed unanimously. Commissioner Thompson nominated Commissioner Carpenter as Vice Chairman. Second was by Commissioner Barnett. The nomination passed unanimously.

- e. Review revisions to the Development Code, Article 7, Landscape and buffers, concerning tree preservation.

6. ITEMS OF COMMUNITY INTEREST

City Planner, Layne Yeager, shared Monday November 10th, the airport will begin the runway repaving, with a timeline of 90 day to completion.

7. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. The second was by Commissioner Wallace. The motion passed unanimously. [6:29 PM]



Subdivision Application – Final & Minor Plats

City of Huntsville | 448 State Highway 75 North | Huntsville, TX 77320 | 936-294-5782

Subdivision Name

Rockbridge East Subdivision Phase 2

Type of Subdivision

☐

Minor – 4 or Less Lots

No Public Improvements Required

☒

Final – 4 or More Lots

Public Improvements Required

☐

Modification(s) &
Waiver(s) of Subdivision
Standards Needed

Subject Property Information – [This is for information pertaining to the exact site the development is to take place]

Located in (Choose One) ☒ City Limits ☐ Extra-Territorial Jurisdiction (ETJ)

End of Blanco Drive about 1,200 feet south of SH 30

Address or General Location

Current Water Service ☐ None ☒ City ☐ Private Well ☐ Utility District

Current Sewer Service ☐ None ☒ City ☐ Septic ☐ Aerobic

Proposed Use of Land Single Family Residential Subdivision

Property Owner Information [If more than one property owner, check ☐ & attach a separate page listing all owners]

By signing below, I acknowledge that I am the rightful owner of the property proposed for development; and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to the subdivision process (with the exception of the signature on the plat).

Name Amstad 1791 LLC

4501 Mills Park Circle

Mailing Address

College Station

City

TX

State

77845

Zip Code

Phone Number 936-661-2115

Alternate Phone Number 979-224-9500

E-mail: jwhite@amstadco.com

Owner's Signature Required

06/02/2025

Date

Applicant Information [As authorized by the property owner(s)]

Name Daniel Beamon

11198 Ella Lane

Mailing Address

Hearne

City

TX

State

77859

Zip Code

Phone Number 979-571-2407

Alternate Phone Number

E-mail: daniel@beamonengineering.com

Applicant's Signature

06/02/2025

Date

Subdivision Application – Page 2 of 3

Surveyor Information

Name Nick Northcutt Company Northcutt Surveying
4620 Hawk Road Diana TX 75604
Mailing Address City State Zip Code
 Phone Number 903-371-8653 Alternate Phone Number _____
 E-mail: nick@northcuttsurveying.com

Engineer Information (if applicable)

Name Same as Applicant Company _____

Mailing Address City State Zip Code
 Phone Number _____ Alternate Phone Number _____
 E-mail: _____

Approved Plans or Permits (as applicable)

☒	Preliminary Plan – Planning Commission Approved	☒	Flood Plain Permit <u>N/A</u>
☒	Utility Layout Plans & Water/Sewer Plans	☐	Sanitary Sewer Report (ETJ Subdivisions)
☒	Street Plans	☒	Texas Department of Transportation (TxDOT)
☒	Grading/Drainage Plans	☐	

Choose One Option:

☒	Public Improvements will be constructed prior to filing the plat		
☐	Agreement to Construct Public Improvements Submitted	Received	Complete
☐	A Letter of Credit/Bond will be issued in order for the plat to be filed		
☐	Letter/Bond Submitted	Received	

Items to Submit With this Application

☒	3 paper copies of the Plat (18" x 24")
☒	Plat Fee (Total Amount \$ <u>300</u>)
☐	Release of Easements (if applicable)
☒	Deed or Title to Property being Platted

Items to be Submitted When Requested

☐	10 paper copies of Plat (11"x17" <u>or</u> 18" x 24")
☐	Tax Certificates(s) with ZERO balance
☐	2 copies of the Plat on Mylar (18" x 24")
☐	Filing Fee (Total Amount - \$ <u> </u>)

Subdivision Platting and Filing Fees (payable to the "City of Huntsville")

Final Plat	\$300.00		
Minor Plat	\$200.00		
		Filing Fee	This fee will be collected prior to filing the document. The fee will be the actual cost at the time of filing with the Walker County Clerk's Office.

Modifications & Waivers of Subdivision Standards for Preliminary Plans & Final Plats

[If applicable, please check ☐ & fill out next page of application.] **Additional Fee Required**

For Staff Use Only

Received/By:	Staff or Planning Commission Approval:	Filed:
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Modifications & Waivers of Subdivision Standards Information

Applicant Name

Please provide a description of your request.

