



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, June 1, 2021 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration of a public hearing on the proposed Hutto Narrows Preliminary Plat, 38.66 acres, more or less, of land, 2 lots, located on CR 137 and FM 1660 South.
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 4, 2021.
- 4.3. Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Preliminary Plat, 52.319 acres, more or less, of land, 2 lots, located on Innovation Boulevard.
- 4.4. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 1 Block 1 Final Plat, 5.670 acres, more or less, of land, 1 lot, located on Innovation Boulevard.
- 4.5. Consideration and possible action on the proposed Covered Bridge Phase I Final Plat, 25.88 acres, more or less, of land, 120 residential lots, located on FM 1660 South.
- 4.6. Consideration and possible action on the proposed Durango Farms Phase I Amended Plat, 10.646 acres, more or less, of land, 10 residential lots, located on FM 1660 North and Mager Lane.
- 4.7. Consideration and possible action on the proposed Durango Farms Phase II Final Plat, 22.659 acres, more or less, of land, 112 residential lots, located on FM 1660 North and Mager Lane.
- 4.8. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District Transportation Facility at 4035 FM 1660 North, 165 acres, more or less, of land, to allow a reduction in the required landscaping and building elevations.
- 4.9. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto ISD Stadium), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping.

- 4.10. Consideration of a public hearing and possible recommendation of a Planned Unit Development (PUD) amendment request for the property known as Cottonwood Creek Planned Unit Development (PUD) Amendment #4, 370.36 acres, more or less, of land, located on CR 199.
- 4.11. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014, Edition, as amended), Chapter 16, Article 16.02 Unified Development (UDC) Chapter 2, Sections 10.203, Development Review Process and 10.204.2 Effective Date and Expiration, repealing conflicting ordinances and resolutions and establishing an effective date.

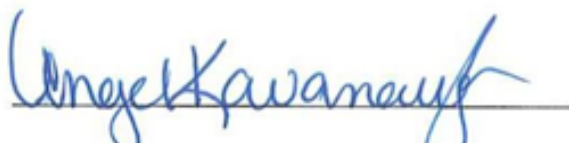
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 28, 2021 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing on the proposed Hutto Narrows Preliminary Plat, 38.66 acres, more or less, of land, 2 lots, located on CR 137 and FM 1660 South.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

This is for a public hearing only. The applicant has requested to postpone the item to allow for additional time to work on an updated traffic impact analysis with staff. However, Hutto's UDC requires a public hearing for all Preliminary Plat applications and this application has been noticed as a public hearing. At the time of writing this staff report, one objection from an adjacent property owner has been received.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

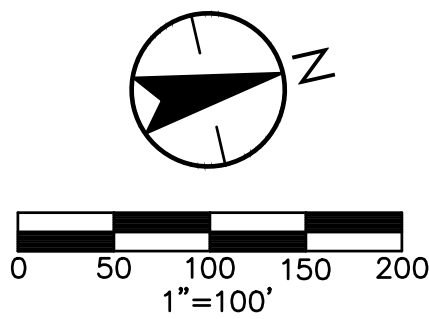
POLICY IMPLICATIONS:

ATTACHMENTS:

1. HuttoNarrowsPrelim-Init-Plat(5-10-21)
2. Object(Brooklands Partners)

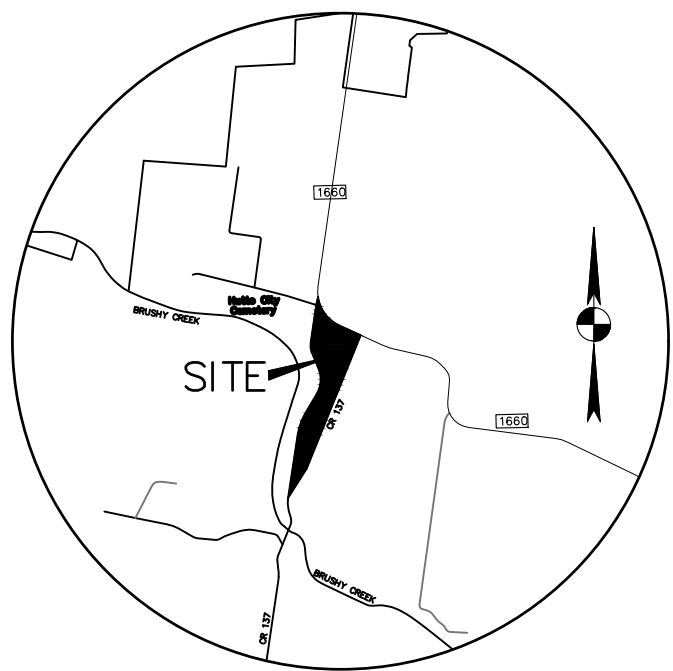
PRELIMINARY PLAT OF HUTTO NARROWS

A 38.658 ACRE TRACT OF LAND OUT OF THE JAMES S. PATTERSON SURVEY PATENT NO. 324 AND WILLIAM GATLIN SURVEY ABSTRACT NO. 271, SITUATED IN WILLIAMSON COUNTY, TEXAS



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.



VICINITY MAP
N.T.S.

JAMES S. PATTERSON
SURVEY PATENT NO. 324

14.33 ACRES
HUTTO ISD
VOLUME 2208, PAGE 717

10' PEDESTRIAN HIKE &
BIKE TRAIL EASEMENT
DOC. NO. 2006083662

N07°25'54"E 575.54'

PUBLIC UTILITY EASEMENT
AND DRAINAGE EASEMENT
DOC. NO. 2006083662
(SHADED AREA)

RIGHT-OF-WAY EASEMENT
VOLUME 2078, PAGE 189

10' PEDESTRIAN HIKE &
BIKE TRAIL EASEMENT
DOC. NO. 2006083662

20' PEDESTRIAN HIKE &
BIKE TRAIL EASEMENT
HEREBY DEDICATED

PUBLIC UTILITY EASEMENT
AND DRAINAGE EASEMENT
DOC. NO. 2006083662
(SHADED AREA)

APPROXIMATE SURVEY LINE

6.078 ACRES
CHRISTOPHER G. CAGLE
DOC. NO. 2014006158

LOT 1
17.123 ACRES

LOT 2
20.262 ACRES

P.O.B.

N22°05'19"E 431.65'
S22°05'19"W 457.43'

N12°49'13"E 1332.39'

S12°49'13"W 2008.07'

COUNTY ROAD 137 (R.O.W. VARIES)

1.273 ACRE
15' RIGHT-OF-WAY
HEREBY DEDICATED

BLOCK HH
BROOKLAND SECTION THREE
DOC. NO. 2020108750

BROOKLANDS BLVD
(R.O.W. VARIES)

LOT 16
OPEN SPACE/LANDSCAPE

BLOCK A
BROOKLAND SECTION ONE
DOC. NO. 2019042618

BROOKLAND PARTNERS, LTD
DOC. NO. 2017023768 & 2017023803

BROOKLAND PARTNERS, LTD
DOC. NO. 2017023768

10.000 ACRES
DAIRE OCEALLAG
DOC. NO. 2020128742

35.67 ACRES
HUTTO ISD
DOC. NOS. 2003108291,
2003108292 & 2003108293

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- _{CAP} 1/2" IRON ROD WITH "COALTER 1481" CAP FOUND (UNLESS OTHERWISE NOTED)
- _{SPINDLE} COTTON SPINDLE FOUND
- P.O.B. POINT OF BEGINNING

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N81°09'35"W	52.36'
L2	N82°16'09"W	60.27'
L3	N17°44'39"E	132.40'
L4	N2°54'15"W	127.40'
L5	N23°13'03"W	236.92'
L6	N6°30'28"E	39.61'
L7	S83°29'32"E	24.99'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	422.29'	1653.74'	14°37'50"	N25°09'20"E	421.14'
C2	465.66'	752.51'	35°27'18"	N14°42'38"E	458.26'
C3	206.26'	586.48'	20°09'03"	N13°07'21"W	205.20'
C4	298.72'	563.10'	30°23'43"	N07°52'11"W	295.23'
C5	209.64'	1300.00'	9°14'22"	S60°26'22"E	209.41'
C6	423.40'	2040.00'	11°53'30"	S18°46'54"W	422.64'
C7	316.36'	1960.00'	9°14'53"	S17°28'07"W	316.02'
C10	426.52'	2055.02'	11°53'30"	N18°46'54"E	425.75'
C11	313.94'	1945.00'	9°14'53"	N17°28'07"E	313.60'

TREE LIST:

NO.	DESCRIPTION
800	12" HACKBERRY
801	11" HACKBERRY
802	11" CHINABERRY
803	11" HACKBERRY (8, 3, 2)
804	13" HACKBERRY (9, 7)
805	16" CHINABERRY
806	8" HACKBERRY
807	11" HACKBERRY
808	22" CHINABERRY (15, 8, 5)
809	11" CHINABERRY
810	10" HACKBERRY
811	13" HACKBERRY
812	12" HACKBERRY
813	18" HACKBERRY (12, 11)
814	14" HACKBERRY (9, 9)
815	12" HACKBERRY
816	9" HACKBERRY
817	18" HACKBERRY (14, 7)

TREE LIST:

NO.	DESCRIPTION
818	9" ELM
819	12" HACKBERRY
820	13" HACKBERRY (9, 8)
821	14" HACKBERRY (11, 6)
822	10" CHINABERRY
823	10" HACKBERRY
824	16" HACKBERRY (12, 8)
825	12" HACKBERRY
826	8" HACKBERRY
827	12" CHINABERRY
828	14" HACKBERRY
829	8" HACKBERRY
830	12" HACKBERRY
831	19" CHINABERRY (8, 8)
832	9" CHINABERRY
833	13" HACKBERRY
834	24" CHINABERRY (11, 10, 10, 6)
835	20" HACKBERRY (14, 6, 5)

PRELIMINARY PLAT OF HUTTO NARROWS

OWNER: BJL, INC
ACREAGE: 38.658
SURVEY: JAMES S. PATTERSON SURVEY PATENT NO. 324 & WILLIAM GATLIN SURVEY ABSTRACT NO. 271
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
DATE: 04-09-2020
SURVEYOR: STANTEC CONSULTING SERVICES, INC.
ENGINEER: STANTEC CONSULTING SERVICES, INC.



SHEET
1
OF 3

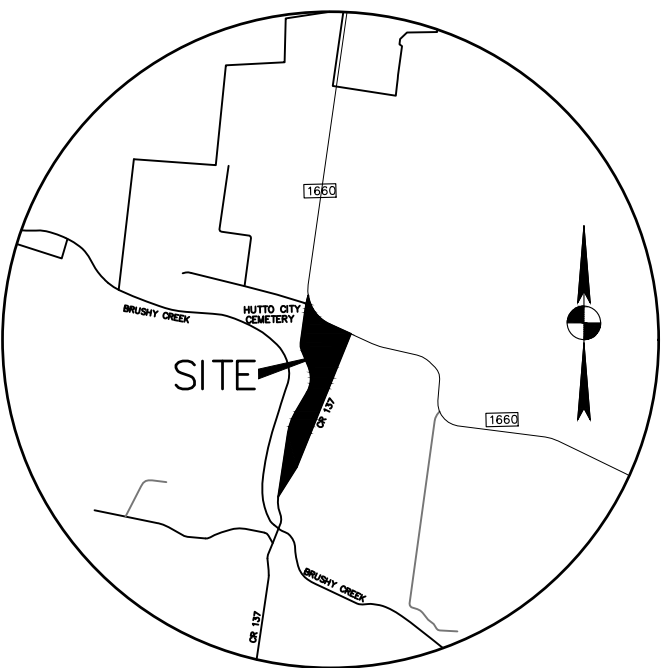
WILLIAM GATLIN SURVEY
ABSTRACT NO. 271

Received 5/10/2021

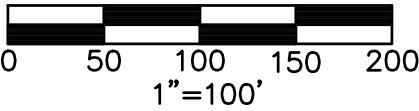
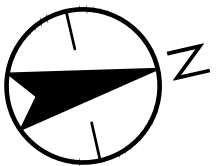


PRELIMINARY PLAT OF HUTTO NARROWS

A 38.658 ACRE TRACT OF LAND OUT OF THE JAMES S. PATTERSON SURVEY PATENT NO. 324 AND WILLIAM GATLIN SURVEY ABSTRACT NO. 271, SITUATED IN WILLIAMSON COUNTY, TEXAS



VICINITY MAP
N.T.S.



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

COUNTY ROAD 135
(55' R.O.W.)

JAMES S. PATTERSON
SURVEY PATENT NO. 324

CARRIE SWANN KEY WICKER
DOC. NO. 2020119994

HUTTO CEMETERY ASSOCIATION
VOL. 361, PG. 427

14.33 ACRES
HUTTO ISD
VOLUME 2208, PAGE 717

PUBLIC UTILITY EASEMENT
AND DRAINAGE EASEMENT
DOC. NO. 2006083662
(SHADED AREA)

WATER & WASTEWATER
LINE EASEMENT
DOC. NO. 2007097043

LOT 2
20.262 ACRES

F.M. 1660
(R.O.W. VARIES)

40.846 ACRES
STUART G. FARLEY
DOC. NO. 2006032605

Received 5/10/2021



PRELIMINARY PLAT OF HUTTO NARROWS

OWNER: BJL, INC
ACREAGE: 38.658
SURVEY: JAMES S. PATTERSON SURVEY PATENT NO. 324 & WILLIAM GATLIN SURVEY ABSTRACT NO. 271
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
DATE: 04-09-2020
SURVEYOR: STANTEC CONSULTING SERVICES, INC.
ENGINEER: STANTEC CONSULTING SERVICES, INC.

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPELS # 10194230 & F-6324
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LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- _{CAP} 1/2" IRON ROD WITH "COALTER 1481" CAP FOUND (UNLESS OTHERWISE NOTED)
- _{SPINDLE} COTTON SPINDLE FOUND
- P.O.B. POINT OF BEGINNING

SHEET
2
OF 3

OWNER’S CERTIFICATION:

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT, BJI, INC, A TEXAS CORPORATION, ACTING BY AND THROUGH _____, BEING THE OWNERS OF THE CERTAIN 38.658 ACRE TRACT OF LAND SHOWN HEREON BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO BJI, INC, BY DEED OF RECORD IN DOCUMENT NO. 2008053089 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO NARROWS".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

DATE

BJI, INC, A TEXAS CORPORATION
1509 THREE POINTS ROAD
PFLUGGERVILLE, TEXAS 78660

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

20____, BY _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS.

ENGINEER’S CERTIFICATION:

I, LANCE R. ORITI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE UNIFED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS ____ DAY OF _____, 20____.

LANCE R. ORITI, P.E. DATE
TEXAS REGISTRATION NO. 96173
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

SURVEYOR’S CERTIFICATION:

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

THAT I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY,

TEXAS, THIS ____ DAY OF _____, 20____.

JOHN T. BILNOSKI, R.P.L.S. DATE
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

ON THE ____ DAY OF _____, 20____.

DOUG GAUL, MAYOR DATE

HOLLY NAGY, CITY SECRETARY DATE

FIELD NOTES:

A **38.658 ACRE** OF LAND OUT OF THE JAMES S. PATTERSON SURVEY PATENT NO. 324 AND WILLIAM GATLIN SURVEY ABSTRACT NO. 271, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 38.68 ACRE ACRE TRACT OF LAND CONVEYED TO BJI, INC BY DEED OF RECORD IN 2008053089 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID **38.658 ACRE** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "STANTEC"CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 137 (R.O.W. VARIES), BEING THE COMMON EASTERLY CORNER OF SAID 38.68 ACRE TRACT AND THAT CERTAIN 6.078 ACRE TRACT OF LAND CONVEYED TO CHRISTOPHER G. CAGLE BY DEED OF RECORD IN DOCUMENT NO. 2014006158 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF COUNTY ROAD 137, ALONG THE NORTHERLY LINE OF SAID 6.078 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 38.68 ACRE TRACT AND HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N08°06’10"W, A DISTANCE OF 709.98 FEET TO A 1/2 INCH IRON ROD FOUND;
- 2) N81°09’35"W, A DISTANCE OF 52.36 FEET TO A 1/2 INCH IRON ROD WITH AN ALUMINUM "10194378 CEG"CAP FOUND;
- 3) N82°16’09"W, A DISTANCE OF 60.27 FEET TO A 1/2 INCH IRON ROD WITH "DIAMOND SURVEYING"CAP FOUND IN THE EASTERLY LINE OF THAT CERTAIN 14.33 ACRE TRACT OF LAND CONVEYED TO HUTTO ISD BY DEED OF RECORD IN VOLUME 2208, PAGE 717 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE COMMON WESTERLY CORNER OF SAID 6.078 ACRE TRACT AND SAID 38.68 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING SAID COMMON CORNER, IN PART ALONG THE EASTERLY LINE OF SAID 14.33 ACRE TRACT, IN PART ALONG THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUTTO CEMETERY ASSOCIATION BY DEED OF RECORD IN VOLUME 361, PAGE 427 OF SAID DEED RECORDS, BEING THE WESTERLY LINE OF SAID 38.68 ACRE TRACT AND HEREOF, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1) N07°25’54"E, A DISTANCE OF 575.54 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND;
- 2) N17°44’39"E, A DISTANCE OF 132.40 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1653.74 FEET, A CENTRAL ANGLE OF 14°37’50", AN ARC LENGTH OF 422.29 FEET, AND A CHORD WHICH BEARS, N25°09’20"E, A DISTANCE OF 421.14 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND;
- 4) N32°24’38"E, A DISTANCE OF 290.22 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 5) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 752.51 FEET, A CENTRAL ANGLE OF 35°27’18", AN ARC LENGTH OF 465.66 FEET, AND A CHORD WHICH BEARS, N14°42’38"E, A DISTANCE OF 458.26 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND;
- 6) N02°54’15"W, A DISTANCE OF 127.40 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 7) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 586.48 FEET, A CENTRAL ANGLE OF 20°09’03", AN ARC LENGTH OF 206.26 FEET, AND A CHORD WHICH BEARS, N13°07’21"W, A DISTANCE OF 205.20 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND;
- 8) N23°13’03"W, A DISTANCE OF 236.92 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 9) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 563.10 FEET, A CENTRAL ANGLE OF 30°23’42", AN ARC LENGTH OF 298.72 FEET, AND A CHORD WHICH BEARS, N07°52’11"W, A DISTANCE OF 295.23 FEET TO A 1/2 INCH IRON ROD "COALTER 1481"CAP FOUND;
- 10) N06°30’28"E, A DISTANCE OF 39.61 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET;
- 11) S83°29’32"E, A DISTANCE OF 24.99 FEET TO A COTTON SPINDLE FOUND;
- 12) N07°14’41"E, A DISTANCE OF 568.66 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660 (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF SAID 38.68 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF SAID HUTTO CEMETERY ASSOCIATION TRACT, ALONG THE SOUTHERLY LINE OF F.M. 1660, BEING THE NORTHERLY LINE OF SAID 38.68 ACRE TRACT AND HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S65°37’56"E, A DISTANCE OF 347.80 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 2) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 9°14’22", AN ARC LENGTH OF 209.64 FEET, AND A CHORD WHICH BEARS, S60°26’22"E, A DISTANCE OF 209.41 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET;
- 3) S65°05’48"E, A DISTANCE OF 310.13 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET AT THE INTERSECTION OF THE SOUTHERLY LINE OF F.M. 1660 AND THE WESTERLY LINE OF COUNTY ROAD 137, BEING THE NORTHEASTERLY CORNER OF SAID 38.68 ACRE TRAT AND HEREOF;

THENCE, LEAVING SAID INTERSECTION, ALONG THE WESTERLY LINE OF COUNTY ROAD 137, BEING THE EASTERLY LINE OF SAID 38.68 ACRE TRACT AND HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S21°26’44"W, A DISTANCE OF 204.90 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET;
- 2) S24°44’39"W, A DISTANCE OF 299.10 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET AT THE POINT CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 3) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2040.00 FEET, A CENTRAL ANGLE OF 11°53’30", AN ARC LENGTH OF 423.40 FEET, AND A CHORD WHICH BEARS, S18°46’54"W, A DISTANCE OF 422.64 FEET TO A 1/2 INCH IRON ROD "STANTEC"CAP SET;
- 4) S12°49’13"W, A DISTANCE OF 2008.07 FEET TO A 1/2 INCH IRON ROD "DIAMOND SURVEYING"CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 5) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 9°14’53", AN ARC LENGTH OF 316.36 FEET, AND A CHORD WHICH BEARS, S17°28’07"W, A DISTANCE OF 316.02 FEET TO A 1/2 INCH IRON ROD "UNREADABLE"CAP FOUND;
- 6) S22°05’19"W, A DISTANCE OF 457.43 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF **38.658 ACRE** (1,683,948 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

PRELIMINARY PLAT OF
HUTTO NARROWS

A 38.658 ACRE TRACT OF LAND OUT OF THE JAMES S. PATTERSON SURVEY
PATENT NO. 324 AND WILLIAM GATLIN SURVEY ABSTRACT NO. 271, SITUATED IN
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- 3) A SIDEWALK AND TREES SHALL BE PROVIDED ALONG CO RD 137.
- 4) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 5) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 6) UTILITY NOTE:
WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 7) FLOODPLAIN NOTES:

A. ULTIMATE FLOODPLAIN

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

B. EXISTING FLOODPLAIN

1. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS."
- 8) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 9) SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 10) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 12) PUBLIC UTILITY EASEMENTS THAT ARE REQUIRED AND NOT SHOWN ON THIS PLAT SHALL BE DEDICATED BY SEPARATE INSTRUMENT AND SHALL BE RECORDED BEFORE ACCEPTANCE OF IMPROVEMENTS AND BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED TO THE LOT CONTAINING THE EASEMENTS.
- 13) THIS SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE 0-17-12-07-8E.
- 14) PARKING AND LANDSCAPE SETBACKS FOR THIS SUBDIVISION ARE ESTABLISHED BY CITY ORDINANCE 0-17-12-07-8E.
- 15) THE OVERALL IMPERVIOUS COVER WITHIN THE NARROWS PUD SHALL NOT EXCEED 75% OF THE TOTAL GROSS LAND AREA WITHIN THE PUD. AN IMPERVIOUS COVER TRACKING TABLE SHALL BE PROVIDED WITH EACH SITE PLAN.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D., 20____, AT ____ O’CLOCK, ____M. AND DULY

RECORDED ON THE ____ DAY OF _____ A.D., 20____ AT ____ O’CLOCK, ____M.

IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 5/10/2021



PRELIMINARY PLAT OF
HUTTO NARROWS

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPELS # 10194230 & F-6324
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PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:
MEETING LOCATION:
MEETING TIMES:

June 1, 2021
500 W. Live Oak St. – City Hall
7:00 PM

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** will hold a public hearing regarding the proposed **Hutto Narrows Preliminary Plat**, 38.658 acres, more or less, of land, two multifamily residential lots, located on CR 137 and FM 1660 South.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: planning@huttotx.gov Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Hutto Narrows Preliminary Plat**, 38.658 acres, more or less, of land, comprised of two lots (zoned PUD for commercial and/or multifamily), located on CR 137 and FM 1660 South.

Name: Brooklands Partners, Ltd.

Address: P.O Box 670649, Dallas, TX 75367

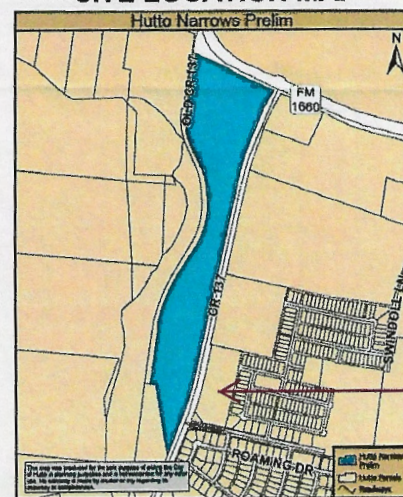
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

We object to the potential density; as of 05-26-21 no agenda or packet for this project has been posted on the City's website in connection with the upcoming hearing.

SITE LOCATION MAP



Parcel Owned
by Brooklands
Partners, Ltd.

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 4, 2021.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. P&Z Minutes 5.4.2021



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 4, 2021 at 7:00 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

Chair Tony Wertz called meeting to order at 7:00 PM.

2. **ROLL CALL**

Jerica Lawyer, John Klein, Randal Clark, Richard Hudson, James Weaver, and Tony Wertz. Susanna Boyer was on call but dropped off.

Members of the City of Hutto Staff in attendance or on call were: Ashley Lumpkin, Executive Director of Development Services, Ashby Grundman, Director of Planning, and Samuel Ray, Director of Engineering and Angel Kavanaugh, Management Assistant.

3. **PUBLIC COMMENT**

No Public Comment

4. **AGENDA ITEMS**

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on April 6, 2021.

A motion was made by Commissioner Rick Hudson to accept the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on April 6, 2021 as written, seconded by Commissioner Jerica Lawyer, Motion passed 6 Ayes to 0 Nays. Chair Tony Wertz asked to move Agenda item 4.3 to the 4.2 spot. Commissioner Rick Hudson made a motion to accept the request to move item 4.3 to the 4.2 spot, Commissioner Randal Clark Seconded.

- 4.2. Consideration of a public hearing and possible recommendation on the proposed zoning change request for Aspen Heights Planned Unit Development (PUD), 36.624 acres, more or less, of land, a single-family residential use PUD, located on FM 1660 South.

Chair opened to the Public at 7:05 PM and Closed at 7:05 PM. Applicant postponed presentation of this agenda item until they could meet with Staff. Commissioner Rick Hudson made a motion to accept the request to postpone, Commissioner Randal Clark Seconded. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration of a public hearing and possible recommendation on the proposed Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South.

Chair opened to public at 7:19 PM and Closed at 7:19 PM. A motion was made by

Commissioner Randal Clark to accept staff recommendation on the proposed Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South, seconded by Commissioner Rick Hudson. Motion passed 5 Ayes to 1 Nay.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Update the comprehensive plan contract is scheduled to be on the May 20th City Council meeting. Estimated time of completion for the Comp Plan is 9 to 12 months.

6. ADJOURNMENT

Chair adjourned at 7:46 PM.

Chair

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Preliminary Plat, 52.319 acres, more or less, of land, 2 lots, located on Innovation Boulevard.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Titan Innovation Business Park Phase II Preliminary Plat is approximately 52.319 acres and consists of two Industrial lots. The proposed plat is on the east side of Innovation Boulevard at the southeast corner of Innovation Boulevard and Limmer Loop.

Current Zoning:

The property is currently zoned Light Industrial (LI)

Surrounding Zoning:

North: Light Industrial and Commercial

East: Single-Family Residential

South: Light Industrial

West: Extraterritorial Jurisdiction and Single-Family (EWCHEC)

SUMMARY OF REQUEST:

The proposed Preliminary Plat is comprised of 2 lots.

Lot 1 is 5.670 acres and Lot 2 is 46.649 acres. Lot 1 has frontage along Innovation Boulevard and Lot 2 has frontage along Innovation Boulevard and Limmer Loop. There is also access needed through New Technology Boulevard to connect to Lot 2 Block 1.

STAFF REVIEW:

As the proposed Preliminary Plat conforms to the state law and the UDC, staff recommends the Planning and Zoning Commission approve the Preliminary Plat with the condition that staff comments are addressed.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

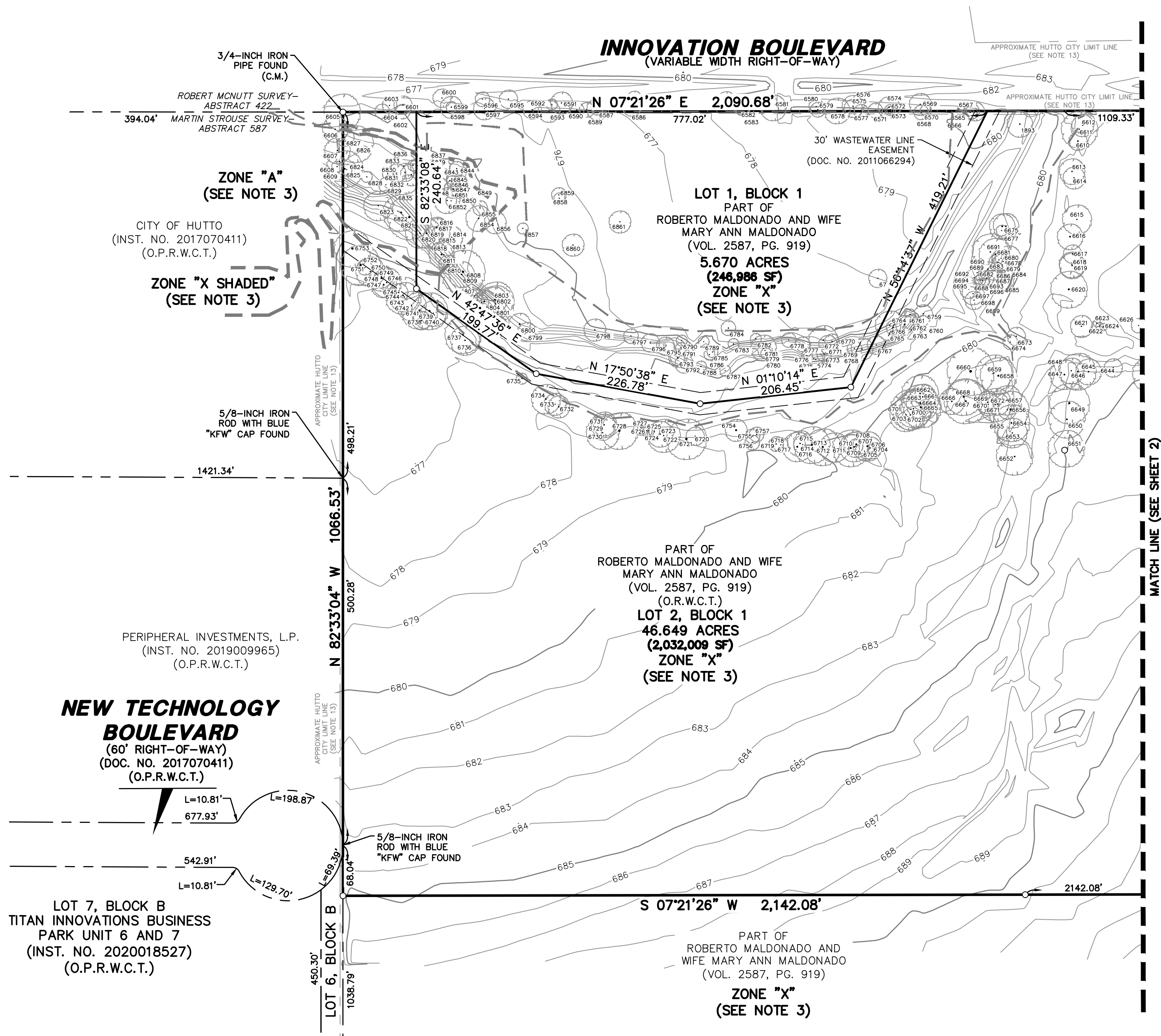
City Council
AGENDA ITEM REPORT



ATTACHMENTS:

1. TIBPPHII Prelim-Init-Prelim Plat(5-14-21)

CSTROLLE
5/10/2021 10:44 AM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP-LOTS 1-2.DWG



AREA TABLE		
LOT	SF	ACRES
1	246,986	5.670
2	2,032,009	46.649
TOTAL	2,278,995	52.319

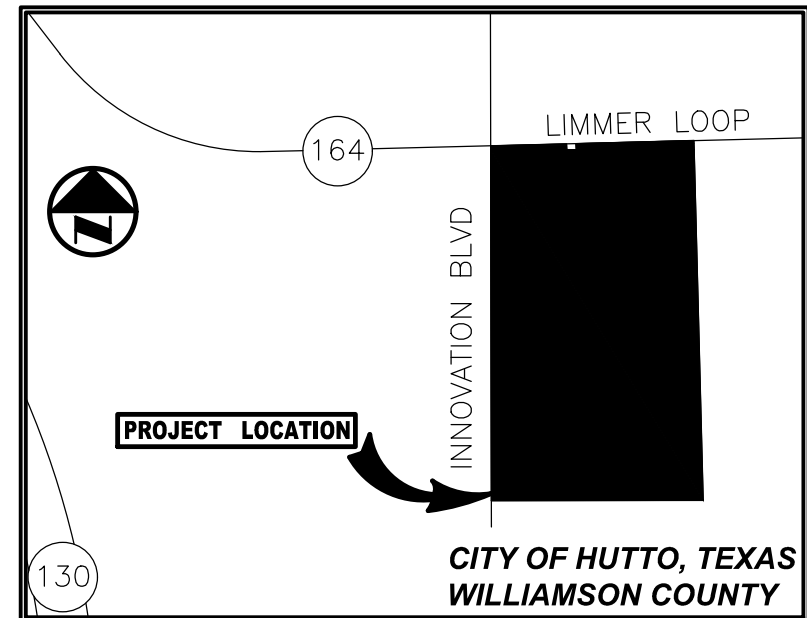
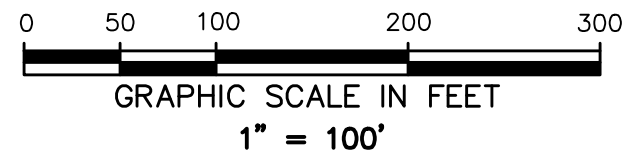
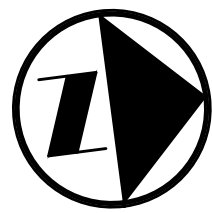
NUMBER OF BLOCKS: ONE (1)
NUMBER OF LOTS: FOUR (4)
LINEAR FEET OF NEW STREET: N/A

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO



VICINITY MAP
(1"=2000')

LEGEND

- (C.M.) CONTROLLING MONUMENT
- SUBJECT PROPERTY LINE
- SHARED PROPERTY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- LIMITS OF FLOOD ZONE
- 613 EXIST CONTOUR
- SURVEY ABSTRACT LINE
- CITY LIMITS LINE
- 5/8-INCH IRON ROD W/
"PACHECO KOCH" CAP SET
UNLESS OTHERWISE NOTED

P.O.B. POINT OF BEGINNING

SEE SHEET 3 OF 5 FOR TREE TABLE
AND BENCHMARK LIST

PRELIMINARY PLAT LOTS 1 AND 2, BLOCK 1 HUTTO PHASE 2

LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 5



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=100'	MAY2021	4703-21.089

PRELIMINARY PLAT- LOTS 1 AND 2, BLOCK 1 HUTTO PHASE 2

LCONZALEZ
5/10/2021 9:09 AM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP-LOTS 1-2.DWG

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
1893	14" MULTI--TRUNK WILLOW	14'
6550	12" MULTI--TRUNK HACKBERRY	12'
6551	10" OAK	10'
6552	12" MULTI--TRUNK HACKBERRY	12'
6553	10" HACKBERRY	10'
6554	10" MULTI--TRUNK HACKBERRY	10'
6555	8" MULTI--TRUNK HACKBERRY	8'
6556	6" HACKBERRY	6'
6557	6" HACKBERRY	6'
6558	6" MULTI--TRUNK HACKBERRY	6'
6559	6" HACKBERRY	6'
6560	6" MULTI--TRUNK HACKBERRY	6'
6561	8" MULTI--TRUNK HACKBERRY	8'
6562	12" MULTI--TRUNK HACKBERRY	12'
6563	6" HACKBERRY	6'
6564	6" HACKBERRY	6'
6565	10" MULTI--TRUNK HACKBERRY	10'
6566	6" HACKBERRY	6'
6567	8" HACKBERRY	8'
6568	6" HACKBERRY	6'
6569	10" MULTI--TRUNK HACKBERRY	10'
6570	6" HACKBERRY	6'
6571	10" MULTI--TRUNK HACKBERRY	10'
6572	6" HACKBERRY	6'
6573	6" HACKBERRY	6'
6574	8" MULTI--TRUNK HACKBERRY	8'
6575	12" HACKBERRY	12'
6576	8" HACKBERRY	8'
6577	6" HACKBERRY	6'
6578	10" HACKBERRY	10'
6579	6" HACKBERRY	6'
6580	8" HACKBERRY	8'
6581	10" HACKBERRY	10'
6582	6" HACKBERRY	6'
6583	8" HACKBERRY	8'
6584	6" HACKBERRY	6'
6585	8" HACKBERRY	8'
6586	10" MULTI--TRUNK HACKBERRY	10'
6587	10" MULTI--TRUNK HACKBERRY	10'
6588	6" HACKBERRY	6'
6589	8" MULTI--TRUNK HACKBERRY	8'
6590	8" HACKBERRY	8'
6591	10" MULTI--TRUNK HACKBERRY	10'
6592	8" MULTI--TRUNK HACKBERRY	8'
6593	10" MULTI--TRUNK HACKBERRY	10'
6594	8" MULTI--TRUNK HACKBERRY	8'
6595	8" HACKBERRY	8'
6596	6" HACKBERRY	6'
6597	8" HACKBERRY	8'
6774	9" OAK	9'
6775	8" RED BUD	8'
6776	6" RED BUD	6'
6777	8" RED BUD	8'
6778	6" HACKBERRY	6'
6779	8" RED BUD	8'
6780	6" MULTI--TRUNK HACKBERRY	6'
6781	20" MULTI--TRUNK ASH	20'
6782	6" HACKBERRY	6'
6783	8" RED BUD	8'
6784	12" MULTI--TRUNK CEDAR ELM	12'
6785	7" OAK	7'
6786	8" OAK	8'
6787	6" HACKBERRY	6'
6788	8" MULTI--TRUNK RED BUD	8'
6789	6" ASH	6'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6601	8" MULTI--TRUNK HACKBERRY	8'
6602	8" HACKBERRY	8'
6603	8" HACKBERRY	8'
6604	8" HACKBERRY	8'
6605	24" HACKBERRY	24'
6606	12" COTTONWOOD	12'
6607	16" MULTI--TRUNK COTTONWOOD	16'
6608	6" LIVE OAK	6'
6609	12" COTTONWOOD	12'
6610	18" MULTI--TRUNK HACKBERRY	18'
6611	12" HACKBERRY	12'
6612	9" HACKBERRY	9'
6613	14" LIVE OAK	14'
6614	10" HACKBERRY	10'
6615	12" HACKBERRY	12'
6616	20" HACKBERRY	20'
6598	6" HACKBERRY	6'
6599	10" MULTI--TRUNK HACKBERRY	10'
6600	8" HACKBERRY	8'
6758	10" MULTI--TRUNK OAK	10'
6761	6" RED BUD	6'
6762	8" MULTI--TRUNK OAK	8'
6763	8" MULTI--TRUNK RED BUD	8'
6764	14" RED BUD	14'
6765	6" RED BUD	6'
6766	10" MULTI--TRUNK RED BUD	10'
6767	8" RED BUD	8'
6768	10" MULTI--TRUNK RED BUD	10'
6769	8" RED BUD	8'
6770	10" RED BUD	10'
6771	8" RED BUD	8'
6772	16" MULTI--TRUNK RED BUD	16'
6773	8" RED BUD	8'
6790	6" RED BUD	6'
6791	12" RED BUD	12'
6792	10" RED BUD	10'
6793	10" RED BUD	10'
6794	10" MULTI--TRUNK RED BUD	10'
6795	12" OAK	12'
6796	6" WILLOW	6'
6797	8" HACKBERRY	8'
6798	12" RED BUD	12'
6799	14" WILLOW	14'
6800	20" MULTI--TRUNK MISC. TREE	20'
6801	12" WILLOW	12'
6802	12" WILLOW	12'
6803	10" WILLOW	10'
6804	18" WILLOW	18'
6805	8" RED BUD	8'
6806	7" RED BUD	7'
6807	9" RED BUD	9'
6808	32" MULTI--TRUNK WILLOW	32'
6809	16" WILLOW	16'
6810	7" ASH	7'
6811	24" MULTI--TRUNK WILLOW	24'
6812	8" ASH	8'
6813	10" MULTI--TRUNK HACKBERRY	10'
6814	8" RED BUD	8'
6815	6" RED BUD	6'
6816	6" MULTI--TRUNK RED BUD	6'
6817	8" MULTI--TRUNK RED BUD	8'
6818	12" RED BUD	12'
6819	20" MULTI--TRUNK WILLOW	20'
6820	14" WILLOW	14'
6832	12" RED BUD	12'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6835	12" RED BUD	12'
6838	12" OAK	12'
6839	6" ASH	6'
6840	9" RED BUD	9'
6841	6" RED BUD	6'
6842	16" RED BUD	16'
6843	8" MULTI--TRUNK RED BUD	8'
6844	10" MULTI--TRUNK RED BUD	10'
6845	8" RED BUD	8'
6846	8" OAK	8'
6847	10" RED BUD	10'
6848	12" RED BUD	12'
6849	8" HACKBERRY	8'
6850	10" RED BUD	10'
6851	16" MULTI--TRUNK OAK	16'
6852	7" RED BUD	7'
6853	12" RED BUD	12'
6854	16" RED BUD	16'
6855	6" RED BUD	6'
6856	10" RED BUD	8'
6857	6" WILLOW	6'
6858	8" MULTI--TRUNK WILLOW	8'
6859	8" MULTI--TRUNK WILLOW	8'
6860	10" MULTI--TRUNK WILLOW	10'
6861	8" MULTI--TRUNK WILLOW	8'
68617	12" HACKBERRY	12'
68618	12" HACKBERRY	12'
68619	12" HACKBERRY	12'
68620	24" MULTI--TRUNK HACKBERRY	24'
68621	12" HACKBERRY	12'
68622	6" HACKBERRY	6'
68623	6" HACKBERRY	6'
68624	6" HACKBERRY	6'
68625	10" MULTI--TRUNK OAK	10'
68626	6" HACKBERRY	6'
68627	14" MULTI--TRUNK HACKBERRY	14'
68628	20" MULTI--TRUNK MESQUITE	20'
68629	8" WILLOW	8'
68630	24" HACKBERRY	24'
68631	6" WILLOW	14'
68632	10" HACKBERRY	10'
68633	8" HACKBERRY	8'
68634	10" HACKBERRY	10'
68635	24" MULTI--TRUNK HACKBERRY	24'
68636	8" HACKBERRY	8'
68637	10" HACKBERRY	10'
68638	12" MULTI--TRUNK HACKBERRY	12'
68639	14" MULTI--TRUNK HACKBERRY	14'
68640	8" HACKBERRY	8'
68641	6" HACKBERRY	6'
68642	8" HACKBERRY	8'
68643	30" MULTI--TRUNK HACKBERRY	30'
68644	10" HACKBERRY	10'
68645	16" HACKBERRY	16'
68646	18" MULTI--TRUNK HACKBERRY	18'
68647	20" MULTI--TRUNK HACKBERRY	20'
68648	12" HACKBERRY	12'
68649	24" HACKBERRY	24'
68650	20" MULTI--TRUNK HACKBERRY	20'
68651	30" HACKBERRY	30'
68652	20" HACKBERRY	20'
68653	12" HACKBERRY	12'
68654	20" HACKBERRY	20'
68655	8" HACKBERRY	8'
68656	30" MULTI--TRUNK HACKBERRY	30'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6657	8" HACKBERRY	8'
6658	24" MULTI--TRUNK CEDAR ELM	24'
6659	14" HACKBERRY	14'
6660	40" ASH	40'
6661	14" HACKBERRY	14'
6662	18" HACKBERRY	18'
6663	12" HACKBERRY	12'
6664	12" HACKBERRY	12'
6665	24" HACKBERRY	24'
6666	18" MULTI--TRUNK HACKBERRY	18'
6667	22" HACKBERRY	22'
6668	24" MULTI--TRUNK HACKBERRY	24'
6669	12" HACKBERRY	12'
6670	8" HACKBERRY	8'
6671	8" HACKBERRY	8'
6672	12" HACKBERRY	12'
6673	10" MULTI--TRUNK RED BUD	10'
6674	8" CEDAR	8'
6675	20" MULTI--TRUNK RED BUD	20'
6676	14" RED BUD	14'
6677	6" RED BUD	6'
6678	12" MULTI--TRUNK RED BUD	12'
6679	8" OAK	8'
6680	8" RED BUD	8'
6681	12" RED BUD	12'
6682	8" RED BUD	8'
6683	6" RED BUD	6'
6684	8" MULTI--TRUNK RED BUD	8'
6685	12" RED BUD	12'
6686	8" RED BUD	8'
6687	6" RED BUD	6'
6688	8" MULTI--TRUNK RED BUD	8'
6689	8" RED BUD	8'
6690	10" RED BUD	10'
6691	14" MULTI--TRUNK RED BUD	14'
6692	8" RED BUD	8'
6693	6" RED BUD	6'
6694	10" MULTI--TRUNK RED BUD	10'
6695	6" RED BUD	6'
6696	8" MULTI--TRUNK RED BUD	8'
6697	12" MULTI--TRUNK RED BUD	12'
6698	10" RED BUD	10'
6699	8" RED BUD	8'
6700	14" HACKBERRY	14'
6701	10" HACKBERRY	10'
6702	10" HACKBERRY	10'
6703	12" HACKBERRY	12'
6704	12" HACKBERRY	12'
6705	7" HACKBERRY	7'
6706	24" MULTI--TRUNK HACKBERRY	24'
6707	8" HACKBERRY	8'
6708	24" MULTI--TRUNK HACKBERRY	24'
6709	18" HACKBERRY	18'
6710	24" MULTI--TRUNK HACKBERRY	24'
6711	10" HACKBERRY	10'
6712	28" MULTI--TRUNK HACKBERRY	28'
6713	24" HACKBERRY	24'
6714	6" HACKBERRY	6'
6715	14" MULTI--TRUNK HACKBERRY	14'
6716	24" MULTI--TRUNK HACKBERRY	24'
6717	6" HACKBERRY	6'
6718	8" HACKBERRY	8'
6719	10" HACKBERRY	10'
6720	8" HACKBERRY	8'
6721	30" MULTI--TRUNK HACKBERRY	30'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6722	12" HACKBERRY	12'
6723	12" HACKBERRY	12'
6724	6" HACKBERRY	6'
6725	6" HACKBERRY	6'
6726	6" HACKBERRY	6'
6727	8" MULTI--TRUNK HACKBERRY	8'
6728	30" MULTI--TRUNK HACKBERRY	30'
6729	10" HACKBERRY	10'
6730	12" HACKBERRY	12'
6731	10" HACKBERRY	10'
6732	14" MULTI--TRUNK COTTONWOOD	14'
6733	8" MULTI--TRUNK COTTONWOOD	8'
6734	20" HACKBERRY	20'
6735	6" HACKBERRY	6'
6736	14" HACKBERRY	14'
6737	24" HACKBERRY	24'
6738	6" CEDAR ELM	6'
6739	24" HACKBERRY	24'
6740	10" OAK	10'
6741	24" MULTI--TRUNK HACKBERRY	24'
6742	12" HACKBERRY	12'
6743	10" HACKBERRY	10'
6744	18" HACKBERRY	18'
6745	8" HACKBERRY	8'
6746	14" HACKBERRY	14'
6747	20" MULTI--TRUNK MISC. TREE	20'
6748	24" HACKBERRY	24'
6749	10" HACKBERRY	10'
6750	10" HACKBERRY	10'
6751	6" HACKBERRY	6'
6752	30" MULTI--TRUNK HACKBERRY	30'
6753	30" HACKBERRY	30'
6754	24" MULTI--TRUNK HACKBERRY	24'
6755	7" HACKBERRY	7'
6756	8" MULTI--TRUNK HACKBERRY	8'
6757	8" MULTI--TRUNK HACKBERRY	8'
6759	12" RED BUD	12'
6760	8" RED BUD	8'
6821	30" WILLOW	30'
6822	20" WILLOW	20'
6823	10" WILLOW	10'
6824	6" RED BUD	6'
6825	20" WILLOW	20'
6826	18" WILLOW	18'
6827	6" RED BUD	6'
6828	7" HACKBERRY	7'
6829	6" HACKBERRY	6'
6830	6" RED BUD	6'
6831	12" RED BUD	12'
6833	12" RED BUD	12'
6834	10" OAK	10'
6836	8" RED BUD	8'
6837	10" OAK	10'

Received 5/14/2021



PRELIMINARY PLAT
LOTS 1 AND 2, BLOCK 1
HUTTO PHASE 2

LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 5



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY
VTS

CHECKED BY
LMG

SCALE
1"=100'

DATE
MAY2021

JOB NUMBER
4703-21.089

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNER’S CERTIFICATION:

DESCRIPTION OF PROPERTY:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS
WE, ROBERTO MALDONADO AND MARY ANN MALDONADO, OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 2587, PAGE 919 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, *(AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS LOTS 1-4, BLOCK 1 HUTTO PHASE 2 ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.

