

CITY OF HUNTSVILLE, TEXAS

City Council
Andy Brauning, Mayor

Keith D. Olson, Position 4, Mayor Pro Tem
Paul Davidhizar, Position 1
Lydia Montgomery, Position 2
Don H. Johnson, Position 3



Joe Emmett, Ward 1
Tish Humphrey, Ward 2
Ronald Allen, Ward 3
Joe Rodriguez, Ward 4

PLANNING COMMISSION
Eric Johnston, Chairman

David Anderson, Vice Chairman
Tommy Cummings

Bill Barry, Jr.
Debra Durda
S.O. Woods, Jr.

**HUNTSVILLE CITY COUNCIL COMBINED JOINT WORKSHOP WITH THE PLANNING COMMISSION
SPECIAL SESSION AGENDA
5:30 P.M. SPECIAL SESSION - THURSDAY, NOVEMBER 3, 2016**

**CITY HALL CONFERENCE ROOM
1212 AVENUE M, HUNTSVILLE, TEXAS, 77340**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5403), two working days prior to the meeting for appropriate arrangements.

1. **CALL TO ORDER**
2. **WORKSHOP** – The City Council will meet with the Planning Commission to review major subdivision preliminary plan for the Cottages at Ravens Corner.
3. **ADJOURNMENT**

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the November 3, 2016 City Council and Planning Commission Agenda 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: 10/27/16

TIME OF POSTING: 1 am/pm

TAKEN DOWN: _____

A handwritten signature in black ink, appearing to read "Lee Woodward", is written over a horizontal line. Below the line, the text "Lee Woodward, City Secretary" is printed.



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Aron Kulhavy, AICP, Community & Economic Development Director/City Planner
Janet Ridley, Planner
Y.S. Ram Ramachandra, PE, City Engineer

MEETING DATE: November 3, 2016
SUBJECT: Cottages at Ravens Corner
TYPE OF REVIEW: Preliminary Plat
Applicant: Casey Collum
LOCATION: 1495 Veterans Memorial Pkwy

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located on the west side of Veterans Memorial Parkway north of and adjacent to Raven's Nest Golf Course in a Management development district. The property has frontage on Veterans Memorial Parkway and has the address of 1495 Veterans Memorial Parkway. A preliminary plat for this same property was approved by the Planning Commission in November of 2015; however, the developer has submitted a new preliminary plan for review. As the new preliminary plan is substantially different than the previously approved plat, it will be considered under the updated Development Code and require new approval by the Planning Commission before proceeding.

The preliminary plat indicates the subdivision is 2.924 acres of land. There is one proposed block with a total of 16 lots that will be developed according to the patio home and townhome lot standards of the Development Code. Nine patio-home lots are to be developed south of the proposed Macy Lane and seven townhome lots on the north side of the street. All of the lots meet the minimum size requirements as required under the code. The front/street building setback for all of the lots per the submitted drawing is 25' with the rear setback for all of the lots a minimum of 10'. The townhome lots as shown will have zero setback lines except for the end units which will have a 10' side setback from applicable side property lines. The patio home lots will have one side lot line with 10' setback and one side lot line with a zero setback with a permanent maintenance easement required on the adjacent lot.

The submitted preliminary plan indicates a total area of 0.326 acre dedicated for parkland and/or open space, provided in two (2) separate areas which is to be maintained by the owner/developer. Per the Development Code, 10%, (0.292 acre for this development), of the land area must be dedicated for park, open space or recreation area purposes. The submitted plat meets the Development Code parkland and/or open space requirements.

Public road frontage is available to each lot through the construction of Macy Lane. Macy Lane will be a public street constructed to all of the current engineering design standards as required in the Development Code including sidewalks.

Existing City water service is available on the opposite side of Veterans Memorial Parkway. Public improvement for extension of water mains to service each lot is required as shown in the preliminary plan. Existing sanitary sewer service is available to the property. Public improvement for extension of sanitary sewer mains to service all other lots is required.

Drainage facilities, including possible detention for storm water runoff mitigation, will have to be constructed to serve the development. The developer has requested a waiver/modification from this portion of the code requirements and the adopted engineering standards, specifications, and design criteria. A copy of the developer's request and justification for a waiver of the requirements under the code is attached to this report.

In order to meet the criteria for a waiver/modification of the drainage requirements of the subdivision standards under the development code, the Planning Commission must find that the following criteria are met. Staff comments in response to each of the criteria and the developer's justification for granting of the waiver are in italics below each of the individual criterion below.