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?

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?

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?

Application Fee \$300

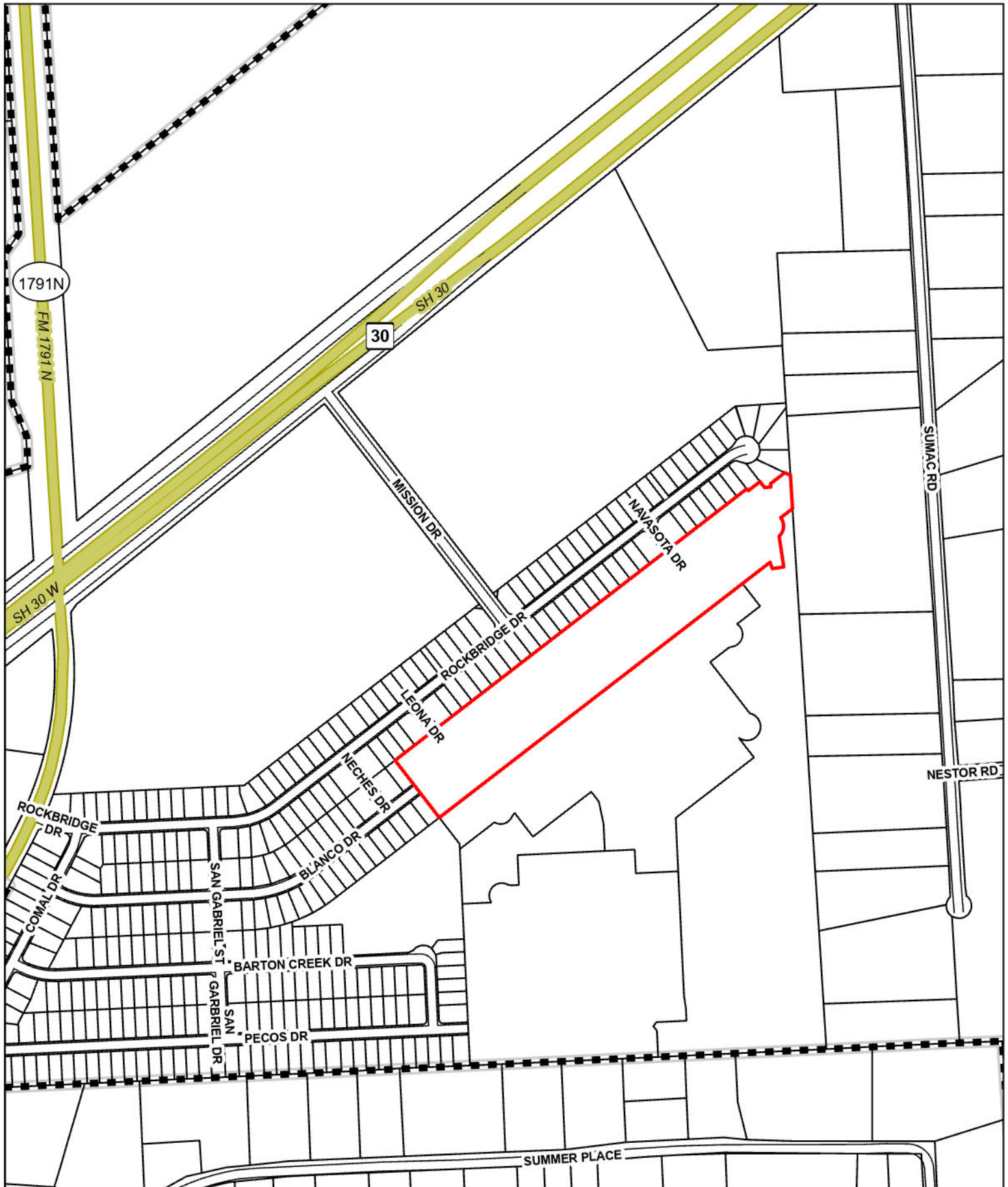
For Staff Use Only

Received/By:

Fee Paid:

Planning Commission Date:

Outcome:



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



0 125 250 500 Feet

CREATED DATE: 11/24/2025

Service Layer Credits: The City of Huntsville, TX GIS Division

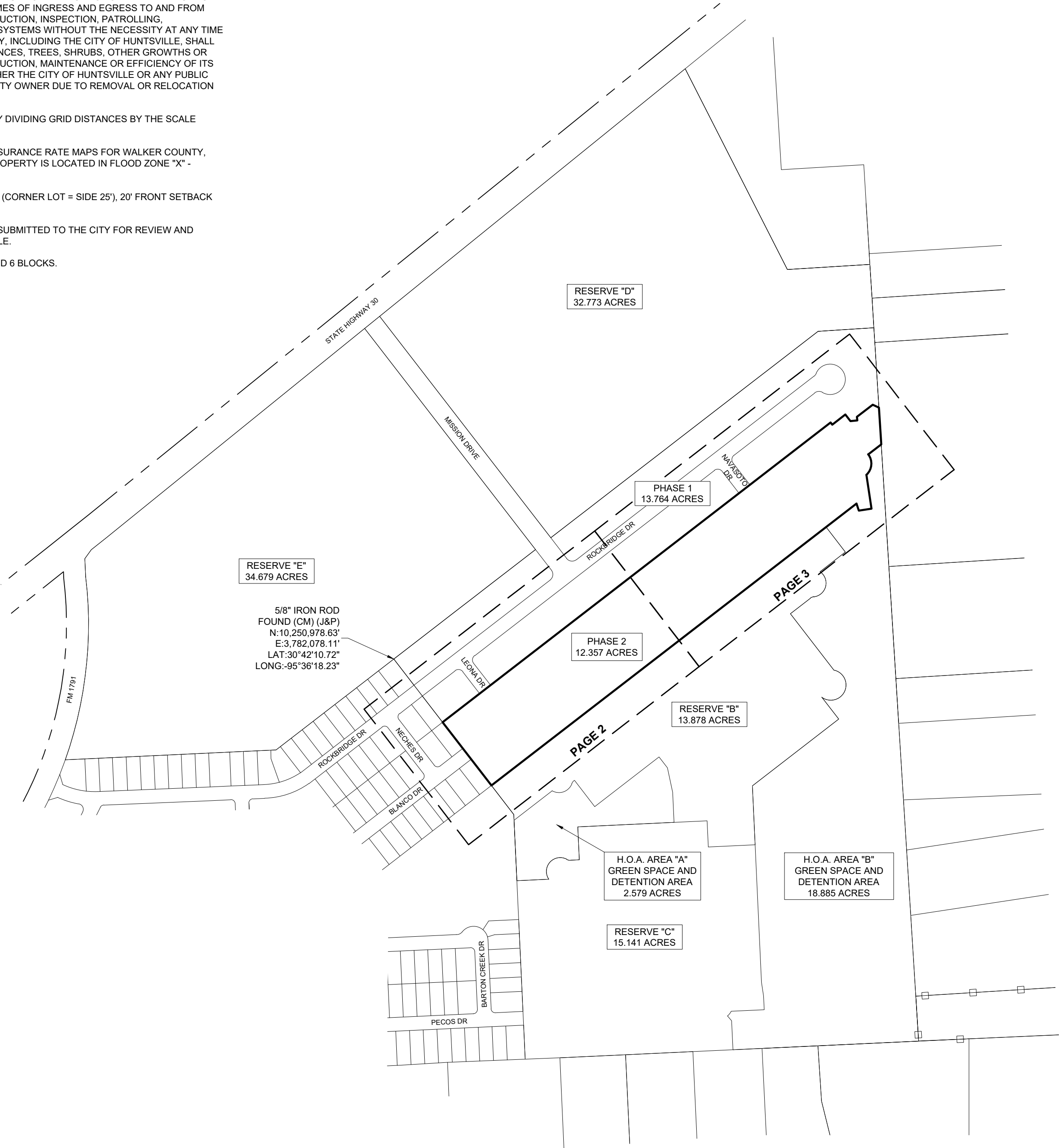
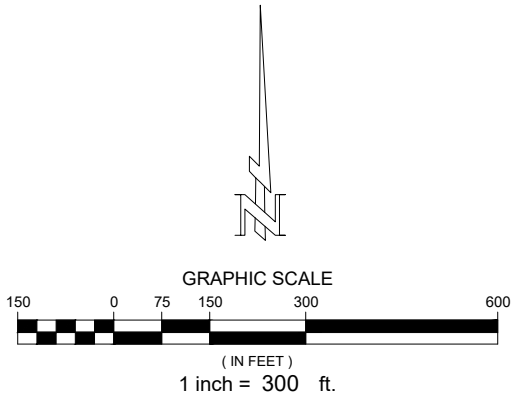
CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