ROBERTO MALDONADO

MARY ANN MALDONADO

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO MALDONADO AND MARY ANN MALDONADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

ENGINEER’S CERTIFICATION:

STATE OF TEXAS {

COUNTY OF TRAVIS {

KNOW ALL MEN BY THESE PRESENTS
I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS__DAY OF _____, 2021.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/10/21.
CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER NO. 108906
STATE OF TEXAS
201 WEST 5TH STREET, SUITE 1100
AUSTIN, TEXAS 78701
TELEPHONE: 512-485-0831

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 04/01/2021. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

DESCRIPTION of a 52.319 acre (2,278,995 square foot) tract of land situated in the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas; said tract being part of that certain tract of land described in Cash Warranty Deed to Roberto Maldonado and wife, Mary Ann Maldonado recorded in Volume 2587, Page 919 of the Official Public Records of Williamson County, Texas; said 52.319 acre (2,278,995 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the south end of a right-of-way corner clip at the intersection of the south right-of-way line of Limmer Loop (a variable width right-of-way) and the east right-of-way line of Innovation Boulevard (a variable width right-of-way);

THENCE, North 52 degrees, 21 minutes, 26 seconds East, along the said corner clip, a distance of 70.69 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set;

THENCE, along the said south line of Limmer Loop the following five (5) calls:

South 82 degrees, 37 minutes, 34 seconds East, a distance of 251.31 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set;

South 07 degrees, 22 minutes, 26 seconds West, a distance of 37.11 feet to a 1/2-inch iron rod with red cap found;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 97.07 feet to a 1/2-inch iron rod with red cap found;

North 07 degrees, 22 minutes, 26 seconds East, a distance of 37.11 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 668.16 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 07 degrees, 21 minutes, 26 seconds, West, departing the said south line of Limmer Loop and into and across said Roberto Maldonado tract, a distance of 2,142. 08 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in the south line of said Roberto Maldonado tract and the north line of Lot 6, Block B of Titan Innovations Business Park Unit 6 and 7, an addition to the City of Hutto, Texas, recorded in Instrument Number 2020018527 of the said Official Public Records;

THENCE, North 82 degrees, 33 minutes, 04 seconds West, along the said south line of said Roberto Maldonado tract, the north line of said Lot 6, and the north line of that certain tract of land described in a Special Warranty Deed to the City of Hutto recorded in Instrument Number 2017070411 of said Official Public Records, at a distance of 68.04 feet passing a 5/8-inch iron rod with "KFW" cap found, at a distance of 500.28 feet passing a 5/8-inch iron rod with "KFW" cap found, then continuing in all a total distance of 1,066.53 feet to a 3/4-inch iron pipe found in the said east line of Innovation Boulevard; said point being the southwest corner of said Roberto Maldonado tract, also being the northwest corner of the said City of Hutto tract;

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard and the west line of said Roberto Maldonado tract, a distance of 2,090.68 feet to the POINT OF BEGINNING;

CONTAINING: 52.319 acres or 2,278,995 square feet or of land, more or less.

SURVEYOR’S CERTIFICATION:

STATE OF TEXAS {

COUNTY OF DALLAS {

KNOW ALL MEN BY THESE PRESENTS
I, LUIS M. GONZALEZ, REGISTERED PUBLIC SURVEYOR, NO. 6793, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, DALLAS COUNTY, TEXAS, THIS__ DAY OF _____, 2021.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/10/21.
LUIS M. GONZALEZ
REGISTERED PUBLIC SURVEYOR NO. 6793
STATE OF TEXAS
7557 RAMBLER ROAD, SUITE 1100
DALLAS, TEXAS, 75231
TELEPHONE: 972-235-3031

Received 5/14/2021



PRELIMINARY PLAT
**LOTS 1 AND 2, BLOCK 1
HUTTO PHASE 2**
LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 5

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY VTS	CHECKED BY LMG	SCALE 1"=100'	DATE MAY2021
		JOB NUMBER 4703-21.089	

5/10/2021 10:43 AM
 C:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP-LOTS 1-2.DWG

- ENGINEER:**
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

- SURVEYOR:**
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

- DEVELOPER:**
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

- OWNERS:**
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE ____ DAY OF _____ 2021.

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2021.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

[illegible]

COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ___, 2021, A.D., AT _____ O'CLOCK .M. AND DULY RECORDED THIS ____DAY OF_____, 2021, A.D., AT O'CLOCK_____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO._____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

"BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT."

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE _____

Received 5/14/2021



LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 5



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY
VTS

CHECKED BY
LMG

SCALE
1"=100'

DATE
MAY2021

JOB NUMBER
4703-21.089

PRELIMINARY PLAT - LOTS 1 AND 2, BLOCK 1 HUTTO PHASE 2

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 1 Block 1 Final Plat, 5.670 acres, more or less, of land, 1 lot, located on Innovation Boulevard.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Titan Innovation Business Park Phase II Lot 1 Block 1 Final Plat is approximately 5.67 acres and consists of one Industrial lot. The proposed plat is on the east side of Innovation Boulevard.

Current Zoning:

The property is currently zoned Light Industrial (LI)

Surrounding Zoning:

North: Light Industrial and Commercial

East: Single-Family Residential

South: Light Industrial

West: Extraterritorial Jurisdiction and Single-Family (EWCHEC)

SUMMARY OF REQUEST:

The proposed Final Plat is comprised of 1 lot and 5.67.

STAFF REVIEW:

As the proposed Preliminary Plat conforms to the state law and the UDC, staff recommends the Planning and Zoning Commission approve the Preliminary Plat with the condition that staff comments be addressed.

FINANCIAL IMPACT:

Not applicable.

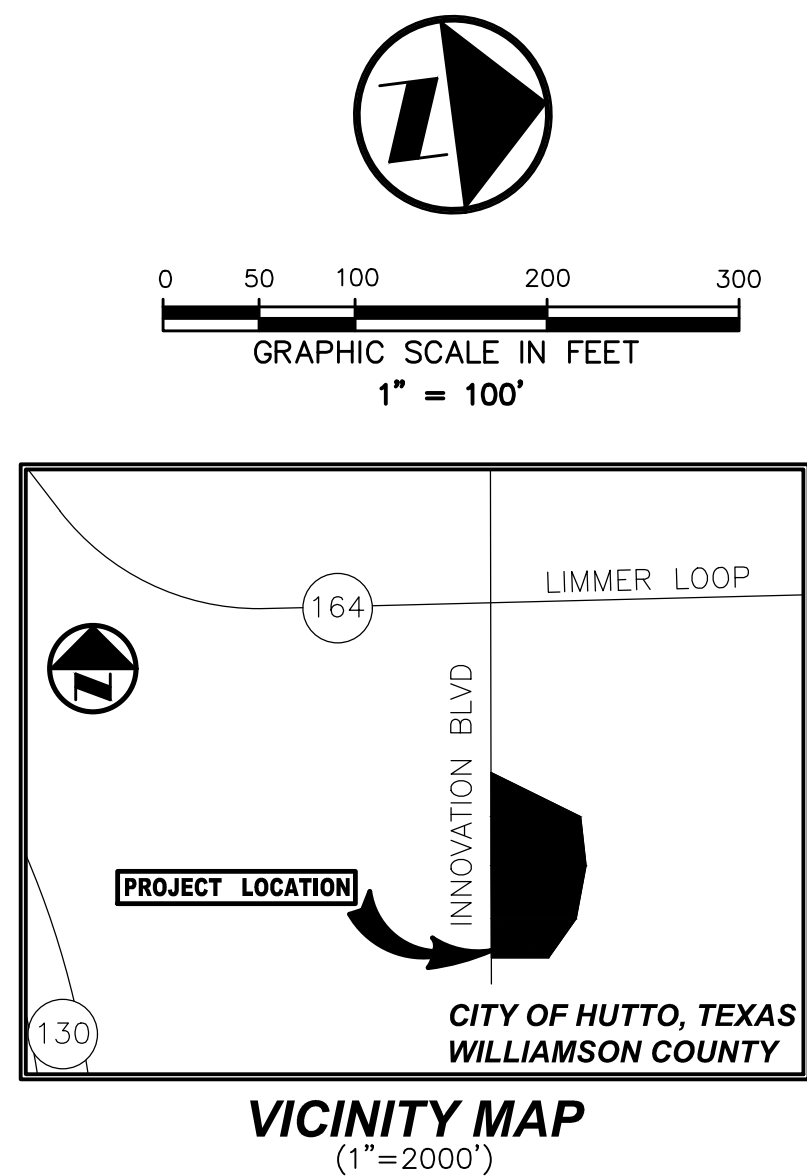
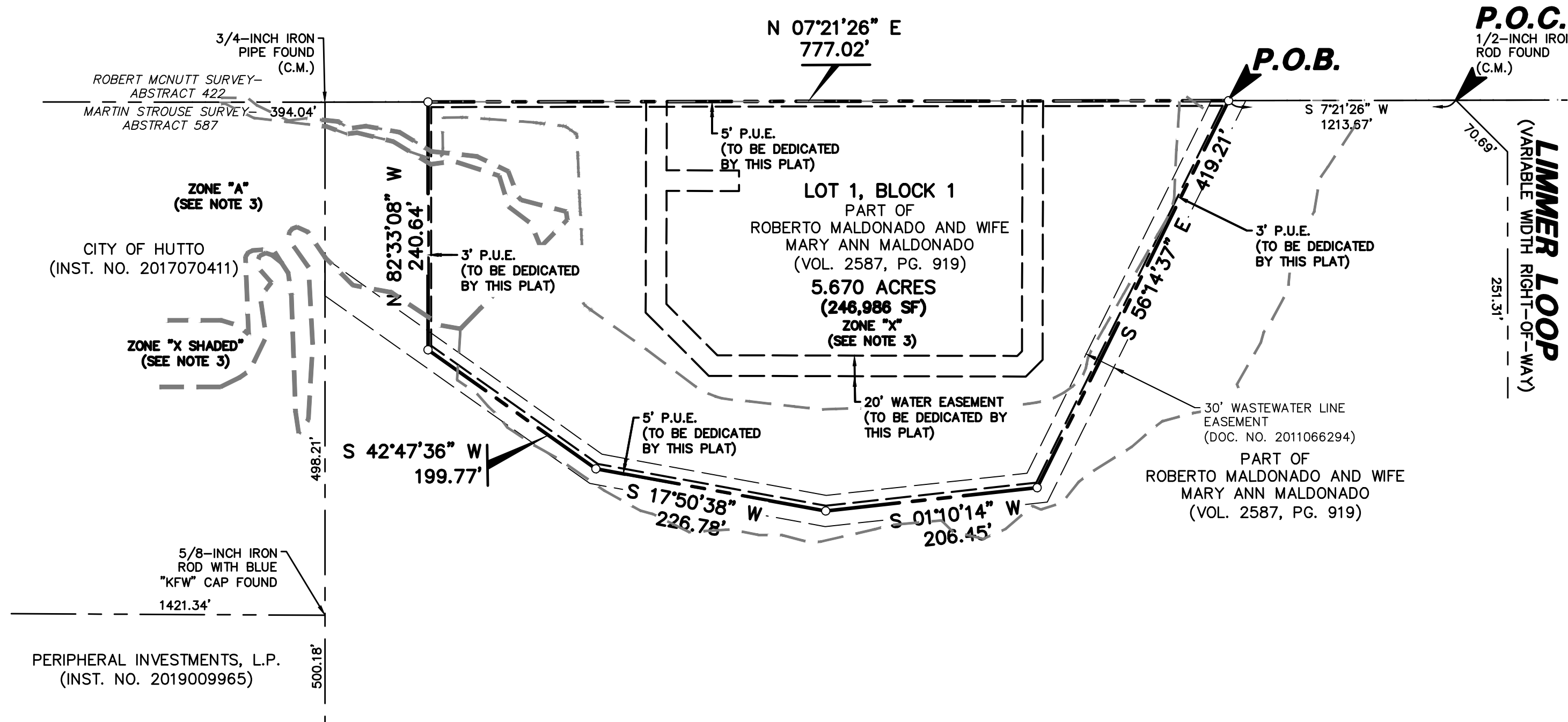
POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. TIBPPHII Lot1Blk1FP-Init-FinalPlat(5-14-21)

INNOVATION BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES
 - a. WITHIN CCN
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:
 - a. ULTIMATE FLOODPLAIN
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS."

NOTES CONTINUED

6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
11. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
12. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
13. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY
14. THE SUBDIVISION WILL BE ZONED INDUSTRIAL.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 75%.

Received 5/14/2021



FINAL PLAT
LOT 1, BLOCK 1
HUTTO PHASE 2

LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 3

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY JAN	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2021
		JOB NUMBER 4703-21.089	

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

DESCRIPTION OF PROPERTY:

DESCRIPTION of a 5.670 acre (246,986 square foot) tract of land situated in the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas; said tract being part of that certain tract of land described in Cash Warranty Deed to Roberto Maldonado and wife, Mary Ann Maldonado recorded in Volume 2587, Page 919 of the Official Public Records of Williamson County, Texas; said 5.670 acre (246,986 square foot) tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found for corner at the south end of a right-of-way corner clip art the intersection of the south right-of-way line of Limmer Road (a variable width right-of-way) and the east right-of-way line of Innovation Boulevard (a variable width right-of-way); said point being the northwest corner of the said Roberto Maldonado tract;

THENCE, South 07 degrees, 21 minutes, 26 seconds, West departing the said right-of-way corner clip and along the said east line of Innovation Boulevard a distance of 1213.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH"cap set for corner for POINT OF BEGINNING;

THENCE, departing the said west line of Innovation boulevard and into and across the said Roberto Maldonado tract the following five (5) calls:

South 56 degrees, 14 minutes, 37 seconds East, a distance of 419.21 feet to a 5/8-inch iron rod with "PACHECO-KOCH"cap set for corner;

South 01 degrees, 10 minutes, 14 seconds West, a distance of 206.45 feet to a 5/8-inch iron rod with "PACHECO-KOCH"cap set for corner;

South 17 degrees, 50 minutes, 38 seconds West, a distance of 226.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH"cap set for corner;

South 42 degrees, 47 minutes, 36 seconds West, a distance of 199.77 feet to a 5/8-inch iron rod with "PACHECO-KOCH"cap set for corner;

North 82 degrees, 33 minutes, 08 seconds West, a distance of 240.64 feet to a 5/8-inch iron rod with "PACHECO-KOCH"cap set for corner on the east line of Innovation Boulevard;

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard, a distance of 777.02 feet to the POINT OF BEGINNING;

CONTAINING: 246,986 square feet or 5.670 acres of land, more or less.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {

COUNTY OF DALLAS {

KNOW ALL MEN BY THESE PRESENTS
I, LUIS M. GONZALEZ, REGISTERED PUBLIC SURVEYOR, NO. 6793, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, DALLAS COUNTY, TEXAS, THIS__ DAY OF _____, 2021.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/10/21.

LUIS M. GONZALEZ
REGISTERED PUBLIC SURVEYOR NO. 6793
STATE OF TEXAS
7557 RAMBLER ROAD, SUITE 1100
DALLAS, TEXAS, 75231
TELEPHONE: 972-235-3031

ENGINEER'S CERTIFICATION:

STATE OF TEXAS {

COUNTY OF TRAVIS {

KNOW ALL MEN BY THESE PRESENTS
I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS__DAY OF _____, 2021.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 5/10/21.

CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER NO. 108906
STATE OF TEXAS
201 WEST 5TH STREET, SUITE 1100
AUSTIN, TEXAS 78701
TELEPHONE: 512-485-0831

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY JAN	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2021	JOB NUMBER 4703-21.089
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Received 5/14/2021



FINAL PLAT
LOT 1, BLOCK 1
HUTTO PHASE 2
LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 3

L GONZALEZ
5/10/2021 8:55 AM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D
DWG-4703-21.089-LOT1-03-10-2021.DWG

PRELIMINARY LAT - LOT 1, BLOCK 1 HUTTO PHASE 2

L GONZALEZ
5/10/2021 8:55 AM
M:\DWG-47\4703-21\089\DWG\SURVEY C3D
4703-21\089\LOT-03-10-2021.DWG

OSSF SIGNATURE BLOCK (FOR ETJ PLATS ONLY):

"BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT."

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES
 - a. WITHIN CCN
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:
 - b. ULTIMATE FLOODPLAIN
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN

A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS."
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE ____ DAY OF _____, 2021.

DOUG GAUL, MAYOR

DATE

LACIE HALE, CITY SECRETARY

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2021.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS§

§KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON§

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ___, 2021, A.D., AT _____ O'CLOCK ____ M. AND DULY RECORDED THIS ____ DAY OF _____, 2021, A.D., AT O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____, TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Received 5/14/2021



FINAL PLAT
LOT 1, BLOCK 1
HUTTO PHASE 2
LOCATED IN THE CITY OF HUTTO ETJ
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 3

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
DRAWN BY JAN	CHECKED BY LMG	SCALE 1"=100'	DATE MARCH 2021	JOB NUMBER 4703-21.089

FINAL PLAT - LOT 1, BLOCK 1 HUTTO PHASE 2

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on the proposed Covered Bridge Phase I Final Plat, 25.88 acres, more or less, of land, 120 residential lots, located on FM 1660 South.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Covered Bridge Phase 1 Final Plat is approximately 5.67 acres and consists 25.888 acres and 120 residential lots. The proposed plat is on the east side of Innovation Boulevard.

Current Zoning:
The property is currently zoned Single-Family Residential (SF-1)

Surrounding Zoning:
North: Single-Family Residential
East: Single-Family Residential
South: Extraterritorial Jurisdiction
West: Single-Family

SUMMARY OF REQUEST:

The proposed Final Plat is comprised of 120 residential lots and 6 open space lots. The subdivision will have access from CR 138 and will connect through Lakeside Estates subdivision.

STAFF REVIEW:

As the proposed Preliminary Plat conforms to the state law and the UDC, staff recommends the Planning and Zoning Commission approve the Preliminary Plat with the condition that staff comments be addressed.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. CoveredBridgePh1FP-Init-Plat(5-3-21)

City Council
AGENDA ITEM REPORT



G:\TXC\Projects\Ashton_Woods\8676-00-Covered_Bridge_Ph_1\SV\04_Final\Drawings\Plat\8676-00-Covered_Bridge_Ph_1_PL1.dwg, 4/16/2021 12:06 PM, mmsiak, 1:0

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 25.888 ACRE TRACT OF LAND IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 377, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 49.950 ACRE TRACT OF LAND AS CONVEYED UNTO NPC MANAGEMENT LLC AND NEXUS MANAGEMENT, LLC IN DOCUMENT NUMBER 2020057192 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 25.888 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE, a 1/2–inch iron rod with a cap stamped “CHAPARRAL 4995” found on the north right–of–way line of County Road 138 (R.O.W. ~ varies) as described in Document Number 2009062923 of the Official Public Records of Williamson County, Texas, at the common corner of said 49.950 acre tract and Lot 1, Block B–1, Lakeside Estates Section Two, as recorded in Cabinet T, Slides 19–21 of the Plat Records of Williamson County, Texas, THENCE, N 07°36’49” E, coincident with the common line of the 49.950 acre tract and said Lakeside Estates Section Two, a distance of 236.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 07°36’49” E, continuing coincident with said common line and the east line of Lakeside Estates Section Three, as recorded in Cabinet W, Slides 96–99 of the Plat Records of Williamson County, Texas, a distance of 2,088.13 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the common corner of Lot 1, Block “H”, said Lakeside Estates Section Three and Kaatz Lane (R.O.W. ~ 70’) as shown on the plat of the plat of Lakeside Estates Section Three for the northwest corner of the herein described tract;

THENCE, departing said common line, over and across the 49.950 acre tract the following eleven (11) courses:

- 1)S 82° 23’ 19” E, a distance of 102.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 2) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 89° 59’ 52”, a chord bearing of N 52° 36’ 45” E, and a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve;
- 3) S 82° 23’ 11” E, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at at the beginning of a non–tangent curve of the herein described tract;
- 4) Curving to the left, with a radius of 12.54 feet, an arc length of 19.92 feet, a central angle of 91° 00’ 21”, a chord bearing of S 34° 31’ 33” E, and a chord distance of 17.89 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve and the beginning of a non–tangent curve of the herein described tract;.
- 5) Curving to right with a radius of 337.88 feet, an arc length of 221.49 feet, a central angle of 37° 33’ 30”, a chord bearing of S 61° 07’ 26” E, and a chord distance of 217.54 feet to 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve;
- 6) S 42° 08’ 52” E, a distance of 431.09 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the beginning of a non–tangent curve of the herein described tract;
- 7) Curving to the left with a radius of 269.76 feet, an arc length of 171.62 feet, a central angle of 36° 27’ 06”, a chord bearing of S 60° 40’ 36” E, and a chord distance of 168.74 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve and the beginning of a non–tangent curve of the herein described tract;
- 8) Curving to the left with a radius of 12.50 feet, an arc length of 20.36 feet, a central angle of 93° 18’ 59”, a chord bearing of N 54° 08’ 10” E, and a chord distance of 18.18 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve;
- 9) Thence, S 82° 31’ 20” E, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the beginning of a non–tangent curve of the herein described tract;
- 10)Curving to the left with a radius of 12.51 feet, an arc length of 20.06 feet, a central angle of 91° 51’ 56”, a chord bearing of S 36° 34’ 02” E, and a chord distance of 17.98 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve;
- 11)S 82° 31’ 20” E, a distance of 102.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the common line of the 49.950 acre tract and the remainder of a called 118.971 acre tract of land as conveyed unto Hutto 117 Investors, LP in Document Number 2019079796 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

Thence, S 07° 28’ 40” W, coincident with the common line of the 49.950 acre tract and said remainder of the 118.971 acre tract, a distance of 374.04 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the common corner of the 49.951 acre tract and the remainder of a called 73.35 acre tract of land as conveyed unto the Central Assembly of God in Document Number 2007040774 of the Official Public Records of Williamson County, Texas, for an easterly corner of the herein described tract;

Thence, N 83° 09’ 06” W, depart said common line coincident with the common line of the 49.950 acre tract and said remainder of the 73.35 acre tract, a distance of 640.26 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;

Thence, S 07° 36’ 49” W, continuing coincident with said common line, a distance of 1,114.91 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the northwesterly corner of a called 4.428 acre tract of land, (Tract 1), as conveyed unto Williamson County, Texas, in Document Number 2020100826 of the Official Public Records of Williamson County, Texas for the beginning of a non–tangent curve and the southeasterly corner of the herein described tract;

THENCE, curving to the right, over and across the 49.950 acre tract, with a radius of 3,400.00 feet, an arc length of 448.35 feet, a central angle of 07° 33’ 20”, a chord bearing of S 75° 18’ 18” W, and a chord distance of 448.03 feet to the POINT OF BEGINNING and containing 25.888 acre of land, more or less.

FINAL PLAT
COVERED BRIDGE
PHASE 1

A SUBDIVISION OF 25.888 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S82°23'19"E	102.50'
L2	S82°23'11"E	55.00'
L3	S7°36'49"W	0.77'
L4	S82°31'20"E	55.00'
L5	S7°28'40"W	0.42'
L6	S82°31'20"E	102.50'
L7	S82°31'20"E	102.50'
L8	N7°28'40"E	60.67'
L9	S7°36'49"W	60.00'
L10	N82°23'19"W	96.01'
L11	S7°36'49"W	9.80'
L12	S82°31'19"E	102.50'
L13	S47°51'08"W	6.77'
L14	S7°28'40"W	77.45'
L15	N47°51'08"E	6.77'
L16	N40°11'07"W	34.02'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	12.50'	89°59'52"	19.63'	N 52°36'45" E	17.68'
C2	12.50'	87°42'49"	19.14'	S 36°14'35" E	17.32'
C3	334.50'	37°57'08"	221.57'	N 61°07'26" W	217.54'
C4	265.50'	37°03'28"	171.72'	S 60°40'36" E	168.74'
C5	12.50'	93°18'59"	20.36'	N 54°08'10" E	18.18'
C6	12.50'	90°00'00"	19.63'	S 37°31'20" E	17.68'
C7	3400.00'	7°33'20"	448.35'	N 75°18'18" E	448.03'
C8	12.50'	90°00'00"	19.63'	S 52°28'40" W	17.68'
C9	12.50'	45°34'23"	9.94'	S 15°18'31" E	9.68'
C10	12.50'	89°59'52"	19.63'	N 52°36'49" E	17.68'
C11	12.50'	45°34'23"	9.94'	N 60°21'55" W	9.68'
C12	12.50'	96°27'36"	21.04'	S 48°37'06" W	18.65'
C13	160.02'	23°19'58"	65.16'	S 11°51'43" E	64.72'
C14	207.50'	31°43'33"	114.90'	N 8°14'57" W	113.43'
C15	3400.00'	1°00'37"	59.95'	N 74°10'16" E	59.95'
C16	12.50'	90°00'08"	19.64'	N 37°23'11" W	17.68'
C17	12.50'	57°46'09"	12.60'	S 68°43'45" W	12.08'
C18	62.50'	295°32'17"	322.38'	S 7°36'49" W	66.67'
C19	12.50'	57°46'09"	12.60'	S 53°30'07" E	12.08'
C20	12.50'	90°00'08"	19.64'	N 37°23'15" W	17.68'
C21	12.50'	89°59'52"	19.63'	N 52°36'45" E	17.68'
C22	12.50'	90°00'08"	19.64'	N 37°23'15" W	17.68'
C23	12.50'	29°55'35"	6.53'	S 82°38'53" W	6.45'
C24	62.50'	288°23'22"	314.58'	S 31°52'46" W	73.13'
C25	12.50'	78°27'46"	17.12'	S 43°09'26" E	15.81'
C26	12.50'	89°59'52"	19.63'	N 52°36'45" E	17.68'
C27	152.50'	31°43'33"	84.44'	N 8°14'57" W	83.37'
C28	207.50'	31°43'33"	114.90'	S 8°14'57" E	113.43'
C29	12.50'	90°00'08"	19.64'	N 37°23'15" W	17.68'
C30	12.50'	93°08'12"	20.32'	S 54°10'55" W	18.15'
C31	265.50'	37°06'07"	171.92'	N 60°41'55" W	168.94'
C32	12.50'	90°00'00"	19.63'	N 2°51'08" E	17.68'
C33	207.50'	40°14'19"	145.73'	S 27°43'58" W	142.75'
C34	12.50'	89°14'05"	19.47'	N 52°13'51" E	17.56'
C35	12.50'	90°45'55"	19.80'	S 37°46'09" E	17.80'
C36	12.50'	90°00'00"	19.63'	N 87°08'52" W	17.68'
C37	334.50'	37°57'25"	221.60'	S 61°07'35" E	217.57'
C38	12.50'	87°34'57"	19.11'	N 36°18'48" W	17.30'
C39	22.50'	89°22'14"	35.10'	N 52°09'47" E	31.64'
C40	12.50'	90°45'55"	19.80'	S 37°46'09" E	17.80'
C41	152.50'	40°14'19"	107.10'	S 27°43'58" W	104.91'
C42	62.50'	20°14'53"	22.09'	N 27°58'16" W	21.97'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C43	62.50'	37°44'00"	41.16'	N 1°01'11" E	40.42'
C44	62.50'	29°04'57"	31.72'	N 34°25'39" E	31.38'
C45	62.50'	180°30'59"	196.91'	N 52°09'47" E	125.00'
C46	62.50'	29°01'46"	31.67'	N 63°29'01" E	31.33'
C47	62.50'	34°45'00"	37.91'	S 84°37'37" E	37.33'
C48	62.50'	29°40'24"	32.37'	S 52°24'55" E	32.01'
C49	207.50'	5°13'46"	18.94'	N 21°29'51" W	18.93'
C50	207.50'	14°39'23"	53.08'	N 11°33'16" W	52.93'
C51	207.50'	11°50'24"	42.88'	N 1°41'37" E	42.80'
C52	3400.00'	0°28'22"	28.06'	N 71°45'49" E	28.06'
C53	3400.00'	1°39'57"	98.85'	N 72°49'59" E	98.85'
C54	3400.00'	4°24'24"	261.49'	N 76°52'46" E	261.43'
C55	62.50'	21°28'41"	23.43'	N 50°35'01" E	23.29'
C56	62.50'	48°18'09"	52.69'	N 85°28'26" E	51.14'
C57	62.50'	77°58'58"	85.07'	S 31°23'01" E	78.65'
C58	62.50'	77°59'05"	85.07'	S 46°36'42" W	78.65'
C59	62.50'	48°18'14"	52.69'	N 70°14'38" W	51.14'
C60	62.50'	21°28'29"	23.43'	N 35°21'17" W	23.29'
C61	12.50'	1°58'43"	0.43'	N 83°22'38" W	0.43'
C62	12.50'	27°56'52"	6.10'	S 81°39'31" W	6.04'
C63	62.50'	41°56'45"	45.76'	N 88°39'28" E	44.74'
C64	62.50'	77°58'57"	85.07'	S 31°22'41" E	78.65'
C65	62.50'	77°58'41"	85.06'	S 46°36'11" W	78.65'
C66	62.50'	48°18'05"	52.69'	N 70°15'26" W	51.14'
C67	62.50'	42°10'52"	46.01'	N 25°00'58" W	44.98'
C68	207.50'	12°20'09"	44.68'	S 17°56'39" E	44.59'
C69	207.50'	14°10'01"	51.31'	S 4°41'34" E	51.18'
C70	207.50'	5°13'23"	18.92'	S 5°00'08" W	18.91'
C71	265.50'	0°50'42"	3.92'	N 42°34'13" W	3.92'
C72	207.50'	11°16'55"	40.86'	S 42°12'41" W	40.79'
C73	207.50'	14°01'47"	50.81'	S 29°33'20" W	50.68'
C74	207.50'	12°02'03"	43.58'	S 16°31'24" W	43.50'
C75	207.50'	2°53'34"	10.48'	S 9°03'36" W	10.47'
C76	334.50'	8°30'28"	49.67'	S 46°24'06" E	49.62'
C77	334.50'	8°44'54"	51.07'	S 55°01'47" E	51.02'
C78	334.50'	8°11'30"	47.82'	S 63°29'59" E	47.78'
C79	334.50'	12°30'33"	73.03'	S 73°51'00" E	72.89'
C80	152.50'	35°25'13"	94.28'	S 30°08'31" W	92.78'
C81	152.50'	4°49'06"	12.82'	S 10°01'22" W	12.82'
C82	265.50'	36°15'25"	168.01'	N 61°07'16" W	165.22'

Received 5/3/2021



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT NPC MANAGEMENT LLC AND NEXUS MANAGEMENT, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH _____, BEING THE OWNER OF 49.950 ACRES OF LAND IN THE JOHN KELSEY SURVEY A-337, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO'S. 2020057192, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 25.888 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COVERED BRIDGE PHASE 1

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

NPC MANAGEMENT, LLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

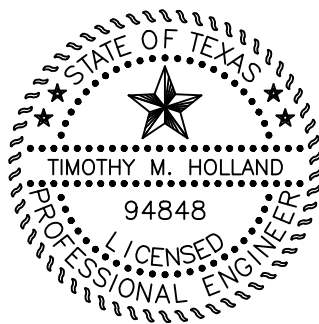
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9998896092
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CON SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE _____ DAY OF _____, 20____.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE _____ DAY OF _____, 20____.

DOUG GAUL, MAYOR

DATE

LACIE HALE, CITY SECRETARY

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
§ KNOW ALL MEN BY THESE PRESENTS:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
**COVERED BRIDGE
PHASE 1**

A SUBDIVISION OF 25.888 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS

Received 5/3/2021



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on the proposed Durango Farms Phase I Amended Plat, 10.646 acres, more or less, of land, 10 residential lots, located on FM 1660 North and Mager Lane.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Durango Farms Phase 1 Amended Plat is approximately 10.646 acres and 10 residential lots, 2 commercial lots, 2 open space lots and 1 park lot. This subdivision is on the south side of Mager Lane, west of FM 1660 North.

Current Zoning:

The property is currently zoned Planned Unit Development (PUD).

Surrounding Zoning:

North: Planned Unit Development

East: Planned Unit Development

South: Planned Unit Development

West: Planned Unit Development

SUMMARY OF REQUEST:

The proposed Final Plat is comprised of 10 residential lots, 2 commercial lots, 2 open space lots and 1 park lot. The revision is proposed due to a request from Oncor about the overhead easement. The proposed extension of East Street is now turned in to a cul-de-sac due to issues with the easement.

STAFF REVIEW:

As the proposed Amended Plat conforms to the state law and the UDC, staff recommends the Planning and Zoning Commission approve the Amended Plat.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. DurangoFarmsPh1AP-U1-Plat(5-26-21)

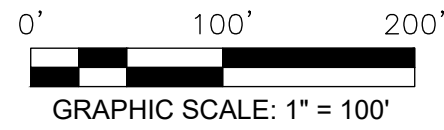
City Council
AGENDA ITEM REPORT



RESUBDIVISION OF PORTIONS OF
MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET
AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND
LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G,
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

J. SHELTON SURVEY,
ABSTRACT NO. 560

E. THOMASON SURVEY,
ABSTRACT NO. 844



TRACT 1: 94.560 ACRES
MA DURANGO FARMS, LLC
DOC. NO. 2020097807,
O.P.R.W.C.T.X.

PROPOSED
DURANGO FARMS
PHASE 2

APPROXIMATE LOCATION
OF SURVEY LINE

25
17.137 AC.
MULTI-FAMILY
(H)

DURANGO FARMS PHASE 1
DOC. NO. 2020131845,
O.P.R.W.C.T.X.

W.J. BROWN SURVEY,
ABSTRACT NO. 105

SEE DETAIL 'A'
SHEET 2 OF 3
27A
O.S.

(100'-FOOT EASEMENT AND RIGHT-OF-WAY)
TEXAS POWER & LIGHT COMPANY
MODIFICATION TO EASEMENT AND RIGHT OF WAY
DOCUMENT NO. 2020007824, O.P.R.W.C.T.X.

26
1.172 AC.
(H)

OPEN SPACE
& DRAINAGE
EASEMENT

15' W.W.E.
DOC. NO. 2020131845
O.P.R.W.C.T.X.

GRID COORDINATES
N: 10,175,410.74'
E: 3,174,171.18'
P.O.B. SEE DETAIL 'A'
SHEET 3 OF 5

MAGER LANE

F.M. 1660
(RIGHT-OF-WAY VARIES)

1A
1.291 AC.
COMMERCIAL

2A
1.226 AC.
COMMERCIAL

3.755 AC.
OPEN SPACE/PARK

N 82°17'21" W 556.77'
MAGNOLIA RANCH LANE 50' RIGHT-OF-WAY

DURANGO FARMS PHASE 1
DOC. NO. 2020131845,
O.P.R.W.C.T.X.

(0.51 AC.) DEED
NADINE CAROLE JOHNSON
AND DENNIS JOHNSON
DOC. NO. 2006083936,
O.P.R.W.C.T.X.

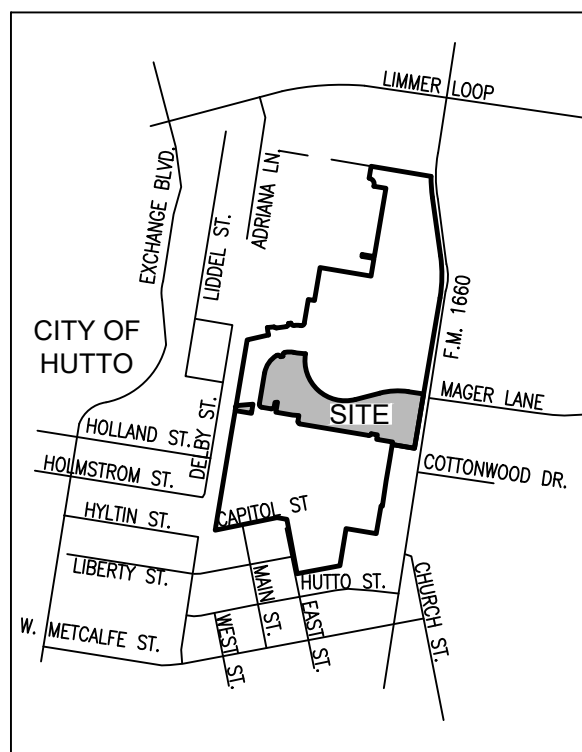
NOTE:
LOTS MARKED WITH AN
ASTERISK (*) ARE SOMETHING
OTHER THAN SINGLE FAMILY.

BLOCK A	
LOT NO.	AREA (SQ. FT.)
1A*	56,256
2A*	53,408

BLOCK C	
LOT NO.	AREA (SQ. FT.)
31A*	7382

BLOCK G	
LOT NO.	AREA (SQ. FT.)
1A	7256
2A	4559
3A	4627
4A	4905
5A	5405
6A	9855
7A*	163,553
9A	13,523
38A	10,662
39A	6429
40A	14,579

BLOCK H	
LOT NO.	AREA (SQ. FT.)
27A*	8879



VICINITY MAP
1" = 1500'

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999885.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

OWNER MA DURANGO FARMS, LLC
230 KLATTENHOFF LANE, SUITE 102
HUTTO, TX 78634
PH. No. 972-715-6450
Email: whenderson@madev.com

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410

ENGINEER: KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384

SURVEY: E. THOMASON SURVEY, ABSTRACT NO. 844
J. SHELTON SURVEY, ABSTRACT NO. 560
W. J. BROWN SURVEY, ABSTRACT NO. 105

LEGEND

- 1/2" IRON ROD FOUND (OR AS NOTED)
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET OR PREVIOUSLY SET
- △ CALCULATED POINT
- O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T.X. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T.X. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION PER VOL. 443, PG. 472 DEED RECORDS WILLIAMSON COUNTY, TEXAS
- { } RECORD INFORMATION PER VOL. 476, PG. 607 DEED RECORDS WILLIAMSON COUNTY, TEXAS
- [] ADJOINER INFORMATION
- NTS NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- E.E. ELECTRIC EASEMENT
- O.S. OPEN SPACE
- W.W.E. WASTEWATER EASEMENT
- R.O.W. RIGHT-OF-WAY

ACREAGE: 10.646
LOT ACREAGE: 8.302
ROW AND ALLEY ACREAGE: 2.344

TOTAL NUMBER OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 15

SINGLE FAMILY/RESIDENTIAL: 10
COMMERCIAL: 2
OPEN SPACE: 2
OPEN SPACE/PARK: 1

LINEAR FEET OF NEW STREET

STREET NAME	LENGTH	WIDTH
MAGER LANE	1218 L.F.	VARIALE
EAST STREET	78 L.F.	50'
DURANGO DOWNS DRIVE	256 L.F.	50'
TOTAL	1552 L.F.	

LINEAR FEET OF NEW ALLEY

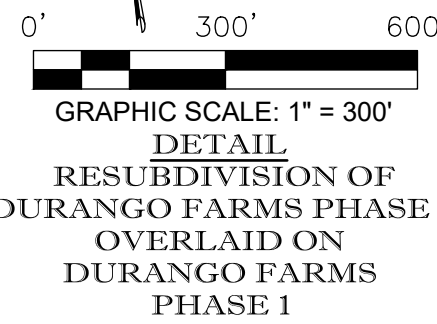
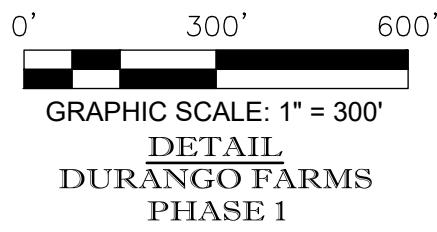
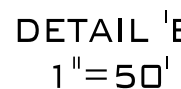
ALLEY NAME	LENGTH	WIDTH
ALLEY WAY 'E'	445 L.F.	20'
TOTAL	445 L.F.	