1. There are special circumstances or conditions affecting the property.

None of the circumstances mentioned in the developer's justification does neither constitute special circumstances prohibiting mitigation of storm water runoff nor qualifies for waiver from providing mitigation measures for storm water runoff.

2. The waiver or modification is necessary for reasonable and appropriate development of the property in question and is not a greater modification or waiver than is required to allow reasonable and appropriate development of the subject property.

Waiver is not necessary for the reasonable and appropriate development of the subject property.

3. Granting the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.

The City believes that, by granting waiver, there will be detrimental effects to the adjacent property, places undue burden on future downstream developments, results in inequity of applying the requirement, and works adversely to a sustainable growth.

As this is just the preliminary plat, all final civil engineering plans will have to be approved before the submittal of the final plat. The final plat will be presented to the Commission for review and approval at a later date.

STAFF RECOMMENDATION:

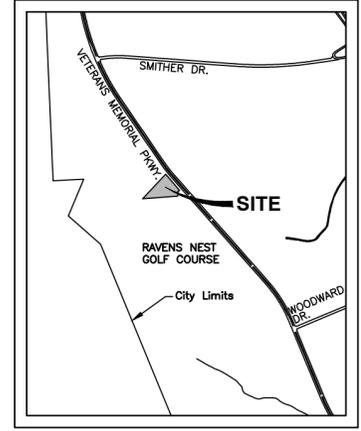
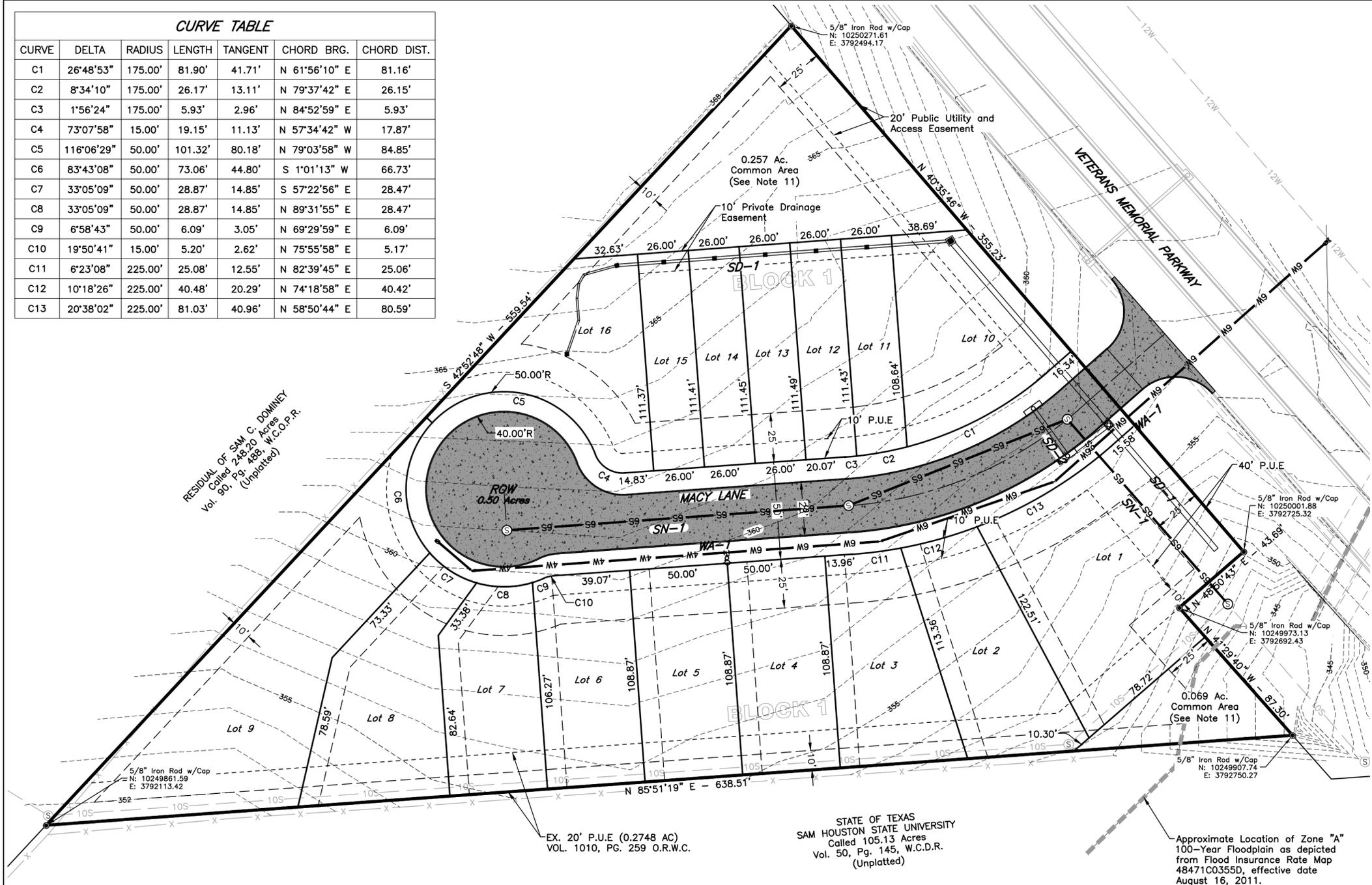
As this preliminary plan does not meet all the requirements of the Development Code, and as all of the requests for modification and waivers are not consistent with the Development Code and the Comprehensive Plan, staff recommends denial of the request as submitted.