ROCKBRIDGE EAST PHASE 2



NOTES

- BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE REFERENCED TO CITY OF HUNTSVILLE SURVEY CONTROL MONUMENTS #6599 (PUBLISHED COORDINATES N:10,250,063.27' E:3,779,174.13') AND #6601 (PUBLISHED COORDINATES N:10,252,434.39' E:3,780,932.36'). MONUMENT #6599 IS LOCATED S72° 30' 17"W, 3,044.83 FEET FROM THE JOHNSON AND PACE INC. 5/8" IRON ROD FOUND (CM) FOR NORTH CORNER OF ROCKBRIDGE SUBDIVISION, PHASE 5.
- ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING 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 SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HUNTSVILLE OR 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.
- DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.9998949.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WALKER COUNTY, TEXAS, COMMUNITY - PANEL NO. 481042 0355 D, DATED AUGUST 16, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- SETBACKS: FRONT 25' -- REAR 10' -- SIDE 10' (5' ON EITHER SIDE OF THE LOT LINE) (CORNER LOT = SIDE 25'), 20' FRONT SETBACK AROUND CUL DE SACS.
- 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.
- THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE RESERVE A INTO 65 LOTS AND 6 BLOCKS.



FINAL PLAT

ROCKBRIDGE EAST
SUBDIVISION, PHASE 2

65 LOTS, 12.357 ACRES, 6 BLOCKS

BEING ALL OF RESERVE "A"
ROCKBRIDGE EAST SUBDIVISION, PHASE 1
VOLUME 7, PAGE 189, WCPR

AND A PORTION OF 76.618 ACRES
SAGO LIBERTY HILL, LLC TO
AMSTAD DEVELOPMENT, LLC
CLERKS FILE #2022-82779, WCOPR
IN THE LEWIS COX SURVEY, A-13
CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS



INDEX SHEET
PAGE 1 OF 4

ADDRESSES

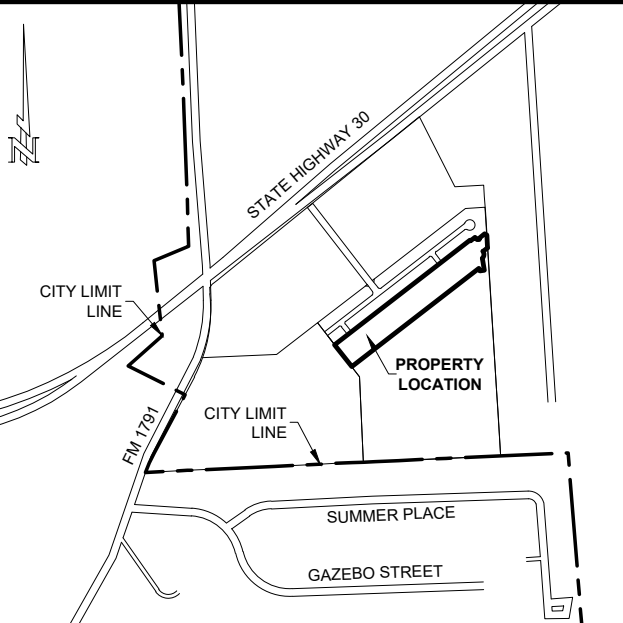
OWNER/DEVELOPER: AMSTAD DEVELOPMENT, LLC
4501 MILLS PARK CIRCLE
COLLEGE STATION, TEXAS 77845