Received 5/26/2021



LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

WILLIAMSON COUNTY, TEXAS



PAGE 2 OF 5

RESUBDIVISION OF PORTIONS OF
MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET
AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND
LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G,
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

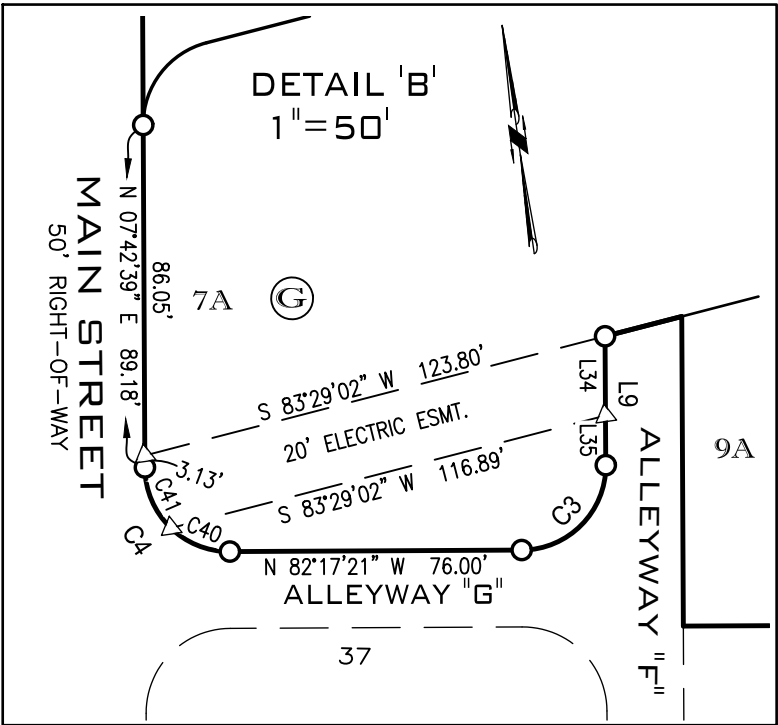
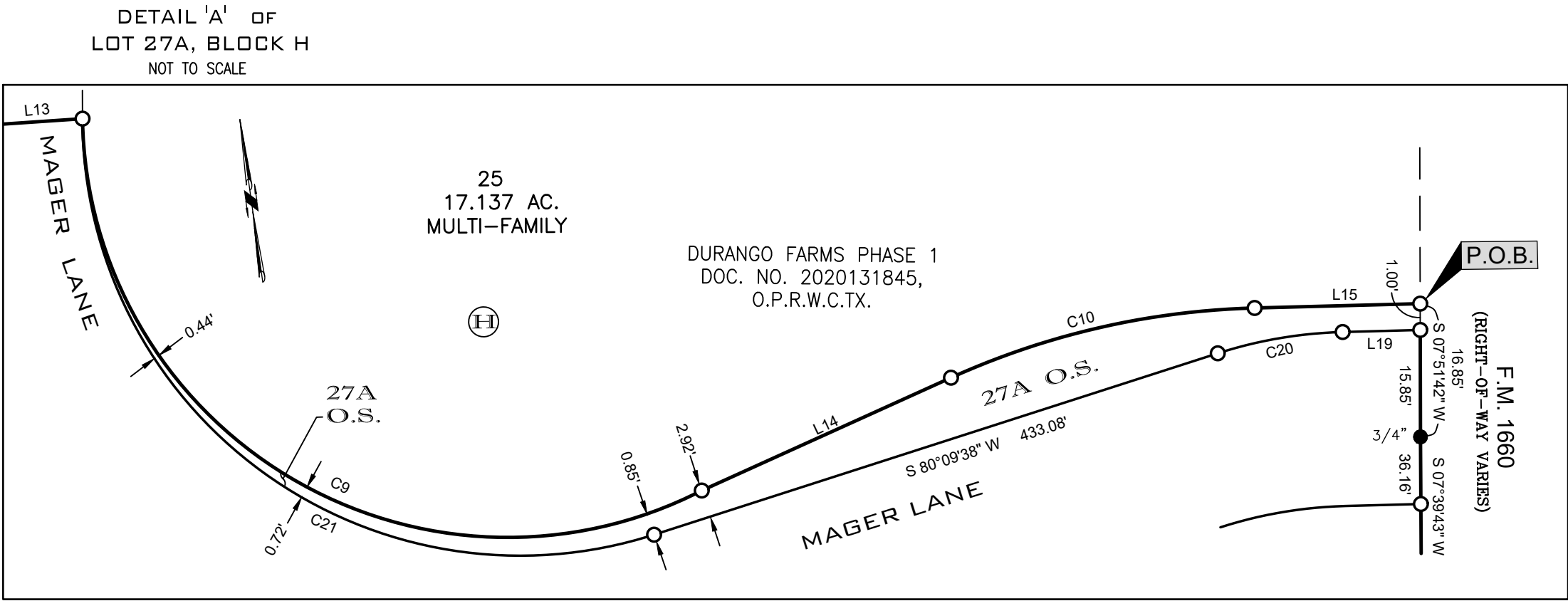
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	16.50'	25.92'	S 52°42'39" W	23.33'
C2	16.50'	25.92'	N 37°17'21" W	23.33'
C3	22.00'	34.56'	S 52°42'39" W	31.11'
C4	22.00'	34.56'	N 37°17'21" W	31.11'
C5	200.00'	173.32'	N 32°36'13" E	167.95'
C6	22.00'	36.68'	S 74°48'30" E	32.58'
C7	22.00'	39.65'	N 26°33'41" E	34.50'
C8	200.00'	68.38'	N 87°58'57" E	68.05'
C9	320.00'	637.46'	S 49°17'31" E	537.17'
C10	575.00'	229.36'	N 85°04'04" E	227.85'
C11	25.00'	30.77'	S 42°58'31" W	28.87'
C12	50.00'	218.63'	N 47°01'29" W	81.65'
C13	16.50'	23.86'	S 40°48'06" E	21.83'
C14	370.00'	677.16'	N 47°24'32" W	586.53'
C15	16.50'	25.92'	S 54°50'22" E	23.33'
C16	225.00'	68.92'	S 01°03'51" E	68.65'
C17	275.00'	84.23'	N 01°03'51" W	83.91'
C18	16.50'	25.92'	N 35°09'38" E	23.33'
C19	326.00'	92.94'	N 88°19'41" E	92.63'
C20	326.00'	92.94'	S 88°19'41" W	92.63'
C21	320.00'	601.93'	S 45°57'07" E	517.03'
C22	115.00'	45.69'	S 15°39'51" E	45.39'
C23	135.00'	48.97'	N 14°40'24" W	48.70'
C24	370.00'	38.77'	S 02°01'10" W	38.75'
C25	370.00'	34.72'	S 03°40'14" E	34.70'
C26	370.00'	34.72'	S 09°02'50" E	34.71'
C27	370.00'	34.73'	S 14°25'30" E	34.72'
C28	370.00'	34.74'	S 19°48'14" E	34.73'
C29	370.00'	90.44'	S 29°29'46" E	90.22'
C30	370.00'	409.04'	S 68°10'09" E	388.52'
C31	25.00'	38.29'	S 39°36'04" W	34.66'
C32	22.00'	40.02'	N 44°24'10" W	34.73'
C33	22.00'	29.09'	N 45°35'50" E	27.02'
C34	135.00'	29.83'	N 18°44'04" W	29.77'
C35	135.00'	19.14'	N 08°20'34" W	19.12'
C36	50.00'	152.50'	S 09°08'18" E	99.90'
C37	50.00'	66.12'	N 45°35'51" E	61.41'
C38	200.00'	10.35'	N 09°15'38" E	10.35'
C39	200.00'	162.97'	N 34°05'13" E	158.49'
C40	22.00'	16.93'	N 60°14'53" W	16.51'
C41	22.00'	17.63'	N 15°14'53" W	17.16'
C42	575.00'	7.36'	N 83°52'18" W	7.36'
C43	390.00'	285.19'	S 78°53'26" E	278.88'
C44	50.00'	45.21'	N 70°36'56" W	43.68'
C45	50.00'	107.30'	N 16°45'44" E	87.86'
C46	37.00'	24.39'	S 28°43'09" E	23.95'
C47	73.00'	20.39'	S 39°35'53" E	20.33'
C48	370.00'	195.16'	S 84°43'43" E	192.91'
C49	370.00'	30.67'	S 67°14'36" E	30.66'
C50	370.00'	183.21'	S 50°41'02" E	181.34'
C51	50.00'	69.08'	N 38°39'34" E	63.72'
C52	50.00'	26.33'	N 16°00'27" W	26.03'
C53	50.00'	57.09'	N 63°48'19" W	54.04'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C54	370.00'	230.30'	S 82°00'29" E	226.60'
C55	370.00'	18.00'	S 62°46'59" E	18.00'
C56	370.00'	160.74'	S 48°56'39" E	159.48'
C57	50.00'	98.05'	N 22°03'42" E	83.08'
C58	50.00'	12.17'	N 41°05'25" W	12.14'
C59	50.00'	42.28'	N 72°17'25" W	41.03'
C60	211.00'	54.80'	S 88°27'14" E	54.65'
C61	2.50'	4.10'	S 35°42'06" E	3.65'
C62	2.50'	3.70'	S 52°42'06" E	3.37'
C63	211.00'	24.51'	S 74°43'30" E	24.49'
C64	257.00'	31.21'	S 74°52'37" E	31.19'
C65	7.00'	7.10'	S 49°17'11" E	6.80'
C66	263.00'	10.90'	N 72°35'06" W	10.90'
C67	205.00'	87.65'	N 83°38'45" W	86.98'
C68	119.50'	44.57'	N 59°39'11" W	44.31'
C69	2.50'	3.64'	S 89°21'10" W	3.32'
C70	39.00'	45.09'	S 80°48'00" W	42.62'
C71	192.00'	108.28'	N 82°14'04" W	106.85'
C72	263.00'	34.82'	S 85°24'05" W	34.79'
C73	7.00'	7.07'	N 65°00'35" E	6.77'
C74	257.00'	55.28'	N 87°46'16" E	55.17'
C75	198.00'	111.67'	S 82°14'04" E	110.19'
C76	33.00'	48.43'	N 71°52'47" E	44.20'
C77	39.00'	1.77'	S 31°08'26" W	1.77'
C78	2.50'	3.55'	S 08°13'17" E	3.26'
C79	113.50'	61.67'	S 64°26'19" E	60.92'
C80	13.00'	20.41'	N 52°41'55" E	18.38'
C81	59.50'	14.32'	N 00°48'53" E	14.29'
C82	58.00'	28.42'	N 07°57'15" E	28.13'
C83	145.00'	29.20'	N 14°08'09" E	29.15'
C84	151.00'	4.25'	S 19°05'56" W	4.25'
C85	52.00'	25.58'	S 08°00'46" W	25.33'
C86	57.00'	23.14'	S 79°09'32" W	22.98'
C87	75.00'	76.56'	N 83°13'30" W	73.28'
C88	147.00'	83.79'	N 70°18'31" W	82.66'
C89	81.00'	56.71'	N 66°34'47" W	55.56'
C90	2.50'	3.37'	N 85°09'51" W	3.12'
C91	2.50'	3.12'	N 03°04'05" W	2.92'
C92	81.00'	25.91'	N 29°41'38" W	25.80'
C93	34.36'	16.16'	N 37°02'12" W	16.02'
C94	370.00'	20.21'	S 48°34'04" E	20.21'
C95	40.26'	3.73'	S 26°01'02" E	3.72'
C96	75.00'	86.53'	S 53°35'01" E	81.81'
C97	153.00'	6.90'	S 85°20'40" E	6.90'
C98	370.00'	65.75'	S 71°39'39" E	65.66'
C99	153.00'	14.12'	S 56°37'29" E	14.12'
C100	69.00'	70.44'	S 83°13'30" E	67.42'
C101	63.00'	6.66'	N 70°33'32" E	6.66'
C102	370.00'	54.19'	N 84°21'22" E	54.14'
C103	370.00'	67.83'	S 41°45'03" E	67.74'
C104	370.00'	106.15'	S 58°21'04" E	105.78'
C105	370.00'	94.91'	S 84°06'00" E	94.65'
C106	36.00'	0.68'	S 06°06'21" W	0.68'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 07°29'25" E	20.55'
L2	N 07°42'39" E	35.94'
L3	N 82°17'21" W	50.00'
L4	N 07°42'39" E	47.79'
L5	N 87°11'41" W	50.18'
L6	N 82°17'21" W	135.00'
L7	N 07°42'39" E	80.63'
L8	N 76°08'34" E	20.46'
L9	S 07°42'39" W	33.56'
L10	N 82°17'21" W	76.00'
L11	S 07°42'39" W	75.00'
L12	S 82°13'24" E	29.06'
L13	S 85°53'37" E	66.08'
L14	N 73°38'22" E	200.11'
L15	S 83°30'17" E	122.08'
L16	S 09°50'22" E	22.27'
L18	N 09°50'22" W	22.27'
L19	S 83°30'17" E	55.34'
L20	N 83°30'17" W	56.81'
L21	N 04°16'54" W	26.39'
L22	N 04°16'54" W	45.72'
L23	N 04°16'54" W	46.88'
L24	N 04°16'54" W	48.96'
L25	N 04°16'54" W	44.55'
L26	N 07°08'22" E	50.00'
L27	S 80°09'38" W	50.00'
L28	S 06°30'58" E	0.92'
L29	N 82°19'32" W	130.38'
L30	N 07°46'41" E	33.07'
L31	N 07°46'30" E	7.08'
L32	N 83°29'02" E	134.46'
L33	S 82°13'22" E	50.00'
L34	S 07°42'39" W	20.63'
L35	S 07°42'39" W	12.92'
L36	N 83°29'02" E	102.09'
L37	S 09°50'16" E	3.76'
L38	S 47°36'03" E	27.81'
L39	N 82°54'53" E	23.07'
L40	S 14°49'34" E	35.22'
L41	N 82°17'21" W	16.76'
L42	S 07°42'39" W	76.14'
L43	S 73°02'57" W	51.72'
L44	S 37°40'51" W	14.89'
L45	S 83°27'56" W	3.85'
L46	N 04°15'29" W	5.46'
L47	N 84°06'21" E	19.82'
L48	S 82°12'34" E	6.01'
L49	S 71°23'52" E	23.28'
L50	N 71°23'52" W	23.28'
L51	S 84°06'21" W	17.76'

LINE TABLE		
LINE #	BEARING	DISTANCE
L52	N 66°04'40" W	11.25'
L53	S 66°04'40" E	11.25'
L54	S 60°09'45" E	6.00'
L55	S 82°17'21" E	44.68'
L56	N 07°42'39" E	28.59'
L57	N 06°04'54" W	7.44'
L58	N 19°54'20" E	0.78'
L59	N 07°32'01" E	12.80'
L60	S 82°17'21" E	3.48'
L61	S 19°54'20" W	0.90'
L62	S 06°04'54" E	4.87'
L63	S 08°55'37" E	3.50'
L64	S 81°04'23" W	12.46'
L65	S 83°53'36" W	28.24'
L66	S 04°54'33" E	1.14'
L67	S 67°31'48" W	9.88'
L68	N 86°38'13" W	14.92'
L69	N 40°27'56" W	6.28'
L70	N 20°31'49" W	2.12'
L71	N 47°26'08" W	5.09'
L72	N 38°09'40" E	3.51'
L73	S 20°31'49" E	2.30'
L74	S 86°38'13" E	14.92'
L75	N 67°31'48" E	9.88'

Received 5/26/2021



RESUBDIVISION OF PORTIONS OF
MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET
AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND
LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G,
DURANGO FARMS PHASE 1
WILLAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF 10.646 ACRES OF LAND IN THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK 'A', LOT 31, BLOCK 'C', LOT 1, BLOCK 'D', AND LOTS 1-9 AND 38-40, BLOCK 'G', DURANGO FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.646 ACRES ALSO BEING A PORTION OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET, 50 FOOT RIGHT-OF-WAYS, AS SHOWN ON SAID DURANGO FARMS PHASE 1, AND ALSO SAID 10.646 ACRES BEING A PORTION OF A CERTAIN CALLED 94.560 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MA DURANGO FARMS, LLC OF RECORD IN DOCUMENT NO. 2020097807, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.646 ACRES OF LAND, BEING COMPRISED OF 10.477 ACRES AND 0.169 OF ONE ACRE, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

10.477 ACRES:
Portions of Block 'A', 'D' and 'G', and Mager Lane, Durango Downs Drive, and East Drive, Durango Farms Phase 1

BEGINNING at a ½-inch iron rod with a plastic cap stamped "LANDDEV" (Grid Coordinates: N= 10,175.410.74, E= 3,174.171.18) previously set in the intersecting west right-of-way line of F.M. 1660, a variable-width right-of-way, and the north right-of-way line of said Mager Lane, in the east line of a called 3.722 acre tract of land described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, at the southeast corner of Lot 25, Block 'H', said Durango Farms Phase 1, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the west right-of-way line of said F.M. 1660, with the east line of the said 94.560 acre tract, with the west line of the said 3.722 acre tract, with the east terminus of said Mager Lane, and with the east line of said Lot 1, Block 'A', Durango Farms Phase 1, with the east line of the tract described herein, the following two (2) courses and distances:

1. S 07°51'42" W, a distance of 16.85 feet to a 3/4-inch iron rod found at an angle point, and
2. S 07°39'43" W, at a distance of 35.16 feet pass a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the intersecting west right-of-way line of said F.M. 1660 and the south right-of-way line of said Mager Lane, at the northeast corner of said Lot 1, Block 'A', Durango Farms Phase 1, and continuing for a total distance of 421.01 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the west line of the said 3.722 acre tract, in the north line of a certain called 0.51 acre tract described in the deed to Nadine Carole Johnson and Dennis Johnson of record in Document No. 2006083936, Official Public Records of Williamson County, Texas, at a southeast corner of the said 94.560 acre tract, at the southeast corner of said Lot 1, Block 'A', Durango Farms Phase 1, for the most easterly southeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RPLS 1433" found in the west right-of-way line of said F.M. 1660, at the northeast corner of the said 0.51 acre tract, bears S 82°31'24" E, a distance of 21.83 feet;

THENCE N 82°16'34" W, leaving the west right-of-way line of said F.M. 1660 and the west line of the said 3.722 acre tract, with a south line of the said 94.560 acre tract, with the north line of the said 0.51 acre tract, with a south line of said Lot 1, Block 'A', Durango Farms Phase 1, and with a south line of the tract described herein, a distance of 179.38 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 2, Block 'A', said Durango Farms Phase 1, at the northwest corner of the said 0.51 acre tract, at a re-entrant corner of the said 94.560 acre tract, at a southwest corner of said Lot 1, Block 'A', Durango Farms Phase 1, for a southwest corner of the tract described herein;

THENCE N 07°29'25" E, crossing the said 94.560 acre tract, with a west line of said Lot 1, Block 'A', said Durango Farms Phase 1 and the east line of said Lot 2, Block 'A', Durango Farms Phase 1, with a west line of the tract described herein, a distance of 20.55 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the northeast corner of said Lot 2, Block 'A', Durango Farms Phase 1, same being a re-entrant corner of said Lot 1, Block 'A', Durango Farms Phase 1, for a re-entrant corner of the tract described herein;

THENCE N 82°17'21" W, continuing across the said 94.560 acre tract, with a south line of said Lot 1, Block 'A', said Durango Farms Phase 1, with the north line of said Lot 2, Block 'A', Durango Farms Phase 1, with a south line of the tract described herein, a distance of 128.92 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east right-of-way line of said Durango Downs Drive, at the most westerly southwest corner of said Lot 1, Block 'A', Durango Farms Phase 1, same being the northwest corner of said Lot 2, Block 'A', Durango Farms Phase 1, for a southwest corner of the tract described herein;

THENCE N 07°42'39" E, continuing across the said 94.560 acre tract, with the east right-of-way line of said Durango Downs Drive, with the west line of said Lot 1, Block 'A', Durango Farms Phase 1, with a west line of the tract described herein, a distance of 35.94 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner of the tract described herein;

THENCE N 82°17'21" W, continuing across the said 94.560 acre tract, leaving the west line of said Lot 1, Block 'A', Durango Farms Phase 1, crossing said Durango Downs Drive, with a south line of the tract described herein, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the intersecting west right-of-way of Durango Downs Drive and the north right-of-way line of Magnolia Ranch Lane, a 50 foot right-of-way as shown on said Durango Farms Phase 1, at a point of curvature of said Lot 1, Block 'D', Durango Farms Phase 1, for a point of non-tangent curvature of the tract described herein;

THENCE continuing across the said 94.560 acre tract, with the north right-of-way line of said Magnolia Ranch Lane, with the south and west lines of said Lot 1, Block 'D', Durango Farms Phase 1, with the east right-of-way line of said East Street, with a south and west lines of the tract described herein, the following four (4) courses and distances:

1. with a curve to the right, having a radius of 16.50 feet, an arc distance of 25.92 feet, and a chord which bears S 52°42'39" W, a distance of 23.33 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
2. N 82°17'21" W, a distance of 556.77 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature,
3. with a curve to the right, having a radius of 16.50 feet, an arc distance of 25.92 feet, and a chord which bears N 37°17'21" W, a distance of 23.33 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east right-of-way line of said East Street, for a point of tangency of the tract described herein, and
4. N 07°42'39" E, a distance of 47.79 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east right-of-way line of said East Street and the west line of said Lot 1, Block 'D', Durango Farms Phase 1, for a re-entrant corner of the tract described herein;

THENCE N 87°11'41" W, continuing across the said 94.560 acre tract, leaving the west line of said Lot 1, Block 'D', Durango Farms Phase 1, crossing said East Street, with a south line of the tract described herein, a distance of 50.18 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the intersecting west right-of-way line of East Street, at the southeast corner of said Lot 9, Block 'G', Durango Farms Phase 1, same being the northeast corner of Lot 10, Block 'G', Durango Farms Phase 1, for an angle point in the south line of the tract described herein;

THENCE N 82°17'21" W, continuing across the said 94.560 acre tract, leaving the west right-of-way line of said East Street, with the south line of said Lot 9, Block 'G', Durango Farms Phase 1 and the north line of said Lot 10, Block 'G', Durango Farms Phase 1, with a south line of the tract described herein, a distance of 135.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east line of Alley 'F', a 20 foot wide alley as shown on said Durango Farms Phase 1, at the southwest corner of said Lot 9, Block 'G', Durango Farms Phase 1, same being the northwest corner of Lot 10, Block 'G', Durango Farms Phase 1, for a southwest corner of the tract described herein;

THENCE N 07°42'39" E, continuing across the said 94.560 acre tract, with the east line of said Alley 'F', with the west line of said Lot 9, Block 'D', Durango Farms Phase 1, with a west line of the tract described herein, a distance of 80.63 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in a south line of said Lot 8, Block 'D', Durango Farms Phase 1, at the northeast corner of said Alley 'F', same being the northwest corner of said Lot 9, Block 'D', Durango Farms Phase 1, for a re-entrant corner of the tract described herein;

LEGAL DESCRIPTION CONTINUED:

THENCE continuing across the said 94.560 acre tract, with a north and west line of said Alley 'F', Durango Farms Phase 1, with a north line of Alley 'G', a 20 foot wide alley as shown on said Durango Farms Phase 1, with a southerly line of said Lot 8, Block 'G', Durango Farms Phase 1, with a southerly line of the tract described herein, the following five (5) courses and distances:

1. S 83°29'02" W, a distance of 20.63 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at a northeast corner of said Alley 'F', Durango Farms Phase 1, same being a re-entrant corner of said Lot 8, Block 'G', Durango Farms Phase 1, for a re-entrant corner of the tract described herein,
2. S 07°42'39" W, a distance of 33.56 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature,
3. with a curve to the right, having a radius of 22.00 feet, an arc distance of 34.56 feet, and a chord which bears S 52°42'39" W, a distance of 31.11 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
4. N 82°17'21" W, a distance of 76.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature, and
5. with a curve to the right, having a radius of 22.00 feet, an arc distance of 34.56 feet, and a chord which bears N 37°17'21" W, a distance of 31.11 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east right-of-way line of said Main Street, at a point of tangency of said Lot 8, Block 'G', Durango Farms Phase 1, for a point of tangency of the tract described herein;

THENCE continuing across the said 94.560 acre tract, with an east and north line of said Main Street, with a west line and north lines of said Bock G, Durango Farms Phase 1, with a west and north lines of the tract described herein, the following seven (7) courses and distances:

1. N 07°42'39" E, a distance of 250.40 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature,
2. with a curve to the right, having a radius of 200.00 feet, an arc distance of 173.32 feet, and a chord which bears N 32°36'13" E, a distance of 167.95 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of compound curvature,
3. with a curve to the right, having a radius of 22.00 feet, an arc distance of 36.68 feet, and a chord which bears S 74°48'30" E, a distance of 32.58 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of compound curvature of said Lot 40, Block 'G', Durango Farms Phase 1, for a non-tangent end of curve of the tract described herein,
4. N 76°08'34" E, a distance of 20.46 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of reverse curvature in the west line of said Lot 1, Block 'G', Durango Farms Phase 1, for a point of non-tangent curvature of the tract described herein,
5. with a curve to the right, having a radius of 22.00 feet, an arc distance of 39.65 feet, and a chord which bears N 26°33'41" E, a distance of 34.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of compound curvature,
6. with a curve to the right, having a radius of 200.00 feet, an arc distance of 68.38 feet, and a chord which bears N 87°58'57" E, a distance of 68.05 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency, and
7. S 82°13'24" E, a distance of 29.06 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature in the south right-of-way line of said Main Street and the north line of said Lot 1, Block 'G', Durango Farms Phase 1, at the return in the west right-of-way line of said Mager Lane, for an angle point of the tract described herein;

THENCE S 85°53'57" E, continuing across the said 94.560 acre tract, leaving the north line of said Lot 1, Block 'G', Durango Farms Phase 1, crossing said Mager Lane, with a north line of the tract described herein, a distance of 66.08 feet to a ½-inch iron rod stamped "LANDDEV" set in the east right-of-way line of said Mager Lane and the west line of said Lot 25, Block 'H', Durango Farms Phase 1, for a northeast corner of the tract described herein;

THENCE continuing across the said 94.560 acre tract, with an east and north line of said Mager Lane, with the west and south lines of said Lot 25, Block 'H', Durango Farms Phase 1, with the north line of the tract described herein, the following four (4) courses and distances:

1. with a curve to the left, having a radius of 320.00 feet, an arc distance of 637.46 feet, and a chord which bears S 49°17'31" E, a distance of 537.17 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
2. N 73°38'22" E, a distance of 200.11 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature,
3. with a curve to the right, having a radius of 575.00 feet, an arc distance of 229.36 feet, and a chord which bears N 85°04'04" E, a distance of 227.85 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point tangency, and
4. S 83°30'17" E, a distance of 122.08 feet to the **POINT OF BEGINNING** and containing 10.477 acres of land, more or less.

0.169 OF ONE ACRE: All of Lot 31, Block 'C', Durango Farms Phase 1

BEGINNING at a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west right-of-way line of said Main Street, at the southeast corner of said Lot 31, Block 'C', Durango Farms Phase 1, same being the northeast corner of Lot 32, Block 'C', said Durango Farms Phase 1, for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 82°19'32" W, leaving the west right-of-way line of said Main Street, with the south line of said Lot 31, Block 'C', Durango Farms Phase 1 and the north line of said Lot 32, Block 'C', Durango Farms Phase 1, with the south line of the tract described herein, a distance of 130.38 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east line of Lot 51, Block F, Hutto Square Section 2, a subdivision according to the map or plat recorded in Document No. 2004001863, Official Public Records of Williamson County, Texas, at the southwest corner of said Lot 31, Block 'C', Durango Farms Phase 1, same being the northwest corner of said Lot 32, Block 'C', Durango Farms Phase 1, for the southwest corner of the tract described herein;

THENCE with the west of said Lot 31, Block 'C', Durango Farms Phase 1, with the east line of said Lot 51, Block F, Hutto Square Section 2 and the east line of Lot 52, Block F, said Hutto Square Section 2, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 07°46'41" E, a distance of 33.07 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at an angle point, and
2. N 07°46'30" E, a distance of 7.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the northwest corner of said Lot 31, Block 'C', Durango Farms Phase 1, same being the southwest corner of Lot 30, Block 'C', said Durango Farms Phase 1, for the northwest corner of the tract described herein;

THENCE N 83°29'02" E, continuing across the said 94.560 acre tract, leaving the east line of said Lot 52, Block F, said Hutto Square Section 2, with the north line of said Lot 31, Block 'C', said Durango Farms Phase 1, with the south line of said Lot 30, Block 'C', Durango Farms Phase 1, with the north line of the tract described herein, a distance of 134.46 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west right-of-way line of said Main Street, at the northeast corner of said Lot 31, Block 'C', Durango Farms Phase 1, same being the southeast corner of Lot 30, Block 'C', said Durango Farms Phase 1, for the northeast corner of the tract described herein;

THENCE S 07°42'39" W, continuing across the said 94.560 acre tract, with the west right-of-way line of said Main Street, with the east line of said Lot 31, Block 'C', Durango Farms Phase 1, with the east line of the tract described herein, a distance of 73.11 feet to the **POINT OF BEGINNING** and containing 0.169 of one acre of land, more or less.

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PLAT PREPARATION DATE: APRIL, 2021
APPLICATION SUBMITTAL DATE: MAY 3, 2021

CITY PROJECT NUMBER 2019-1800-PLAT

RESUBDIVISION OF PORTIONS OF
MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET
AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND
LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G,
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

WE, MA DURANGO FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER'S OF 10.646 ACRES OF LAND IN THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 94.560 ACRES OF LAND, DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.646 ACRES OF LAND AS SHOWN HEREON, BEING ALL OF LOT 1, BLOCK 'A', LOT 31, BLOCK 'C', LOT 1, BLOCK 'D', AND LOTS 1-9 AND 38-40, BLOCK 'G', DURANGO FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.646 ACRES ALSO BEING A PORTION OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET, 50 FOOT RIGHT-OF-WAYS, AS SHOWN ON SAID DURANGO FARMS PHASE 1, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RE-SUBDIVISION IS TO BE KNOWN AS:

RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

WYATT HENDERSON, MANAGER
MA DURANGO FARMS, LLC
230 KLATTENHOLFF LANE, SUITE 102
HUTTO, TX 78634

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS§
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT FIRST UNITED BANK AND TRUST COMPANY, LIEN HOLDER OF 10.646 ACRES OF LAND, BEING A PORTION OF A CALLED 94.560 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.646 ACRES OF LAND AS SHOWN HEREON, BEING ALL OF LOT 1, BLOCK 'A', LOT 31, BLOCK 'C', LOT 1, BLOCK 'D', AND LOTS 1-9 AND 38-40, BLOCK 'G', DURANGO FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.646 ACRES ALSO BEING A PORTION OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET, 50 FOOT RIGHT-OF-WAYS, AS SHOWN ON SAID DURANGO FARMS PHASE 1 AND DO HEREBY CONSENT TO THE AMENDMENT OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RE-SUBDIVISION IS TO BE KNOWN AS:

RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.

DENNIS OLIVER, SENIOR VICE PRESIDENT, COMMERCIAL LENDING MANAGER
FIRST UNITED BANK AND TRUST
6100 PRESTON ROAD, SUITE 200
FRISCO, TX 75034

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS§
MY COMMISSION EXPIRES ON: _____

THE SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF DURANGO FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, KEITH PARKAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS ____ DAY OF _____, 2021.

KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON _____, 2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS ____ DAY OF _____, 2021.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. AS AMENDED, BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #O-19-10-17-10C.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. A 2.5 FOOT PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION.
7. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT SITE ARE:

WATER:	CITY OF HUTTO
WASTEWATER:	CITY OF HUTTO
ELECTRIC:	ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS (NATURAL OR PROPANE):	ATMOS ENERGY

9. FLOODPLAIN NOTES:
A PORTION OF THIS TRACT IS ENCRACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF COTTONWOOD CREEK.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

11. AS AMENDED, ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS , PUD ORD #O-19-10-17-10C, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

12. AS AMENDED, ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO A REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

14. ALL AMENITY, OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

15. THIS SUBDIVISION IS ZONED: PUD (ORD # O-19-09-19-10G) AND PUD (ORD# O-19-10-17-10C).

16. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

17. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

18. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX D SEC. D103.6.2)

19. COVENANTS AND DEED RESTRICTIONS APPLIED TO THE ORIGINAL PLAT CONVEY TO THE RESUBDIVISION PLAT.

20. RECIPROCAL JOINT ACCESS AND PARKING BETWEEN LOT 1A AND LOT 2A, BLOCK A, AS DEPICTED ON THE FINAL PLAT IS HEREBY GRANTED. THE JOINT ACCESS MUST ALLOW PEDESTRIAN AND/OR VEHICULAR TRAFFIC/PARKING TO MOVE FREELY TO THE ADJACENT PUBLIC RIGHT-OF-WAY, OR BETWEEN THE TRACTS, OR BOTH, EACH OWNER MUST MAINTAIN ITS TRACT, AND THAT PORTION OF THE ACCESS AND PARKING AREA LOCATED ON ITS TRACT IF ANY, AND ALL IMPROVEMENTS, TO ALLOW CONTINUOUS FREE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

NOTE:

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO ALTER AND MODIFY THE MAGER LANE AND THE DURANGO DOWNS DRIVE RIGHT-OF-WAY ALIGNMENT AND TO REMOVE THE INTERSECTION AT THE INTERSECTING RIGHT-OF-WAYS OF MAGER LANE AND EAST STREET AS SHOWN ON DURANGO FARMS PHASE 1 RECORDED IN DOCUMENT NO. 2020131845, O.P.R.W.C.TX.

IN ADDITION, ALLEYWAY "E", BLOCK G, IS TO BE ALTERED AND MODIFIED AS SHOWN HEREON.

DUE TO SAID RIGHT-OF-WAY AND ALLEYWAY ALTERATIONS, LOT 1, BLOCK D, AN OPEN SPACE PARK LOT, AS SHOWN ON SAID DURANGO FARMS PHASE 1 IS NOW MERGED AND REPLACED BY LOT 7A, BLOCK G, OF THIS AMENDING PLAT SHOWN HEREON. LOTS 1 THRU 9, BLOCK G AND LOTS 38 THRU 40, BLOCK G, (LOT 8, BLOCK G IS NOW OMITTED) AS SHOWN ON SAID DURANGO FARMS PHASE 1, HAVE BEEN BEEN MODIFIED DUE TO SAID RIGHT-OF-WAY AND ALLEYWAY CHANGES AND ARE NOW LOTS 1A THRU 9A, BLOCK G, AND LOTS 38A THRU 40A, BLOCK G, AS SHOWN HEREON.

IN ADDITION, LOT 27A, BLOCK H, AN OPEN SPACE LOT IS NOW ADDED TO THIS AMENDING PLAT AS SHOWN HEREON.

LOT 1, BLOCK A, IS NOW DIVIDED INTO TWO LOTS (LOT 1A AND LOT 2A, BLOCK A) AS SHOWN HEREON.

THE LOT CONFIGURATION OF LOT 31A, BLOCK C SHOWN HEREON, IS THE SAME AS LOT 31, BLOCK C, DURANGO FARMS PHASE 1 RECORDED IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE ONLY CHANGE IS THE ADDITION OF A 20 FOOT ELECTRIC EASEMENT ALONG THE NORTH LOT LINE.

APPROVAL
CITY OF HUTTO
PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THIS
THE ____ DAY OF _____, 20__.

_____ TONY WERTZ, CHAIR	_____ DATE	_____ CITY SECRETARY	_____ DATE
----------------------------	---------------	-------------------------	---------------

THIS PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS ON THE ____ DAY OF _____, 20__.

_____ ASHBY GRUNDMAN, DIRECTOR OF DEVELOPMENT SERVICES	_____ DATE
--	---------------

STATE OF TEXAS §
 KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

Received 5/26/2021



PAGE 5 OF 5

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

PLAT PREPARATION DATE: APRIL, 2021
APPLICATION SUBMITTAL DATE: MAY 3, 2021

CITY PROJECT NUMBER 2019-1800-PLAT

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on the proposed Durango Farms Phase II Final Plat, 22.659 acres, more or less, of land, 112 residential lots, located on FM 1660 North and Mager Lane.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Durango Farms Phase II Final Plat is approximately 22.659 acres and 112 residential lots and 3 open space lots. This subdivision is on the west side of FM 1660 North south of Limmer Loop and is north of Durango Farms Phase I Final Plat.

Current Zoning:
The property is currently zoned Planned Unit Development (PUD).

Surrounding Zoning:
North: Extraterritorial Jurisdiction (with a Development Agreement)
East: Planned Unit Development (Durango Farms)
South: Planned Unit Development (Durango Farms Phase I)
West: Single-Family Residential (SF-1)

SUMMARY OF REQUEST:

The proposed Final Plat is comprised of 112 residential lots and 3 open space lots. This phase is north of phase I and is east of the Hutto Square Section 3. The alley loaded lots are 45 feet in width and all lots that front on a 50-foot right-of-way are 50 feet wide.

STAFF REVIEW:

As the proposed Durango Farms Phase I Final Plat conforms to the state law and the UDC, staff recommends the Planning and Zoning Commission approve the Final Plat with the condition that staff comments are addressed.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

City Council
AGENDA ITEM REPORT

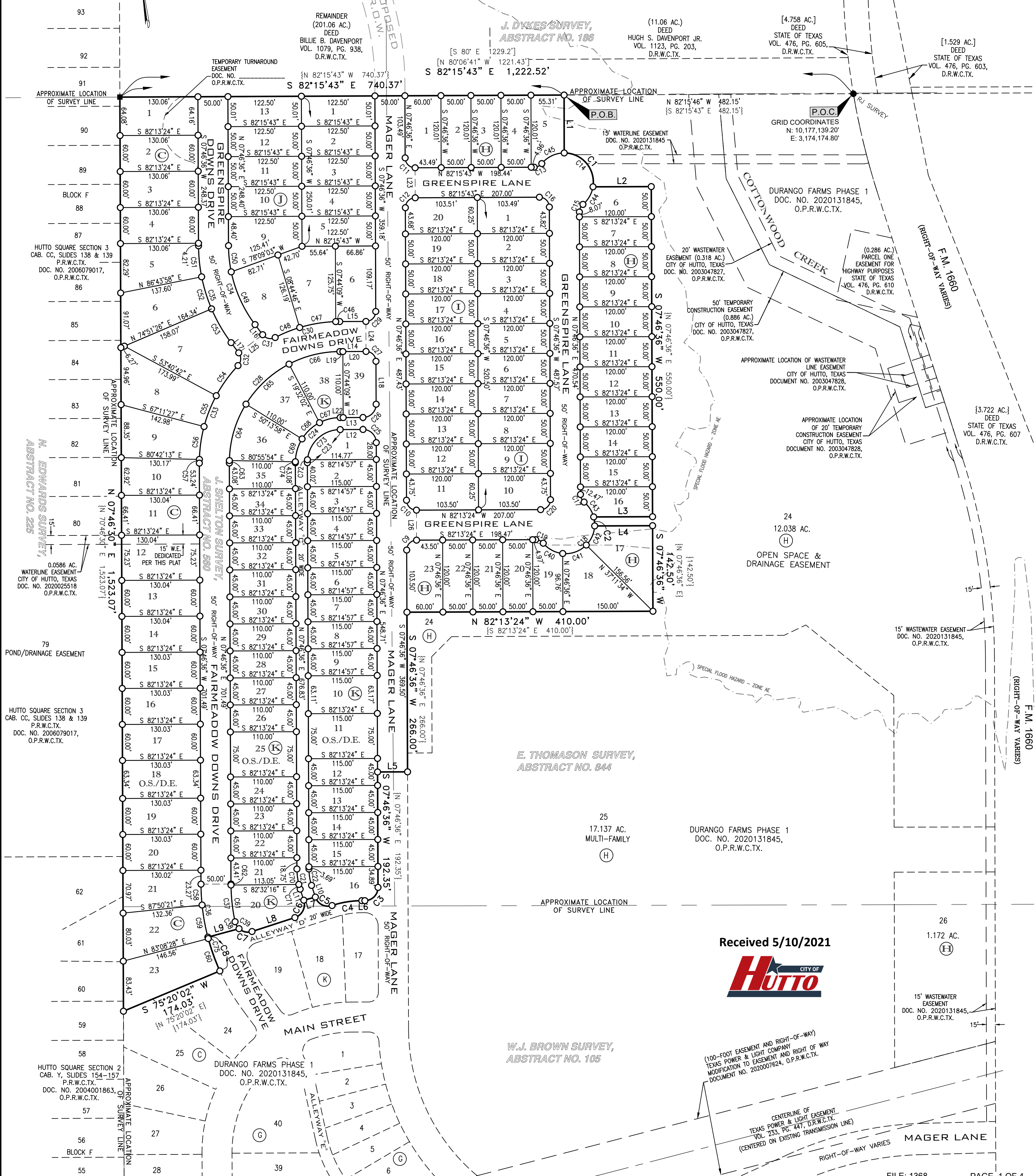


ATTACHMENTS:

1. DurangoFarmsPh2FP-Init-Plat(5-10-21)

WILLIAMSON COUNTY, TEXAS

FOR REVIEW. THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW ONLY.
IT IS NOT TO BE USED FOR BIDDING, PERMIT
OR CONSTRUCTION



HUTTO CITY OF

W.J. BROWN SURVEY,
ABSTRACT NO. 105

(100-FOOT EASEMENT AND RIGHT-OF-WAY
TEXAS POWER & LIGHT COMPANY
MODIFICATION TO EASEMENT AND RIGHT OF WAY
DOCUMENT NO. 2020007624, O.P.R.W.C.TX.

CENTERLINE OF
TEXAS POWER & LIGHT EASEMENT
VOL. 233, PG. 447, D.R.W.C.T.X.
(CENTERED ON EXISTING TRANSMISSION LINE)

PAGE 1 OF 4

DATE: 04-22-21		DRAWN BY: KM		N.G., N.H., GP	
SCALE: 1"=100'		CHECKED BY: EN		FB #: 30	
JOB #: 194301.015		DRAWING: DURANGO FARMS PH 2.dwg		PLAN #: N/A	
NO.	REVISION			BY	DATE

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX • 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS

FOR REVIEW. THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW ONLY.
IT IS NOT TO BE USED FOR BIDDING, PERMIT
OR CONSTRUCTION

BLOCK C	
LOT NO.	AREA (SQ. FT.)
1	8339
2	7804
3	7803
4	7803
5	9140
6	10,661
7	13,909
8	11,823
9	9614
10	7958
11	8667
12	9752
13	7802
14	7802
15	7802
16	7802
17	7802
18*	8236
19	7802
20	7801
21	8416
22	9382
23	10,848

BLOCK H	
LOT NO.	AREA (SQ. FT.)
1	7142
2	6000
3	6000
4	6000
5	5919
6	5488
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6000
16	5586
17	9341
18	10,078
19	5416
20	6000
21	6000
22	6000
23	7142

BLOCK I	
LOT NO.	AREA (SQ. FT.)
1	7176
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	7172
11	7172
12	6000
13	6000
14	6000
15	6000
16	6000
17	6000
18	6000
19	6000
20	7167

BLOCK J	
LOT NO.	AREA (SQ. FT.)
1	6126
2	6125
3	6125
4	6125
5	6125
6	8338
7	10,152
8	9621
9	8729
10	6125
11	6125
12	6125
13	6126

BLOCK K	
LOT NO.	AREA (SQ. FT.)
1	4998
2	5175
3	5175
4	5175
5	5175
6	5175
7	5175
8	5175
9	5175
10	7261
11*	8625
12	5175
13	5175
14	5175
15	5175
16	6480
20	7790
21	4952
22	4950
23	4950
24	4950
25*	8250
26	4950
27	4950
28	4950
29	4950
30	4950
31	4950
32	4950
33	4950
34	4950
35	5062
36	7662
37	7662
38	7362
39	5892

NOTE:
LOTS MARKED WITH AN ASTERISK (*)
ARE SOMETHING OTHER THAN SINGLE FAMILY.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	48.50'	84.21'	S 32°21'22" E	74.03'
C2	48.50'	15.14'	S 01°47'11" W	15.08'
C3	22.00'	34.56'	S 52°46'36" W	31.11'
C4	160.00'	50.45'	S 88°44'39" W	50.24'
C5	22.00'	34.67'	N 55°08'28" W	31.19'
C6	23.00'	36.13'	S 35°00'21" W	32.53'
C7	22.00'	23.27'	N 69°41'49" W	22.20'
C8	355.00'	59.87'	S 11°26'56" E	59.80'
C9	16.50'	25.92'	S 52°46'36" W	23.33'
C10	16.50'	25.92'	S 37°13'24" E	23.33'
C11	16.50'	25.93'	S 37°14'33" E	23.34'
C12	16.50'	25.91'	S 52°45'27" W	23.33'
C13	16.50'	14.49'	N 72°34'36" E	14.03'
C14	48.50'	161.41'	N 37°14'33" W	96.58'
C15	16.50'	14.49'	S 32°56'18" W	14.03'
C16	16.50'	25.93'	N 37°14'33" W	23.34'
C17	16.50'	14.49'	S 17°23'05" E	14.03'
C18	48.50'	161.38'	N 52°46'36" E	96.58'
C19	16.50'	14.49'	N 57°03'42" W	14.03'
C20	16.50'	25.92'	N 52°46'36" E	23.33'
C21	110.00'	34.12'	S 01°06'31" E	33.98'
C22	90.00'	27.91'	S 01°06'31" E	27.80'
C23	55.00'	86.35'	S 52°45'23" W	77.75'
C24	75.00'	117.76'	S 52°45'23" W	106.03'
C25	22.00'	34.57'	N 37°14'37" W	31.12'
C26	22.00'	34.54'	N 52°45'23" E	31.10'
C27	16.50'	25.93'	N 37°14'37" W	23.34'
C28	185.00'	290.47'	S 52°45'23" W	261.54'
C29	16.50'	25.91'	N 52°45'23" E	23.33'
C30	235.00'	111.87'	S 84°05'52" W	110.82'
C31	16.50'	23.20'	S 69°15'17" E	21.34'
C32	16.50'	23.16'	N 11°14'51" E	21.31'
C33	235.00'	179.18'	S 29°37'14" W	174.88'
C34	220.00'	141.09'	S 10°35'46" E	138.69'
C35	270.00'	173.16'	S 10°35'46" E	170.21'
C36	355.00'	89.19'	S 00°34'47" W	88.95'
C37	305.00'	63.25'	S 01°50'09" W	63.14'
C38	22.00'	13.55'	S 21°45'09" E	13.34'
C39	22.00'	36.82'	S 52°02'59" E	32.67'
C40	48.50'	37.59'	S 54°06'11" E	36.65'
C41	48.50'	43.18'	N 78°11'12" E	41.77'
C42	48.50'	35.51'	N 31°42'19" E	34.72'
C43	48.50'	29.95'	N 24°51'09" W	29.48'
C44	48.50'	34.46'	N 37°44'37" E	33.74'
C45	48.50'	42.73'	S 72°39'27" W	41.37'
C46	235.00'	6.60'	N 83°04'08" W	6.60'
C47	235.00'	61.00'	S 88°41'24" W	60.83'
C48	235.00'	44.27'	S 75°51'24" W	44.21'
C49	220.00'	97.16'	S 16°19'02" E	96.37'
C50	220.00'	43.94'	S 02°03'20" W	43.86'
C51	270.00'	52.04'	S 02°15'17" W	51.96'
C52	270.00'	55.96'	S 09°12'18" E	55.86'
C53	270.00'	65.15'	S 22°03'22" E	65.00'
C54	235.00'	62.11'	S 43°53'35" W	61.93'
C55	235.00'	55.42'	S 29°33'56" W	55.29'
C56	235.00'	55.42'	S 16°03'10" W	55.29'
C57	235.00'	6.23'	S 08°32'12" W	6.23'
C58	355.00'	34.80'	S 04°58'08" W	34.78'
C59	355.00'	56.92'	S 02°25'56" E	56.85'
C60	355.00'	57.34'	S 11°39'10" E	57.28'
C61	305.00'	61.58'	S 01°40'43" W	61.47'
C62	305.00'	1.67'	S 07°37'10" W	1.67'
C63	185.00'	4.17'	S 08°25'21" W	4.17'
C64	185.00'	99.12'	S 24°25'04" W	97.94'
C65	185.00'	99.12'	S 55°07'00" W	97.94'
C66	185.00'	88.05'	S 84°06'04" W	87.22'
C67	75.00'	35.70'	S 84°06'04" W	35.36'
C68	75.00'	40.18'	S 55°07'00" W	39.71'
C69	75.00'	40.18'	S 24°25'04" W	39.71'
C70	110.00'	25.96'	S 01°01'00" W	25.90'
C71	110.00'	8.16'	S 07°52'07" E	8.16'
C72	55.00'	4.98'	S 10°22'18" W	4.98'
C73	55.00'	81.37'	S 55°21'05" W	74.15'
C74	75.00'	1.69'	S 08°25'21" W	1.69'
C75	355.00'	2.53'	S 06°49'17" E	2.53'