ATTACHMENTS:

Preliminary Plan
Modification and waiver of Subdivision standards application and letter
Vicinity map by staff

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	26°48'53"	175.00'	81.90'	41.71'	N 61°56'10" E	81.16'
C2	8°34'10"	175.00'	26.17'	13.11'	N 79°37'42" E	26.15'
C3	1°56'24"	175.00'	5.93'	2.96'	N 84°52'59" E	5.93'
C4	73°07'58"	15.00'	19.15'	11.13'	N 57°34'42" W	17.87'
C5	116°06'29"	50.00'	101.32'	80.18'	N 79°03'58" W	84.85'
C6	83°43'08"	50.00'	73.06'	44.80'	S 1°01'13" W	66.73'
C7	33°05'09"	50.00'	28.87'	14.85'	S 57°22'56" E	28.47'
C8	33°05'09"	50.00'	28.87'	14.85'	N 89°31'55" E	28.47'
C9	6°58'43"	50.00'	6.09'	3.05'	N 69°29'59" E	6.09'
C10	19°50'41"	15.00'	5.20'	2.62'	N 75°55'58" E	5.17'
C11	6°23'08"	225.00'	25.08'	12.55'	N 82°39'45" E	25.06'
C12	10°18'26"	225.00'	40.48'	20.29'	N 74°18'58" E	40.42'
C13	20°38'02"	225.00'	81.03'	40.96'	N 58°50'44" E	80.59'



VICINITY MAP
Scale: 1" = ± 1,000'

- LEGEND**
- SETBACK/BUILDING LINE
 - - - PUBLIC UTILITY EASEMENT
 - - - EMERGENCY ACCESS EASEMENT
 - PROPERTY LINE
 - BOUNDARY LINE
 - PROPOSED 5/8" IRON ROD
 - 6W PROPOSED WATER LINE W/SIZE
 - 6S PROPOSED WASTEWATER LINE W/SIZE
 - 18SS PROPOSED STORM SEWER LINE W/SIZE
 - OE PROPOSED OVERHEAD UTILITIES
 - 12W EXISTING WATER LINE W/SIZE
 - 6S EXISTING WASTEWATER LINE W/SIZE
 - OE EXISTING OVERHEAD ELECTRIC LINES
 - UE EXISTING UNDERGROUND ELECTRIC LINES
 - T EXISTING TELEPHONE LINE
 - 2G EXISTING GAS LINE
 - CATV EXISTING UNDERGROUND CABLE TELEVISION LINE
 - FO EXISTING FIBER OPTIC LINE
 - 490 EXISTING CONTOURS
 - 490 PROPOSED CONTOURS
 - COMMON AREA/P.U.E.
 - Zone "A" 100-Year Floodplain

- ABBREVIATIONS**
- C.A. COMMON AREA
 - C.O.H. CITY OF HUNTSVILLE
 - D.R. DEED RECORDS
 - E.E. ELECTRICAL EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - P.R. PLAT RECORDS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - W.C. WALKER COUNTY

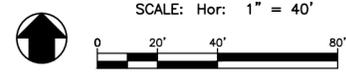
NOTES:

- RELATED DOCUMENTS:
A. Deed to Casey Collum in Volume 1170, Page 888 of the O.P.R.
- Coordinates and bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points 7405 and 7397 having published coordinates of N: 10,250,324.71600 FT. ft. and E: 3,792,541.55800 ft. and N: 10,249,529.638 ft. and E: 3,793,238.002 ft. respectively.
- Current zoning of this property is Management and will be developed based on the Patio Home and Town-house lot standards as per the City of Huntsville Development Code.
- Building Setbacks:**
Street: 25 Feet
Side: 10 Feet*
Rear: 10 Feet
*Applies only to end units. Not setback required between units with attached/abutting walls.
- Dwelling Unit (DU) Density:**
16 D.U./2.924 Acres = 5.47 D.U./ Acre
- A portion of this property lies within Zone "A" (100-year flood hazard area) as depicted from Flood Insurance Rate Map 48471C0355D, effective date August 16, 2011.
- Estimated Water and Wastewater Impact:**
WATER:
16 units @ 350 g.p.d. = 5,600 g.p.d.
WASTEWATER:
16 units @ 300 g.p.d. = 4,800 g.p.d.
- Estimated Traffic Impact:**
Multi-family Residential:
16 DU X 15 Trips/Day/DU = 240 VTD
- Public easements:**
All public easements denoted on this plat are dedicated to be used of the public forever. Any public utility, including the City of Huntsville, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility including the City of Huntsville shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system or any of the easements shown on this plat. Neither the City of Huntsville nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.
- A 10' P.U.E. shall be adjacent to all R.O.W. as per City of Huntsville Development Code.
- All street widths are from back of curb.
- Common Areas are dedicated for park, open space, and recreation purposes and are to be maintained by the owner.

Owner:
Case Collum
15 Hwy 75 N
Huntsville, Texas 77320
(936) 672-6800

Surveyor:
Lone Star Land Surveying & Mapping
103 Trace Court
Montgomery, Texas 77316
(936) 522-8716

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



PRELIMINARY PLAN

COTTAGES AT RAVENS CORNER
CONSISTING OF 1 BLOCK, 7 TOWNHOUSE LOTS, & 9 PATIO HOME LOTS

2.924 ACRES

LEWIS COX LEAGUE SURVEY, A-13
HUNTSVILLE, WALKER COUNTY, TEXAS
October 2016
Revised October 24, 2016
SCALE 1" = 40'

PRELIMINARY PLAN
NOT FOR RECORD



October 24, 2016

Janet Ridley
Staff Planner
City of Huntsville
448 State Highway 75 N.
Huntsville, Texas 77320

Re.: Preliminary Plan
Cottages at Ravens Corner
Request for Waiver
MB No. 11050001

Dear Janet:

On behalf of the owner and developer, this letter shall serve as our request for a waiver from the stormwater requirements as determined by the City Engineer for the above referenced project. The City Engineer has determined that detention is required in accordance with the Development Code and Engineering Design Criteria of Huntsville. Based on our reading and understanding of these codes and regulations, detention is not a requirement, but is one of three methods a developer may use to protect the downstream property owners from changes in stormwater runoff from development. We believe and can show that allowing the stormwater from this development being discharged directly into the adjacent creek will have less of an impact on the adjacent and downstream property owners as compared to the installation of a detention facility. Therefore, we respectfully request a waiver from the City Engineer's determination that detention is required for this project. We would be more than happy to meet with the Planning Commission to present our findings to show the justification for this request and to answer any questions.

As requested, please find attached the completed Modifications & Waiver of Subdivision Standards Information Page 3 of 3 of the Subdivision Application.

If you have any questions or need any additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

J. Dale Browne, Jr., P.E., CFM
President

cc: Casey Collum
Attachment

Modifications & Waivers of Subdivision Standards Information

Applicant Name

Casey Collum

Please provide a description of your request.

The variance request is from the stormwater requirements as determined by the City Engineer as it relates to detention requirements for this development.

Questions

Please answer the following questions. Attach a separate sheet if additional space is needed.

1. Are there special circumstances or conditions affecting the property?

The special circumstances and conditions affecting this property are the location, shape (i.e. created by the R.O.W. taking for Veterans Memorial Parkway), topography, and proximity of the property to the tributary receiving the stormwater runoff from this development.

2. Is the waiver or modification necessary for the reasonable and appropriate development of the property and it is not a greater modification or waiver than is required to allow reasonable and appropriate development of the subject property?

The variance is the minimum request that is reasonable and appropriate for this property with the special circumstances and conditions affecting the 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?

No. We believe and can prove that granting the variance will decrease the impact to the public and adjacent/downstream property owners as compared to compliance with the City Engineer's requirements.

Application Fee

\$150.00

Public Hearing

A public hearing is required for this request. City staff will complete all the requirements of the public hearing notice process.

For Staff Use Only

Received/By:	Fee Paid:	Planning Commission Date:	Outcome:



PLANNING COMMISSION MEETING - November 3, 2016
VICINITY MAP - COTTAGES AT RAVENS CORNER