ENGINEER: DANIEL BEAMON PE TX
11198 ELLA LANE
HEARNE, TEXAS 77859
979-571-2407

SURVEYOR: NICHOLAS NORTH CUTT
NORTH CUTT LAND SURVEYING
8725 FM 1972
GILMER, TEXAS 75645
903-371-8653

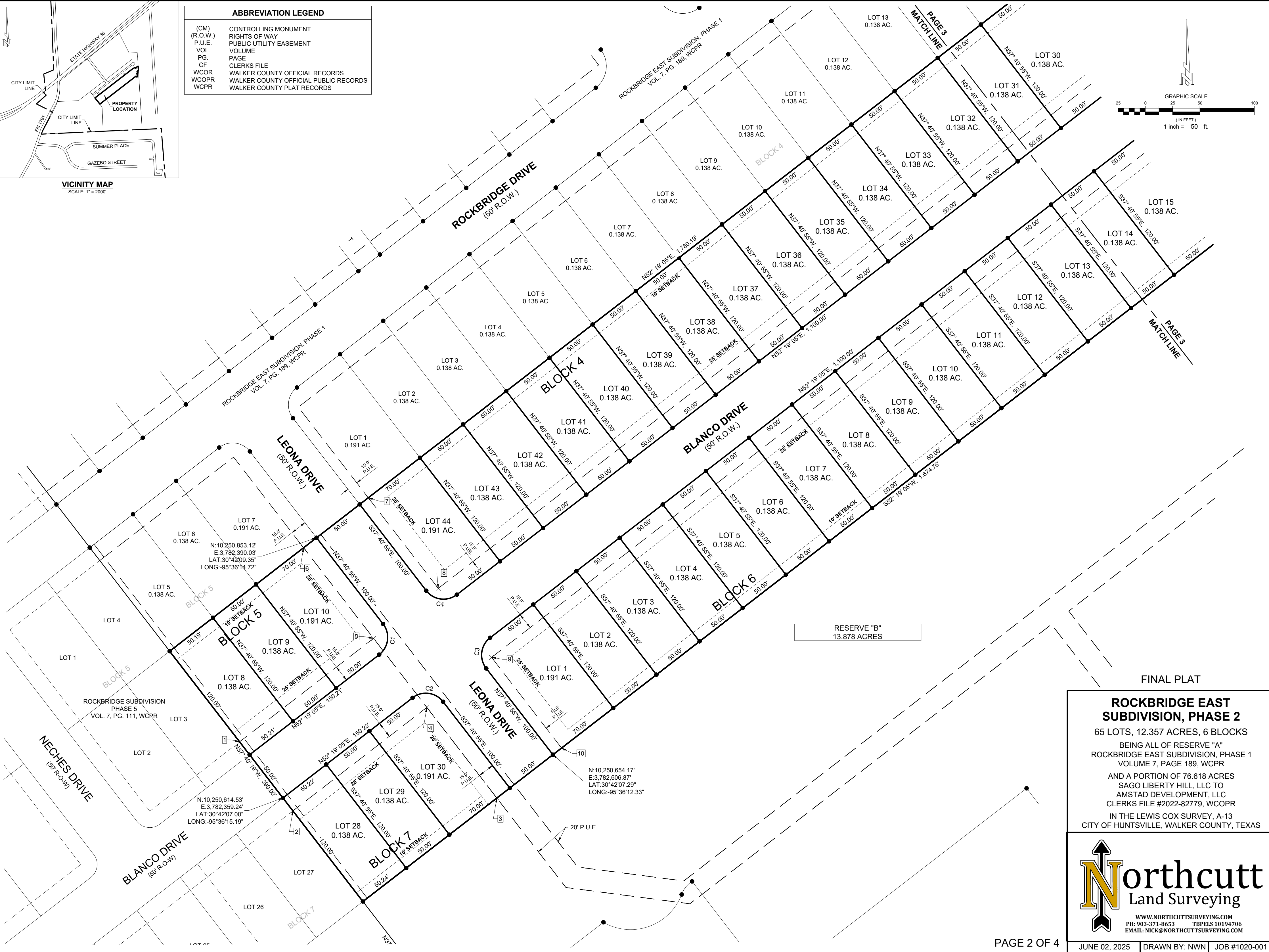
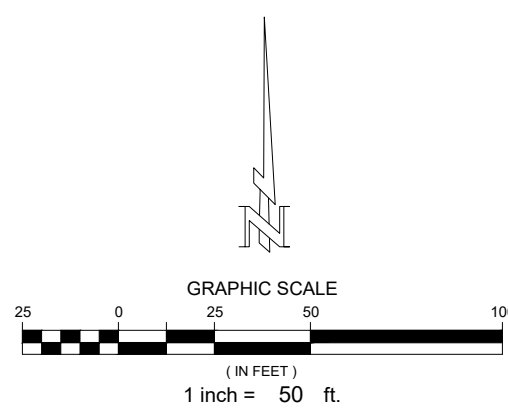
ABBREVIATION LEGEND

(CM)	CONTROLLING MONUMENT
(R.O.W.)	RIGHTS OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
CF	CLERKS FILE
WCOR	WALKER COUNTY OFFICIAL RECORDS
WCOPR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCPR	WALKER COUNTY PLAT RECORDS



VICINITY MAP
SCALE: 1" = 2000'

ABBREVIATION LEGEND	
(CM)	CONTROLLING MONUMENT
(R.O.W.)	RIGHTS OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
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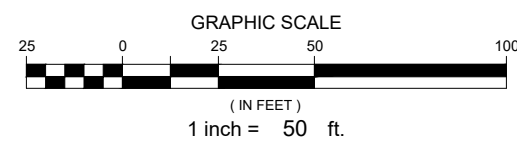
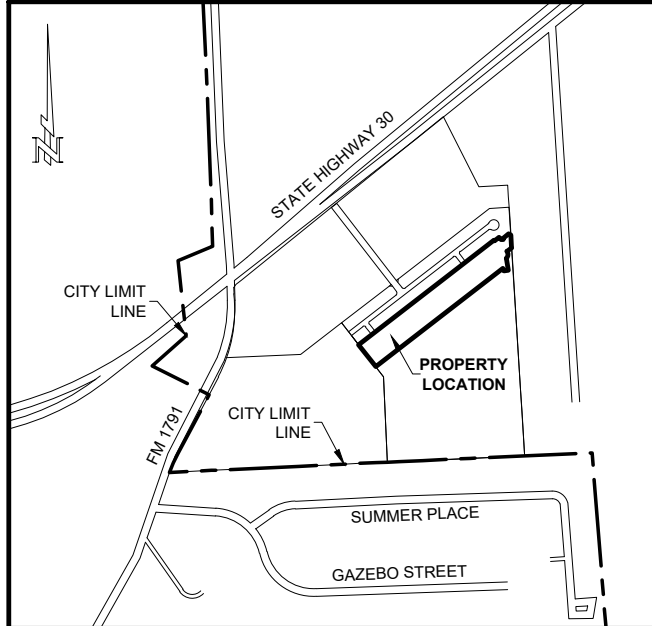