{48.50'}	{84.21'}	{N 32°21'22" W}	{74.03'}
{48.50'}	{15.14'}	{N 01°47'11" E}	{15.08'}
{22.00'}	{34.56'}	{N 52°46'36" E}	{31.11'}
{160.00'}	{50.45'}	{N 88°44'39" E}	{50.24'}
{22.00'}	{34.67'}	{S 55°08'28" E}	{31.19'}
{23.00'}	{36.13'}	{N 35°00'21" E}	{32.53'}
{22.00'}	{23.27'}	{S 69°41'49" E}	{22.20'}
{355.00'}	{59.87'}	{N 11°26'56" W}	{59.80'}

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 07°54'00" W	96.51'
L2	S 82°13'24" E	97.18'
L3	N 82°13'24" W	98.14'
L4	S 82°13'24" E	96.56'
L5	N 82°13'24" W	50.00'
L6	N 82°13'24" W	5.09'
L7	S 82°52'30" W	20.02'
L8	S 80°00'21" W	75.09'
L9	S 82°51'30" W	53.78'
L10	N 09°59'39" W	20.39'
L11	N 09°59'39" W	19.39'
L12	S 82°15'51" E	38.02'
L13	S 82°15'51" E	38.07'
L14	N 82°15'51" W	43.62'
L15	N 82°15'51" W	43.68'
L16	N 28°58'09" W	21.14'
L17	S 28°58'09" E	21.24'
L18	N 07°46'36" E	71.50'
L19	N 82°15'51" W	5.05'
L20	N 82°15'51" W	38.57'
L21	S 82°15'51" E	33.02'
L22	S 82°15'51" E	5.05'
L23	N 07°48'09" E	50.00'
L24	N 07°48'14" E	50.00'
L25	N 60°54'59" E	50.00'
L26	N 07°46'36" E	50.00'

{N 07°54'00" E}	{96.51'}
{N 82°13'24" W}	{97.18'}
{S 82°13'24" E}	{98.14'}
{N 82°13'24" W}	{96.56'}
{S 82°13'24" E}	{50.00'}
{S 82°13'24" E}	{5.09'}
{N 82°52'30" E}	{20.02'}
{N 80°00'21" E}	{75.09'}
{N 82°51'30" E}	{53.78'}

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999885.
- COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

LEGEND

RJ SURVEY ●	1/2" IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEY" FOUND
■	CONCRETE MONUMENT FOUND
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET OR PREVIOUSLY ST
△	CALCULATED POINT
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
{ }	RECORD INFORMATION PER DOC. NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
[]	OTHER RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
W.E.	WATER LINE EASEMENT
NTS	NOT TO SCALE

Received 5/10/2021



PLAT PREPARATION DATE: APRIL, 2021
APPLICATION SUBMITTAL DATE: _____, 2021

CITY PROJECT NUMBER 2019-_____-_____

FILE: 1368

PAGE 2 OF 4



FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS

FOR REVIEW. THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW ONLY.
IT IS NOT TO BE USED FOR BIDDING, PERMIT
OR CONSTRUCTION

LEGAL DESCRIPTION

DESCRIPTION OF 22.656 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 94.560 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO MA DURANGO FARMS, LLC OF RECORD IN DOCUMENT NO. 2020097807, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.656 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, at the northeast corner of the said 94.560 acre tract, at the northeast corner of Lot 24, Block H, Durango Farms Phase 1, a subdivision according to the map or plat of record in Document No. 2020131845, Official Public Records of Williamson County, Texas, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING of the tract described herein;

THENCE N 82°15'46" W, leaving the west right-of-way line of said F.M. 1660, with the north line of the said 94.560 acre tract, with the north line of said Lot 24, Block H, Durango Farms Phase 1, with a south line of the said 201.06 acre tract, a distance of 482.15 feet to ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northerly northwest corner of said Lot 24, Block H, Durango Farms Phase 1, for the most northerly northeast corner and POINT OF BEGINNING of the tract described herein;

THENCE leaving the south line of the said 201.06 acre tract, crossing the said 94.560 acre tract, with the westerly line of said Lot 24, Block H, Durango Farms Phase 1, with a west line of Lot 25, Block H, said Durango Farms Phase 1, with an easterly line of the tract described herein, the following ten (10) courses and distances:

1. S 07°54'00" W, a distance of 96.51 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for point of non-tangent curvature,
2. with the arc of a curve to the right, having a radius of 48.50 feet, an arc distance of 84.21 feet, and a chord which bears S 32°21'22" E, a distance of 74.03 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangency,
3. S 82°13'24" E, a distance of 97.18 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a northeast corner of the tract described herein,
4. S 07°46'36" W, a distance of 550.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a southeast corner of the tract described herein,
5. N 82°13'24" W, a distance of 98.14 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangent curvature,
6. with the arc of a curve to the right, having a radius of 48.50 feet, an arc distance of 15.14 feet, and a chord which bears S 01°47'11" W, a distance of 15.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangency,
7. S 82°13'24" E, a distance of 96.56 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a northeast corner of the tract described herein,
8. S 07°46'36" W, a distance of 142.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a re-entrant corner of said Lot 24, Block H, Durango Farms Phase 1, for a southeast corner of the tract described herein,
9. N 82°13'24" W, a distance of 410.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a westerly northwest corner of said Lot 24, Block H, Durango Farms Phase 1, for a re-entrant corner of the tract described herein, and
10. S 07°46'36" W, a distance of 266.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west line of said Lot 25, Block H, Durango Farms Phase 1, at the terminus of the east right-of-way line of Mager Lane, a 50-foot right-of-way as shown on said Durango Farms Phase 1, for a southeast corner of the tract described herein;

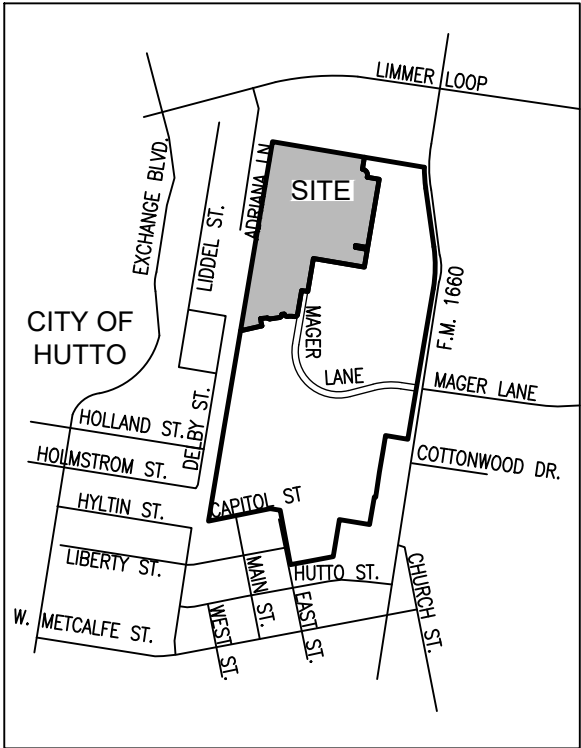
THENCE leaving the west line of said Lot 25, Block H, Durango Farms Phase 1, continuing across the said 94.560 acre tract, with the terminus and the west right-of-way line of said Mager Lane, with the north line of Alleyway "D", a 20-foot wide alleyway as shown on said Durango Farms Phase 1, with the terminus and the west right-of-way line of Fairmeadow Downs Drive, a 50-foot right-of-way as shown on said Durango Farms Phase 1, with an east and south lines of the tract described herein, the following twelve (12) courses and distances:

1. N 82°13'24" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the terminus of the west right-of-way line of said Mager Lane, for a re-entrant corner of the tract described herein,
2. S 07°46'36" W, a distance of 192.35 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of curvature,
3. with the arc of a curve to the right, having a radius of 22.00 feet, an arc distance of 34.56 feet, and a chord which bears S 52°46'36" W, a distance of 31.11 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
4. N 82°13'24" W, a distance of 5.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for point of curvature,
5. with the arc of a curve to the left, having a radius of 160.00 feet, an arc distance of 50.45 feet, and a chord which bears S 88°44'39" W, a distance of 50.24 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of reverse curvature,
6. with the arc of a curve to the right, having a radius of 22.00 feet, an arc distance of 34.67 feet, and a chord which bears N 55°08'28" W, a distance of 31.19 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangency,
7. S 82°52'30" W, a distance of 20.02 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of non-tangent curvature,
8. with the arc of a curve to the right, having a radius of 23.00 feet, an arc distance of 36.13 feet, and a chord which bears S 35°00'21" W, a distance of 32.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for a point of tangency,
9. S 80°00'21" W, a distance of 75.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for point of curvature,
10. with the arc of a curve to the right, having a radius of 22.00 feet, an arc distance of 23.27 feet, and a chord which bears N 69°41'49" W, a distance of 22.20 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the terminus of the east right-of-way line of said Fairmeadow Downs Drive, for a point of non-tangency of the tract described herein,
11. S 82°51'30" W, a distance of 53.78 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set at the terminus of the west right-of-way line of said Fairmeadow Downs Drive, for a point of non-tangent curvature of the tract described herein, and
12. with the curving west right-of-way line of said Fairmeadow Downs Drive, with the arc of a curve to the left, having a radius of 355.00 feet, an arc distance of 59.87 feet, and a chord which bears S 11°26'56" E, a distance of 59.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of Lot 24, Block C, said Durango Farms Phase 1, for a southeast corner of the tract described herein;

THENCE S 75°20'02" W, continuing across the said 94.560 acre tract, with the north line of said Lot 24, Block C, Durango Farms Phase 1, with the north line of Lot 25, Block C, said Durango Farms Phase 1, with a south line of the tract described herein, a distance of 174.03 feet to ½-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west line of the said 94.560 acre tract and the east line of Lot 59, Block F, Hutto Square Section 2, a subdivision according to the map or plat of record in Cabinet Y, Slides 154-157, Plat Records of Williamson County, Texas, for the northwest corner of said Lot 25, Block C, Durango Farms Phase 1, for the southwest corner of the tract described herein;

THENCE N 07°46'30" E, with the west line of the said 94.560 acre tract, with the east line of said Hutto Square Section 2, with the east line of Hutto Square Section 3, a subdivision according to the plat or map of record in Cabinet CC, Slides 138 and 139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, a distance of 1523.07 feet to a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, at the northwest corner of the said 94.560 acre tract, same being a re-entrant corner of the said 201.06 acre tract, for the northwest corner of the tract described herein;

THENCE S 82°15'43" E, with the north line of the said 94.560 acre tract and a south line of the said 201.06 acre tract, with a north line of the tract described herein, a distance of 740.37 feet to the POINT OF BEGINNING and containing 22.656 acres of land, more or less.



VICINITY MAP
1" = 1500'

OWNER: MA DURANGO FARMS, LLC
230 KLATTENHOFF LANE, SUITE 102
HUTTO, TX 78634
Ph. No. 972-715-6450
Email: _____

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410

ENGINEER: KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384

SURVEY: E. THOMASON SURVEY, ABSTRACT NO. 844
J. SHELTON SURVEY, ABSTRACT NO. 560
W. J. BROWN SURVEY, ABSTRACT NO. 105

ACREAGE:	22.656
LOT ACREAGE:	17.700
ROW AND ALLEY ACREAGE:	4.956
TOTAL NUMBER OF BLOCKS:	5
TOTAL NUMBER OF LOTS:	115
SINGLE FAMILY/RESIDENTIAL:	112
OPEN SPACE / D.E.:	3

LINEAR FEET (L.F.) OF NEW STREET

STREET NAME	LENGTH	WDTH
MAGER LANE	1126 L.F.	50'
FAIRMEADOW DOWNS DRIVE	1198 L.F.	50'
GREENSPIRE LANE	1115 L.F.	50'
GREENSPIRE DOWNS DRIVE	464 L.F.	50'
TOTAL	8118 L.F.	

LINEAR FEET (L.F.) OF NEW ALLEY

ALLEY NAME	LENGTH	WDTH
ALLEY WAY 'C'	915 L.F.	20'
TOTAL	915 L.F.	

Received 5/10/2021



FINAL PLAT
DURANGO FARMS PHASE 2
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

WE, MA DURANGO FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER'S OF 22.656 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, THE J. SHELTON SURVEY SURVEY, ABSTRACT NO. 560, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 94.560 ACRES OF LAND, DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.656 ACRES OF LAND AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

DURANGO FARMS PHASE 2

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

WYATT HENDERSON, MANAGER
MA DURANGO FARMS, LLC
230 KLATTENHOLFF LANE, SUITE 102
HUTTO, TX 78634

FOR REVIEW. THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW ONLY.
IT IS NOT TO BE USED FOR BIDDING, PERMIT
OR CONSTRUCTION

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS§
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT FIRST UNITED BANK AND TRUST COMPANY, LIEN HOLDER OF 22.656 ACRES OF LAND, BEING A PORTION OF A CALLED 94.560 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DURANGO FARMS PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.

DENNIS OLIVER, SENIOR VICE PRESIDENT, COMMERCIAL LENDING MANAGER
FIRST UNITED BANK AND TRUST
6100 PRESTON ROAD, SUITE 200
FRISCO, TX 75034

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS§
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, KEITH PARKAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS ____ DAY OF _____, 2021.

KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON _____, 2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS ____ DAY OF _____, 2021.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410

APPROVAL
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON
THE ____ DAY OF _____, 20__.

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #O-19-09-19-10G.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. A 2.5 FOOT PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION.
7. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT SITE ARE:

WATER:	CITY OF HUTTO
WASTEWATER:	CITY OF HUTTO
ELECTRIC:	ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS (NATURAL OR PROPANE):	ATMOS ENERGY

9. FLOODPLAIN NOTES:

A PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF COTTONWOOD CREEK.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS , PUD ORD #O-19-09-19-10GH, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

12. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO A REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

14. ALL AMENITY, OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

15. THIS SUBDIVISION IS ZONED: PUD (ORD #O-19-09-19-10G)

16. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

17. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

18. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX D SEC. D103.6.2)

19. COVENANTS AND DEED RESTRICTIONS APPLIED TO THE ORIGINAL PLAT CONVEY TO THE RESUBDIVISION PLAT.

Received 5/10/2021



PAGE 4 OF 4

PLAT PREPARATION DATE: APRIL, 2021
APPLICATION SUBMITTAL DATE: _____, 2021

CITY PROJECT NUMBER 2019-_____-

FILE: 1368



City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District Transportation Facility at 4035 FM 1660 North, 165 acres, more or less, of land, to allow a reduction in the required landscaping and building elevations.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed specific Use Permit is for the Hutto ISD Maintenance Facility on the northeastern portion of the 165 acre tract.

Property Owner: Hutto Independent School District

Current Zoning: Residential

Current Land Use: Hutto ISD Campus (9th Grade Center, Ag Barn, Maintenance/Transportation Facility)

Future Land Use Designation: Institutional

SUMMARY OF REQUEST:

The property is approximately 165 acres of land is currently zoned Single-family Residential (SF-1). Currently there is a 9th Grade Center, Ag Barn and Transportation Facility all under construction at the site. The proposed Transportation Facility needs a Specific Use Permit for a reduction in the required landscaping and for the building elevations. Per the Interlocal Agreement between the City of Hutto and Hutto ISD, they are allowed to apply for a Specific Use Permit for specific code deviations, including development related items.

The building elevations do not comply with section 10.406.6.4.4 of the UDC.

10.406.6.4.4 Exterior walls

Exterior walls cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.

Public Notice:

Per Section 10.203 of the UDC, all property owners within 600 feet of the site were notified. As of the writing of this staff report, there have been no responses.

STAFF REVIEW:

City Council

AGENDA ITEM REPORT



Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Specific Use Permit with the condition that trees be planted along the FM 1660 frontage of the maintenance facility.

The Specific Use Permit request is scheduled to go to City Council June 17, 2021.

FINANCIAL IMPACT:

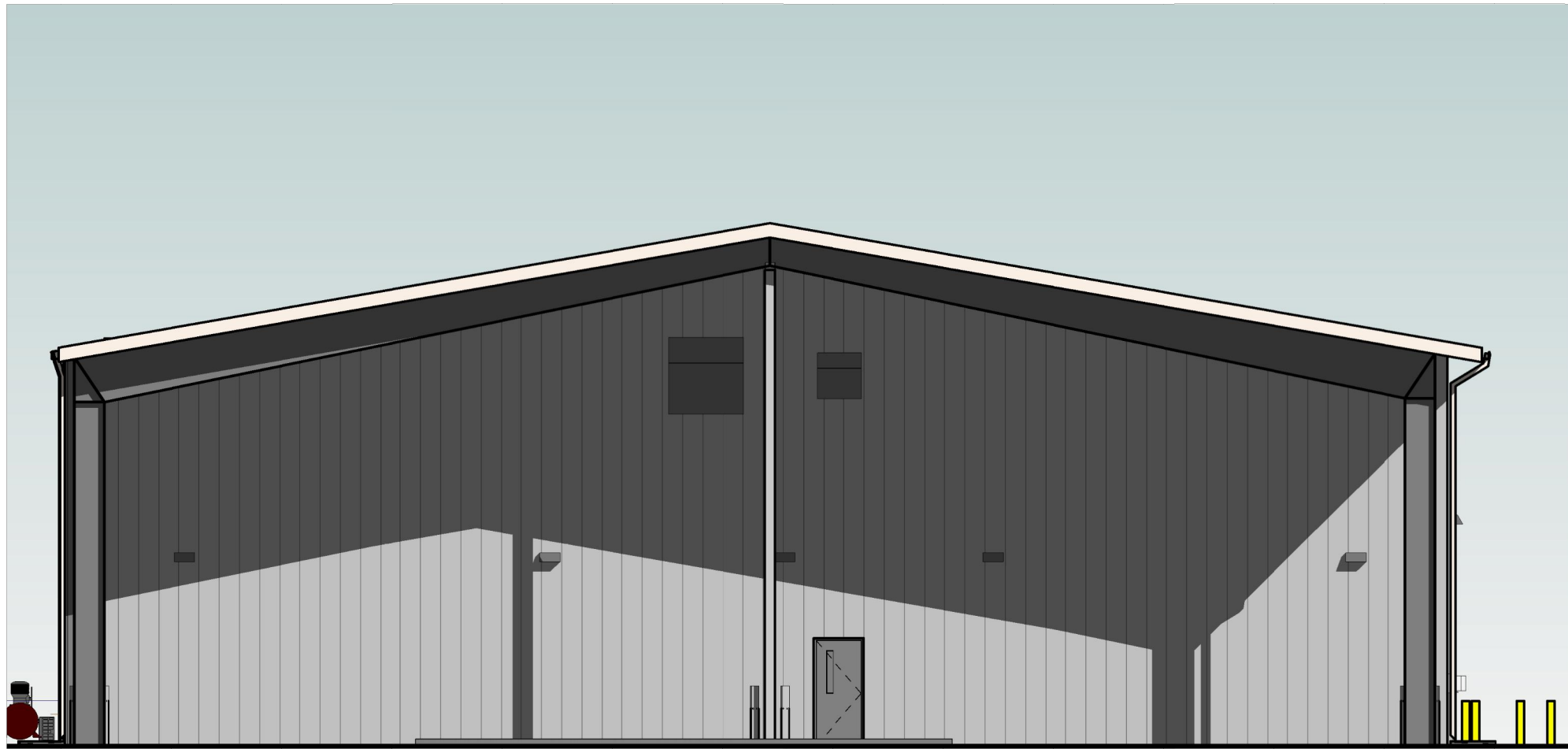
Not applicable.

POLICY IMPLICATIONS:

Not applicable.

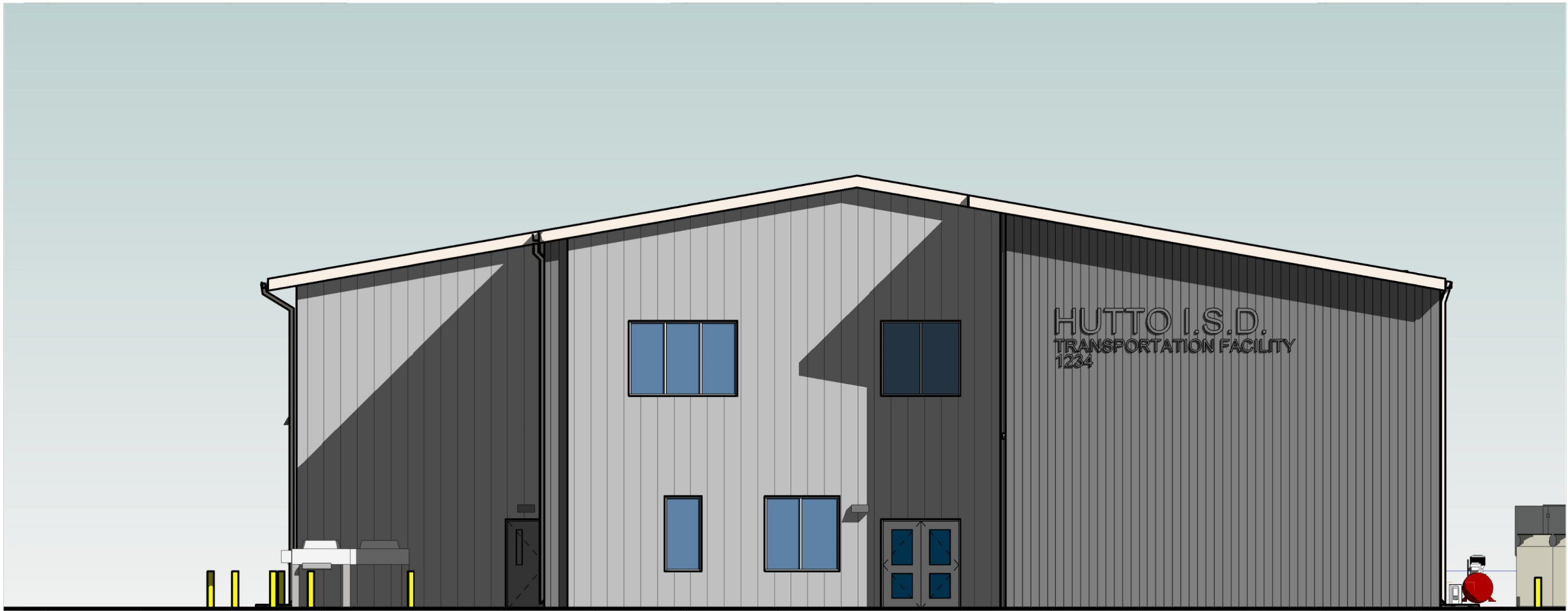
ATTACHMENTS:

1. Elevations
2. SitePlan
3. LOI
4. Resolution-R-2019-02-21-10B-Resolution Approving Interlocal Agreement between COH and Hutto ISD to Establish Land Development Standards and Procedures



WEST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

4



EAST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

3



- LIGHT GRAY COLOR IN RENDERINGS TO MATCH METAL PANEL COLOR AT SUPPORT SERVICES BUILDING
- GALVALUME METAL ROOF TO MATCH SUPPORT SERVICES BUILDING
- GUTTERS, DOWNSPOUTS, AND FASCIA TRIM TO MATCH SUPPORT SERVICES BUILDING



MBCI COLOR "CHARCOAL GRAY"

DARKER METAL PANEL SHALL BE SIMILAR TYPE, BUT DARKER COLOR THAN FIELD. SIMILAR TO SWATCH SHOWN

TINTED, INSULATED GLAZING AT WINDOWS & DOORS



NORTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

2



SOUTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

1

Received 4/20/2021



pfluger

Office: 512.478.4840 | Fax: 512.478.4899
209 E. Riverside Drive Austin, Texas 78704
pflugerarchitects.com

HUTTO ISD TRANSPORTATION FACILITY

HUTTO, TX 78634

HUTTO INDEPENDENT SCHOOL DISTRICT

200 COLLEGE STREET
HUTTO, TX 78634

INTERIM FOR REVIEW ONLY
THIS DOCUMENT IS INCOMPLETE AND CANNOT BE USED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION.
ARCHITECT: BRAD D. PFLUGER
ARCHITECT REG. NO.: 12132
DATE: 12/8/2020

PROJECT NO.: 19-076
DATE: 09/24/2020
DRAWN BY: Author
CHECKED BY: Checked
REVISIONS:

PERMITTING
G0.05
COLOR ELEVATIONS



GIL ENGINEERING
CONSULTING ENGINEERS - PLANNERS - SURVEYORS - DESIGNERS
504 E. BRAKER LANE, AUSTIN TEXAS 78753
PHONE (512) 835-4203 FAX (512) 835-4407

PROJECT TITLE: HUTTO I.S.D. TRANSPORTATION FACILITY

SHEET TITLE: BUILDING ELEVATIONS

DATE: 9-24-2020

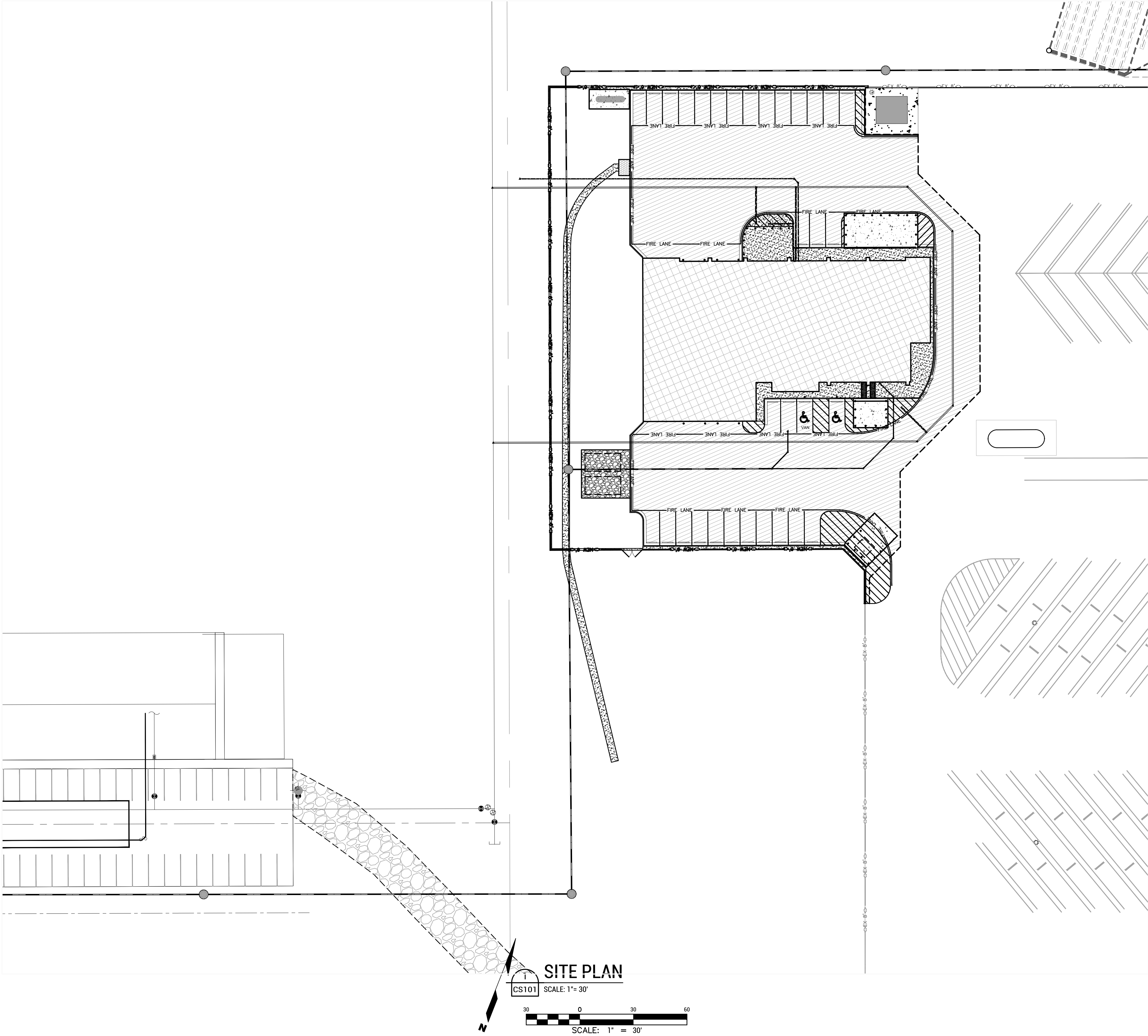
DRAWN:



REVISIONS:

SHEET NUMBER

CS103



SEQUENCE OF CONSTRUCTION

- A. AFTER THE ACQUISITION OF ALL REQUIRED PERMITS, NOTIFY THE ENGINEER AND OWNER DEPARTMENT FOR A PRE-CONSTRUCTION CONFERENCE 3 DAYS IN ADVANCE.
- B. INSTALL THE TEMPORARY EROSION/SEDIMENTATION CONTROLS.
- C. ROUGH GRADE THE DETENTION POND FOR A SEDIMENTATION TRAP
- D. DEMOLITION AND ROUGH GRADING.
- E. CONSTRUCTION OF STORM WATER SYSTEM.
- F. FINISH GRADING. INSTALL INLET SILT PROTECTION FOR THE STORM SEWER SYSTEM AFTER THE INLET IS CONSTRUCTED.
- G. PLACEMENT OF PARKING SURFACE MATCHING NEW GRADE.
- H. INSTALL PERMANENT EROSION CONTROLS.
- I. OBTAIN CONCURRENCE LETTER FROM ENGINEER, AND THE FINAL INSPECTION WILL BE SCHEDULED UPON RECEIPT OF THE LETTER
- J. REMOVE TEMPORARY EROSION CONTROLS AFTER ACCEPTANCE OF THE PERMANENT CONTROLS.

PARKING CALCULATION TABLE

EXISTING BUILDING

OFFICE SPACE	REQUIRED SPACES
14,809 S.F. G.F.A.	1 per 400 s.f. G.F.A.
	37 SPACES REQUIRED

NEW BUILDING

OFFICE SPACE	REQUIRED SPACES
12298 S.F. G.F.A.	1 per 400 s.f. G.F.A.
	31 SPACES REQUIRED
VEHICLE STORAGE	REQUIRED SPACES
80 STORED VEHICLES	1 per stored vehicle
	82 SPACES REQUIRED
TOTAL PARKING REQUIRED	150
PARKING PROVIDED	179
HANDICAPPED SPACES REQUIRED	6 CAR
	2 VAN
HANDICAPPED SPACES PROVIDED	7 CAR
	3 VAN

TRANSPORTATION PARKING TOTALS

EXISTING PARKING TOTAL	
BUS	82
CAR	149
IMPROVEMENTS PARKING TOTAL	
BUS	82
CAR	179

Fire Department Notes

1. An all weather driving surface must be installed in locations shown on the site plan to be fire lanes, prior to any building construction beyond the foundation phase.
2. The four and one half-inch steamer opening must face the driveway or street with three to six feet set backs from the curb line(s). No obstruction is allowed within three (3) feet of any fire hydrant, and the four and one half opening must be totally unobstructed from the street/driveway.
3. All pervious/decorative pavements shall be engineered and installed for 75,000 lb. live-vehicle loads. The District must approve any pervious/decorative paving within 100 ft. of any building.
4. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten- (10) ft. of openings, combustible walls, or combustible eave lines.
5. Vertical clearance required for fire apparatus is 13 feet, 6 inches, for the full 25 feet width of all access drives and routes for internal circulation. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.
6. Fire lanes shall be stenciled "FIRE LANE-TOW AWAY ZONE" in white letters three inches tall, at intervals not to exceeding 35 feet. Curbs along the fire lanes shall be painted red in areas as indicated on the site plan. Where no curb and gutter exists, fire apparatus access roads shall be marked with permanent FIRE LANE- TOW AWAY ZONE signs at intervals not exceeding 50 feet. Signs shall have a minimum dimension of 12 inches wide and 18 inches high and have red letters on a white reflective background. Signs shall be posted on one side or both sides of the fire apparatus road as required by local amendments.

Impervious Cover Table												
Description	Existing Impervious Cover			Removed Impervious Cover			Proposed Impervious Cover			Total Net Impervious Cover		
	Sq. Ft.	Acres	% of Site	Sq. Ft.	Acres	% of Site	Sq. Ft.	Acres	% of Site	Sq. Ft.	Acres	% of Site
Buildings	14809	0.34	1%	0	0.00	0%	12298	0.28	1%	27107	0.62	2%
Concrete	3956	0.09	0%	0	0.00	0%	6300	0.14	0%	10256	0.24	1%
Asphalt	275730	6.33	17%	8020	0.18	0%	26103	0.60	2%	293813	6.75	18%
Totals	294495	6.76	18%	8020	0.18	0%	44701	1.03	3%	331176	7.60	21%
Site Totals	1608409	36.924	100%									

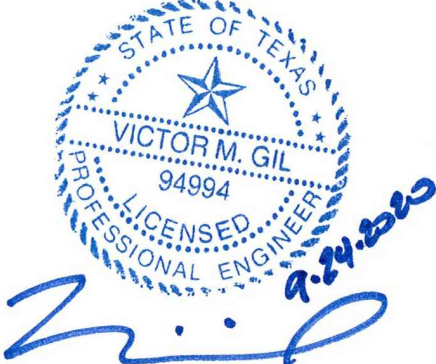
Received 4/20/2021



GIL ENGINEERING
CONSULTING ENGINEERS - PLANNERS - SURVEYORS - DESIGNERS
504 E. BRAKER LANE, AUSTIN TEXAS 78763
PHONE (512) 835-4203 FAX (512) 835-4407

PROJECT TITLE: HUTTO I.S.D. TRANSPORTATION FACILITY

SHEET TITLE: SITE PLAN



REVISIONS:

SHEET NUMBER

CS101



ATTN: City of Hutto

Letter of Intent

To Whom it may concern,

We write this letter to inform the City of Hutto that this specific use permit is being submitted for the construction of a new transportation facility for Hutto Independent School District. This SUD application process is in keeping with the interlocal agreement between the City of Hutto and Hutto ISD. This project is located at FM 1660, Hutto, Texas 78634.

If at any point during the review of the documents contained within there arise any issues, please contact Desmon Odunusi with Pfluger Architects to resolve them.

In keeping with the requirements of the SUP application, a list of the property owners within 200ft of the above referenced property, as listed by WCAD are listed below:

1. KRUGER, RICKY D & BRENDA K SLADEK & TIMOTHY R KRUGER
2. SLADEK, HOWARD
3. PETERSON HILDA J TR OF PETERSON FAMILY TRUST DECEDENTS TRUST B

Best,

Desmon Odunusi
Pfluger Architects 512.476.4040
Assistant Project Manager

RESOLUTION NO. R- 2019-02-21-10B

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF HUTTO, TEXAS, A TEXAS AND HUTTO INDEPENDENT SCHOOL DISTRICT TO ESTABLISH LAND DEVELOPMENT STANDARDS AND PROCEDURES FOR CONSTRUCTION OF FACILITIES.

WHEREAS, Section 212.902 of the TEX. LOC. GOV'T CODE authorizes a school district and a municipality to enter into an agreement with the board of trustees of the school district to establish review fees, review periods, and land development standards ordinances and to provide alternative water pollution control methodologies for school buildings constructed by the school district; and;

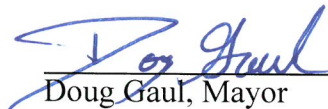
WHEREAS, the City of Hutto and Hutto Independent School District have agreed to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

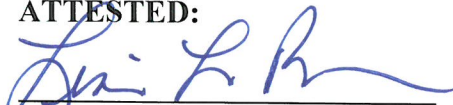
That the City Council of the City of Hutto authorizes the Interlocal Agreement between the City of Hutto and Hutto Independent School District

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **February 2019**.

THE CITY OF HUTTO, TEXAS


Doug Gaul, Mayor

ATTESTED:


Lisa L. Brown, City Secretary

INTERLOCAL AGREEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

This Interlocal Agreement (this “agreement”) is entered into effective as set forth below, by and between the City of Hutto (the “City”), a home rule municipality organized and existing under and in accordance with Texas law, and the Hutto Independent School District (the “District), an independent school district organized and existing under and in accordance with Texas Law.

WITNESSETH:

WHEREAS, the City through its ordinances and regulations maintains land use controls and site development regulations for the protection of the public health, safety and welfare of its citizens;

WHEREAS, the District is an independent political subdivision of the State of Texas charged with the public education of children within its boundaries, which has its own funding source and elected governing body separate from the City;

WHEREAS, a portion of the boundaries of the District lie within the corporate limits and extraterritorial jurisdiction of the City;

WHEREAS, the District must meet certain construction standards and occupancy deadlines due to state mandated educational facility requirements and public fiduciary obligations regardless if any portion of the boundaries of the district lie within the limits and extraterritorial jurisdiction of the City;

WHEREAS, the City and the District desire to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE; in consideration of the mutual covenants contained herein and pursuant to Section 212.902 of the Texas Local Government Code, the City and the District hereby agree that the future development, construction, and expansion of education facilities of the District within the corporate limits and extraterritorial jurisdiction of the City shall be in accordance with objectives, standards, and procedures set forth in this Agreement.

GOALS/PURPOSE

1. Establish consistent land development standards
2. Establish consistent review procedures and review periods for educational facilities constructed by the District within the City's corporate limits or extraterritorial jurisdiction, as applicable and appropriate.
3. Provide cost-effective educational facilities as well as provide safety to the citizens and children of the District and the City.
4. To the greatest extent possible minimize site review fees and review periods.
5. Establish regular effective communication and maintain a cooperative working relationship with the goal of enhancing public education

The District acknowledges its legal obligation to comply with all applicable state, local and federal regulations relating to land development and construction.

SITE SELECTION PROCESS

- Development standards should be a guideline for the selection and/or designation of land as a site for an educational facility to be built.
- The District agrees to formally meet with the City and regularly communicate to discuss applicable site selection and development issues prior to the District finalizing property acquisition. More importantly, the District and the City will work jointly to make the site and/or expansion of a proposed educational facility operationally safe and cost effective.
- To the extent feasible, the District and the City will identify potential future school sites as part of prudent, long range planning, as has been a recent practice, as the City discusses development projects or accepts development applications from owners or developers of land in the immediate vicinity of an identified potential school needs, the City will request that the owner or developer meet with representatives of the District to discuss development plans with the hopes of locking in school site set-asides.

PREDEVELOPMENT, DEVELOPMENT AND BUILDING PERMIT PROCEDURES

Predevelopment Meeting. Representatives of the District and the City, including any professionals engaged by either party, or their designees, shall meet at least 60 days prior to the submittal of any development permit application by the District. Consideration should be given to various development issues, including:

- a) driveway locations
- b) school zone limits
- c) potential deviations from the standards of development ordinances and rules
- d) potential off-site improvements required and responsibilities to provide such improvements
- e) processing concurrent applications, as applicable, to reduce development processing timeframes.

Once the City and the District agree on development codes that are applicable to a particular permit application during the predevelopment meeting, the development issues shall be put in written form and submitted as part of the District's development applications so that the District develops the site in accordance with the development codes discussed at the predevelopment meeting.

The District will provide a schematic plan of the site to the City at the predevelopment meeting. The schematic plan will be reviewed to allow discussions on the layout and articulation of the project. It is anticipated that the City will recommend school site zoning that is residential and then under the provisions of the Specific Use Permit (SUP) process, zoning and uses of a school site can be tailored to support the educational mission of the district. It is the intent of the City to provide flexibility through the SUP process.

Platting. The District should comply with the City's Subdivision Ordinance unless reasonable deviations are considered and approval is provided by the City in writing. The City should notify the District within 10 working days of submittal and indicate any application's deficiencies. The City agrees to review all subdivision applications within 10 working days.

After the District's receipt of written comments from the City, the District shall submit written responses to the City's comments within 15 working days of receipt. In the event all such comments indicate that additional matters remain unresolved, the City Manager and HISD Superintendent, or their representatives, shall meet to resolve the remaining issues preventing approval.

A Preliminary Plat and Final Plat approval must be obtained prior to issuance of a site plan and Certificate of Occupancy by both the City and the ESD#3. However, the District reserves the right to request a temporary certificate of occupancy in accordance with City ordinances and ESD requirements to both the City and ESD#3 for approval.

Building and Site Development Permits. The District shall obtain a Site Development Permit and a Building Permit, as applicable, from the City prior to commencement of construction.

Fees. Utility impact fees for city water and wastewater are not permissible in the law with respect to public school site development and therefore these are waived as per the City Ordinance process. Other utility fees and other Development fees will be paid, as applicable.

Annexation. The property will be annexed within 120 days of ownership or a minimum of 60 days prior to the first permit application through contiguity of property or through continuity of development agreements, as applicable.

Traffic Impact Analysis (TIA). In the event the District acquires a site and such site is not part of a subdivision (existing or planned) for which a TIA has already been approved, or the approved TIA does not include traffic generated by the educational facility proposed to be located at such site, then the District recognizes it shall be required to prepare a TIA to accompany the development and be responsible for traffic improvement costs, as applicable.

The TIA will determine boundary and off-site transportation improvements needed as a result of projected traffic to be generated by all proposed facilities on a total site area under the control of the District. If more than one school and/or if a site is to be multi-phased, all associated facilities will be reflected in the TIA. However, a phasing plan for the construction of educational facilities will be proposed by the District which will be considered in the TIA and affect transportation improvements phasing as determined by the District's traffic consultant.

The district's registered professional engineer and the City will meet to determine the geographic area to be included and will include the following:

- Trips to be generated by the proposed development

- Assignment of such trips to the road network analyzed
- The capacity of affected roadways before and after the proposed development
- Specific recommendations for roadway improvements and traffic control modifications needed to mitigate the traffic from the proposed development
- The project's proportionate share of improvements and modifications.

In the event the District is responsible for 100 percent of the proportionate share of the improvements and modifications described in the TIA approved as set forth above, the District will install all improvements and make necessary public dedications as recommended by the approved TIA. In the event that the District's proportionate share of improvements does not cover all referenced improvements and modifications, the City and District shall meet to discuss possible solutions, including construction of the required improvements by a third-party developer. In no event shall the District be responsible for installing more roadway improvements than are required.

With respect to right of way dedication, the Board of Trustees of the District may not give public school property away. It must either be sold via formal appraisal and competitive bidding post a resolution to do so and/or justification of a dedication of right of way must be clearly articulated so as to avoid legal jeopardy of a gift of public funds. The District will work with the City in good faith to provide the necessary justification to avoid having the City pay for Right of Way dedication.

Utilities. The District or developer will be responsible for extending utilities, if such extension is necessary, to serve any new educational facilities developed. Wherever and whenever possible, the District wants to avoid reimbursement situations. Construction funds are finite and if the district must bear any portion of a utility infrastructure, the District prefer that it is the actual cost of the District's portion of a utility extension if there are other end-users and developers involved.

However, where this may not be possible and if the District extends utilities, the District shall be reimbursed the proportionate amount of any connections by any third parties made on such extension of impact fee eligible lines. This will need to be memorized in a separate agreement with the Developer.

If District extends utilities and the City desires to oversize such utilities, then the construction cost shall be shared proportionately by the District and the City.

Sidewalks. The District shall install six foot wide concrete sidewalks along all arterial streets and five foot wide concrete sidewalks along collector or local streets that are on-site sidewalks on the District's property or within the right-of-way immediately abutting the District's property and run generally parallel and adjacent to the public road frontage. The sidewalks shall be built according to City standards.

Improvements within the City Right of Way (ROW). The City may administratively approve any improvements within City ROW required for school and related facility construction.

School Traffic Control Plan. To the extent reasonably discernable at the time the TIA is approved, the District will submit plan details of District's ingress/egress, pedestrian pathways, off-site sidewalks and traffic control plan in conjunction with the site plan review process. The District shall submit Traffic Control Plan as well as the information required in City Ordinance 22.03.034. and will comply with the City's School Zone Ordinance.

Masonry/Facade Requirements.. The City will review, through the Specific Use Permit process architectural design review to allow for flexibility on the school site.

Parking Needs. The City will review plans for compliance with off-street parking requirements, however the Specific Use Permit can allow for flexibility in terms of parking requirements. The City will work with the District with assessing parking needs and providing for off-street parking.

Inspections. The City can provide inspections, or alternatively will accept third party inspections that will be submitted to the City for the building permit record file and in compliance with City adopted Codes. The City will conduct inspections for all improvements to City's Right-of-way.

In lieu of the City performing full building inspections, the City will accept sealed engineer's and architect's letters certifying compliance with the approved building inspections. The District may use the City or an independent certified inspection company. In no event shall the City be responsible for defects from the approved plans that might normally be discovered during the normal course of full inspections had the City otherwise performed such inspections instead of a certified inspection company. However, the District will submit their inspection reports for inclusion in the City's School Building Permit Record File.

Fire inspections in the building and compliance process will be handled by ESD #3, as applicable.

Minor Revisions to Approved Development Plan Prior to or During Construction. The District may submit to the City minor revisions, as applicable, to an approved development plan prior to or during construction.

Fiscal Surety. In the event the District constructs or intends to construct any street, drainage, or utility lines or facilities which are to be dedicated or conveyed to the City for ownership and operation (a "Public Improvement"), the District shall not be required to post any escrow, letter of credit, bond or other form of financial guarantee so long as the District otherwise delivers to the City a letter of agreement from the Superintendent in a form agreeable to the City agreeing on behalf of the District to construct such Public Improvements. The District shall construct all improvements required by City ordinance and TIA as a condition of approval of a Site Plan, Building Permit, or recordation of Final Plat, as applicable. In the event such Public Improvements are constructed by any individual.

The District will provide the standard two year warranty/maintenance bond (part of construction warranty and bond requirements the District will have in place in regards to its Construction Manager.) as required by City Ordinance.

LANDSCAPING

City Landscape Regulations. Because the District has specific requirements for security at its educational facilities and since the District provides adequate landscaping and tree protection for its educational facilities, the City will provide a review of plans for compliance with the City's landscape and tree ordinance pertaining to interior landscaping that can be approved and modified through the SUP process. The District will submit for review all landscaping within the City's rights of way.

