

**ORDINANCE NO. 2024-17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, TO APPROVED THE DEVELOPMENT PLAN FOR THE PLANNED DEVELOPMENT (HUNTSVILLE PLANNED DEVELOPMENT-2) FOR PROPERTY ADJACENT TO THE 150 BLOCK OF FM 247 AND ALSO JUST EAST OF AMERICAN LEGION DRIVE ON 86.56 ACRE TRACT LOCATED ON WALKER COUNTY PROPERTY ID #13938, 13939, AND #13941.**

**WHEREAS** the City Council of the City of Huntsville, Texas, passed and approved Ordinance 2023-26, which was the adoption of an amended Development District Map which included the Planned Development Concept Plan as Exhibit A on December 5, 2023; and

**WHEREAS** the Development Code of the City of Huntsville provides for the approval of a Development Plan for a Planned Development; and

**WHEREAS** after public notice, the Planning Commission held a public hearing on June 20, 2024 to consider comments of the public for approval of the Development Plan for the Planned Development to build a single-family subdivision on 86.56 acres with approximately 486 lots, 3.7 acres will be dedicated to green space areas and 17.43 acres will be dedicated to detention ponds, the development will have a density of 5.61 lots per acre with the typical lot width being 35' and lot depth 90'; and

**WHEREAS** the Planning Commission has studied and evaluated the request and the report prepared by City Staff; and

**WHEREAS** the Planning Commission has considered the comments of the public presented at the public hearing and has prepared a report for this Council of its conclusions and recommendations;

**WHEREAS** after public notice, City Council held a public hearing on July 16, 2024, considered comments from the public regarding the approval of the Development Plan for the Planned Development; and

**WHEREAS** the City Council has studied and evaluated the request, the report prepared by City Staff and the recommendations by the Planning Commission; and

**WHEREAS** the City has updated the map to reflect the amended area to be known as Huntsville Planned Development 2;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, that:**

**SECTION 1:** All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2:** The Development Plan for the Planned Development, as depicted in Exhibit A, attached hereto is approved.

**SECTION 3:** The City Secretary is hereby directed to cause the caption of this Ordinance to be published as required by Texas law and the City Charter.

First Reading was heard before Council on July 16, 2024

PASSED AND APPROVED THIS 10<sup>th</sup> DAY OF August 2024.

THE CITY OF HUNTSVILLE

Mayor

ATTEST:

APPROVED AS TO FORM:

  
Kristy Doll, City Secretary

  
Leonard Schneider, City Attorney