ROCKBRIDGE EAST SUBDIVISION, PHASE 2
65 LOTS, 12.357 ACRES, 6 BLOCKS
BEING ALL OF RESERVE "A"
ROCKBRIDGE EAST SUBDIVISION, PHASE 1
VOLUME 7, PAGE 189, WCPR
AND A PORTION OF 76.618 ACRES
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CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS

Northcutt
Land Surveying

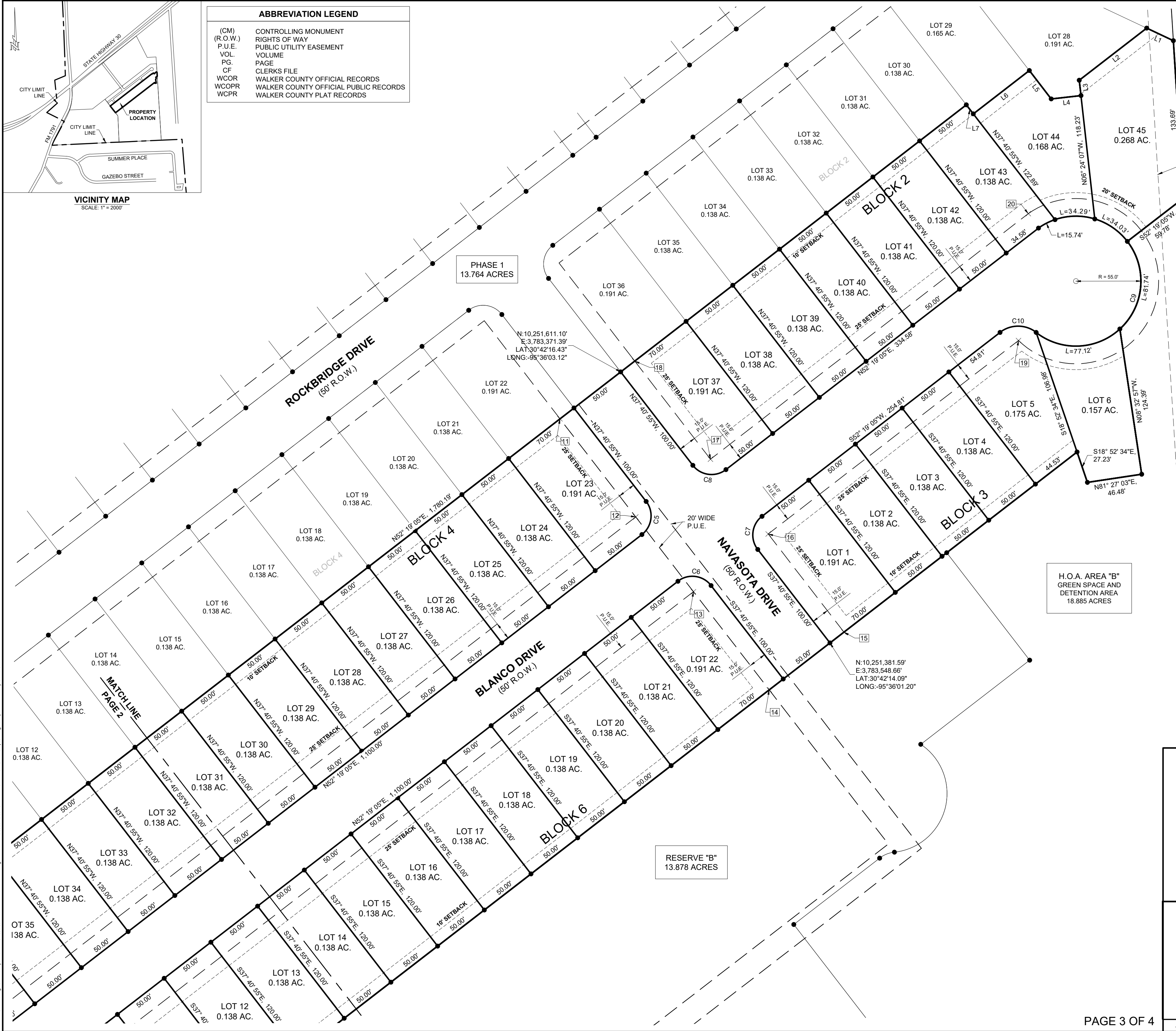
WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