LANDSCAPE PLANTING GUIDELINES

- Preserve existing trees where practical, as determined by the District.
- Plant material is hardy to the area climate and local soils.
- Plant material is to be low in water requirements
- All planting beds and tree pits are to be mulched with shredded wood or decomposed granite to retain soil moisture and reduce weed growth

- Do not plant shrubs at building entrances and parking areas for security reasons.
- Stake trees to prevent wind damage.
- Use plant materials and trees native or adapted to the area. (the District has a set of landscaping standards based on urban forestry planning for Central Texas to include a variety of practical specimens that we can include as an attachment)
- Plant trees a minimum of 2-1/2" caliper in size
- Provide a watering ring around each tree pit.
- Plant all trees in native soil amended only with compost.

SPRINKLER IRRIGATION

- Irrigate play and athletic fields and high traffic areas, as determined by the District.
- Irrigation system will be operated with an automatic controller capable of multiple programs and start times.
- Irrigation system will have a "rain and freeze" detection switch.
- Adjustable flow controls will be used in areas of high pressure.
- Backflow prevention as per local codes will be installed.
- Sprinkler heads will be nozzled to produce minimal overspray and runoff.
- Turf will be sectioned separately from shrub and bed areas. Check valves will be used to prevent low head drainage.

LIGHTING, SIGNS, CONSTRUCTION/CONCRETE POURS, DAMAGE TO PUBLIC FACILITIES

Facility Lighting. Exterior lighting of any educational facilities of the District shall be directed away from existing residential uses and public streets to the extent reasonably practical. Any outdoor competition facilities of the District, including, but not limited to, football, baseball or soccer stadiums, which provide public seating shall be reviewed for lighting requirements set forth in the City's Codes and Ordinances, and will not be unreasonably withheld by the City. Residential uses shall include existing and any planned uses for future residential use.

Sign Permits. A sign that will be included within a new educational facility site shall be reviewed by the City and shall require a separate sign permit to be applied for or issued to ensure signs are placed safely, particularly if it includes an electronic reader board, and one that might obstruct visual clearance. Small signs on the building or small directional signs may be exempted.

Construction/Concrete Pours. The District shall not be exempt from any regulation or ordinance regarding the time or day that construction is undertaken and/or concrete/or similar material is poured, laid or constructed at any construction site. In the event the District proposes to undertake "early" morning concrete pours, it will first obtain specific approval from the City Manager through the applicable permit. If such approval is obtained, the District will post a temporary sign or signs on the District's property in the best location to notify the citizens of the surrounding area of such pours and shall take all reasonable precautions to assure that such activities will minimize any nuisance(s) to any of the adjacent residents.

Damage to Public Facilities. Any utilities, curbs, pavement, sidewalks, structures, or any public facility, etc., on City property or public ROW within City limits that are damaged or removed during construction shall be repaired or replaced by the District at no cost to the City.

CITY OF HUTTO

By: _____

Name: Odis Jones, City Manager

Date: _____

HUTTO INDEPENDENT SCHOOL DISTRICT

By: _____

Name: Celina Estrada-Thomas, Superintendent

Date: _____

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto ISD Stadium), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Specific Use Permit is for the Hutto ISD Stadium at 573 Chris Kelley Boulevard.

Property Owner: Hutto Independent School District
Current Zoning: Residential
Current Land Use: Hutto ISD Stadium
Future Land Use Designation: Institutional

SUMMARY OF REQUEST:

The property is approximately 76.135 acres of land is currently zoned Single-family Residential (SF-1). This request is tied to the stadium renovations currently underway. The applicant is asking for a reduction in the required landscaping per the Interlocal Agreement between the City of Hutto and Hutto ISD.

The proposed landscaping does not comply with section 10.407.5 of the UDC.

10.407.5 Required landscaping-non-residential and 5+ household residential development

10.407.5.1 Minimum landscaped area

Parcels with a non-residential use or 5+ household residential structures must be landscaped as follows. Additional plants may be required per bufferyard standards in Section 10.403.6, and mechanical equipment screening requirements.

10.407.5.1.1 Minimum percentage

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Commercial uses: 15%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses: 10%

10.407.5.1.2 Tree and shrub requirement

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

City Council

AGENDA ITEM REPORT



Public Notice:

Per Section 10.203 of the UDC, all property owners within 600 feet of the site were notified. As of the writing of this staff report, there has been one response in support of the request.

STAFF REVIEW:

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Specific Use Permit.

The Specific Use Permit request is scheduled to go to City Council June 17, 2021.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. LOI
2. SiteMap
3. Landscape
4. Resolution-R-2019-02-21-10B-Resolution Approving Interlocal Agreement between COH and Hutto ISD to Establish Land Development Standards and Procedures



April 8, 2021

City of Hutto Development Services Department
500 W. Live Oak St.
Hutto, Texas 78634

Reference: Modernizations and Improvements to Hutto Memorial Stadium
Hutto Independent School District
VLK Project No. 20-081.00

Attention Development Services Department:

Please accept this letter as requested intent for specific use permit, for land known as Hutto Memorial Stadium located at 573 Chris Kelley Blvd.

A. To reduce the required landscaping per section 10.407.5 of the City of Hutto UDC.

This SUD application process is triggered by language presented in resolution No. R-2019-02-21-10B Interlocal Agreement between the City of Hutto and Hutto Independent School District, reference section LANDSCAPING.

As listed in the requirements of the SUP application, see below for all property owners within 200ft of the above-mentioned property:

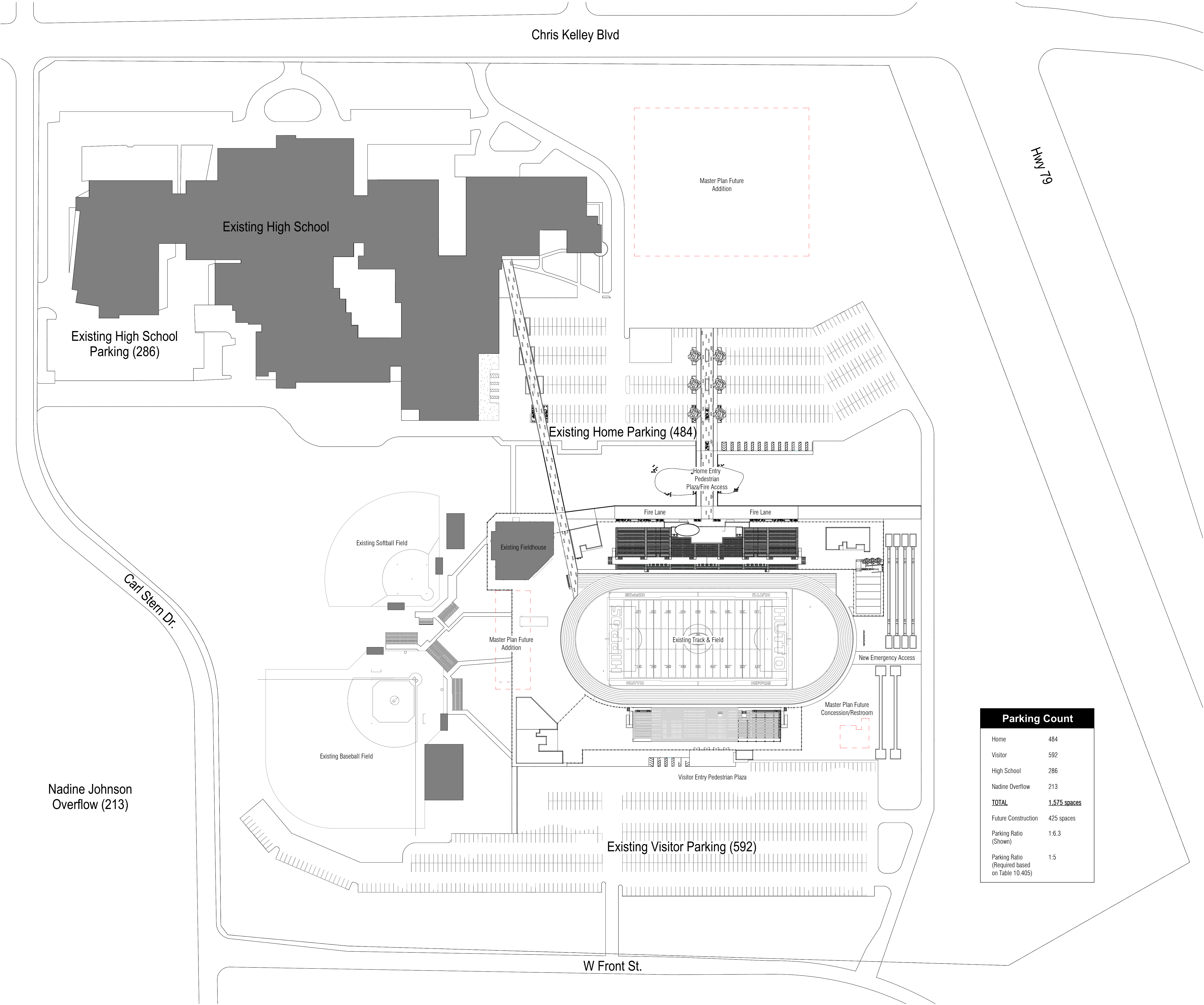
1. FAAEQ, AHMMED & HANAH MOHAMED
2. AMBER WAVES PROPERTIES LLC – SERIES 102
3. STANLEY, DEVIN L
4. BUTLER, GERI
5. VEAL, SARETA R
6. FROST BENJAMIN D & BECKY A
7. HUYNH, DAT B & ANH LA
8. MCGLORY, MARCUS & DEBRA
9. OFFIRD, MICHAEL A
10. BOWEN, BRANDON & MANDI
11. LEVISEUR, JESSIE ANN
12. RODRIGUEZ, PATRICIA A
13. LERMA, ROGELIO & ESTHER
14. HUSAIN FARHAN (TOD) & TAZEEN IQBAL HUSAIN (TOD)

Should you have any questions, please do not hesitate to contact me.

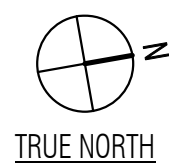
Sincerely,

Tim Kunz
Principal

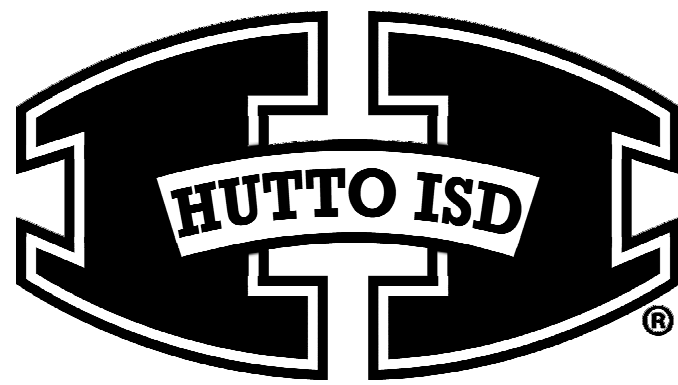
Attachment – (Exhibit A)



Parking Count	
Home	484
Visitor	592
High School	286
Nadine Overflow	213
TOTAL	1,575 spaces
Future Construction	425 spaces
Parking Ratio (Shown)	1:6.3
Parking Ratio (Required based on Table 10.405)	1:5



1 SITE PLAN - Exhibit 'A'
SCALE: 1" = 80'-0"



HUTTO INDEPENDENT SCHOOL DISTRICT
Modernizations and Improvements to Hutto Memorial Stadium
HUTTO, TEXAS



4-8-2021

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

ARCHITECT

VLK Architects, Inc.
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107
Main Phone: 817.633.1600
www.vlkarchitects.com

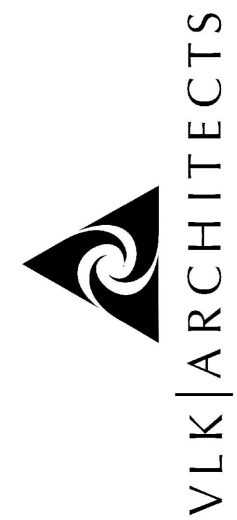
CIVIL ENGINEER/LANDSCAPE

Half Associates, Inc.
7111 N. Garancagua St. Suite 1190
Corpus Christi, Texas 78401
Main Phone: 361.400.0981
www.half.com

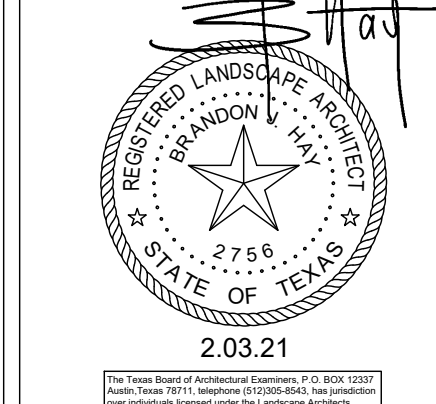
HUTTO ISD
HUTTO, TEXAS

Modernizations and Improvements to Hutto Memorial Stadium

Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



Revision No.	Date	Description



BID SET
NOT FOR CONSTRUCTION

Project No.:	37944.004
Issued:	02/03/21
Drawn By:	BM
Checked By:	BH
Scale:	AS SHOWN
Sheet Title	
Sheet Number	

PLANT SCHEDULE - L1.01

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
11	Chilopsis linearis / Desert Willow	Container Grown	2" Cal	12' Ht	
6	Quercus texana / Texas Red Oak	Container Grown	2" Cal	12' Ht	
5	Salix babylonica / Weeping Willow	45 gal			
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		HT
78	Dietes bicolor 'Moraea' / Fortnight Lily	5 gal			3'-4'
72	Lantana urticoides / Texas Lantana	3 gal			
40	Muhlenbergia lindheimeri 'Big' / Big Muhly	5 gal			
20	Scutellaria suffrutescens / Pink Skullcap	3 gal			
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT		SIZE
		Wildflower Seed Mix	Seed		

WILDFLOWER MIX
DOUGLAS KING CO.
LOT: 115P

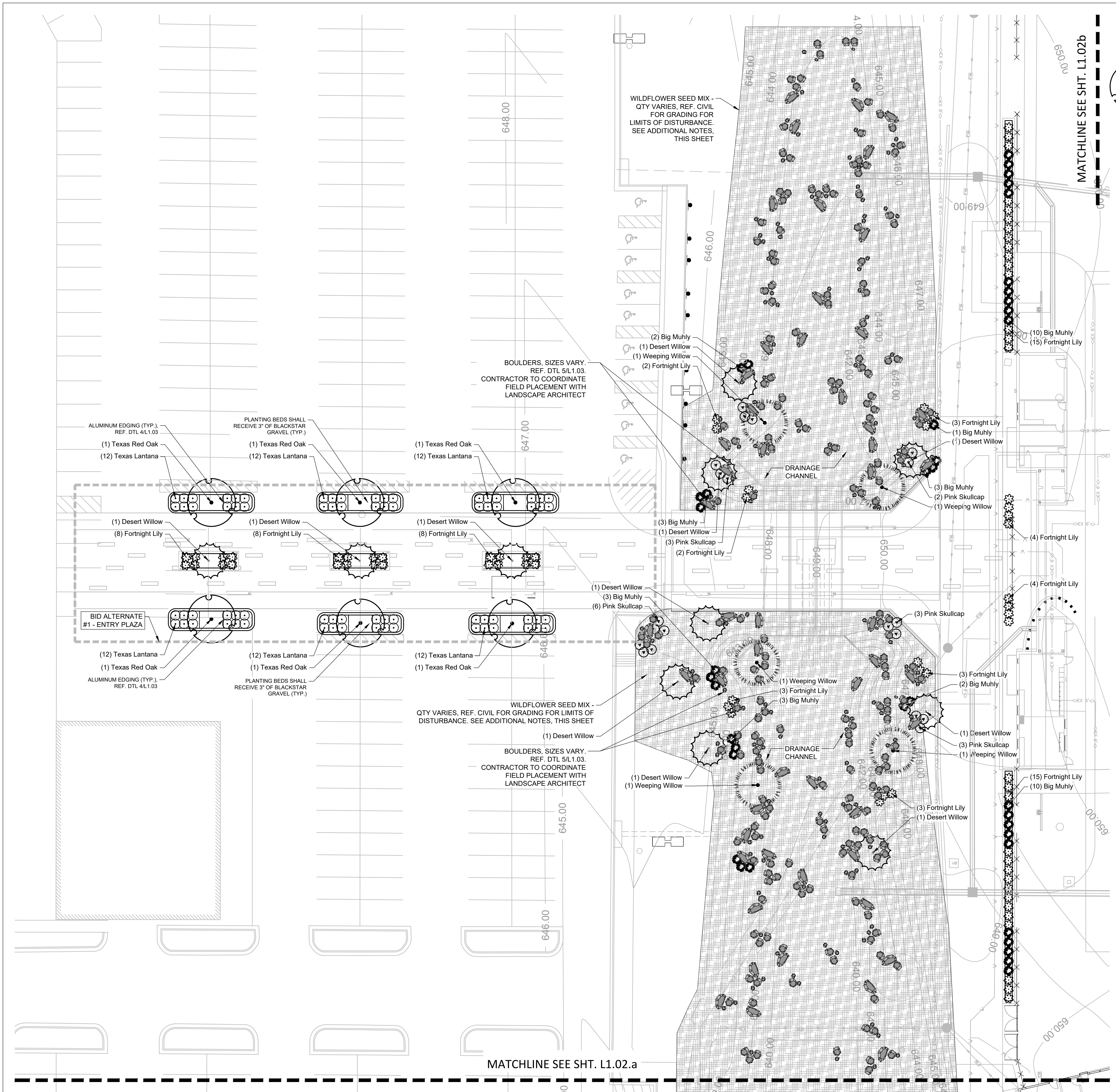
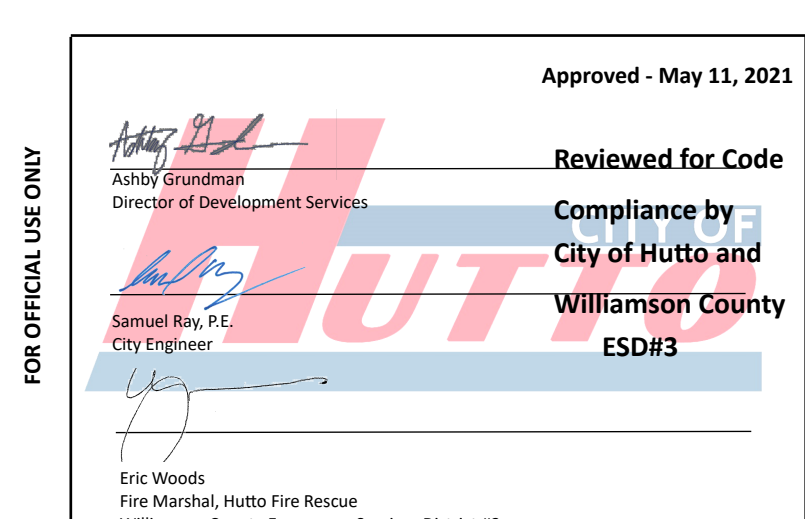
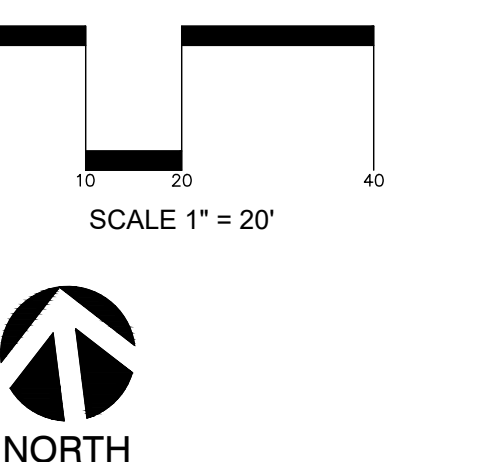
VARIETY	% BY WEIGHT
PLAINS COREOPSIS	15.18%
PURPLE CONEFLOWER	3.88%
CLASPING LEAF CONEFLOWER	15.88%
BLACK-EYED SUSAN	12.18%
MEXICAN HAT	12.18%
DRUMMOND PHLOX	6.88%
GREENTHREAD	3.88%
SCARLET SAGE	3.88%
STANDING CYPRESS	3.88%
BLANKETFLOWER	6.88%
BLUEBONNETS	16.00%

BOULDER SCHEDULE - L1.01

BOULDERS	QTY	DESCRIPTION	MINIMUM SIZES
	130	SMALL BOULDER	1.5' x 1.5' x 10"
	195	MEDIUM BOULDER	3' x 2.5' x 1.5'
	53	LARGE BOULDER	5' x 3' x 2'

- NOTES:
- LIMITS OF WILDFLOWER SEED MIX IS PER LIMITS OF PROPOSED GRADING. FIELD CONDITIONS AND LIMITS OF DISTURBANCE MAY VARY AND WILL AFFECT WILDFLOWER SEED MIX QUANTITY.
 - REF. CIVIL FOR GRADING
 - PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS. ALL PLANTINGS IN STREAM BED TO RECEIVE BLACK MULCH.

KEY MAP | N.T.S.



Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas

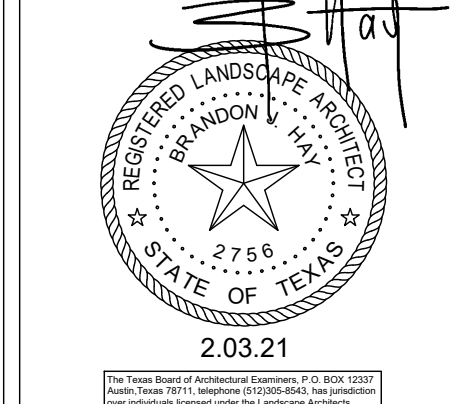


VLK ARCHITECTS



HALFF
800 AMBERGLEN BLVD
AUSTIN, TX 78729
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FAX: 512.476.1001
WWW.HALFF.COM

Revision No.	Date	Description



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THEY WERE PREPARED BY OR UNDER THE
SUPERVISION OF
BRANDON J. HAY, ASLA, License #2726

Project No.: 37944.004
Issued: 02/03/21
Drawn By: BM
Checked By: BH
Scale: AS SHOWN
Sheet Title

Sheet Number

ISSUED: FEB 3, 2021

REVISIONS

Revision No. Revision Date

Director Drawn By
DIR VLK
Designer Quality Control
DSN QC
Proj. Arch.
PA

PROJECT NO.

SHEET TITLE

PLANTING PLAN

SHEET NO.

L1.02

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PLANT SCHEDULE - L1.02a

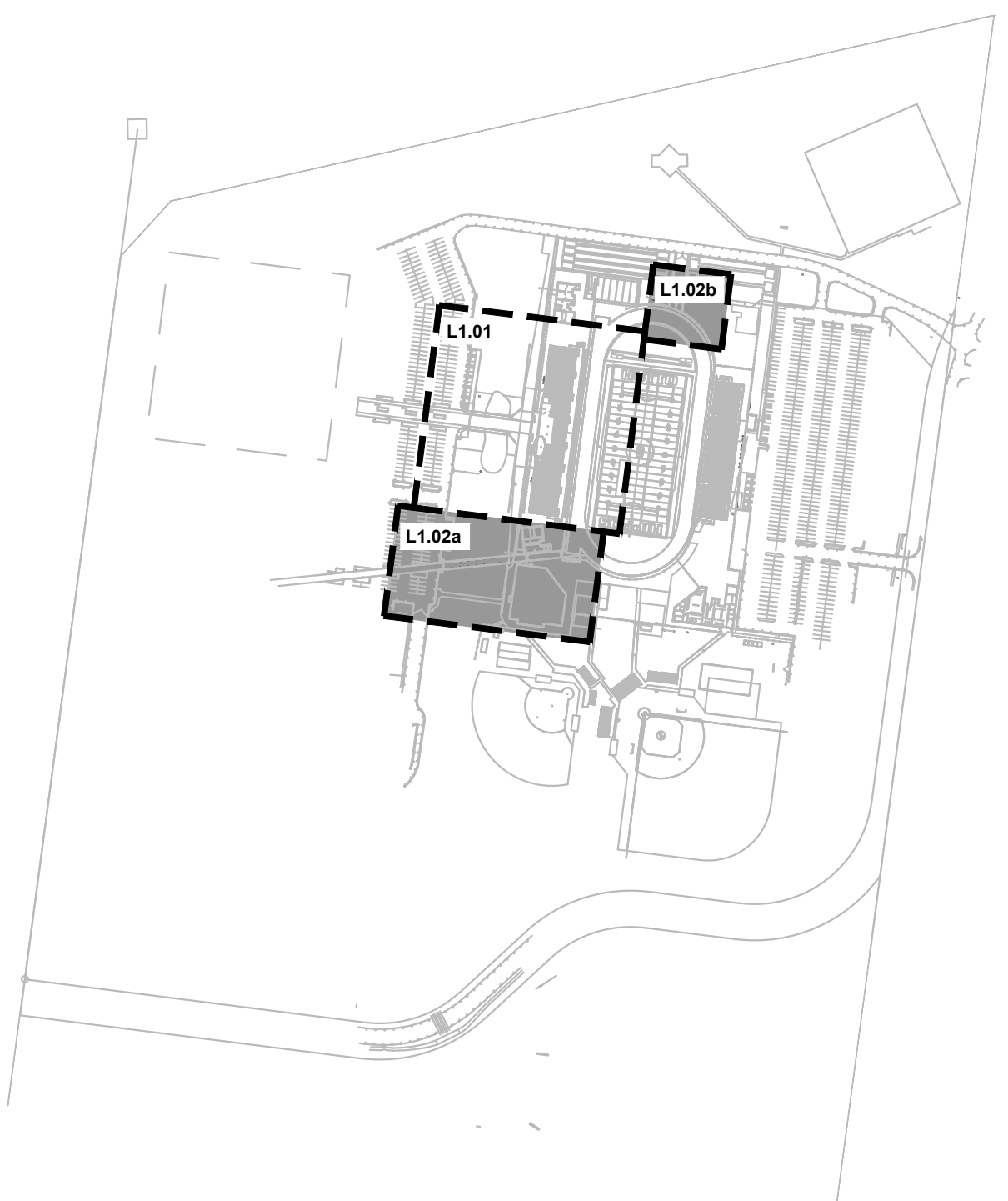
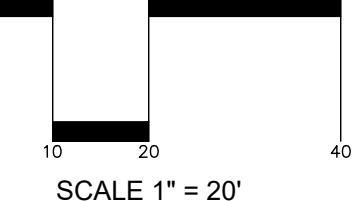
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
10	Quercus texana / Texas Red Oak	Container Grown	2' Cal	12' Ht	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		HT
71	Lantana urticoides / Texas Lantana	3 gal.			
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	Wildflower Seed Mix	Seed			

WILDFLOWER MIX DOUGLAS KING CO. LOT: 115P	% BY WEIGHT
PLAINS CORDESPIS	15.18%
PURPLE CONEFLOWER	3.88%
CLASPING LEAF CONEFLOWER	15.88%
BLACK-EYED SUSAN	12.18%
MEXICAN HAT	12.18%
DRUMMOND PHLOX	6.88%
GREENTHREAD	3.88%
SCARLET SAGE	3.88%
STANDING CYPRESS	3.88%
BLANKETFLOWER	6.88%
BLUEBONNETS	16.00%

BOULDER SCHEDULE - L1.02a

BOULDERS	QTY	DESCRIPTION	MINIMUM SIZES
	23	SMALL BOULDER	1.5' x 1.5' x 10"
	33	MEDIUM BOULDER	3' x 2.5' x 1.5'
	12	LARGE BOULDER	5' x 3' x 2'

- NOTES:
- LIMITS OF WILDFLOWER SEED MIX IS PER LIMITS OF PROPOSED GRADING. FIELD CONDITIONS AND LIMITS OF DISTURBANCE MAY VARY AND WILL AFFECT WILDFLOWER SEED MIX QUANTITY.
 - REF. CIVIL FOR GRADING
 - PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS. ALL PLANTINGS IN STREAM BED TO RECEIVE BLACK MULCH.



KEY MAP | N.T.S.

MATCHLINE SEE SHT. L1.01

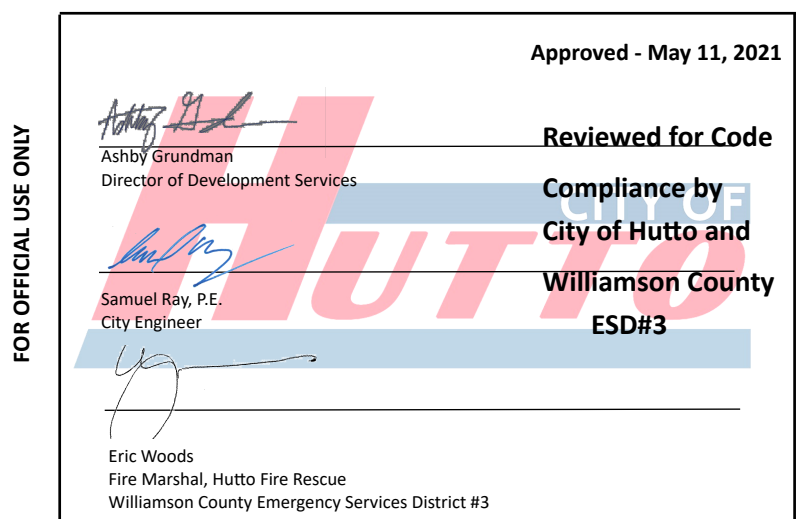
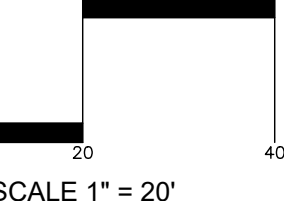
WILDFLOWER SEED MIX -
QTY VARIES. REF. CIVIL FOR GRADING FOR LIMITS OF
DISTURBANCE. SEE ADDITIONAL NOTES, THIS SHEET

BOULDERS, SIZES VARY.
REF. DTL 5/L1.03.
CONTRACTOR TO COORDINATE FIELD
PLACEMENT WITH LANDSCAPE ARCHITECT

WILDFLOWER SEED MIX -
QTY VARIES. REF. CIVIL FOR GRADING FOR LIMITS OF
DISTURBANCE. SEE ADDITIONAL NOTES, THIS SHEET

PLANT SCHEDULE - L1.02b

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
23	Lantana urticoides / Texas Lantana	3 gal.	



L1.02a

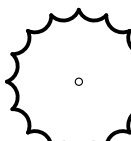
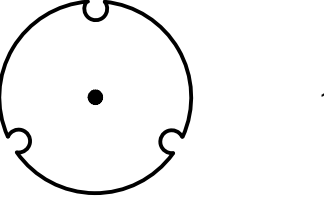
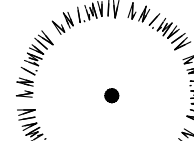
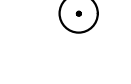
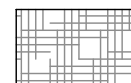
L1.02b

MATCHLINE SEE SHT. L1.01

PLANTING NOTES

- EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING BID PROPOSAL, TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. THE LANDSCAPE CONTRACTOR SHALL IDENTIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCING WORK AND SHALL EXERCISE EXTREME CAUTION WHEN WORKING CLOSE TO UTILITIES, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- ALL SITE FEATURES INCLUDING LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNERS REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
- LAYOUT AND GRADING: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY LAYING OUT THE PLANT BEDS AND TURF AREAS BY SCALING THE DRAWINGS. LAYOUT SHALL BE PAINTED OR STAKED ON THE GROUND FOR REVIEW AND APPROVAL OF OWNERS REPRESENTATIVE PRIOR TO EXCAVATION. FOLLOWING APPROVAL OF LAYOUT, CLOSELY COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM TO CONFORM TO THE APPROVED LAYOUT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF THE TURF AND PLANTING AREAS. THE LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF GRADING OF AREA PRIOR TO COMMENCING WORK. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- TURF AREAS SHALL BE RAKED SMOOTH, REMOVING AND DISPOSING OF STONES OVER 1" DIAMETER AND STICKS, ROOTS, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSING OF THEM OFF OWNERS PROPERTY. ALL AREAS SHALL BE FINE GRADED TO ACHIEVE POSITIVE DRAINAGE WITHOUT PUDDLES OR STANDING WATER AND FEATHER INTO NATURAL GRADE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL OF SLOPED AREAS. CONTRACTOR TO RESTORE TURF OR PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- TOPSOIL: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND PLACING TOPSOIL TO PREPARE THE TURF AREAS FOR THE SPECIFIED GRASS SOD AND/OR SEEDING. TURF AREAS SHALL RECEIVE A 2" LAYER OF AMENDED TOPSOIL. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF THIS WORK PRIOR TO COMMENCEMENT OF INSTALLATION. DO NOT SPREAD TOPSOIL IF SOIL OR SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET. TOPSOIL SHALL BE A MIN. OF 2% ORGANIC WITH PH BETWEEN 5.3 - 6.0.
- PLANT BEDS: THE LANDSCAPE CONTRACTOR SHALL EXCAVATE FULLY PREPARED PLANT BEDS AS REQUIRED TO ACCOMMODATE A FULL 6" OF PREPARED SOIL AND 2" MULCH LAYER. CLEAN, NATIVE TOPSOIL REMOVED FROM THESE BEDS MAY BE SPREAD ON NEARBY AREAS TO BE SODDED OR SEEDED.
- PREPARED SOIL MIX SHALL CONSIST OF 4" IMPORTED TOPSOIL AND 2" COMPOST, THOROUGHLY BLENDED TOGETHER. FOLLOWING EXCAVATION, PLACE PREPARED SOIL MIX IN THESE PLANT BEDS. CREATE POSITIVE DRAINAGE IN LANDSCAPE AREAS AWAY FROM ALL BUILDINGS AND STRUCTURES. THIS MIX SHALL ALSO BE USED TO BACKFILL PLANTING PITS OF ALL PIT PLANTED SHRUBS AND TREES. IN BID PROPOSAL, FURNISH UNIT PRICES PER CUBIC YARD OF PREPARED SOIL MIX. SUBMIT SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD OF PREPARED SOIL MIX, PREPARED AND SPREAD. CONTRACT AMOUNT WILL BE ADJUSTED BASED ON ACTUAL APPROVED QUANTITIES NEEDED AND FURNISHED.
- FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1/2" BELOW ADJACENT PAVING OR HEADER.
- WEED CONTROL TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS BY APPLICATION OF A 50/50 BLEND OF POST-EMERGENT HUMIC ACID COMPLEX AND ROUNDUP HERBICIDE. APPLY 10 LB OF MICROLIFE HUMATES PLUS PER 1,000 SQ FT TO RESTORE SOIL HEALTH.
- PLANT BED EDGING: FOLLOWING APPROVAL OF PLANT BED LAYOUT, INSTALL EDGING (OR APPROVED EQUAL) WHERE INDICATED ON THE DRAWINGS. INSTALL EDGING FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS. MAINTAIN AN ACCURATE LAYOUT WITH SMOOTH CURVES AND TRANSITIONS, FREE OF KINKS AND ABRUPT BENDS. TOP OF EDGING TO BE 1" ABOVE SOIL LEVEL OF ADJACENT TURF. DO NOT INSTALL WHERE THE TOP OF EDGING IS ABOVE WALKS OR CURBS OR CREATES A TRIPPING HAZARD. NOTE THAT CONCRETE SIDEWALKS AND CURBS WILL ACT AS AN EDGING. IN BID PROPOSAL, FURNISH UNIT PRICE PER LINEAR FOOT.
- MULCH: FOLLOWING PLANTING, MULCH FULLY PREPARED BEDS AND MULCHED AREAS WITH 2" LAYER OF SHREDED HARDWOOD MULCH AND FILL BASINS OF PIT-PLANTED SHRUBS AND TREES WITH MULCH. IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD.
- SOD AND GRASS SEEDING: LIMITS OF SOD AND GRASS SEEDING AREAS SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT TO BE CONSTRUED TO BE PRECISE. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF SEEDING AND SODDING PRIOR TO COMMENCING INSTALLATION. IN BID PROPOSAL, FURNISH UNIT PRICES FOR SOD AND GRASS SEEDING PER SQUARE YARD. THE CONTRACT AMOUNT WILL BE ADJUSTED BASED ON ACTUAL, APPROVED QUANTITIES INSTALLED.
- THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF

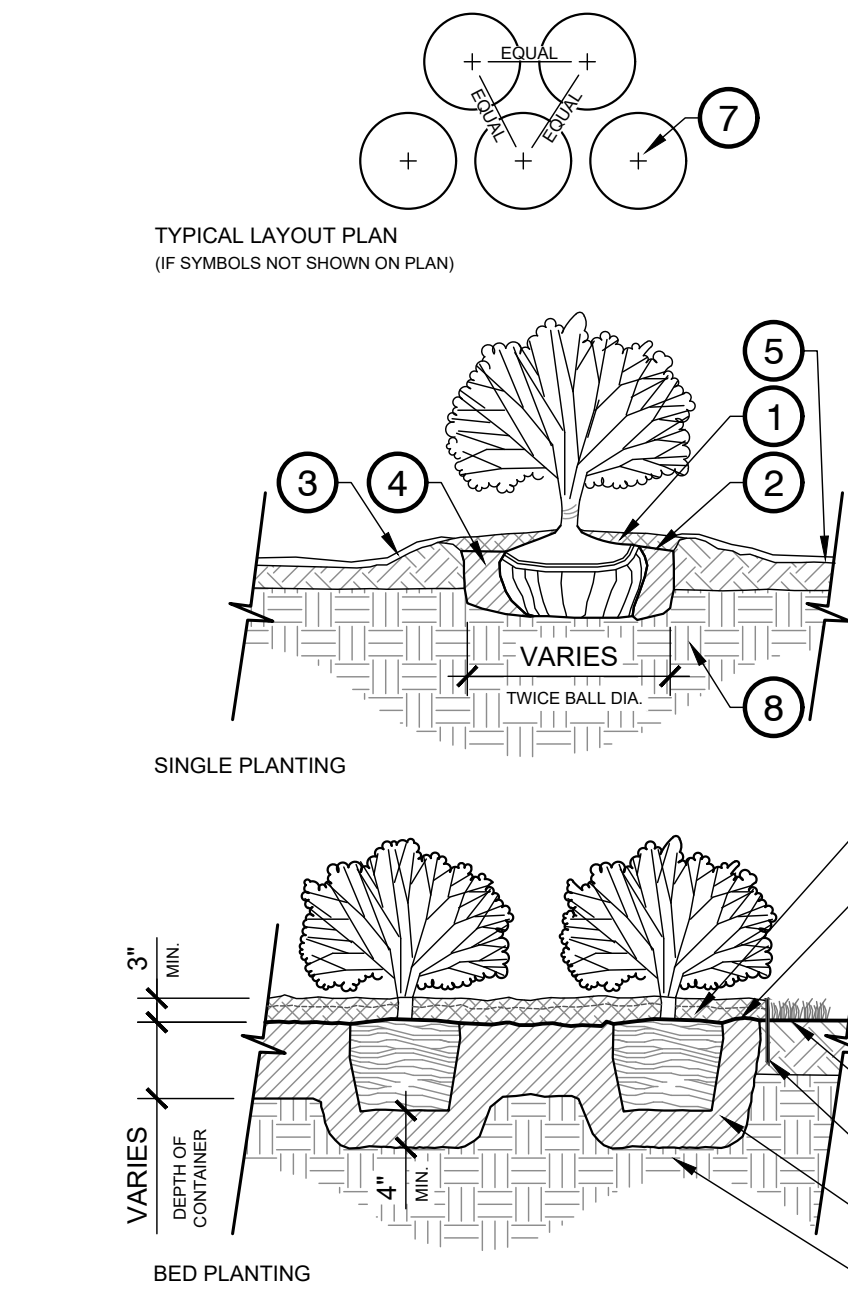
PLANT SCHEDULE - OVERALL

TREES	QTY	1	2	3	BOTANICAL / COMMON NAME	CONT	CAL	HT
	11	11			Chilopsis linearis / Desert Willow	Container Grown	2" Cal	12' Ht
	16	6	10		Quercus texana / Texas Red Oak	Container Grown	2" Cal	12' Ht
	5	5			Salix babylonica / Weeping Willow	45 gal		
SHRUBS	QTY	1	2	3	BOTANICAL / COMMON NAME	CONT	—	HT
	78	78			Diates bicolor 'Moraea' / Fortnight Lily	5 gal		3'-4'
	166	72	71	23	Lantana urticoides / Texas Lantana	3 gal.		
	40	40			Muhlenbergia lindheimeri 'Big' / Big Muhly	5 gal		
	20	20			Scutellaria suffrutescens / Pink Skullcap	3 gal		
SOD/SEED	QTY	1	2	3	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
					Wildflower Seed Mix	Seed		

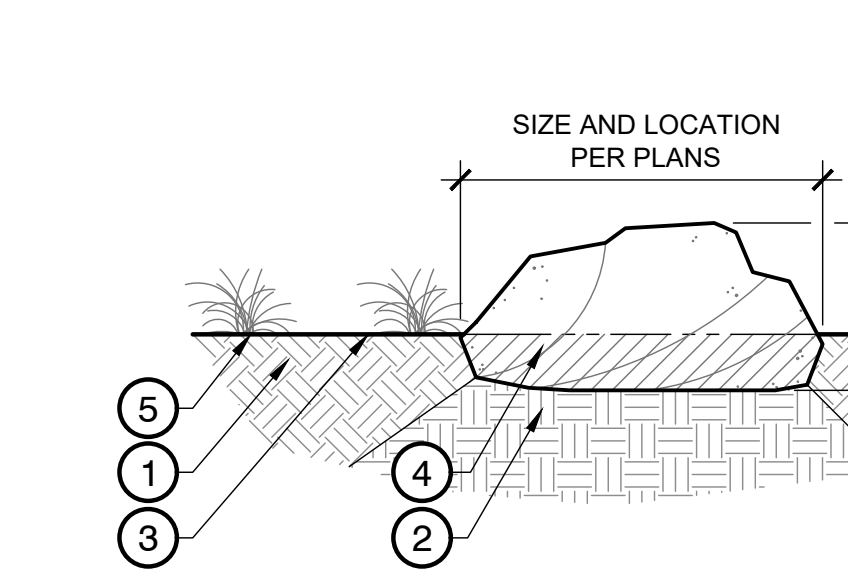
***NOTE:**
PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS. ALL PLANTINGS IN STREAM BED TO RECEIVE BLACK MULCH.

- SEEDING PRIOR TO COMMENCING INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIFORM STAND OF GRASS BY WATERING AND MAINTAINING SEEDED AREAS UNTIL DATE OF SUBSTANTIAL COMPLETION. RESEED AREAS, WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND UNTIL OWNERS REPRESENTATIVE REVIEWS ALL AFFECTED AREAS. REPLACE IMMEDIATELY UNLESS REQUIRED TO SEED IN THE SUCCEEDING PLANTING SEASON. RESTRICT TRAFFIC FROM SEEDED AREAS UNTIL ESTABLISHED. ERECT SIGNS, FLAGGING AND BARRIERS AS REQUIRED. SOW GRASS SEED WHEN SOIL TEMPERATURE IS ABOVE 60 DEGREES F (IN EARLY SPRING THROUGH LATE SUMMER).
- GUying AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS. ALL PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF TWO YEARS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED.
 - PLANTS: ALL PLANTS SHALL BE NURSERY GROWN, GRADE 1 PLANTS MEETING NURSERYMAN ASSOCIATION STANDARDS, TYPICAL IN SHAPE AND SIZE FOR SPECIES. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS. PLANTS SHALL NOT BE ROOT-BOUND NOR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING. PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. PLANTS SHALL BE INSTALLED TO PRESENT THEIR BEST SIDE FACING THE VIEWER. USE TOTAL QUANTITIES OF PLANTS INDICATED, ADJUST SPACING AS NEEDED TO EVENLY FILL BEDS. OWNERS REPRESENTATIVE SHALL HAVE FINAL APPROVAL OF PLANT MATERIAL LAYOUT. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. CUT AND REMOVE BURLAP FROM TOP 1/4 OF BALL (IF B&B MATERIAL IS SPECIFIED OR APPROVED). CALIPER OF MULTI TRUNK TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS. OTHER TRUNKS MUST BE 1/2 SIZE OF MAJOR TRUNK OR LARGER.
 - PROVIDE UNIT PRICES FOR ALL PLANT MATERIALS. UNIT PRICE IS TO INCLUDE COST OF MATERIAL, LABOR AND TAXES AS REQUIRED TO INSTALL THE PLANTS. UNIT PRICES SHALL BE USED IN THE CASE THAT FEWER OR MORE PLANTS ARE TO BE PLANTED.
 - REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNERS REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH OWNERS REPRESENTATIVE. DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR TO PROVIDE A NINETY-DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.
 - WARRANTY: CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL PROVIDED. PROVIDE A ONE-YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE YEAR FOLLOWING REPLACEMENT.
 - MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF AT LEAST SIXTY (60%) PERCENT OF ANY STREET OR PUBLIC RIGHT-OF-WAY.
 - FOR NEWLY PLANTED TREES THE CALIPER IS THE TRUNK DIAMETER OF A TREE AT FOUR (6") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
 - A MINIMUM 6-INCH TOPSOIL DEPTH WILL BE PROVIDED IN ALL LANDSCAPED BEDS AND MULCH WILL BE PROVIDED AROUND PLANTINGS. REF. TO NOTE 25 FOR SPECIFIC LOCATIONS.
 - ALL NEW LANDSCAPES BEDS ARE REQUIRED TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH. THIS SIX-INCH (6") MINIMUM SOIL DEPTH WILL CONSIST OF 75 PERCENT SOIL BLENDED WITH 25 PERCENT COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP TWO INCHES OF THE NATIVE SOIL. THE SIX-INCH (6") DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXISTING TREES, SHRUB BEDS, HYDROSEED, REVEG OR WILDSCAPE AREAS. CONTRACTOR TO SCARIFY SOIL PRIOR TO REVEG/ HYDROSEED TO ENSURE PROPER ESTABLISHMENT. REF. TO AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION; PROVIDED THAT NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
 - THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREA. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
 - ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE DEVELOPER
 - NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.

1 ORNAMENTAL TREE PLANTING
1/2" = 1'-0"



3 SHRUB PLANTING (SINGLE & BED PLANTING)
1/2" = 1'-0"



5 DECORATIVE LANDSCAPE BOULDER
3/4" = 1'-0"

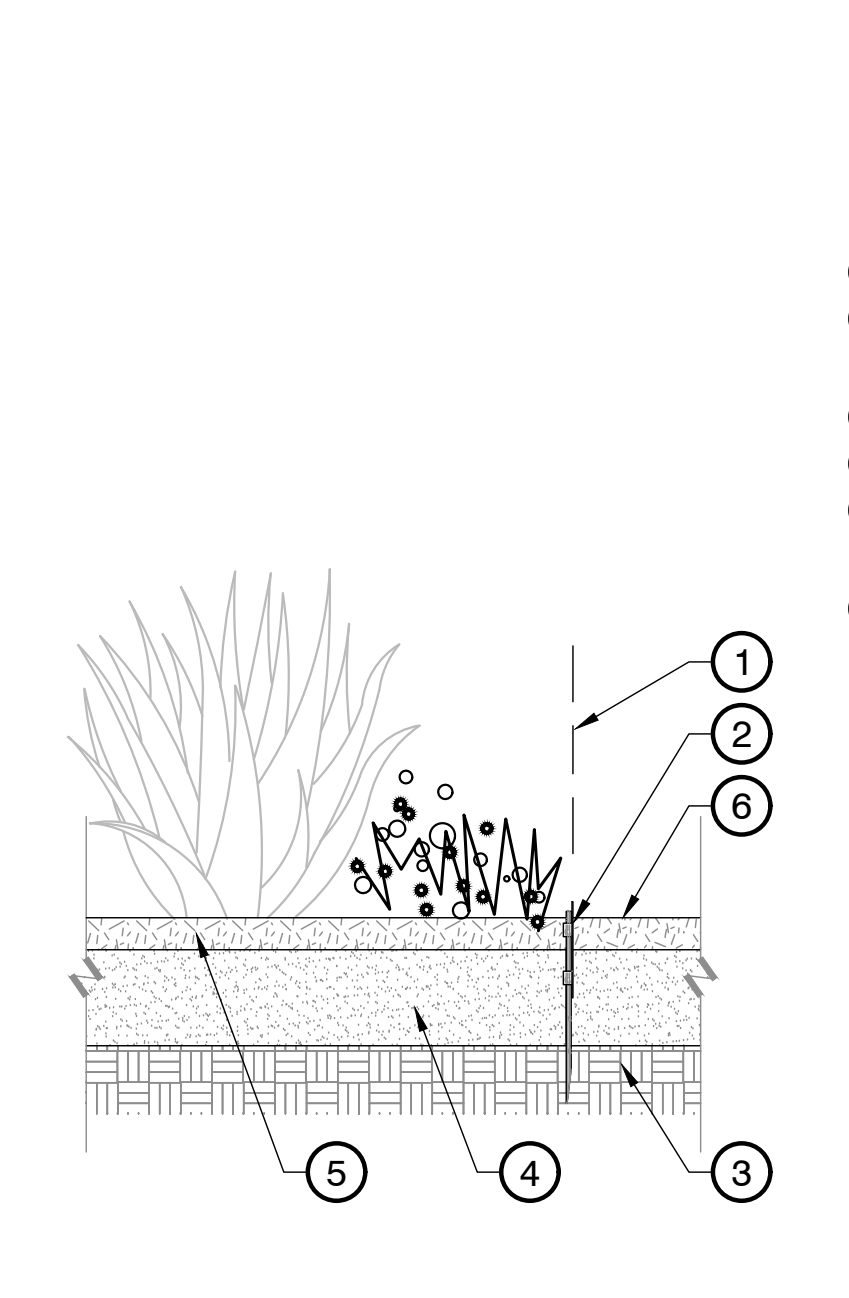


- KEY:**
- TRIM UP TO 1/3 OF BRANCHES, RETAINING THE NATURAL SHAPE OF THE TREE
 - (3) ARBOR STAKES, INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - SPECIFIED MULCH, 3" MIN. DEPTH ENTIRE TREE BASIN OR 3" OF BLACKSTAR GRAVEL, REF. PLANTING PLAN
 - SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE. BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
 - BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
 - FINISH GRADE WITH TOPSOIL
 - LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 6" MIN.
 - UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE
- NOTE:**
- PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS. ALL PLANTINGS IN STREAM BED TO RECEIVE BLACK MULCH.

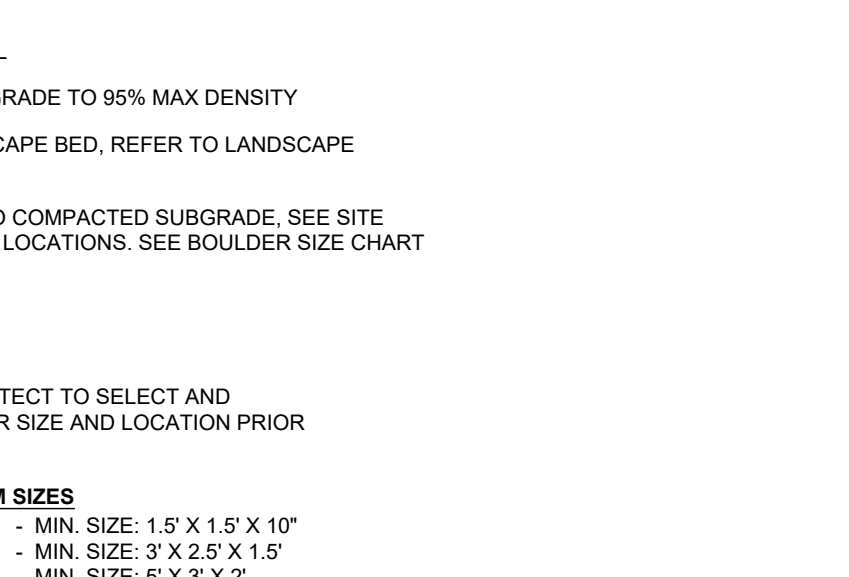
- KEY:**
- MULCH OR BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLANTING PLAN. 3" OF BLACKSTAR GRAVEL OR SHREDED HARDWOOD MULCH 3" MIN. DEPTH
 - SHRUB ROOTBALL CROWN TO BE FLUSH WITH FINISH GRADE. PREVENT SETTLING OF SHRUB BY COMPACTING SOIL MIX BELOW BALL
 - MAINTAIN SAUCER ON ALL SIDES OF THE PLANT TO RETAIN WATER AND MULCH
 - LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE AIR POCKETS 6" MIN. ALL SIDES
 - FINISH GRADE WITH TOPSOIL
 - 3/16" X 5/8" SURE-LOC ALUMINUM SURE-EDGE, SEE DETAIL THIS SHEET. REFER TO PLAN FOR LOCATIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - SHRUB LAYOUT, REFER TO PLANTING PLAN
 - UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE
- NOTE:**
- PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS. ALL PLANTINGS IN STREAM BED TO RECEIVE BLACK MULCH.

- KEY:**
- UNDISTURBED SOIL
 - COMPACTED SUBGRADE TO 95% MAX DENSITY
 - ADJACENT LANDSCAPE BED, REFER TO LANDSCAPE SHEETS
 - BOULDER SET INTO COMPACTED SUBGRADE, SEE SITE PLAN SHEETS FOR LOCATIONS. SEE BOULDER SIZE CHART BELOW
 - FINISH GRADE
- NOTE:**
- LANDSCAPE ARCHITECT TO SELECT AND APPROVE BOULDER SIZE AND LOCATION PRIOR TO INSTALLATION.
- BOULDER MINIMUM SIZES**
- | | |
|----------------|--------------------------------|
| SMALL BOULDER | - MIN. SIZE: 1.5' X 1.5' X 10" |
| MEDIUM BOULDER | - MIN. SIZE: 3' X 2.5' X 1.5' |
| LARGE BOULDER | - MIN. SIZE: 5' X 3' X 2' |

2 NEW TREE PLANTING
1/2" = 1'-0"

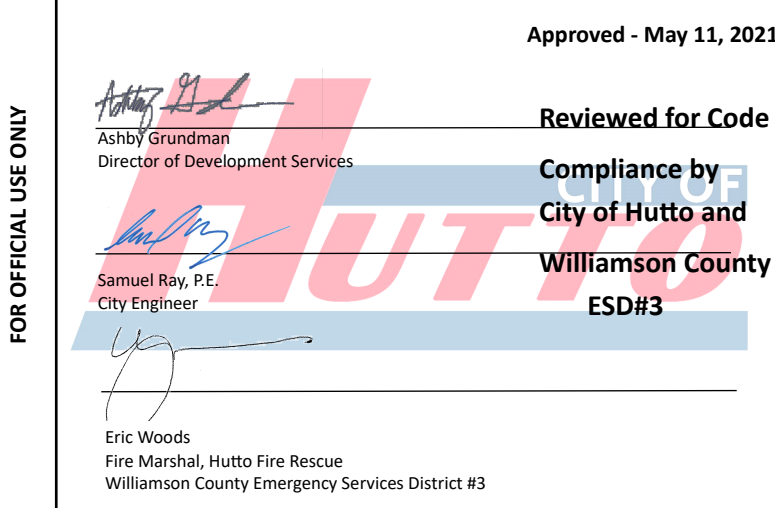


4 TYPICAL ALUMINUM EDGING DETAIL
1" = 1'-0"



- KEY:**
- (3) ARBOR STAKES, INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - SPECIFIED MULCH, 3" MIN. DEPTH ENTIRE TREE BASIN OR 3" OF BLACKSTAR GRAVEL, REF. PLANTING PLAN
 - SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE. BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
 - LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 6" MIN.
 - UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE
- NOTE:**
- FOR BALL & BURLAP REMOVE WIRE/TWINE FROM AROUND BURLAP. FOLD TOP THIRD DOWN OR CUT/REMOVE PRIOR TO BACKFILL.
 - PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS. ALL PLANTINGS IN STREAM BED TO RECEIVE BLACK MULCH.

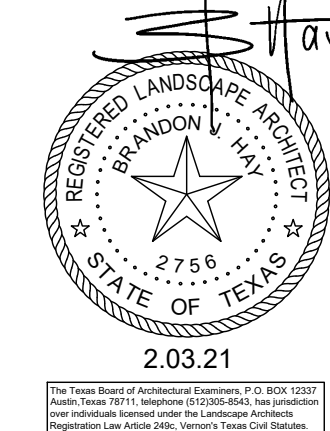
- KEY:**
- BED EDGE SHOWN ON PLAN.
 - 3/16" X 5/8" SURE-LOC ALUMINUM SURE-EDGE, W/ MILL FINISH. 16" GROUND STAKE ON PLANTING SIDE REFER TO SPECIFICATIONS.
 - PREPARED SOIL MIX
 - UNCOMPACTED NATIVE SUBSOIL
 - PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS
 - FINISH GRADE
- NOTE:**
- PROVIDE ALUMINUM EDGING WHERE SHOWN ON PLANS
 - TAPER-OFF EDGING TO BE FLUSH WITH FINISHED GRADE ADJACENT TO PAVING OR CURBS.
 - NO EDGING SHALL BE INSTALLED BETWEEN THE DIFFERENT TYPES OF SHRUBS MATERIALS, UNLESS OTHERWISE NOTED.
- SUPPLIER CONTACT INFO:**
- SURE-LOC EDGING
WWW.SURELOCEDGING.COM
310 E. 64TH STREET
HOLLAND, MI 49423
P: 800.787.3562
OR APPROVED EQUAL BY LANDSCAPE ARCH.



Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



Revision No.	Date	Description



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BRANDON J. HAY, ASLALRA 82726

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Sheet Number



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www.Half.com

HUTTO ISD
HUTTO, TEXAS

Modernizations and Improvements to Hutto Memorial Stadium

REVISIONS

Revision No.	Revision Date
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Director	Drawn By
DIR	VLK
Designer	Quality Control
DSN	QC
Proj. Arch.	
PA	

PROJECT NO.

SHEET TITLE

LANDSCAPE
NOTES & DETAILS

SHEET NO.

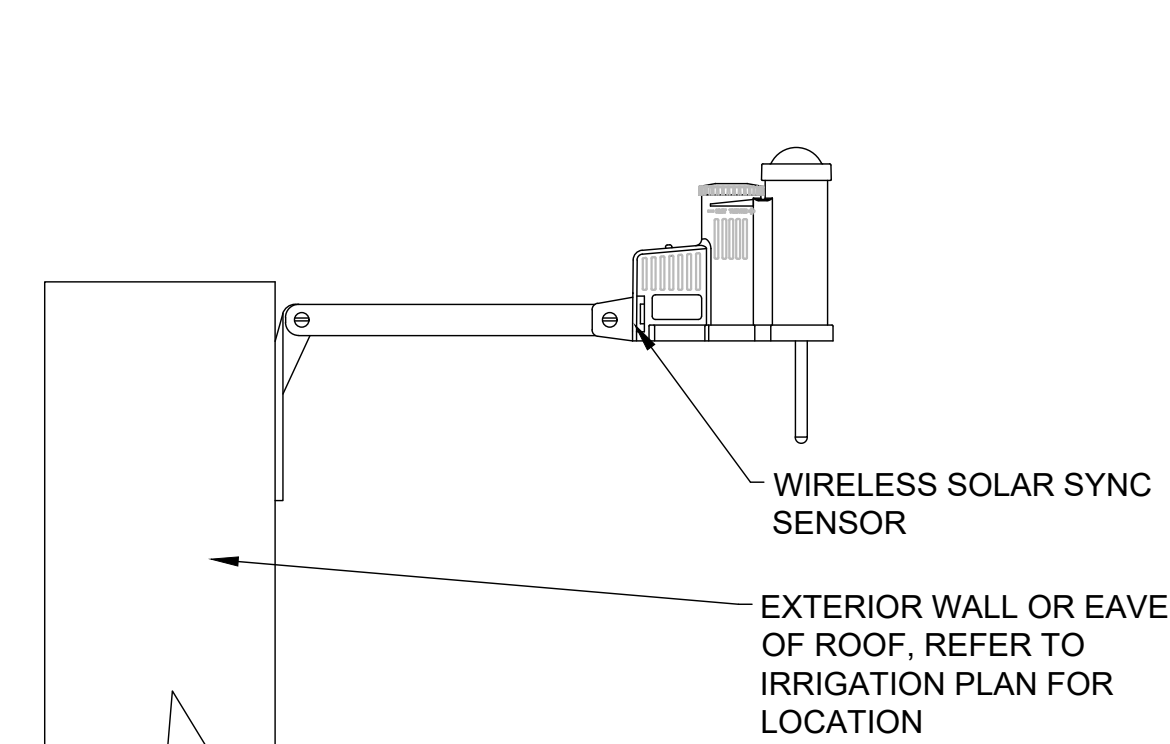
L1.03

IRRIGATION NOTES

- IRRIGATION CONTRACTOR IS TO BE A STATE OF TEXAS LICENSED IRRIGATOR, AND SHALL FOLLOW ALL TCEQ CODES AND REGULATIONS
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO INITIATING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INTERRUPTION IN SERVICE CAUSED BY HIS EXCAVATIONS AND/OR WORK.
- IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMPLISHING FULL COVERAGE IN ALL AREAS WITH SPECIFIED EQUIPMENT. ANY DISCREPANCIES IN THE PLAN SHOULD BE BROUGHT TO THE LICENSED IRRIGATOR'S ATTENTION BEFORE BID.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS THE IRRIGATION SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY, WITHOUT ADDITIONAL COST TO THE CONTRACT, TO OBTAIN FULL COVERAGE WITH MINIMAL OVERSPRAY INTO NON-LANDSCAPE AREAS OR ONTO PAVEMENT OR BUILDINGS.
- ALL FITTINGS AND NECESSARY EQUIPMENT REQUIRED TO MAKE THIS IRRIGATION SYSTEM OPERATE PROPERLY AND TO COMPLY WITH LOCAL AND STATE CODES ARE INCIDENTAL TO THESE PLANS AND ARE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS, AND DETAILS.
- THIS IRRIGATION SYSTEM WAS DESIGNED FOR A MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LICENSED IRRIGATOR PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN WHAT IS SPECIFIED ON THE PLANS THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LICENSED IRRIGATOR REGARDING DESIGN MODIFICATIONS IF NECESSARY.
- CONTRACTOR WILL BE HELD LIABLE FOR GAINING ACCESS UNDER ALL PAVEMENTS. IF SLEEVES ARE INDICATED ON THE PLANS THEY SHOULD BE VERIFIED FOR ACCESSIBILITY AND PASSIBILITY BEFORE BID IS MADE. IF NOT, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SLEEVE PIPING WITH ALL TRADES TO INSURE THAT SLEEVES ARE INSTALLED PROPERLY PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVING, SIDEWALKS, CONCRETE PADS, ETC.
- THE CONTRACTOR SHALL LOCATE AND VERIFY WATER SUPPLY TO WHICH THE IRRIGATION SYSTEM WILL CONNECT. ALL EQUIPMENT AND INSTALLATION METHODS SHALL COMPLY WITH ALL LOCAL, REGIONAL, STATE, AND FEDERAL GUIDELINES.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS REQUIRED FOR THE FULL IMPLEMENTATION OF THE SYSTEM.
- ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPE PLANTING WORK.
- NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING.
- PIPE SIZES SHOWN AT POINTS OF CONNECTION AND WHERE CHANGES IN PIPE SIZE OCCUR. ALL PIPES SHALL BE THE SIZE OF THE LAST PRECEDING SIZE CALLED OUT UPSTREAM OF EACH SECTION OF PIPE UNLESS OTHERWISE NOTED.
- EACH CONTROLLER WILL HAVE AN INDEPENDENT COMMON WIRE.
- SPLICING OF REMOTE CONTROL VALVE WIRES IS NOT ALLOWED BETWEEN CONTROLLER AND VALVE BOX FOR REMOTE CONTROL VALVE. WIRES MUST BE CONTINUOUS FROM CONTROLLER TO REMOTE CONTROL VALVE WITHOUT SPLICING.
- CONTRACTOR TO FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.
- BACKFILL SHALL BE MECHANICALLY COMPACTED LANDSCAPED AREAS TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL. IN PLANTING AREAS, BACKFILL WILL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER SURFACE IRREGULARITIES.
- REFER TO SPECIFICATIONS FOR TRENCH BACKFILL MATERIAL AND REQUIREMENTS.
- ALL REMOTE CONTROL VALVE WIRES NEED TO BE LABELED AT THE VALVE W/ WEATHER (WATER) PROOF LABELS AND AT CONTROLLER WITH CORRESPONDING LABEL.
- CONTRACTOR SHALL PLACE ALL SPRAY AND ROTARY HEADS AT LEAST 4" INSIDE FROM ANY CURBING, SIDEWALK, FENCING, OR BUILDING.
- LOCATION OF BUBBLERS MAY VARY SLIGHTLY FROM PLAN BASED ON ACTUAL LOCATION OF PROPOSED TREES UPON PLANTING. THEY MAY BE ADJUSTED, WITHOUT ADDITIONAL COST TO THE CONTRACT, TO PROVIDE ACCURATE WATERING.
- ALL SLEEVES SHALL HAVE AN EXTRA SLEEVE OF EQUAL SIZE ADDED FOR POTENTIAL FUTURE EXPANSION AND ADDITION.
- PROVIDE SLEEVES AS SHOWN TO COMPLETE THIS PROJECT. COORDINATE AND MARK (PER DETAIL) ALL SLEEVE LOCATIONS WITH THE GENERAL CONTRACTOR.
- 2'-0" MIN. OFFSET OF MAINLINE FROM BACK OF CURB TYP.
- ALL METER AND TAP IN LOCATIONS TO BE COORDINATED AND VERIFIED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

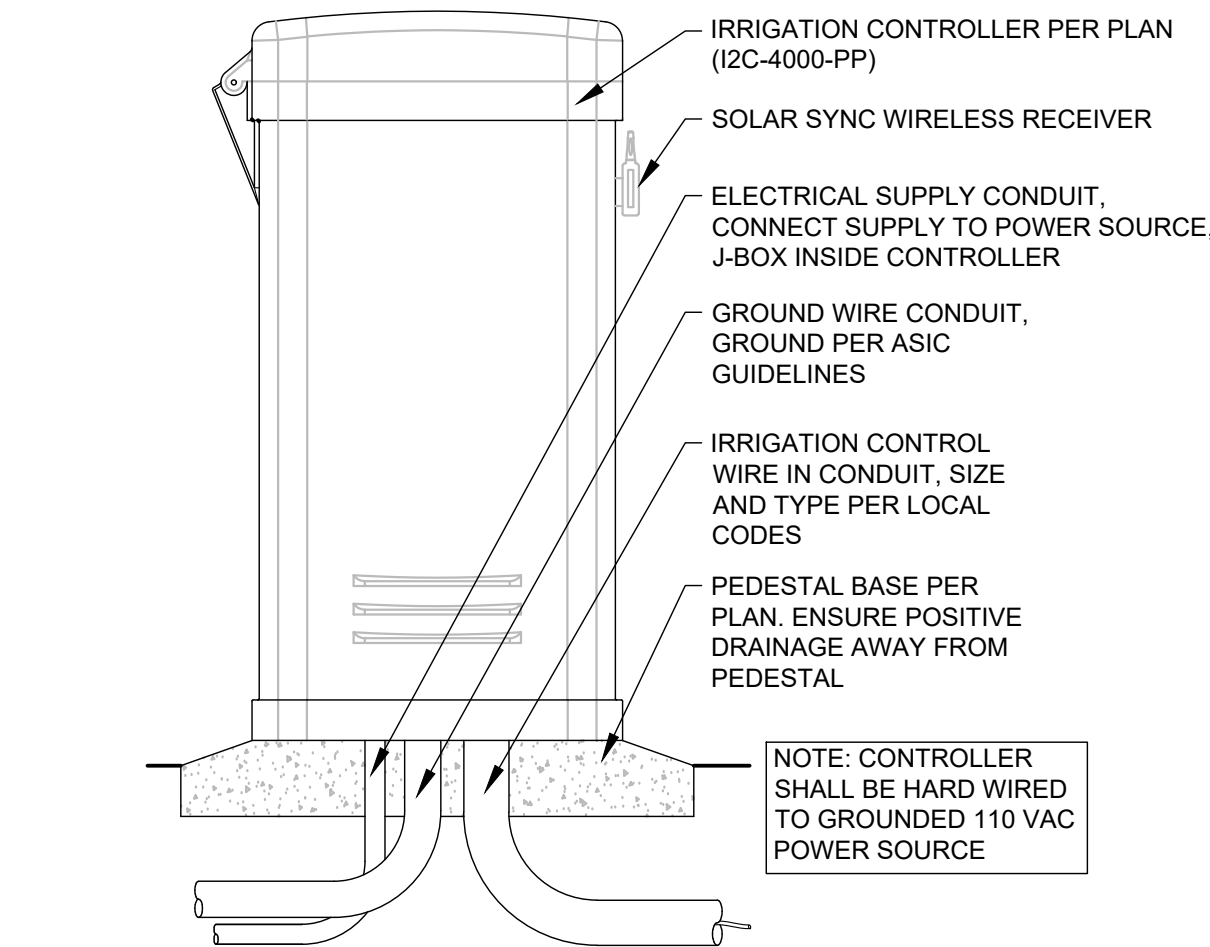
5 WIRELESS SOLAR SYNC SENSOR

NTS



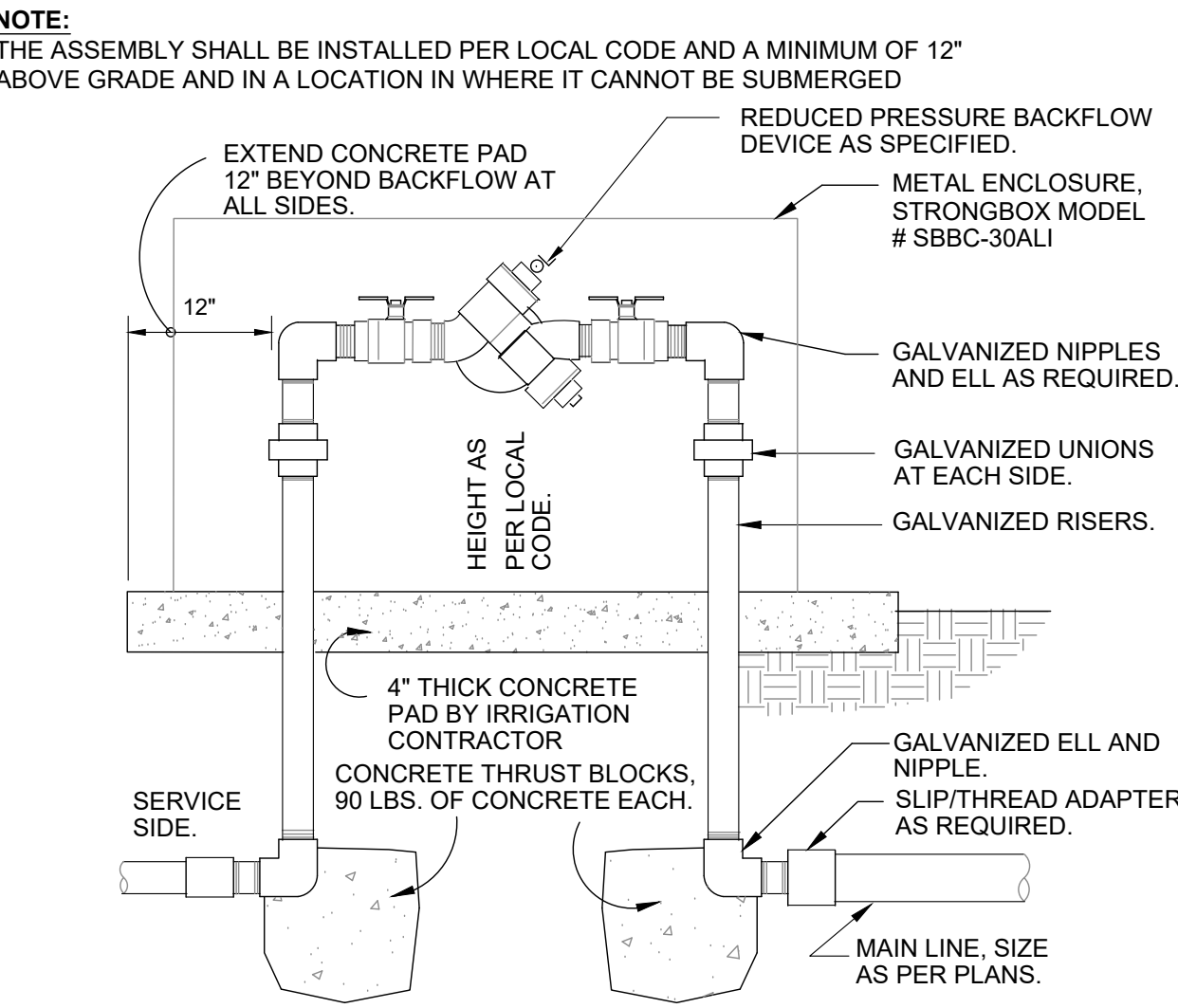
6 HUNTER ICC2 CONTROLLER

NTS



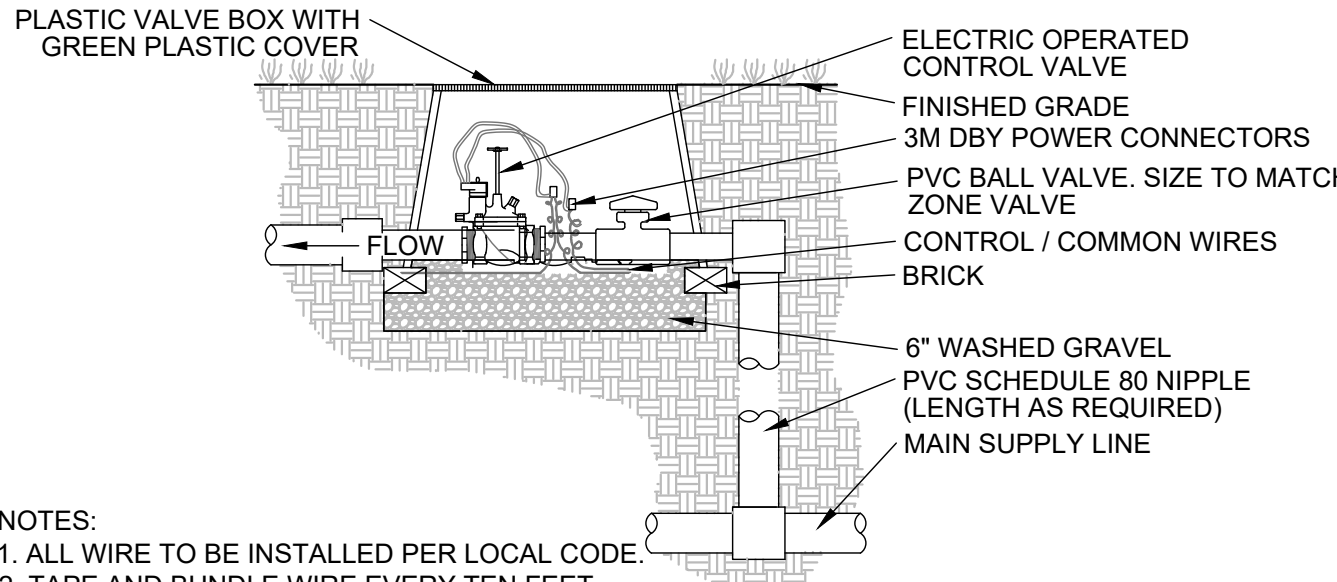
1 REDUCED PRESSURE BACKFLOW

1 1/2" = 1'-0"



3 CONTROL VALVE DETAIL

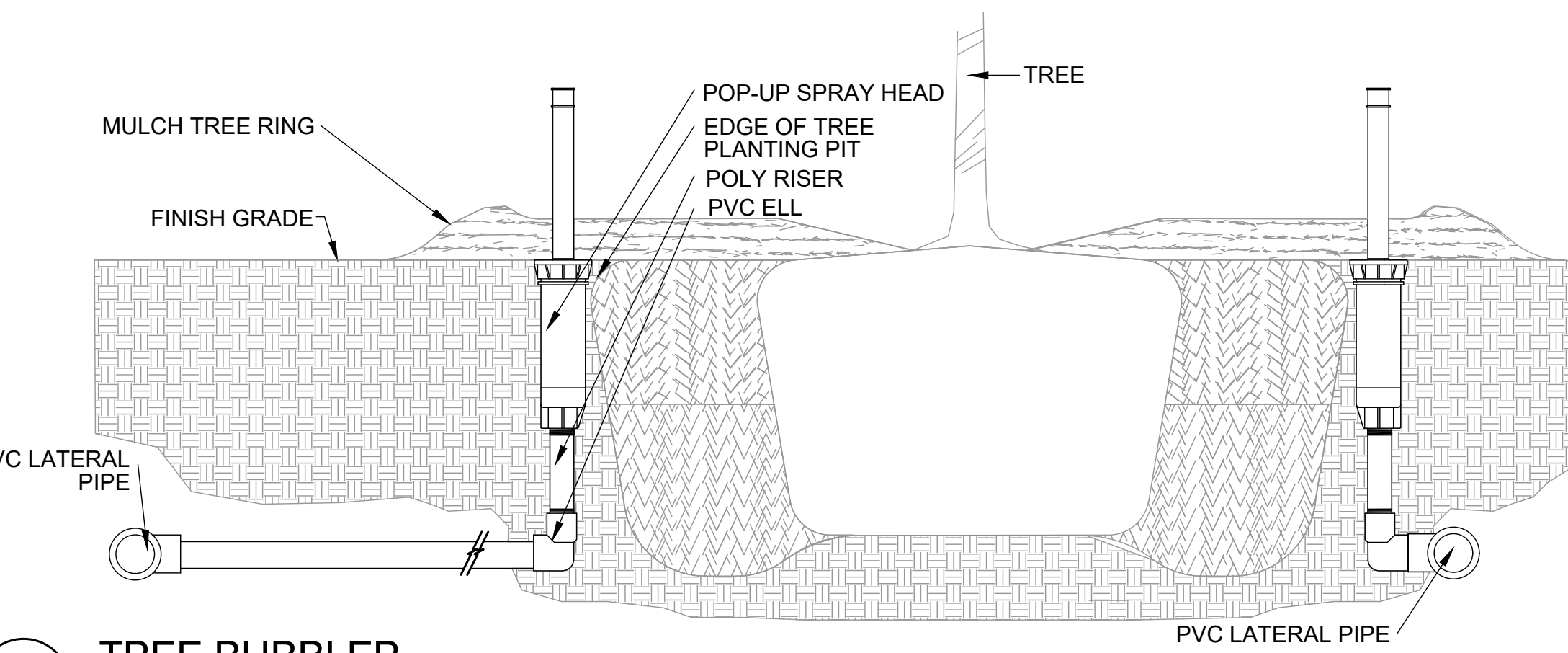
1" = 1'-0"



- NOTES:
- ALL WIRE TO BE INSTALLED PER LOCAL CODE.
 - TAPE AND BUNDLE WIRE EVERY TEN FEET.
 - PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (WRAP AROUND 1/2" PIPE 15 TIMES.)
 - COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
 - INSTALL VALVES IN CLOSE PROXIMITY TO ADJACENT WALKS WHERE POSSIBLE.
 - ORIENT RECTANGULAR VALVE BOXES PARALLEL TO ADJACENT WALKS, CURBS, ETC.
 - INSTALLATION OF BALL VALVES WILL BE SIMILAR TO INSTALLATION FOR CONTROL VALVES.

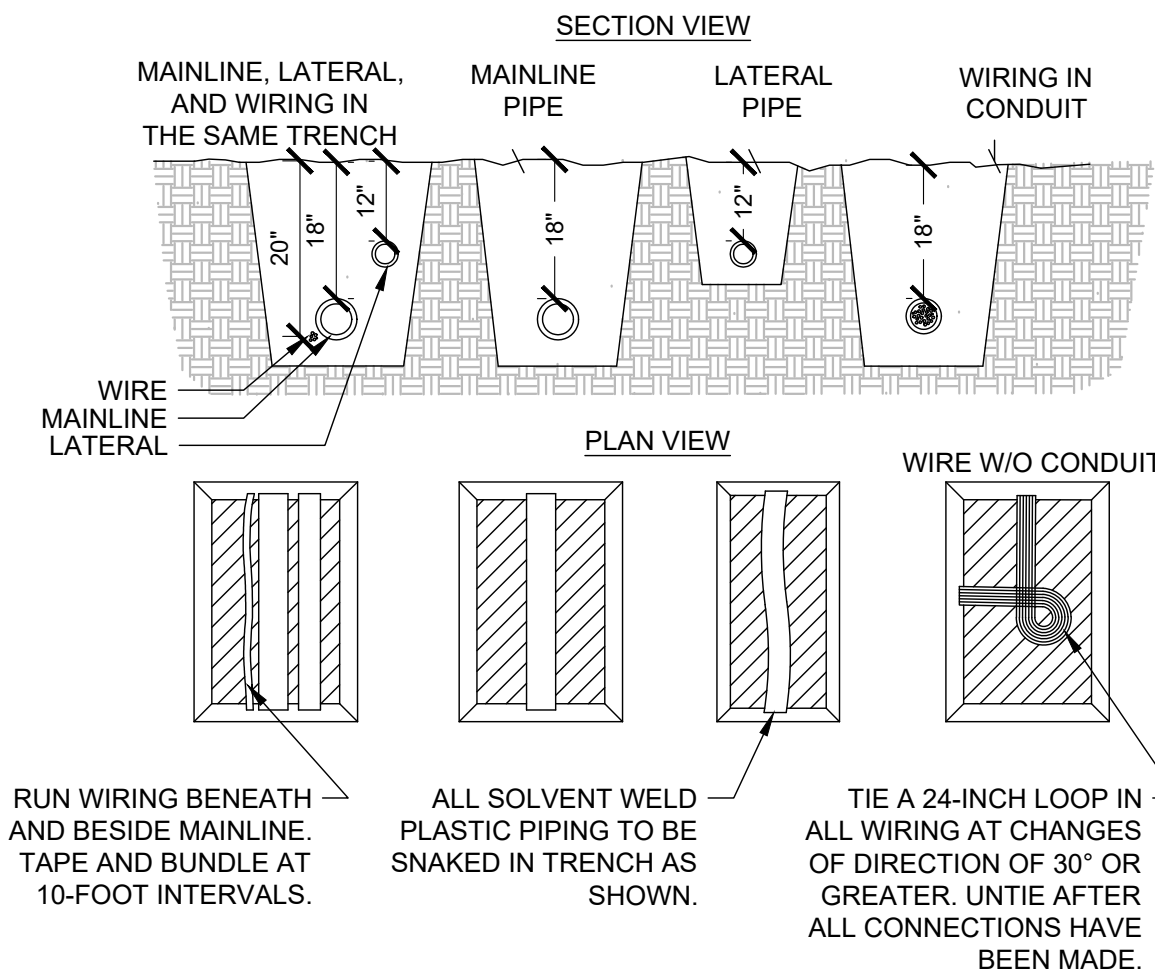
7 TREE BUBBLER

NTS

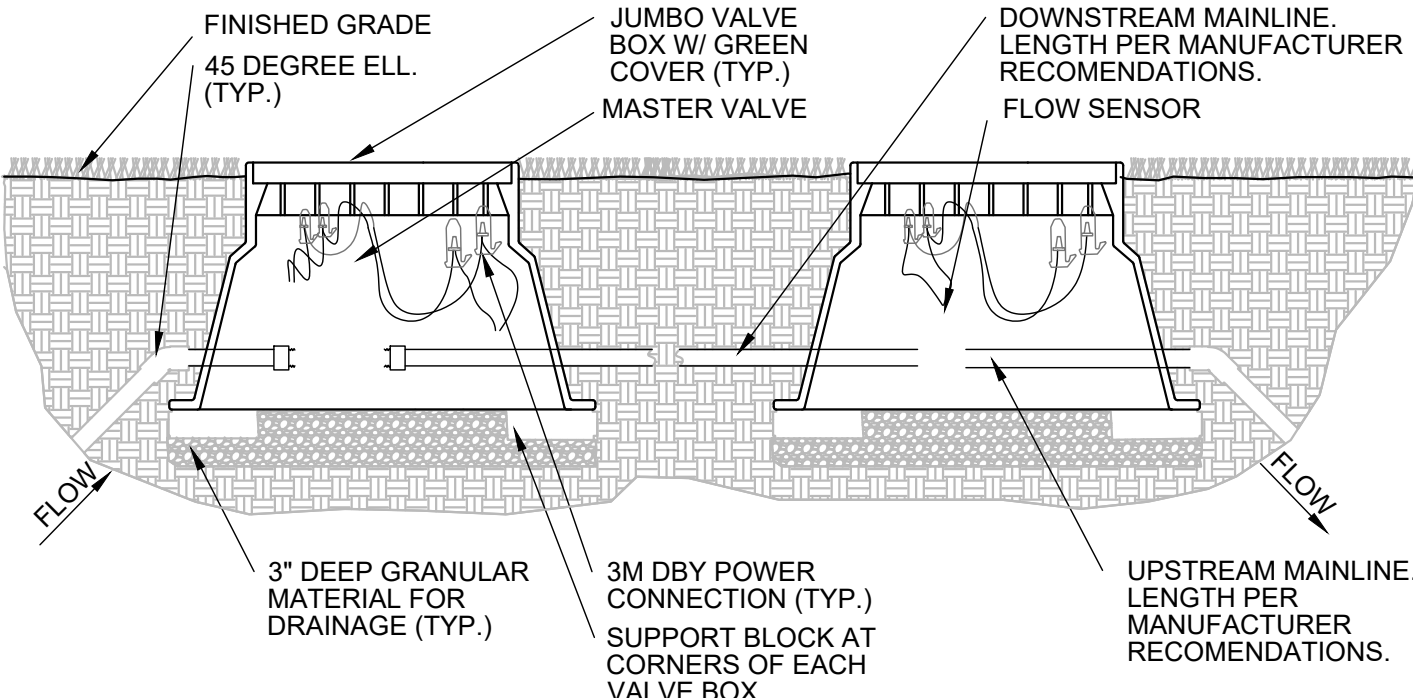


2 TRENCHING DETAIL

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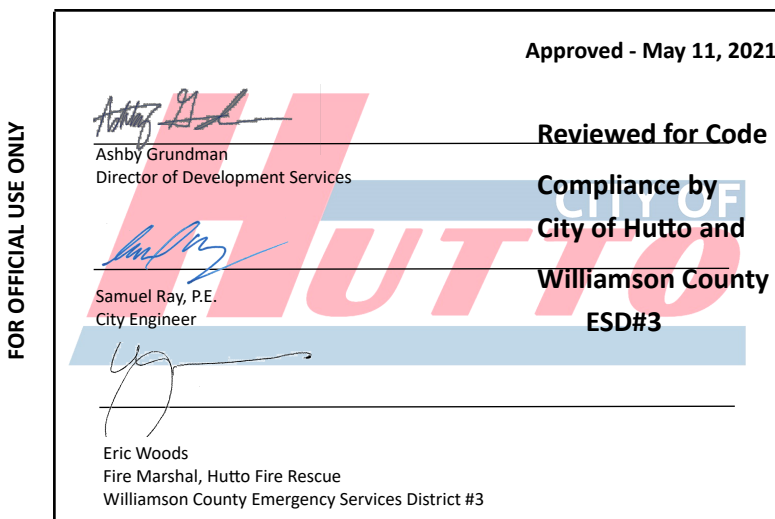
- NOTES:
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.



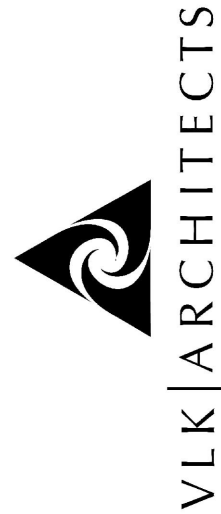
- NOTES:
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 - INSTALL VALVES IN CLOSE PROXIMITY TO ADJACENT WALKS WHERE POSSIBLE.
 - ORIENT RECTANGULAR VALVE BOXES PARALLEL TO ADJACENT WALKS, CURBS, ETC.