ABBREVIATION LEGEND	
(CM)	CONTROLLING MONUMENT
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WCPR	WALKER COUNTY PLAT RECORDS



20' WIDE
SEWER EASEMENT
AND RIGHT-OF-WAY
VOL. 698, PG. 852, WCOPR

10.01 ACRES
KEVIN L. HAYES AND JACKIE HAYES
TO
RICKY LEE WILLSON AND ALISA MCKEEL
VOL. 928, PG. 110, WCOR



FINAL PLAT

ROCKBRIDGE EAST SUBDIVISION, PHASE 2

65 LOTS, 12.357 ACRES, 6 BLOCKS
BEING ALL OF RESERVE "A"
ROCKBRIDGE EAST SUBDIVISION, PHASE 1
VOLUME 7, PAGE 189, WCPR
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CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS



WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

Filename: G:\Rockbridge East\Survey\Map\Phase 2\1020-001 Subdivision Plat - Phase 1.dwg Plotted: 11/18/2025 12:23:38 PM Plot Device: DWG To PDF.pc3 Page Setup: ... Plotted by: Daniel Beamon

NOTES

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5. SETBACKS: FRONT 25' -- REAR 10' -- SIDE 10' (5' ON EITHER SIDE OF THE LOT LINE) (CORNER LOT = SIDE 25'), 20' FRONT SETBACK AROUND CUL DE SACS.
6. 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.
7. THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE RESERVE A INTO 65 LOTS AND 6 BLOCKS.

OWNERS STATEMENT:

WE, AMSTAD DEVELOPMENT, LLC, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND DESIGNATED AS ROCKBRIDGE EAST SUBDIVISION, PHASE 2, IN WALKER COUNTY, TEXAS, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, UTILITY EASEMENTS UNLESS STATED AS PRIVATE AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

AMSTAD DEVELOPMENT, LLC

BY: _____

ACKNOWLEDGEMENT:

STATE OF TEXAS:
COUNTY OF WALKER:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE ____ DAY OF _____, 2025.

BY _____, _____, ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, BEING A PORTION OF 76.618 ACRES CONVEYED FROM SAGO LIBERTY HILL, LLC TO AMSTAD DEVELOPMENT, LLC, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2022-82779, WCOPR AND ALL OF RESERVE "A", ROCKBRIDGE EAST SUBDIVISION, PHASE 1, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 189, WCPR, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

AUGUST 29, 2022
DATE

CERTIFICATION BY CITY ENGINEER:

I, KATHLIE JENG-BULLOCH, CITY ENGINEER OF THE CITY OF HUNTSVILLE, TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLOT IN REGARD TO THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AND RELATED EASEMENTS AND RIGHTS OF WAY.

DATED THIS THE ____ DAY OF _____, 2025.

KATHLIE JENG-BULLOCH
CITY ENGINEER,
CITY OF HUNTSVILLE, TEXAS

CERTIFICATION BY PROJECT ENGINEER:

I, DANIEL P. BEAMON, LICENSED PROFESSIONAL ENGINEER NO. 105876 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT REGARDING DESIGN, CONSTRUCTION, AND LAYOUT OF PUBLIC IMPROVEMENTS.

DATED THIS THE ____ DAY OF _____, 2025.

DANIEL P. BEAMON
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 105876

APPROVAL OF THE PLANNING COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF HUNTSVILLE, TEXAS, WITH RESPECT TO THE PLATTING OF THE LAND AND IS HEREBY APPROVED BY THE COMMISSION.

THIS THE ____ DAY OF _____, 2025.

AL HOOTEN

COUNTY CLERK FILING ACKNOWLEDGEMENTS STATEMENT:

THE STATE OF TEXAS:
COUNTY OF WALKER:

I, KARI FRENCH, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF _____, 2025, IN THE PLAT RECORDS OF

WALKER COUNTY, TEXAS IN VOLUME _____, PAGE _____.