4 MASTER VALVE AND FLOW METER DETAIL

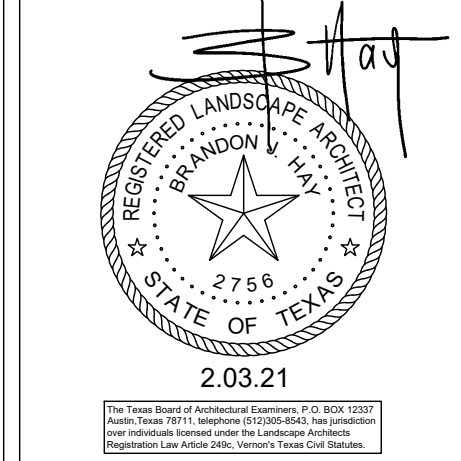
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Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



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BRANDON J. HAY, AS/LA#1842726

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Issued:	02/03/21
Drawn By:	BM
Checked By:	BH
Scale:	AS SHOWN
Sheet Title	
Sheet Number	



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HUTTO ISD
HUTTO, TEXAS

Modernizations and Improvements to Hutto Memorial Stadium

REVISIONS

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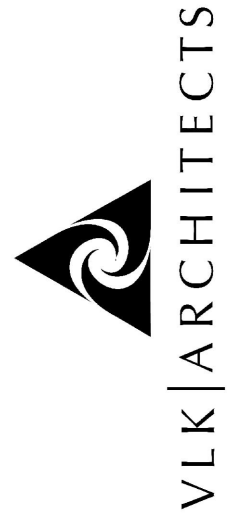
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PERFORMANCE
IRRIGATION
NOTES & DETAILS

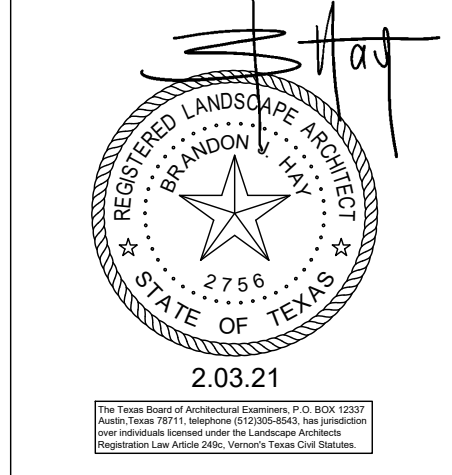
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Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



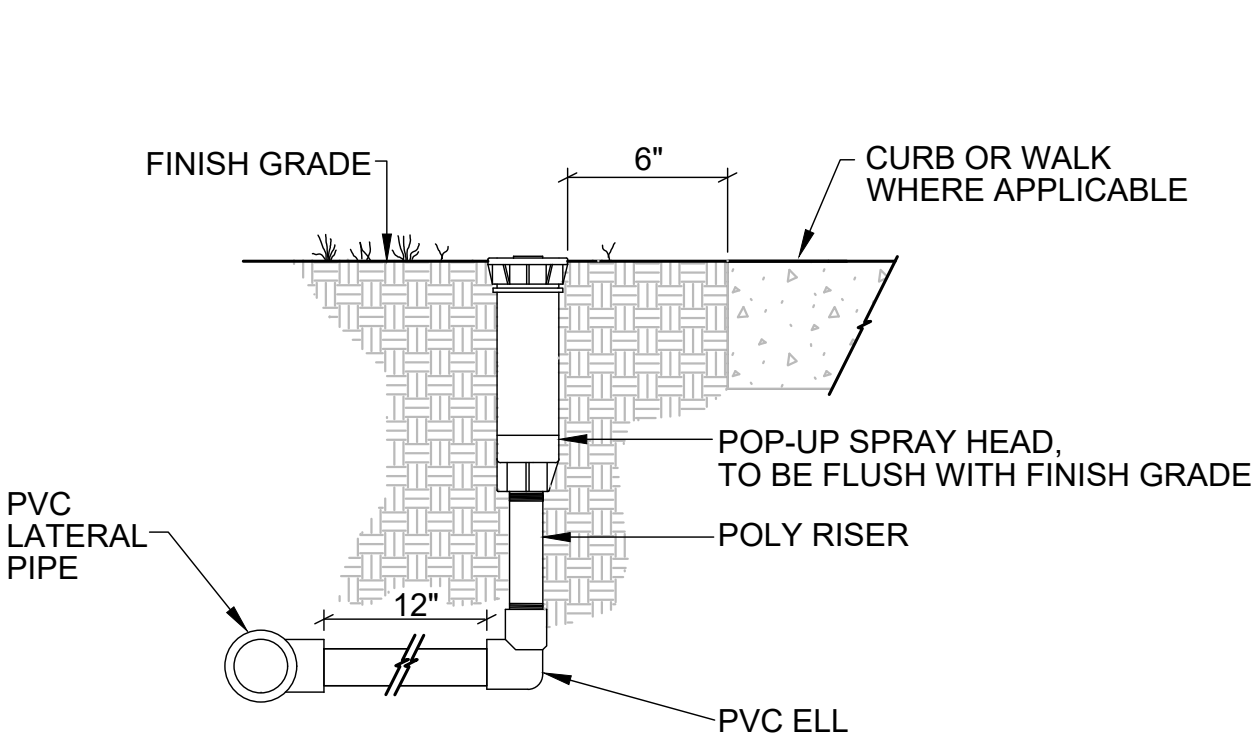
Revision No.	Date	Description



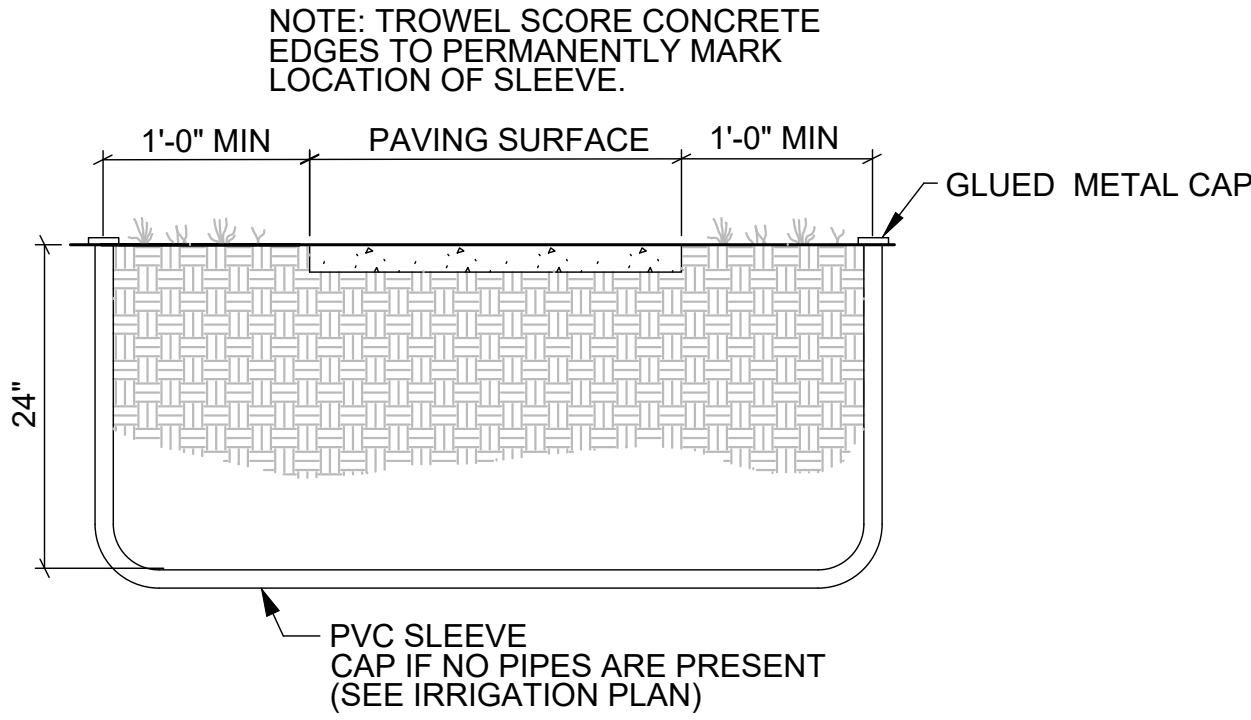
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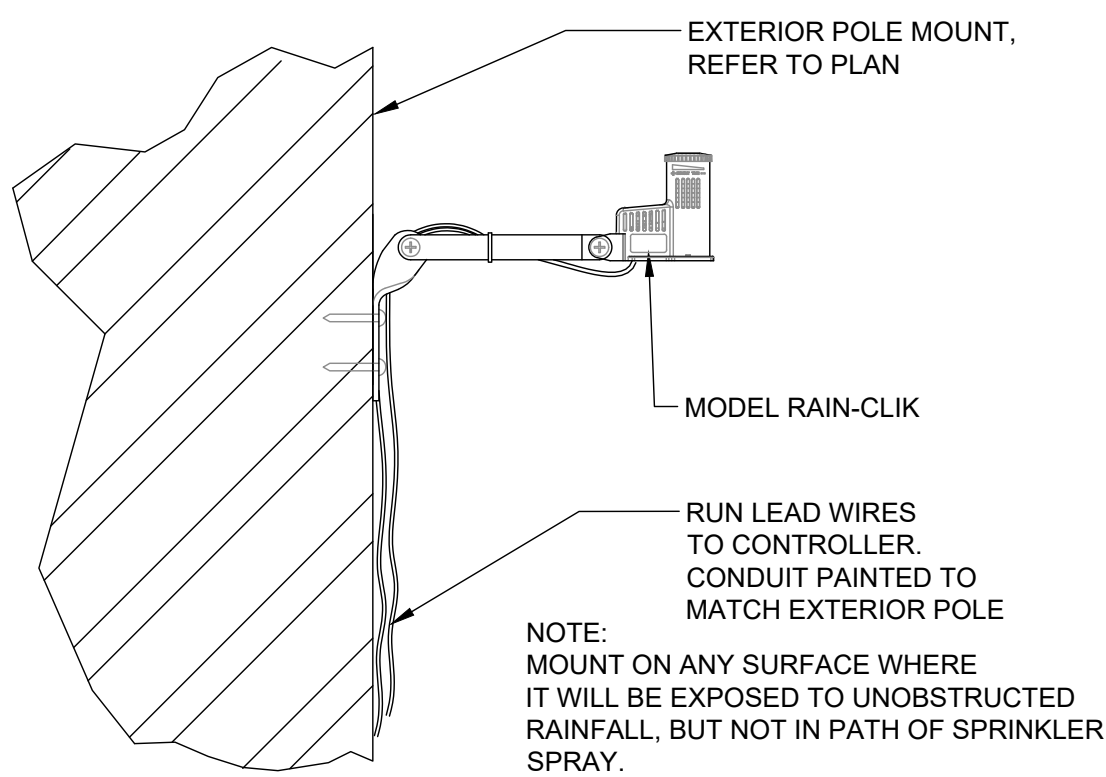
Approved - May 11, 2021
Reviewed for Code Compliance by
City of Hutto and Williamson County
ESD#3
Eric Woods
Fire Marshal, Hutto Fire Rescue
Williamson County Emergency Services District #3



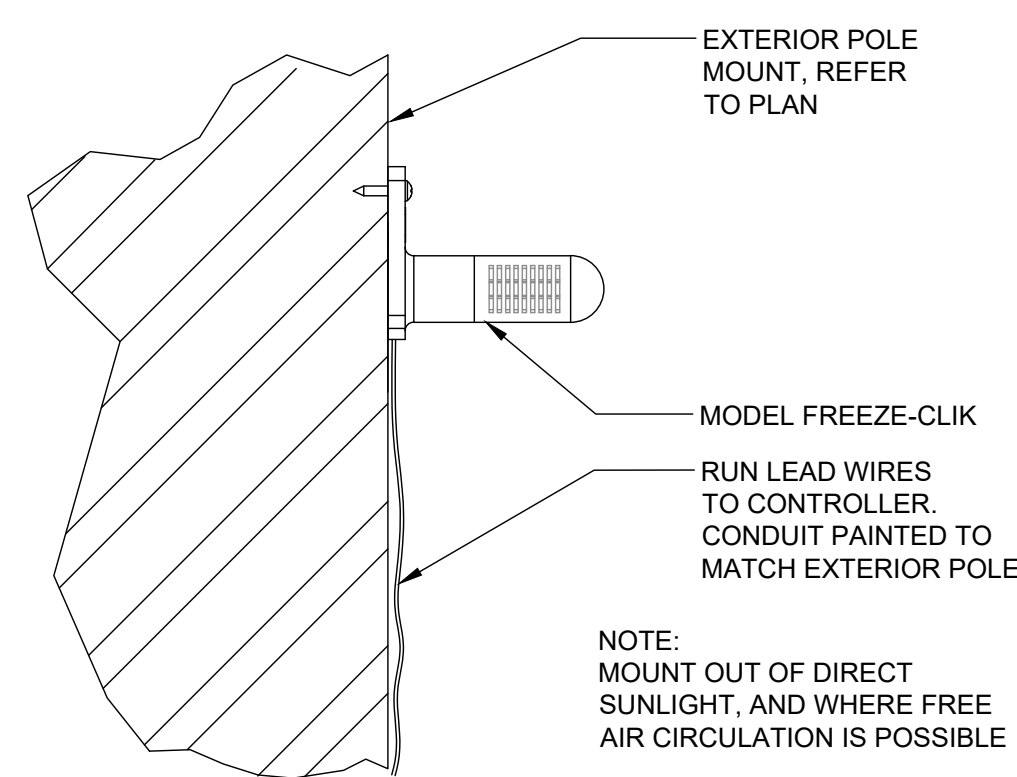
1 POP UP SPRAY HEAD
NTS



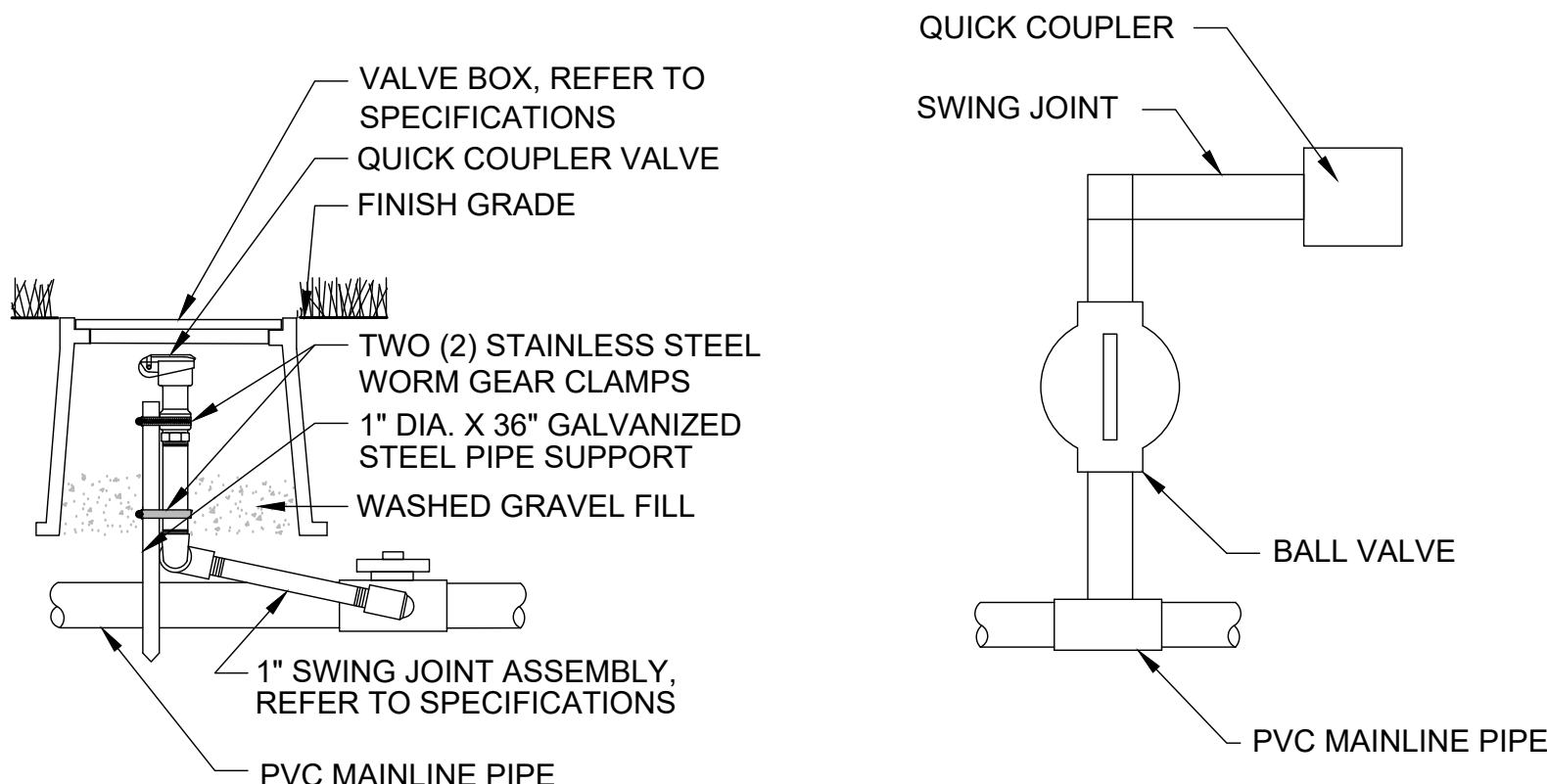
2 IRRIGATION SLEEVE DETAIL
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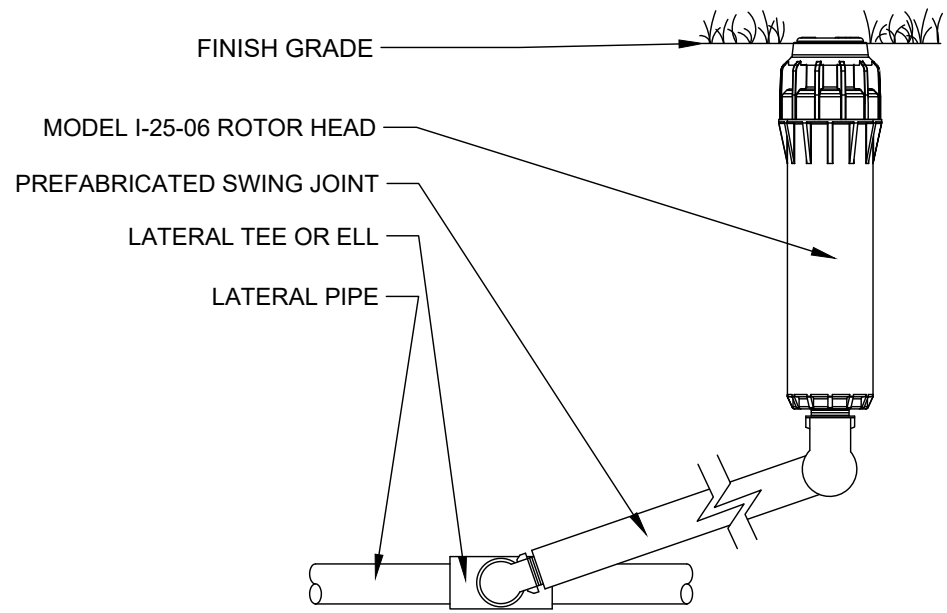
3 RAIN-CLIK
3" = 1'-0"



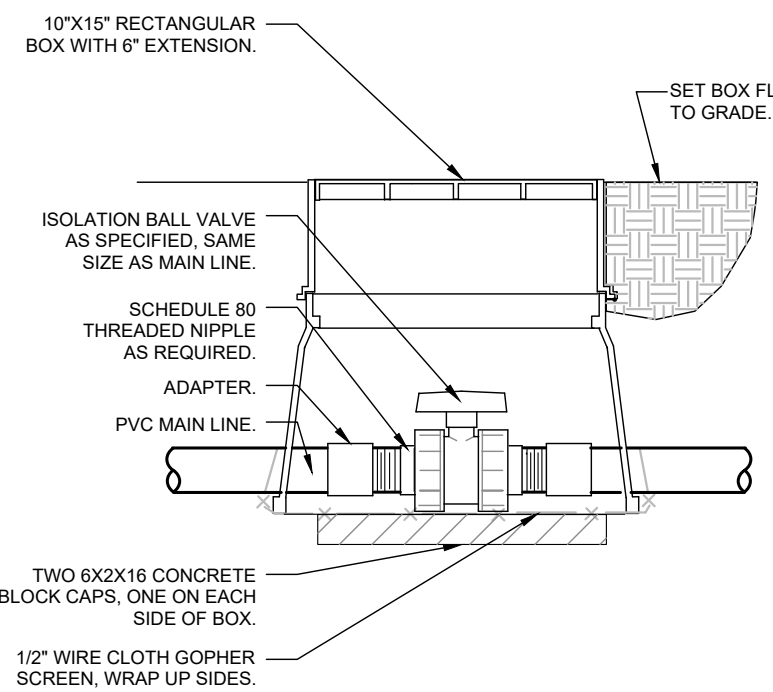
4 FREEZE-CLIK
3" = 1'-0"



5 QUICK COUPLER VALVE
NTS



6 ROTOR SPRAY HEAD
NTS



7 BALL VALVE
NTS

RESOLUTION NO. R- 2019-02-21-10B

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF HUTTO, TEXAS, A TEXAS AND HUTTO INDEPENDENT SCHOOL DISTRICT TO ESTABLISH LAND DEVELOPMENT STANDARDS AND PROCEDURES FOR CONSTRUCTION OF FACILITIES.

WHEREAS, Section 212.902 of the TEX. LOC. GOV'T CODE authorizes a school district and a municipality to enter into an agreement with the board of trustees of the school district to establish review fees, review periods, and land development standards ordinances and to provide alternative water pollution control methodologies for school buildings constructed by the school district; and;

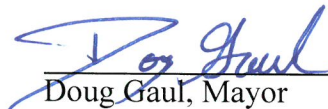
WHEREAS, the City of Hutto and Hutto Independent School District have agreed to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

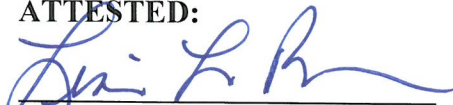
That the City Council of the City of Hutto authorizes the Interlocal Agreement between the City of Hutto and Hutto Independent School District

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **February 2019**.

THE CITY OF HUTTO, TEXAS


Doug Gaul, Mayor

ATTESTED:


Lisa L. Brown, City Secretary

INTERLOCAL AGREEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

This Interlocal Agreement (this “agreement”) is entered into effective as set forth below, by and between the City of Hutto (the “City”), a home rule municipality organized and existing under and in accordance with Texas law, and the Hutto Independent School District (the “District), an independent school district organized and existing under and in accordance with Texas Law.

WITNESSETH:

WHEREAS, the City through its ordinances and regulations maintains land use controls and site development regulations for the protection of the public health, safety and welfare of its citizens;

WHEREAS, the District is an independent political subdivision of the State of Texas charged with the public education of children within its boundaries, which has its own funding source and elected governing body separate from the City;

WHEREAS, a portion of the boundaries of the District lie within the corporate limits and extraterritorial jurisdiction of the City;

WHEREAS, the District must meet certain construction standards and occupancy deadlines due to state mandated educational facility requirements and public fiduciary obligations regardless if any portion of the boundaries of the district lie within the limits and extraterritorial jurisdiction of the City;

WHEREAS, the City and the District desire to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE; in consideration of the mutual covenants contained herein and pursuant to Section 212.902 of the Texas Local Government Code, the City and the District hereby agree that the future development, construction, and expansion of education facilities of the District within the corporate limits and extraterritorial jurisdiction of the City shall be in accordance with objectives, standards, and procedures set forth in this Agreement.

GOALS/PURPOSE

1. Establish consistent land development standards
2. Establish consistent review procedures and review periods for educational facilities constructed by the District within the City's corporate limits or extraterritorial jurisdiction, as applicable and appropriate.
3. Provide cost-effective educational facilities as well as provide safety to the citizens and children of the District and the City.
4. To the greatest extent possible minimize site review fees and review periods.
5. Establish regular effective communication and maintain a cooperative working relationship with the goal of enhancing public education

The District acknowledges its legal obligation to comply with all applicable state, local and federal regulations relating to land development and construction.

SITE SELECTION PROCESS

- Development standards should be a guideline for the selection and/or designation of land as a site for an educational facility to be built.
- The District agrees to formally meet with the City and regularly communicate to discuss applicable site selection and development issues prior to the District finalizing property acquisition. More importantly, the District and the City will work jointly to make the site and/or expansion of a proposed educational facility operationally safe and cost effective.
- To the extent feasible, the District and the City will identify potential future school sites as part of prudent, long range planning, as has been a recent practice, as the City discusses development projects or accepts development applications from owners or developers of land in the immediate vicinity of an identified potential school needs, the City will request that the owner or developer meet with representatives of the District to discuss development plans with the hopes of locking in school site set-asides.

PREDEVELOPMENT, DEVELOPMENT AND BUILDING PERMIT PROCEDURES

Predevelopment Meeting. Representatives of the District and the City, including any professionals engaged by either party, or their designees, shall meet at least 60 days prior to the submittal of any development permit application by the District. Consideration should be given to various development issues, including:

- a) driveway locations
- b) school zone limits
- c) potential deviations from the standards of development ordinances and rules
- d) potential off-site improvements required and responsibilities to provide such improvements
- e) processing concurrent applications, as applicable, to reduce development processing timeframes.

Once the City and the District agree on development codes that are applicable to a particular permit application during the predevelopment meeting, the development issues shall be put in written form and submitted as part of the District's development applications so that the District develops the site in accordance with the development codes discussed at the predevelopment meeting.

The District will provide a schematic plan of the site to the City at the predevelopment meeting. The schematic plan will be reviewed to allow discussions on the layout and articulation of the project. It is anticipated that the City will recommend school site zoning that is residential and then under the provisions of the Specific Use Permit (SUP) process, zoning and uses of a school site can be tailored to support the educational mission of the district. It is the intent of the City to provide flexibility through the SUP process.

Platting. The District should comply with the City's Subdivision Ordinance unless reasonable deviations are considered and approval is provided by the City in writing. The City should notify the District within 10 working days of submittal and indicate any application's deficiencies. The City agrees to review all subdivision applications within 10 working days.

After the District's receipt of written comments from the City, the District shall submit written responses to the City's comments within 15 working days of receipt. In the event all such comments indicate that additional matters remain unresolved, the City Manager and HISD Superintendent, or their representatives, shall meet to resolve the remaining issues preventing approval.

A Preliminary Plat and Final Plat approval must be obtained prior to issuance of a site plan and Certificate of Occupancy by both the City and the ESD#3. However, the District reserves the right to request a temporary certificate of occupancy in accordance with City ordinances and ESD requirements to both the City and ESD#3 for approval.

Building and Site Development Permits. The District shall obtain a Site Development Permit and a Building Permit, as applicable, from the City prior to commencement of construction.

Fees. Utility impact fees for city water and wastewater are not permissible in the law with respect to public school site development and therefore these are waived as per the City Ordinance process. Other utility fees and other Development fees will be paid, as applicable.

Annexation. The property will be annexed within 120 days of ownership or a minimum of 60 days prior to the first permit application through contiguity of property or through continuity of development agreements, as applicable.

Traffic Impact Analysis (TIA). In the event the District acquires a site and such site is not part of a subdivision (existing or planned) for which a TIA has already been approved, or the approved TIA does not include traffic generated by the educational facility proposed to be located at such site, then the District recognizes it shall be required to prepare a TIA to accompany the development and be responsible for traffic improvement costs, as applicable.

The TIA will determine boundary and off-site transportation improvements needed as a result of projected traffic to be generated by all proposed facilities on a total site area under the control of the District. If more than one school and/or if a site is to be multi-phased, all associated facilities will be reflected in the TIA. However, a phasing plan for the construction of educational facilities will be proposed by the District which will be considered in the TIA and affect transportation improvements phasing as determined by the District's traffic consultant.

The district's registered professional engineer and the City will meet to determine the geographic area to be included and will include the following:

- Trips to be generated by the proposed development

- Assignment of such trips to the road network analyzed
- The capacity of affected roadways before and after the proposed development
- Specific recommendations for roadway improvements and traffic control modifications needed to mitigate the traffic from the proposed development
- The project's proportionate share of improvements and modifications.

In the event the District is responsible for 100 percent of the proportionate share of the improvements and modifications described in the TIA approved as set forth above, the District will install all improvements and make necessary public dedications as recommended by the approved TIA. In the event that the District's proportionate share of improvements does not cover all referenced improvements and modifications, the City and District shall meet to discuss possible solutions, including construction of the required improvements by a third-party developer. In no event shall the District be responsible for installing more roadway improvements than are required.

With respect to right of way dedication, the Board of Trustees of the District may not give public school property away. It must either be sold via formal appraisal and competitive bidding post a resolution to do so and/or justification of a dedication of right of way must be clearly articulated so as to avoid legal jeopardy of a gift of public funds. The District will work with the City in good faith to provide the necessary justification to avoid having the City pay for Right of Way dedication.

Utilities. The District or developer will be responsible for extending utilities, if such extension is necessary, to serve any new educational facilities developed. Wherever and whenever possible, the District wants to avoid reimbursement situations. Construction funds are finite and if the district must bear any portion of a utility infrastructure, the District prefer that it is the actual cost of the District's portion of a utility extension if there are other end-users and developers involved.

However, where this may not be possible and if the District extends utilities, the District shall be reimbursed the proportionate amount of any connections by any third parties made on such extension of impact fee eligible lines. This will need to be memorized in a separate agreement with the Developer.

If District extends utilities and the City desires to oversize such utilities, then the construction cost shall be shared proportionately by the District and the City.

Sidewalks. The District shall install six foot wide concrete sidewalks along all arterial streets and five foot wide concrete sidewalks along collector or local streets that are on-site sidewalks on the District's property or within the right-of-way immediately abutting the District's property and run generally parallel and adjacent to the public road frontage. The sidewalks shall be built according to City standards.

Improvements within the City Right of Way (ROW). The City may administratively approve any improvements within City ROW required for school and related facility construction.

School Traffic Control Plan. To the extent reasonably discernable at the time the TIA is approved, the District will submit plan details of District's ingress/egress, pedestrian pathways, off-site sidewalks and traffic control plan in conjunction with the site plan review process. The District shall submit Traffic Control Plan as well as the information required in City Ordinance 22.03.034. and will comply with the City's School Zone Ordinance.

Masonry/Facade Requirements.. The City will review, through the Specific Use Permit process architectural design review to allow for flexibility on the school site.

Parking Needs. The City will review plans for compliance with off-street parking requirements, however the Specific Use Permit can allow for flexibility in terms of parking requirements. The City will work with the District with assessing parking needs and providing for off-street parking.

Inspections. The City can provide inspections, or alternatively will accept third party inspections that will be submitted to the City for the building permit record file and in compliance with City adopted Codes. The City will conduct inspections for all improvements to City's Right-of-way.

In lieu of the City performing full building inspections, the City will accept sealed engineer's and architect's letters certifying compliance with the approved building inspections. The District may use the City or an independent certified inspection company. In no event shall the City be responsible for defects from the approved plans that might normally be discovered during the normal course of full inspections had the City otherwise performed such inspections instead of a certified inspection company. However, the District will submit their inspection reports for inclusion in the City's School Building Permit Record File.

Fire inspections in the building and compliance process will be handled by ESD #3, as applicable.

Minor Revisions to Approved Development Plan Prior to or During Construction. The District may submit to the City minor revisions, as applicable, to an approved development plan prior to or during construction.

Fiscal Surety. In the event the District constructs or intends to construct any street, drainage, or utility lines or facilities which are to be dedicated or conveyed to the City for ownership and operation (a "Public Improvement"), the District shall not be required to post any escrow, letter of credit, bond or other form of financial guarantee so long as the District otherwise delivers to the City a letter of agreement from the Superintendent in a form agreeable to the City agreeing on behalf of the District to construct such Public Improvements. The District shall construct all improvements required by City ordinance and TIA as a condition of approval of a Site Plan, Building Permit, or recordation of Final Plat, as applicable. In the event such Public Improvements are constructed by any individual.

The District will provide the standard two year warranty/maintenance bond (part of construction warranty and bond requirements the District will have in place in regards to its Construction Manager.) as required by City Ordinance.

LANDSCAPING

City Landscape Regulations. Because the District has specific requirements for security at its educational facilities and since the District provides adequate landscaping and tree protection for its educational facilities, the City will provide a review of plans for compliance with the City's landscape and tree ordinance pertaining to interior landscaping that can be approved and modified through the SUP process. The District will submit for review all landscaping within the City's rights of way.

LANDSCAPE PLANTING GUIDELINES

- Preserve existing trees where practical, as determined by the District.
- Plant material is hardy to the area climate and local soils.
- Plant material is to be low in water requirements
- All planting beds and tree pits are to be mulched with shredded wood or decomposed granite to retain soil moisture and reduce weed growth

- Do not plant shrubs at building entrances and parking areas for security reasons.
- Stake trees to prevent wind damage.
- Use plant materials and trees native or adapted to the area. (the District has a set of landscaping standards based on urban forestry planning for Central Texas to include a variety of practical specimens that we can include as an attachment)
- Plant trees a minimum of 2-1/2" caliper in size
- Provide a watering ring around each tree pit.
- Plant all trees in native soil amended only with compost.

SPRINKLER IRRIGATION

- Irrigate play and athletic fields and high traffic areas, as determined by the District.
- Irrigation system will be operated with an automatic controller capable of multiple programs and start times.
- Irrigation system will have a "rain and freeze" detection switch.
- Adjustable flow controls will be used in areas of high pressure.
- Backflow prevention as per local codes will be installed.
- Sprinkler heads will be nozzled to produce minimal overspray and runoff.
- Turf will be sectioned separately from shrub and bed areas. Check valves will be used to prevent low head drainage.

LIGHTING, SIGNS, CONSTRUCTION/CONCRETE POURS, DAMAGE TO PUBLIC FACILITIES

Facility Lighting. Exterior lighting of any educational facilities of the District shall be directed away from existing residential uses and public streets to the extent reasonably practical. Any outdoor competition facilities of the District, including, but not limited to, football, baseball or soccer stadiums, which provide public seating shall be reviewed for lighting requirements set forth in the City's Codes and Ordinances, and will not be unreasonably withheld by the City. Residential uses shall include existing and any planned uses for future residential use.

Sign Permits. A sign that will be included within a new educational facility site shall be reviewed by the City and shall require a separate sign permit to be applied for or issued to ensure signs are placed safely, particularly if it includes an electronic reader board, and one that might obstruct visual clearance. Small signs on the building or small directional signs may be exempted.

Construction/Concrete Pours. The District shall not be exempt from any regulation or ordinance regarding the time or day that construction is undertaken and/or concrete/or similar material is poured, laid or constructed at any construction site. In the event the District proposes to undertake "early" morning concrete pours, it will first obtain specific approval from the City Manager through the applicable permit. If such approval is obtained, the District will post a temporary sign or signs on the District's property in the best location to notify the citizens of the surrounding area of such pours and shall take all reasonable precautions to assure that such activities will minimize any nuisance(s) to any of the adjacent residents.

Damage to Public Facilities. Any utilities, curbs, pavement, sidewalks, structures, or any public facility, etc., on City property or public ROW within City limits that are damaged or removed during construction shall be repaired or replaced by the District at no cost to the City.

CITY OF HUTTO

By: _____

Name: Odis Jones, City Manager

Date: _____

HUTTO INDEPENDENT SCHOOL DISTRICT

By: _____

Name: Celina Estrada-Thomas, Superintendent

Date: _____

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing and possible recommendation of a Planned Unit Development (PUD) amendment request for the property known as Cottonwood Creek Planned Unit Development (PUD) Amendment #4, 370.36 acres, more or less, of land, located on CR 199.
Meeting: Tuesday, June 1, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Description:

Cottonwood Creek is approximately 370 acres south of CR199 and west of CR132 and currently being developed. The property has an approved Preliminary Plat with 987 single-family lots.

Current Zoning: Planned Unit Development for single-family with a Development Agreement (DA)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: Extra-territorial Jurisdiction (ETJ) with an existing single-family home

South: Single Family 1 (SF 1) Glenwood Subdivision and Extra-territorial Jurisdiction (ETJ)

West: Planned Unit Development and Single-Family-1 (Cross Creek and Glenwood Subdivisions)

SUMMARY OF REQUEST:

The base zoning district for the PUD is residential (single family and attached residential/townhouse) and local commercial (B-1) for the non-residential. The PUD was originally approved in 2006, with the approval waiving a Traffic Impact Analysis. The PUD was amended in 2019 to allow for more diversity in the housing types, including 40-70ft width lots, allowing for a townhome product, and additional open space/parkland. The purpose of this request is to amend several sections to mimic the amended and restated Development Agreement, reflect current UDC language, and modify architectural standards.

The applicant is proposing to use the development standards of the following two residential categories, as defined within the UDC:

- Single family detached, as defined in the Unified Development Code (UDC), Section 10.306.10: "building with a single dwelling unit not attached to another dwelling (except an approved accessory dwelling unit per Section 10.306.5) or building",

City Council

AGENDA ITEM REPORT



- Single family attached, as defined in the UDC, Section 10.306.9: “dwelling unit with no units above, below or behind; but with one or two shared walls with other single household attached dwellings. Access is from a private entrance, and not a hall, stairway or balcony shared with other units. Single household attached dwellings include townhouses, row houses, and terraced houses.”

Any non-residential uses shall conform to the local/neighborhood commercial (B-1 district), however, the only non-residential uses proposed with the land use exhibit are recreational areas, amenity centers, and potential schools sites.

The amended PUD includes enhanced landscaping along the main roadways, a dedication of a minimum of 80 acres of land along the Cottonwood Creek corridor, and a includes a section to preserve existing trees and vegetation to the greatest extent possible.

The amended PUD provides for 50% masonry, such as native stone, rock, stucco, or brick, although state law currently prohibits a city from requiring a minimum masonry component in an ordinance. The PUD also requests for the addition of up to a 15-foot protrusion of the garage door in front of the longest wall of the house for the lots less than 41 feet in width.

STAFF REVIEW:

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project more appropriate and desirable than what would result from strict application of the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

1. *The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.*

The proposed PUD amendments are generally consistent with the desired flexibility guidelines of the existing Cottonwood Creek PUD district, yet provide additional guidelines and regulations to continue the patterns and growth within the district. However, the language to provide a garage-forward design is in direct conflict with the spirit of the UDC, in which all garage setbacks are equal to or greater than the front yard setback of a garage (Sec. 10.403.4 Building Envelope) with an allowance of up to 6ft of a forward protrusion, and no more than a 50% linear frontage of the overall home width. The UDC language is clear in that the intent is to “avoid front elevations resulting in a streetscape dominated by the sight of garage doors” (Sec. 10.406.3.3).

In addition to the concern with garage-forward design, in staff’s estimation the intent of the smaller lots is to have a traditional village setting modeled on New Urbanism. The smallest lot allowed in the UDC currently is a 45-foot lot, thus the allowance of a 40-foot lot is already a variance to the minimum code standard. As proposed the allowance of a garage-forward design on the smaller lots is not more innovative than the UDC minimum standards.

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2. The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.

The area of the proposed development has been historically agricultural, with farmland and floodplain areas. The proposed development was first approved in 2006, with a PUD and preliminary plat, that has since been changed to provide for a more curvilinear streetscape and additional open spaces. The development will provide more housing for Hutto's growing population.

3. The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

The Cottonwood Creek site is approximately 370 acres in size, with more than 80 acres designated as open space for detention needs or parks. The open space provided will satisfy the requirements of parkland dedication.

4. The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.

This PUD has an abundance of recreational/open space tracts within the development area that will remain open space, including but not limited to the drainage area on the west/southwest side. In return for the open space, additional density was provided with concise standards having been included in the PUD.

5. The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.

The proposed development is a single-family development that is located adjacent to other residential neighborhoods. The proposed street connectivity and streetscapes are designed to minimize hazards while promoting connectivity. The proposed connectivity is in substantial conformance with the Mobility Master Plan, adopted in 2018 although provides for a more curvilinear street design in an effort to not further bisect the development with the extension of CR132, a proposed five lane width minor arterial, to the southern city limits. It does not appear that development will negatively affect the health, safety, and general welfare of the community.

6. The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.

The proposed street layout provides for the extension of Carl Stern Drive as well as a future extension of CR132 running north/south along the property's northeastern side. The new street layout provides adequate coverage for fire protection. Existing infrastructure will serve the site, with extensions as needed provided by the developer.

7. The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.

The property has been slated for residential development since 2006. Thus, the proposed PUD will not have a greater burden on city services as this has been anticipated for more than a decade. The

City Council

AGENDA ITEM REPORT



development includes over 80 acres of floodplain and open space, extensions of existing infrastructure at developer's expense, and other design features to mitigate impacts.

8. PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

New construction must conform to the approved PUD. The guidelines are a blend of existing UDC guidelines and new features, which are compatible with most of the existing development standards. The uses within the existing PUD will not change. The Cottonwood Creek Development does not adversely affect the land or City of Hutto.

However, there is still concern the proposal of garage-forward design. The PUD already provides a variance for up to 55% of a home width comprised of a garage without any additional creativity in housing design proposed. Detached garages, alley-loaded product, tandem garages, and even side-loaded garages with shared driveways are a few examples of how the intent of the ordinance could be met without allowing a protruding garage. As proposed the allowance of a garage-forward design is not more innovative than the UDC standards.

All property owners within 600 feet have been notified by mail of the proposed zoning change. At the time of writing the staff report, staff has received only a few responses - one in favor, one neutral to the development but desire to see the creek and treeline remain intact, one objection, and one request for clarification about the proposed changes.

Staff finds that the proposed PUD for the Cottonwood Creek Development meets the intent of nearly all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC, save and except the garage-protrusion as discussed. Therefore, staff recommends that the Commission recommend approval of the proposed district to City Council with the condition that other architectural options are sought for the 40-foot lot home product.

FINANCIAL IMPACT:

The property is currently under development, thus development review fees and impact fees will be collected by the City for the development.

POLICY IMPLICATIONS:

The proposed roadways meeting the Mobility Master Plan and the land use is in conformance with the Future Land Use Map.

ATTACHMENTS:

1. Developer Annotations - PUD
2. redacted responses

Meadows of Cottonwood Creek

Planned Unit Development

Commented [KP1]: One critical change is this PUD is not in the form of an agreement between the property owner and the City, which could be viewed as an illegal “contract zoning” agreement.

**City of Hutto, Texas
Planned Unit Development (PUD)**

**Exhibit A
Development Plan**

June 17th, 2021

Applicant:

**Lennar Homes of Texas Land and Construction, Ltd.
Chase Kohlhoff
12401 Research Blvd
Building 1, Suite 300**

Prepared by:

**Metcalf Wolff Stuart & Williams
221 W. 6th Street
Suite 1300
Austin, TX 78701**

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1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Meadows of Cottonwood Creek” Planned Unit Development Ordinance and may be cited as “Cottonwood Creek” PUD.

1.2 Purpose and Intent

The purpose of this Plan is to ensure a PUD that creates a residential development that is: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is consistent with the spirit of the community and compatible with the character of adjacent development, and 4) will be developed and maintained so as to preserve land for open space, parks, and other public amenities.

1.3 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. All aspects not specifically covered by this Plan shall be regulated by the UDC “Unified Development Code of the City of Hutto, Texas” (“UDC”) in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.4 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.5 Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

Modifications to the PUD shall be administered as follows:

Commented [KP2]: Changed from previous PUD – provides for clear process consistent with other PUDs

Modifications of the Land Use Plan pertaining to (a) roadway and trail alignments; (b) changes in the density of specific sections or phases shown on the Land Use Plan that do not increase the overall density of development on the Land, and (c) changes of less than ten percent (10%) in the size of any section or phase shown on the Land Use Plan, shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Land Use Plan relating to roadway and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Land Use Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Land Use Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Land Use Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Land Use Plan shall mean and refer to the then most current approved and recorded Land Use Plan.

Minor Modifications to the Land Use Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Land Use Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.6 Definitions

Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

Commented [KP3]: Definitions are now tied to current code, not 2005 code.

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

The purpose of the Plan is to provide an amenitized residential development including single family residential uses, as well as ample parks and open space uses as well as civic uses. **Exhibit C** illustrates the location of the Plan area and the proposed land use blocks.

For the purpose of addressing any development regulation not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for the following uses:

Single Family: SF-1

Dwelling: Single Household Attach (Townhouse): SF-2

Non Residential: B-1

Permitted uses within the boundaries of the PUD are as listed in the below land use table:

PERMITTED USES

Use
<u>Residential</u>
Dwelling: Single Household Attached (townhouse)
Single Family residential
<u>Non-Residential</u>
Park
Amenity/Recreation Center
School: at least 6 students

Commented [KP4]: List of permitted uses is now more explicit and easily identifiable. Generally consistent with previous PUD regarding residential, but also identifies non-residential for multi-use fields and possible school site.

Temporary Uses

Temporary uses	
-----------------------	--

Construction equipment storage lot	
Construction field office	
Portable storage container	
Temporary building	

Accessory Uses

Accessory uses	
Antenna, non residential use: other	
Satellite dish	

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses and civic uses, temporary uses and accessory uses.

Prohibited Uses

Uses not listed in the “Permitted Use” table in section 2.1 shall be deemed prohibited unless determined to be appropriate under the conditions outlined for “New and Undefined Uses”.

New and Undefined Uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the Meadows at Cottonwood Creek PUD. To provide for contingencies, the Development Services Director will consider the appropriateness of an undefined use within the PUD area. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure,
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD.
- The use is consistent with the intent of the PUD district.
- The use conforms to the intent of the PUD, UDC and applicable plans
- The interpretation does not lower the protection given to the public by the PUD and UDC.
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas.

Commented [KP5]: New concept pulled from other PUDs, gives guidance and certainty to City to address new and undefined uses.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area. Lots in the Project shall be consistent with the table below:

A)	MINIMUM LOT SIZE:	40' to 49.99'	50' to 59.99'	60'+
	1) Min. Lot Area:	4,400 to 5,300 S.F.	5,500 to 6,600 S.F.	7,200+ S.F.
	2) Min. Lot Frontage:	40'; 50' corner	50'; 60' corner	60'; 70' corner
	3) Min. Lot Depth:	110 ft.	110 ft.	120 ft.
B)	Building Placement & Size			
	1) Max. Impervious Cover:	75%	75%	75%
	2) Min. Residential Unit Size:	1000 S.F. gfa ¹	1,200 S.F. gfa	1,500 S.F. gfa
	3) Max. Bldg. Height:	42' – 2 stories	42' – 2 stories	42' – 2 stories
C)	Building Setbacks:			
	1) Min. Front Yard:	15'	20'	20'
	2) Min. Garage Setback:	18'	25'	25'
	3) Min. Side Yard:	5'	5'	5'
	4) Min. Rear Yard:	10'	10'	10'
	5) Min. Street Side Yard:	15'	15'	15'
D)	Lot Type Ratio	15%-35%	45%-65%	15%-20%

Commented [KP6]: Unit Size was increased from 750 S.F. gfa from current PUD.

Commented [KP7]: Ratios added to provide certainty as to mixture of lot types.

3.1.2 Setbacks

Front setback lines along the street shall be varied to encourage a variation of street appearance. The front porches and second stories of residences may encroach into the front building setback a maximum of three (3') feet for lots with a 20 foot building setback line and eight (8) feet for lots with a twenty five (25') or greater front setback line. All other setbacks are set forth and shown in 3.1.1 above.

10' PUE's are prohibited on rear lot lines.

¹ Gross Floor Area in living space.

3.2 Architectural Standards

3.2.1 Design Guidelines

Building design within the PUD shall comply with the architectural design criteria outlined in the City of Hutto Unified Development Code (UDC) in place on November 21st, 2019 except as provided herein.

Commented [KP8]: Locks in architectural minimums, whereas current PUD is silent.

In addition to the requirements of the City UDC, the Owner has established an Architectural Control Committee for the project in order to maintain a comprehensive and complementary architectural style throughout the PUD area pursuant to the Declaration of Covenants, Conditions and Restrictions filed in the Williamson County Deed Records under document ID# 2021054908.

Commented [KP9]: Locked in declaration requirement to ensure quality is maintained, whereas current PUD does not reference.

3.2.2 All residential structures shall be a minimum of 50% masonry such as native stone, rock, stucco, or brick.

Commented [KP10]: List of masonry requirements made more explicit and comprehensive.

3.2.3 Chapter 4; 10.406.4.4.5 of the UDC is hereby modified for the Project to read as follows:

“Front-loading garage doors may comprise no more than 55% of the total length of the front facade of a multiple household residential buildings front facade.”

3.2.4 Chapter 4; 10.406.3.3.1 of the UDC is hereby modified for the Project to read as follows:

“A front-loading garage door may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall, except that a house that is on a lot less than 41’ in width at build line may protrude no more than 15’ ft. from the longest front wall.”

Commented [KP11]: This resolves the primary issue where the current PUD inadvertently left this out. The quality of houses that meet this requirement is high, and variation in elevations from lot to lot ensure a varied and interesting streetscape.

3.3 Landscaping

3.3.1 General Standards

3.3.1.1 A minimum of two (2) trees shall be planted within the front yard area. Street trees shall be planted at intervals of 25-feet to 40-feet apart. Street trees shall have a minimum caliper size of 2-inches and shall be selected from the approved list in the UDC.

3.3.1.2 All areas of a platted lot, for which a Certificate of Occupancy has been issued, and which do not contain residential buildings, structures, parking,

sidewalks, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. Utility easements, not used for parking, will be landscaped consistent with other landscape areas where allowed by the respective utility company and shall be selected from the approved list in the UDC.

3.3.1.3 Along both sides of the Branson Pass within the Project trees shall be planted a maximum of 75 feet apart and shall be of the same species as listed above. Street trees shall have a minimum caliper size of 3-inches, measured 3' above final grade at the base of the tree.