KARI A. FRENCH, COUNTY CLERK
WALKER COUNTY, TEXAS

DEPUTY _____

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N64°46'17"W	24.99'
L2	S52°19'05"W	72.17'
L3	S06°24'07"E	13.06'
L4	S83°35'53"W	25.35'
L5	N37°40'55"W	30.33'
L6	S52°19'05"W	60.00'
L7	N37°40'55"W	9.67'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	090°00'00"	20.00'	31.42'	N07°19'05"E	28.28'
C2	090°00'00"	20.00'	31.42'	S82°40'55"E	28.28'
C3	090°00'00"	20.00'	31.42'	N07°19'05"E	28.28'
C4	090°00'00"	20.00'	31.42'	S82°40'55"E	28.28'
C5	090°00'00"	20.00'	31.42'	N07°19'05"E	28.28'
C6	090°00'00"	20.00'	31.42'	S82°40'55"E	28.28'
C7	090°00'00"	20.00'	31.42'	S07°19'05"W	28.28'
C8	090°00'00"	20.00'	31.42'	S82°40'55"E	28.28'
C9	253°03'52"	55.00'	242.92'	S01°16'21"W	88.39'
C10	075°29'12"	25.00'	32.94'	N89°56'19"W	30.61'

15' WIDE P.U.E. COORDINATE TABLE		
TAG	NORTHING	EASTING
1	10,250,665.97'	3,782,319.51'
2	10,250,602.65'	3,782,368.40'
3	10,250,614.44'	3,782,555.43'
4	10,250,697.53'	3,782,491.25'
5	10,250,760.85'	3,782,442.34'
6	10,250,843.95'	3,782,378.16'
7	10,250,889.79'	3,782,437.52'
8	10,250,806.69'	3,782,501.70'
9	10,250,743.38'	3,782,550.60'
10	10,250,660.28'	3,782,614.79'
11	10,251,571.37'	3,783,319.95'
12	10,251,488.27'	3,783,384.13'
13	10,251,424.95'	3,783,433.03'
14	10,251,341.86'	3,783,497.22'
15	10,251,390.76'	3,783,560.53'
16	10,251,473.86'	3,783,496.35'
17	10,251,537.17'	3,783,447.44'
18	10,251,620.27'	3,783,383.26'
19	10,251,637.67'	3,783,708.43'
20	10,251,745.12'	3,783,716.70'

FINAL PLAT

ROCKBRIDGE EAST SUBDIVISION, PHASE 2

65 LOTS, 12.357 ACRES, 6 BLOCKS

BEING ALL OF RESERVE "A"
ROCKBRIDGE EAST SUBDIVISION, PHASE 1
VOLUME 7, PAGE 189, WCPR

AND A PORTION OF 76.618 ACRES
SAGO LIBERTY HILL, LLC TO
AMSTAD DEVELOPMENT, LLC
CLERKS FILE #2022-82779, WCOPR

IN THE LEWIS COX SURVEY, A-13
CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS



WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

JUNE 02, 2025 DRAWN BY: NWN JOB #1020-001



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Layne Yeager, City Planner

MEETING DATE: December 4th, 2025

SUBJECT: Rockbridge East Phase 2 Subdivision Plat

TYPE OF REVIEW: Subdivision Plat

APPLICANT: Amstad 1791 LLC

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is approximately 12.357 acres in size, with 65 lots and 6 blocks, being all of Reserve "A" Rockbridge East Subdivision Phase 1. It will be adjacent to the existing Rockbridge Subdivision, located along FM 1791. The Preliminary Plan for this development was approved at the July 21, 2022, Planning Commission Meeting.

The subject property is along the 20 Block of FM 1791 near the intersection of FM 1791 and SH 30 West. The land to the east is single-family residential and part of the Charles W. Glass subdivision. The land to the west is Rockbridge Subdivision which this current subdivision will tie into. The land to the north of the subject property is currently undeveloped and the land to the south is single-family residential and part of the Summer Place Village subdivision. In addition to tying into the existing roads within Rockbridge Subdivision that have access off FM 1791, there is another proposed access point along SH 30 West that would go directly into the subdivision.

The Final Plat for Phase 2 is in compliance with the approved Preliminary Plan. Each lot within the subdivision will be 6,000 square feet (50' wide by 120' in length) with the exception of those that are located along a cul-de-sac. The density will be 5.2 lots per acre. The setbacks will be 25' for the front, 10' for the rear, and 5' for the sides. The applicant has confirmed with the city's Engineering Department that there is adequate sewer capacity for this development.

The construction of public improvements (streets, water, sanitary sewer, sidewalks, and drainage facilities), for Phase 2 have been reviewed and is in the approval process by the Engineering Department.

STAFF RECOMMENDATION:

As this final plat is in compliance with the approved preliminary plan and granted waivers and modifications of subdivision standards staff recommends approval of the final plat.

ATTACHMENTS:

- Final Plat
- Vicinity map by staff