3.3.1.4 Existing trees and vegetation should be left in their natural state to the greatest extent possible, in the sound discretion of the developer.

Commented [KP12]: New addition to preserve existing trees and vegetation throughout the project, which council has expressed an interest in.

3.3.1.5 There shall be a landscape area not less than five (5) feet in width to be left as vegetative and landscape area to enhance the Branson Pass corridor.

3.3.1.6 Areas within public right-of-way must be landscaped only in accordance with a plan and a license agreement reasonably approved by the City and Developer.

3.4 Streets

3.4.1 Street Design

The streets within the Project shall be constructed pursuant to City standards and shall conform to the design shown below. All right-of-way shown shall be dedicated to the public by recordation of the final plats for each approved section or phase or by separate instrument.

Right of Way Width:

Commented [KP13]: ROW widths are now consistent with plats and plans approved by City.

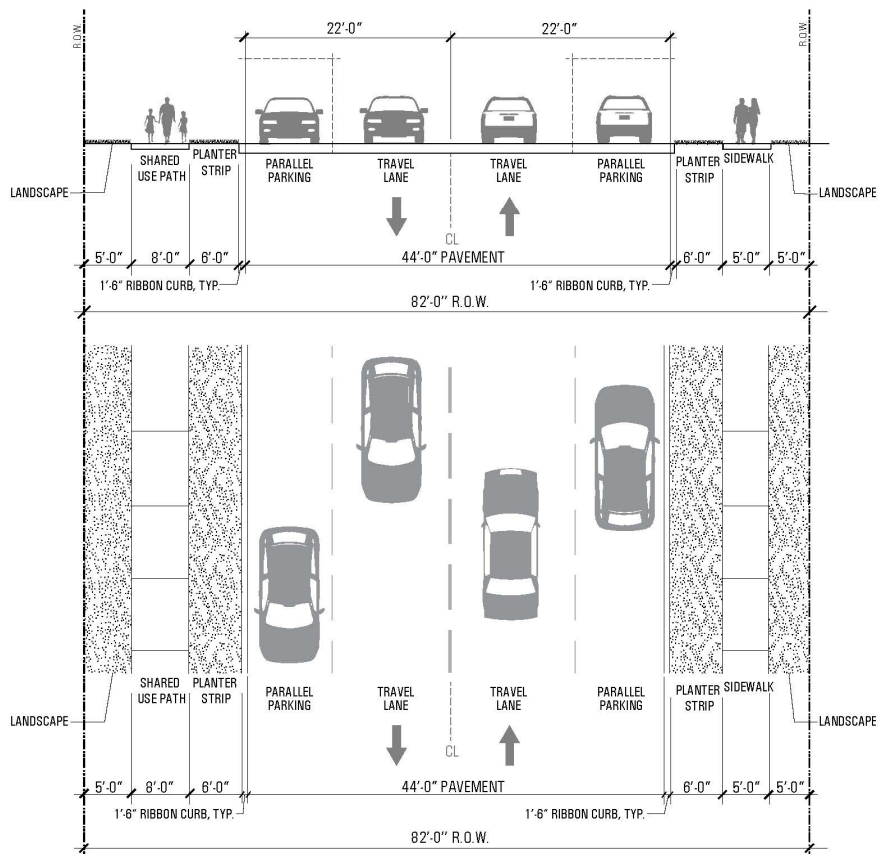
Residential Streets:	50'
Residential Collector Streets:	60'
Carl Stern Drive:	80'
Branson Pass:	80'

Pavement Width:

Residential Streets:	30' B-B ²
Residential Collector Streets:	40' B-B
Carl Stern Drive	44' B-B
Branson Pass	44' of asphalt paving (See Figure A)

² "B-B" - back of curb to back of curb for measuring the pavement width.

Figure A [Subject to update]



Note:
No parallel parking at intersections to provide for turn lane.
Alignment of shared use path and sidewalk may vary within landscape areas.
Street design may be modified as necessary during final design.



exhibit A
cottonwood
creek PUD

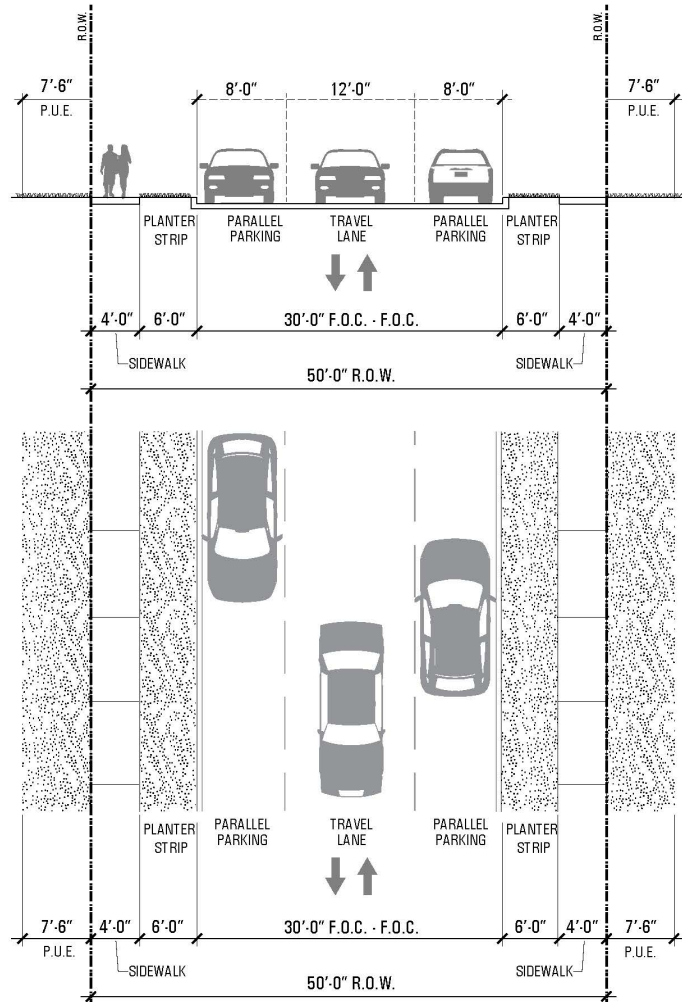
branson pass -
typical 82' R.O.W.
street section

Hutto, Texas
09/12/19
Landscape

TBG
cottonwood creek PUD
Austin, Texas 78701
09/12/19
landscape.com

The information shown is based on
the most information available and is
subject to change without notice.

not to scale



Note:
Street design may be modified as
necessary during final design.



exhibit B
cottonwood
creek PUD

local residential-
typical 50' R.O.W.
street section

Ratio: 1/8" = 1'-0"
8/8/2019
Larimer

TBG
2700 S. 10th St.
Suite 100
Boulder, CO 80501
(303) 441-1111
tbgsolutions.com

The information shown is based on
the best information available and is
subject to change without notice.

not to scale

3.4.2 Pavement Design

- 3.4.2.1 Streets, Drainage and Utility facilities serving this Project shall be designed in accordance with the City of Hutto design standards as of December, 2002, as amended.
- 3.4.2.2 The pavement design thickness shall be approved by the City Engineer upon the review of the recommendations of a Registered Professional Engineer qualified in the field of geotechnical engineering and pavement design.
- 3.4.2.3 A connection to Waterway Avenue from the Cross Creek Project shall be provided in the approximate location shown on the Land Use Plan attached as **Exhibit “C”**.
- 3.4.2.4 Sidewalks will be provided on both sides of all streets.
- 3.4.2.5 Each phase of the Project, as identified on the Land Use Plan, shall have two immediate points of access.
- 3.4.2.6 15’ of additional ROW along CR 199 will be dedicated. In addition, sixty-eight (68) feet of additional ROW along CR 132 and the easternmost boundary line of the property will be dedicated; provided however the exact dimensions may be adjusted as necessary for alignment and topography and will be addressed in the final design of the roadway, but will be substantially 68’ of additional ROW.

3.5 Common Open Space / Parkland

3.5.1 Common Open Space

Notwithstanding any provisions in the City Code to the contrary, it is agreed that the parkland dedication requirements for the Property shall be met in full by providing the following:

The developer agrees to offer for dedication a minimum of 80 acres of land along and adjacent to the portion of Cottonwood Creek located within the Property to the City. The Developer shall additionally designate approximately 8 acres of land from the offered 83 acres for the purposes of multi-purpose fields.

The surface area contained within pipeline and other easements, which are left in a vegetative state, and shall be counted towards open space requirements.

Commented [KP14]: Open space requirement now consistent with Amended and Restated Development Agreement.

3.6 Underground Utility Services

- 3.6.1** All subdivision utility lines installed must be underground to connection points, except for those providing temporary service, to the extent the underground lines can be provided by the utility service provider.

3.7 Walls and Fencing

3.7.1 Required walls

There shall be a minimum six (6') foot high fence along the rear lot lines of all residential lots that back up to the portion of Branson Pass shown within the Property. Where required in this section, fencing along Branson Pass shall be constructed of masonry or wrought iron with stone or brick columns. All columns shall be set in concrete to ensure a sturdy and durable fence and shall be located every 50 feet. Fencing in yards other than street yards shall be constructed of wood, woodcrete, masonry or wrought iron. All fence posts shall be either masonry, rust resistant steel, treated wood or similar material set in concrete. The finished side of all perimeter fencing shall face the street.

3.8 Subdivision Regulations

3.8.1 Subdivision Regulation Modifications

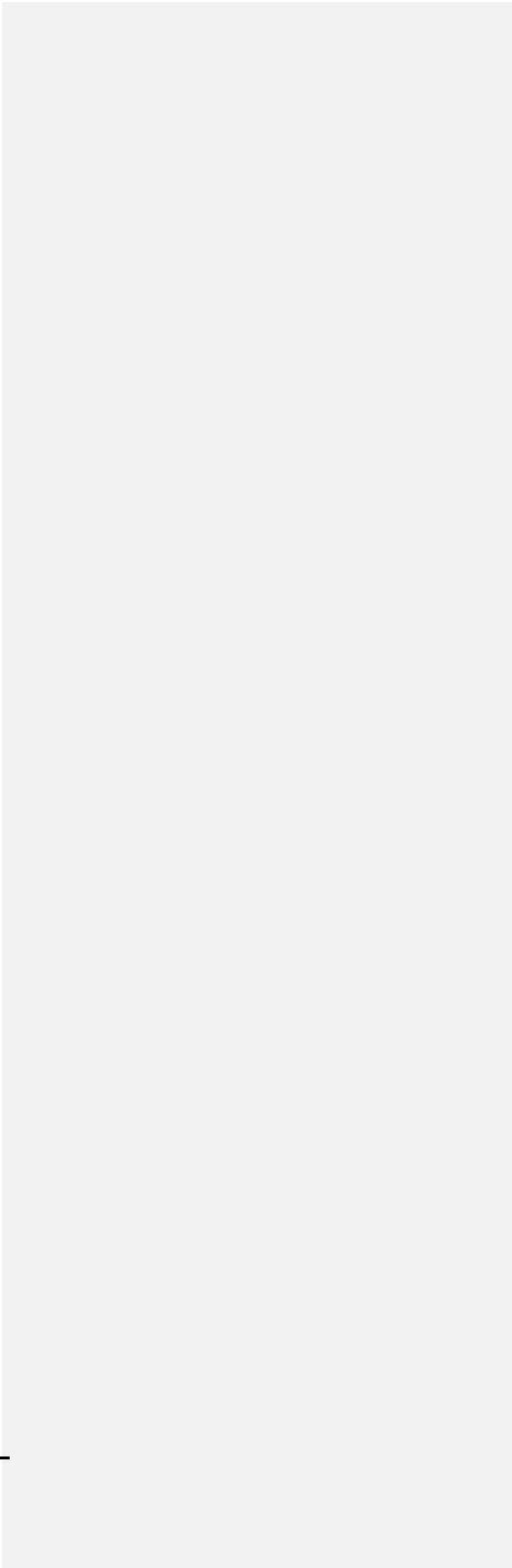
The following modifications are made to the City of Hutto Codes of Ordinances, Chapter 6, Section 10.613:

- 3.8.1.1 Street stub-outs, intended for future connection, are considered as links in the connectivity index calculations.
- 3.8.1.2 Block lengths must be no more than 1900', except along major arterials, common open space lots, and parkland.

4. Exhibits

Legal Description – Exhibit A
Land Use Plan-Exhibit B

Exhibit A – Legal Description



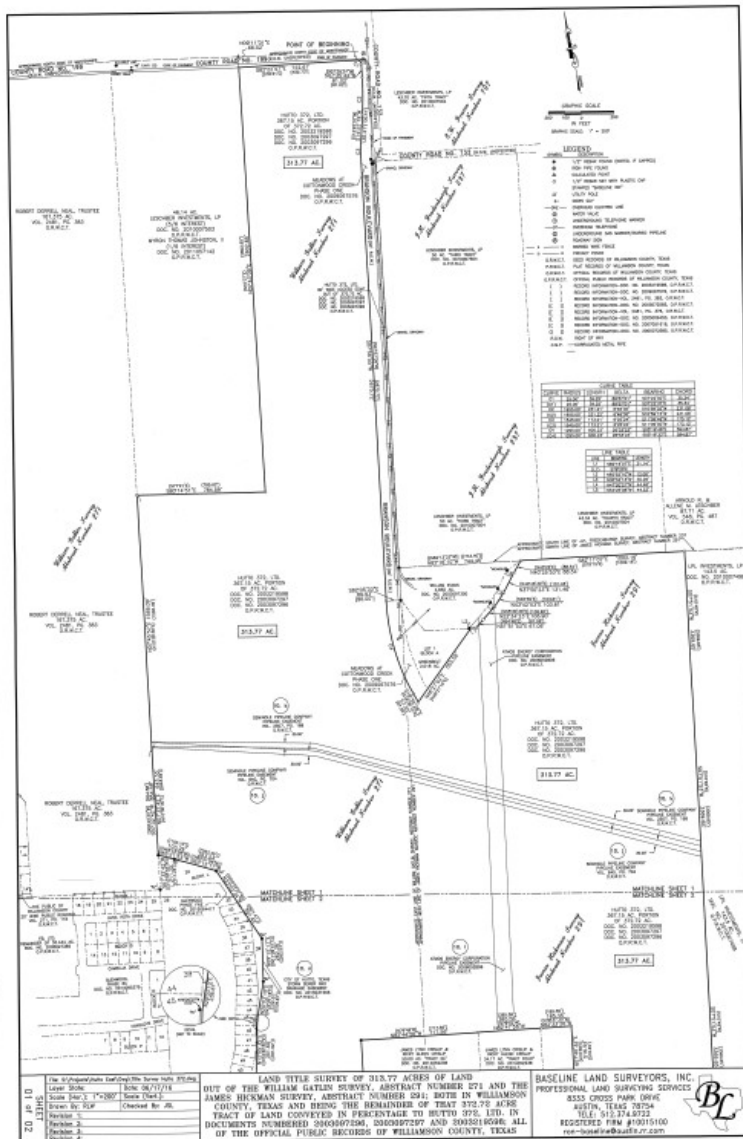




Exhibit B – Land Use Plan

Yvette Glover

From: Heather Held [REDACTED]
Sent: Tuesday, May 18, 2021 9:42 AM
To: Planning
Subject: In favor vote - Cottonwood Creek Amendment #4

Hello,

Case name: Cottonwood Creek Planned Unit Development (PUD) Amendment #4
Public hearing date: planning and zoning, 6/1/21 and city council 6/17/21
My name: Heather E. Held
Address: 1011 Corolla Ct, Hutto, TX 78634

I am in favor of the proposed amendment.

Thanks,
Heather

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Yvette Glover

From: Chavala Merit [REDACTED]
Sent: Sunday, May 16, 2021 8:27 PM
To: Planning
Subject: Cottonwood Creek PUD Amendment #4

Hello,

This email is in regards to the Cottonwood Creek PUD Amendment #4, which will be heard by P&Z on June 1st, 2021, and by City Council on June 17th, 2021.

My name and address are as follows-
Havala Merit
708 Luna Vista Dr
Hutto, TX, 78634

As a resident who resides within 600ft of this development, I would like to chime in. I do not have an opposition to the development or the types of architecture that it will contain. As has always been my issue, I would like a commitment that the creek and treeline will remain intact. The developer had stated previously that the treeline and the creek would remain the same, and I wanted to reaffirm that this is still true. Anything taking down that treeline or interfering with the creek would be a disaster and that would directly impact the value of my home.

Addressing these concerns with the neighbors in the Glenwood development across the creek would greatly reduce tensions and fears about the Cottonwood Creek Development within the community.

Thank you,
Havala Merit
[REDACTED]

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: JUNE 1, 2021
CITY COUNCIL ON: JUNE 17, 2021
MEETING LOCATION: 500 W. Live Oak St. – City Hall
MEETING TIME: 7:00 PM

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the proposed Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **Cottonwood Creek Planned Unit Development (PUD) Amendment #4**, 370.36 acres, more or less, of land, located on CR 199.

The purpose of the proposed amendment is to more explicitly describe the range of housing types within the project and the architectural standards and update building size/dimension/layout regulations

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak, Hutto, TX 78634.
2. Email your response to: planning@huttotx.gov Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **Cottonwood Creek Planned Unit Development (PUD) Amendment #4**, 370.36 acres, more or less, of land, located on CR 199.

Name:

Robin Cavender

Address:

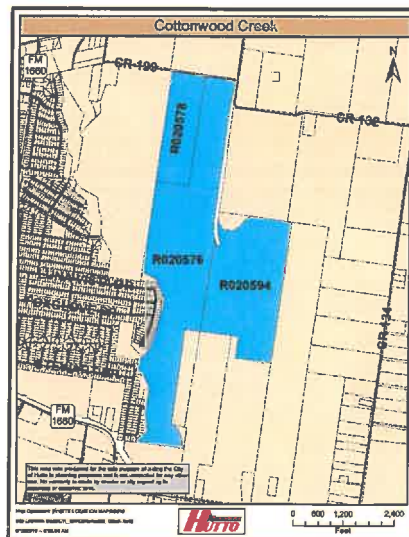
713 Luna Vista Dr. Hutto TX 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014, Edition, as amended), Chapter 16, Article 16.02 Unified Development (UDC) Chapter 2, Sections 10.203, Development Review Process and 10.204.2 Effective Date and Expiration, repealing conflicting ordinances and resolutions and establishing an effective date.

Meeting: Tuesday, June 1, 2021

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Staff is proposing a Unified Development Code text amendment to conform to the charter amendment that was voted on in the May 2021 election giving final platting approval authority to the Planning and Zoning Commission.

SUMMARY OF REQUEST:

See attached for the proposed UDC text amendment.

STAFF REVIEW:

Staff recommends the Planning and Zoning Commission recommend approval of the proposed UDC amendment to City Council.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

This amendment would give the Planning and Zoning Commission final approval authority on all subdivision plats per the Hutto Charter amendment that was voted on and passed in May 2021.

ATTACHMENTS:

1. UDC 26

10.203 Development review process

10.203.1 Applicability

This section applies in the following areas.

Process	City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Amended plat	Yes	Yes	Yes	Yes
Annexation	No	No	No	Yes
Building permit and certificate of occupancy	Yes	Yes	Yes	No: Williamson County
Certificate of appropriateness	Yes: historic district	Yes: historic district	Yes: historic district	No
Demolition permit	Yes	Yes	Yes	No: Williamson County
Major subdivision	Yes	Yes	Yes	Yes
Plan amendment	Yes	Yes	Yes	Yes
Plan amendment: future land use map	Yes	Yes	Yes	Yes
Planned unit development	Yes	No	Yes; OT-5C only	No
Plat vacation	Yes	Yes	Yes	Yes
Right-of-way construction permit	Yes	Yes	Yes	No
Right-of-way vacation	Yes	Yes	Yes	Yes
Short form subdivision	Yes	Yes	Yes	Yes
Sign permit	Yes	Yes	Yes	Yes
Site plan review	Yes	Yes	Yes	No
Site plan: initial	Yes	Yes	Yes	No
Special exception	Yes	No: see Chapter 5	No: see Chapter 5	No
Street name change	Yes	Yes	Yes	Yes
UDC amendment	n/a	n/a	n/a	n/a
Variance	Yes	Yes	Yes	Yes: subdivisions
Zoning map amendment	Yes	Yes	Yes	No

The following is a general review structure for this Section:

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
Administrative interpretation	Issued	Issued	Issued				A ***
Amended plat	RV/D	RV *			R D	D	
Annexation	RV †					D	
Appeals: all						Bldg codes, CoA, Sign variance	Administrative decision and interpretations
Building code interpretation			RV/D			A	
Building plan review–residential/commercial: new construction			RV/D				
Building plan review–residential/commercial: Remodel			RV/D				
Building plan review–residential/commercial: Repair			RV/D				

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
Building plan review– residential/commercial: Addition			RV/D				
Building permit – residential/commercial: new construction (incl. inspections)			I/D				
Building permit – residential/commercial: remodel (incl. inspections)			I/D				
Building permit – residential/commercial: repair (incl. inspections)			I/D				
Building permit – residential/commercial: addition (incl. inspections)			I/D				
Certificate of appropriateness	RV		RV	D		A	
Certificate of occupancy/tenant change			I/D				
Comprehensive plan amendment	RV	RV		R††	R	D	
Comprehensive plan land use map amendment	RV				R	D	
Conditional certificate of completion (commercial)			RV/I/D				
Delay request (waiver of rights) for plats	RV/D						
Demolition permit: residential/commercial			I/D	D **			
Development agreement	RV/D					D	
Development assessment (subdivision)	RV/D	RV					
Drainage easement vacation	RV	RV				D	
Hot tub/spa permit (incl. insp.)			D				
HUD code manufactured home permit			D				
HVAC permit			D				
Irrigation permit (incl. insp.)(landscape irrigation)			D				
Legal lot determination letter	D						
Major subdivision: prelim & final plat	RV	RV			RD	D	
Minor Modification – FBC zoning district	RV†††				R	D	
Minor Modification – OT zoning district	RV†††				D	A	
Minor (short form) subdivision: final plat	RV	RV			RD	D	
Move-in (modular structure) permit			D				
Plat Vacation	RV	RV			RD	D	
Public utility easement vacation (PUE)	RV	RV				D	
Recordation processing (final plat)	RV/D						
Right-of-way (ROW) construction permit		D					
Right-of-way (ROW) vacation	RV	RV				D	
Sign master plan	RV		RV		R	D	
Sign permit	RV		RV/D				
Site plan review (incl. inspections)	RV	RV	RV/D				
Form Based Code amendment	RV				R	D	
Specific use permit (incl. amendment)	RV		RV		R	D	
Street name change	RV					D	
Subdivision improvements		RV/I/D				Acceptance	

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
construction plan review & inspection							
Subdivision plat approval extension	D****	RV			R**** D****	D****	
Temporary job/construction trailer			D				
Temporary use permit			D	**			
Tree removal permit (protected trees)	RV		RV/D			D	
Variance (sign) – Sign	RV		RV		D	A	
Variance (zoning) – Site design	RV						D ***
Variance (zoning) – FBC and OT zoning districts	RV						D ***
Variance (subdivision) – Subdivision	RV				R-D	D	
Water heater permit			I/D				
Water softener permit			I/D				
UDC amendment	RV				R	D	
Zoning change request	RV				R	D	
Zoning change request – PUD	RV	RV			R	D	
Zoning change request – Form Based Code	RV	RV			R	D	
Zoning map amendment	RV				R	D	
Zoning verification letter	D						

A=Appeal D=Decision I=Inspection R=Recommendation RV=Review

* = If there are public improvements on site

** = If structure is within the 1911 historic district the HPC makes final decision

*** = Appeals to ZBA are made to District Court

**** = Planning Staff can administratively approve the first extension, second extension requires **City Council Planning and Zoning Commission** approval

† = Includes review for services by: City Engineer, Public Works, Police

†† = If amendment to Comprehensive Plan/GGP affects the Historic District

††† = See Section 10.203.9 for administrative approval requirements

10.203.2 Amended plat

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.2.1 Intent

An amended plat is required for error correction on a recorded plat, boundary changes between adjacent lots where no new lots would be created; and lot consolidation between two or more lots, where an entire plat will not be vacated.

10.203.2.2 Applicability

The amended plat process is used for the following in the city and its extraterritorial jurisdiction:

- Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.
- Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.
- Correct an error or omission on an approved plat.
- Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.
- Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

“Quitclaiming” land to adjacent property owners without approval through a formal subdivision review

process is prohibited.

10.203.2.3 Criteria

Amended plat requests are evaluated using all the following criteria:

- New lots will not be created.
- Resulting lots will meet the required minimum lot size and lot width of the underlying zoning district. If any lots are non-conforming because they do not meet lot size or width standards, the replat cannot increase the non-conformity.
- It will not create a non-conforming setback for any existing building.
- It is not intended to “cut away” a nonconforming use from adjacent lots to increase its lifespan.
- It will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area.
- Covenants or deed restrictions for the original lots must also apply to the resultant lots and be noted on the final plat.

10.203.2.4 Process

- Refer to development application.

10.203.2.5 Conditions

The Planning and Zoning Commission ~~and/or City Council~~ may impose conditions on an amended plat.

10.203.3 Annexation

10.203.3.1 Intent

All land in Hutto’s current or future extraterritorial jurisdiction area should eventually become part of the city, so it can more effectively guide growth and regulate the quality of the built environment.

10.203.3.2 Applicability

The annexation process is used to annex unincorporated land into the city.

10.203.3.3 Criteria

Annexation and initial zoning requests are evaluated using all the following criteria:

- The request is consistent with community, neighborhood and other applicable land use and development plans.
- The property is in the extraterritorial jurisdiction (ETJ).
- The property does not have any Unified Development Code or Williamson County code violations.
- The annexation request conforms to state law.

10.203.3.4 Process

Refer to development application.

10.203.3.5 Conditions

- Development Services staff, and/or City Council may impose conditions on an annexation request, to ensure conformance to this code and any community, neighborhood and other applicable land use and development plans.
- A building permit cannot be issued for recently annexed land until initial city zoning is established.
- Initial zoning is established through a zoning map amendment (rezoning), which must be processed at the same time as the annexation request. Initial zoning must conform to the comprehensive plan. Standard rezoning fees will apply.

10.203.4 Building permit and certificate of occupancy

10.203.4.1 Purpose

A building permit is needed when an owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge,

alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the IFC or ICC or to cause any such work to be done.

10.203.4.2 Applicability

A building permit application is required for any construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, and maintenance of buildings or structure except:

- Movable cases, counters, and partitions, not over 5 feet 9 inches (1,753 mm) in height.
- Painting, papering, and similar finish work.
- Temporary motion picture, television, and theater stage sets and scenery.
- Play equipment accessory to residential use, including swing sets, jungle gyms, slides and trampolines.
- Antennas and/or their supporting structures other than buildings accessory to residential use, at least 10 ft. high and below the maximum building height in the underlying zoning district.
- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 sq. ft.
- Fences ~~not~~ over 6 ft. (1,829 mm) high.
- Oil derricks.
- Retaining walls that are not over 4 ft. (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
- Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.
- Sidewalks and driveways not more than 30 in. (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
- Prefabricated swimming pools accessory to a group R-3 occupancy that are less than 24 in. (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Window awnings supported by an exterior wall that do not project more than 54 in. (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

Building permit applications are also required for change of use, occupancy, tenancy, ownership or name of business for a non-residential building or tenant space.

10.203.4.3 Criteria

Building permit requests are evaluated using all the following criteria:

- The project conforms to this code, the Building Code, the Fire Code, and other applicable regulations.
- The parcel does not have any violations of this code or other applicable city or state regulations.
- A site plan was approved for the project, if applicable.
- The site is a legally platted building lot, unless site is on a lot located in the 1911 Historic District and has not been altered since the 1911 Historic District was created.

The Development Services Department may accept applications for building permits for individual lots in approved subdivisions as follows:

Footings and foundation permits for new construction will be accepted only after the following have occurred:

- Final grading of drainage easements and the installation of the stormwater drainage system is complete, and the city engineer has inspected and approved the grading and installation; and
- Construction of the street subgrade and installation of the aggregate base course, or other all-weather surface, for the street serving the project is completed and inspected and approved by the city or county engineer, and acceptable density tests for subgrade and utility trenches are submitted to and approved by the city engineer.

- Street signs are properly installed at intersections.

Full building permits for new construction will be accepted only after the following have occurred:

- Street surfacing at least through aggregate base course or plant mix bituminous base application is complete; the city engineer has inspected and approved the surfacing and density tests for applied material.
- Public water and sewer systems are completely constructed, and evidence of acceptance by the appropriate water, sewer and fire protection providers is submitted to the city engineer.

Building permits will not be issued for proposals violating proposed amendments to this code (text or maps) pending before the Commission, from time of first public notice until final disposition, up to six months from first public notice.

A building permit will not be accepted for processing on property with a valid application pending for review of a variance, special exception, rezoning, subdivision, or general development plan.

A building permit will not be approved on property with an outstanding property maintenance violation, zoning violation, or other code violation unless the permit is to remedy the violation.

10.203.4.4 Process

- Refer to development application.

10.203.4.5 Conditions

A building permit shall become invalid unless work has commenced within 180 days from issuance date, or if a CO is not issued within 2 years from the issuance date.

10.203.5 Certificate of appropriateness

Historic preservation standards are detailed in Chapter 7 (Historic preservation).

A building permit must still be obtained for projects authorized by a certificate of appropriateness.

10.203.5.1 Purpose

A certificate of appropriateness is required for certain types of alterations and changes to historic structures and sites, to help ensure historic preservation goals and objectives are being met.

10.203.5.2 Applicability

A certificate of appropriateness is required for the following changes to the exterior of a structure with designated or pending historic designation:

- Visible change to the exterior of a designated contributing structure.
- Addition to a designated contributing structure in a historic district.
- Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.
- Construction of a new, detached structure in a historic district.

Work not involving a change to material, configuration, dimension, or outward appearance will be considered in-kind repair and does not require a certificate of appropriateness.

Exceptions

The following changes do not require a certificate of appropriateness.

- Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing

materials, will be considered in-kind repair and does not require a certificate of appropriateness.

- Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.203.5.3 Criteria

Certificate of appropriateness requests are evaluated using all the following criteria:

- The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this code. The use will require minimal change to the defining characteristics of the structure, property, site and environment.
- The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided.
- The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or property.
- Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved.
- Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence.
- Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible.
- New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment.
- New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future.
- New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district.

10.203.5.4 Process

- Refer to development application.

10.203.5.5 Approval conditions

The Historic Preservation Commission and/or City Council may impose conditions on a general development plan.

10.203.6 Demolition permit

10.203.6.1 Intent

Development Services staff will review demolition permits to ensure work will take place according to applicable rules.

10.203.6.2 Applicability

A demolition permit is required to tear down any structure.

10.203.6.3 Criteria

Demolition permit requests are evaluated using the following criteria:

- The structure or site is not designated as a historic structure by any government agency. If it is designated, it must be shown the building cannot be saved, and the demolition was authorized subject to federal, state, county or local agency processes and rules.
- The structure or site must be reviewed by the fire department for compliance with FireCode requirements.

10.203.6.4 Process

- Refer to development application.

10.203.6.5 Conditions

- Development Services staff must inspect the site before demolition starts. Utilities must be disconnected and properly capped, meter sizes notated, with utility company verification given.
- Demolition of buildings shall follow and be regulated by the Texas Asbestos Health Protection Act (TAHPA) EXCEPT single family dwelling or an apartment complex of 4 units or less that will continue to be used as a residence or apartment complex of 4 or less units.
- Hazardous materials (including asbestos) must be removed and disposed of properly. TCEQ notification is required if excessive amounts of asbestos are removed.
- Fugitive dust mitigation is required at demolition sites.
- Debris must be removed from the site and recycled or disposed at a landfill.
- A demolition permit is valid for 90 days from the time of approval. Demolition must take place over a 30 day period, or 90 days for “green demolition” where the building is carefully deconstructed and the bulk of materials are recycled and/or reused.

10.203.7 Form Based Code (FBC)

10.203.7.1 Form Based Code Zoning Structure

The following plans establish the structure within which the details of the Form Based Code Zoning District are calibrated to a specific development. The Form Based Code Zoning District shall be composed of Transect Zones from the most undeveloped, natural zone (T-1) to the highest intensity mixed use zones (T-5). Section 10.1002.1 provides a general description of the Transect Zones’ intended character and intensity.

10.203.7.1.1 Zoning Change Application and Transect Framework Plan (TFP) - In conjunction with an application for zoning change (per Section 10.203.25), a Transect Framework Plan shall also be submitted. The TFP shall establish the general allocation of Transect Zones, major street network, and major open space network in addition to establishing the Transect Zone Development Standards per Section 10.203.7.3.

10.203.7.1.2 Regulating Plan – Based on a previously approved Transect Framework Plan, a Regulating Plan shall be required for all or a portion of the area included in the Transect Framework Plan prior to, or submitted with, the Preliminary Plat application. The submittal requirements for a Regulating Plan are included in Section 10.203.7.3.

10.203.7.1.3 Site Plans and Plot Plans – Site plans (for non-single family residential) and Plot Plans (for single-family residential) shall be the lot and building level plans that shall be required for individual lots and/or buildings prior to building permit approval for all development. They shall meet the submittal standards in Section 10.203.7.3.

10.203.7.2 Authority for Approval

10.203.7.2.1 Transect Framework Plans and Transect Zone Development Standards may only be approved by City Council after recommendation by the Planning and Zoning Commission. The process for Zoning Change applications in Section 10.203.25 of the UDC shall be followed.

Modifications to adopted TFPs may also be processed in conjunction with Regulating Plan applications per Section 10.203.7.2.2 below.

10.203.7.2.2 Regulating Plans: maybe approved administratively as long as they are consistent with previously approved Transect Framework Plan and Transect Zone Development Standards. Minor modifications to approved TFPs per Table in Section 10.203.7.3.2.3 may also be approved administratively. Any Regulating Plans that are not consistent with previously approved TFPs or are over the minor modification threshold shall be processed as a revision to a TFP and may only be approved by City Council after a recommendation by the Planning and Zoning Commission. In considering such a request, the Planning and Zoning Commission and the City Council may use all the following criteria that may be applicable:

1. The extent to which the proposed modifications to street layout and/or transect zones impact adjoining properties with respect to continuity and adjacency predictability;
2. The overall purpose and intent of the Form Based Code District;
3. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
4. The extent to which the proposal provides public benefits such as usable civic and open spaces, trails, livable streets, housing choice, shared parking, and similar amenities; and
5. The extent to which the proposal does not hinder future opportunities for higher intensity development.

10.203.7.2.3 Site Plans: may be approved administratively as long as they are consistent with previously approved Regulating Plan, Transect Framework Plan and Transect Zone Development Standards. Minor modifications to approved Regulating Plans and TFPs per in Section 10.203.7.3.2.3 may also be approved administratively. Any Site Plans that are not consistent with previously approved Regulating Plans and TFPs or are over the minor modification threshold may only be considered as revisions to previously approved plans and shall be processed accordingly. In considering such a request, the Planning and Zoning Commission and the City Council may use all the following criteria that may be applicable:

1. The extent to which the proposed modifications to street layout and/or transect zones impact adjoining properties with respect to continuity and adjacency predictability;
2. The overall purpose and intent of the Form Based Code District;
3. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
4. The extent to which the proposal provides public benefits such as usable civic and open spaces, trails, livable streets, housing choice, shared parking, and similar amenities; and
5. The extent to which the proposal does not hinder future opportunities for higher intensity development.

10.203.7.3 Application Requirements

This section shall establish the application requirements for Transect Framework Plans and Transect Zone Development Standards, Regulating Plans, and Site Plans.

10.203.7.3.1 Transect Framework Plans Requirements:

10.203.7.3.1.1. Minimum Acreage Required: The minimum acreage required for any new Form Based Code District Transect Framework Plan shall be 50 acres. There shall be no limitation on acreage added to previously approved Form Based Code Districts.

10.203.7.3.1.2. In addition to any information required with a zoning change application, the Transect Framework Plan shall include the following information:

1. Location map of the property with major roadways and adjoining neighborhoods;
2. General location of neighborhood units shown in ¼ mi. radius pedestrian zones;
3. A conceptual level plan for the Form Based Code neighborhood proposed which depicts general location of transect zones to be included within the framework plan and/or neighborhood unit and any transitions to adjoining neighborhoods and roadway corridors. This concept plan shall meet the standards in the Neighborhood Organizing Principles, Section 10.502.1;
4. General location of land uses to be accommodated within the development including mix and density/intensity by transect zone or neighborhood unit;
5. General location of major roadway network within the Form Based Code district including connections to existing roadway network, possibly connections to the city's future roadway network (Mobility Plan) and adjoining undeveloped land;
6. Include a palette of proposed street types within the development with associated cross-sections and street classifications for the proposed TFP area (or for each transect zone) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix A-6 through A-13 Thoroughfare Assemblies, Institute of Transportation Engineers' Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections in lieu of the current street standards).
7. A conceptual level plan for the accommodation of multifunctional areas for open space, creek preservation, and stormwater drainage and detention for the Form Based Code District in addition to water, sewer infrastructure and general location of major open space such preservation of environmentally sensitive areas or farmland conservation areas;
8. Any other information that illustrates the general design direction of the Form Based Code District.

10.203.7.3.1.3. The Transect Framework Plan shall be accompanied by the Transect Zone Development Standards. The Transect Zone Development Standards shall specify all required standards for all the major elements of the development per Section 10.502.1 Neighborhood Organizing Principles.

10.203.7.3.2 Regulating Plan Requirements:

10.203.7.3.2.1 The minimum area to be included in a Regulating Plan shall be a minimum of 20 acres. There shall be no limitation on acreage added to previously approved Regulating Plans.

10.203.7.3.2.2 The Regulating Plan shall specify the following elements and meet the Transect Zone development standards established with the Transect Framework Plan:

1. Transect zone allocation (acreage and percentage)
2. Lot and block layout
3. 'A' and 'B' Grid designations
4. Street layout and specifications (cross sections and streetscape)
5. Open space locations and types
6. Special Requirements (retail frontages, vista terminus) and
7. Any minor modifications to the approved Transect Framework Plan

10.203.7.3.2.3 A Regulating Plan application may be submitted in lieu of a Transect Framework Plan at the time of Zoning Change application if the Regulating Plan includes all the information

required with a Transect Framework Plan. It may be submitted in conjunction with a Preliminary Plat. The Regulating Plan application shall include the following information:

1. Demonstrate compliance with the approved Transect Framework Plan, purpose, intent, and development standards of the Form Based Code District;
2. Include exhibits meeting all the standards of the Form Based Code District and approved TFP include the following:
 - a. Delineation of the Transect Zones per the adopted TFP (including any modifications to adopted TFP elements);
 - b. The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;
 - c. the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;
 - d. 'A' and 'B' Grid frontages based on the standards in the approved TFP;
 - e. A detailed plan for the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the overall area included in the Regulating Plan;
 - f. the location and area of retail, office, residential (including type of residential uses), civic, and open space uses;
 - g. the approximate shape, size, and placement of buildings;
 - h. the general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas; and
 - i. any minor modifications to adopted TFP elements per table below

Minor Modifications Table		
<i>Transect Framework Plan Element</i>	<i>Extent of Minor Modification Permitted</i>	<i>Criteria</i>
a. Area/boundary of a Transect Zone	Area/boundary of a specific Transect Zone may be adjusted 15% or less of what was established in the TFP.	i. Shall not eliminate any required Transect Zone ii. Modified area shall be contiguous with the corresponding Transect zone that is changed. iii. Boundary modifications may be due to physical constraints on the property, or shifting of internal roadways or to better align with ownership boundaries.
b. Location of any Required Street	Location may be shifted no more than 150' in any direction	i. Shall maintain the connectivity intended by the Transect Framework Plan ii. Shall maintain the continuation and/or connectivity with any existing streets or driveways, where possible iii. Shall be reviewed by the Director of Development Services or designee and the City Engineer for compliance with i. and ii. above.
c. Area of any Required Civic/Open Space	May be reduced by no more than 10%	i. Shall not reduce the overall percentage of open space required in the development. ii. Area may be adjusted to accommodate shifting of any new

Minor Modifications Table		
<i>Transect Framework Plan Element</i>	<i>Extent of Minor Modification Permitted</i>	<i>Criteria</i>
		Required Streets or any required easements only.

10.203.7.3.2.4 Include a Street Classification Master Plan with associated cross-sections and street classifications for the proposed Regulating Plan area per the palette of thoroughfare and street assemblies approved with the TFP.

10.203.7.3.2.5 Include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:

1. A statement of the purpose and intent of the proposed development's consistency with the vision of the Form Based Code District, approved TFP and its Transect Zones;
2. A description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with any recommendations of the adopted elements of the Comprehensive Plan;
3. Any special standards for signage in the form of a Master Sign Plan application that provides a design palette addressing the location, size, type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Chapter 4 of the UDC;
4. Statistical information including:
 - a. gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
 - b. the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;
 - c. the amount of land devoted to retail, office, industrial, residential, and civic uses, both in acres and as a percentage of the gross acreage of the site;
 - d. a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;
 - e. a daily and peak hour trip generation and directional distribution report by use, unless the City Engineer finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
 - f. the maximum allowable building coverage and height; and
 - g. the minimum and maximum building setbacks for all transect zones included in the Regulating Plan.

10.203.7.3.2.6 Compliance with Neighborhood Organizing Principles and all development standards adopted with the TFP.

10.203.7.3.2.7 Building design and general architectural design standards that meet Sections of this District in terms of specifying general materials and configurations permitted for facades, roofs, and openings.

10.203.7.3.2.8 Special Requirements identified in Section 10.502.1.4 if applicable.

10.203.7.3.2.9 A landscape plan that includes the design for streetscapes and civic/open spaces types.

10.203.7.3.2.10 a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:

1. The proposed order of construction by section delineated on the Regulating Plan;
2. The proposed schedule for construction of improvements to open space areas; and
3. The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

10.203.7.3.3 Site Plan Requirements: A Site Plan meeting the requirements of this District, approved TFP and Regulating Plan shall be approved prior to building permit issuance for all non single-family residential development within the District. Applications for Site Plans shall meet the submittal requirements in Section 10.203.19 in addition to the standards in this District.

10.203.7.3.3.1. The Planning Director or designee may approve minor changes to a previously approved Regulating Plan or Site Plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Development Services or designee and processed per the standards established in this District. The Director of Development Services or designee shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:

1. Whether the proposed change substantially alters the arrangement of component transect zones, buildings or changes the use of building space designated on the Regulating Plan;
2. Whether there is an increase in the number of residential dwelling units beyond the threshold established in the approved TFP or Regulating Plan;
3. Whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
4. Whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

10.203.7.3.4 Plot Plan Requirements: All single-family development shall refer to the development application.

10.203.8 Major subdivision (requiring both preliminary and final plat)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.8.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements such as streets will be required.

10.203.8.2 Applicability

The major subdivision process is used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision (minor subdivision) process in Section 10.203.17. A Subdivision Plat is required under Section 212.004 of the Texas Local Government Code.

10.203.8.3 Criteria

Major subdivision requests are evaluated using all the following criteria:

- The newly created parcels will meet minimum lot size standards. For uses with a significant public benefit, such as a fire station, ~~City Council~~ Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

- The newly created parcels meet minimum access standards.
- The subdivision does not “cut away” a non-conforming use from an adjacent lot to increase its lifespan.
- The subdivision is compatible with existing and permitted land uses in the surrounding area.
- The subdivision preserves and/or enhances the character of Hutto.
- A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.203.8.4 Process

Refer to development application.

10.203.8.5 Conditions

The Planning and Zoning Commission ~~and/or City Council~~ may impose conditions on a major subdivision.

10.203.8.6 Extension

The Planning Department may grant a 1-year extension on the plat expiration. After the first extension, the Planning and Zoning Commission ~~and City Council~~ may grant up a second 1-year extension of the expiration date for major subdivisions.

10.203.9 Minor Modification

10.203.9.1 FBC Form Based Code

Minor Modification requirements are detailed above in section 10.203.7.3.2.3

10.203.9.2 OT Old Town

10.203.9.2.1 Definition

A minor modification shall be a small modification to any established standard that still meets the purpose and intent of the District but is needed to address a site specific condition or context.

10.203.9.2.2 Approval Authority

10.203.9.2.1.1 Staff Approval: Any minor modification that is 10% or less of a numerical standard shall be reviewed and approved by the Planning Director or designee.

10.203.9.2.1.2 Planning and Zoning Commission Approval: All other types of minor modifications, such as use, shall be considered by the Planning and Zoning Commission (PZ) subject to the criteria below. PZ may impose conditions on a minor modification.

Minor Modification Criteria (shall meet all the criteria below):

- The proposed use will not generate traffic levels that are higher than the adjacent roadways are designed for;
- The proposed use will not disturb nearby uses with excessive noise, lighting, or obnoxious odors;
- For new construction and redevelopment, the densities proposed and scale of the building will not conflict with that of the surrounding area;
- The proposed building and use meets the Purpose and Intent of this District, the Old Town Hutto Master Plan, and Building Design and Architectural Standards, and other adopted city policies;

- Where applicable, a Certificate of Appropriateness has been approved or is being considered by the Historic Preservation Commission.

10.203.9.2.3 If the minor modification is specific to use, its approval does not run with the land and expires at the end of the approved use.

10.203.9.2.4 Appeals: All appeals to a determination made on a minor modification request by Development Services or PZ shall be made to the City Council.

10.203.9.2.5 Revocation for Minor Modifications: A minor modification for a use may be revoked if it is found the use violates the conditions imposed by PZ.

10.203.9.2.6 Minor Modifications over 10% of a numerical development standard, shall be processed as Variances per Section 10.203.24 of the UDC.

10.203.10 Old Town (OT)

10.203.10.1 Components of the Old Town Hutto District

The Old Town Hutto District shall be composed of the Old Town Hutto Regulating Plan and development standards as applicable.

10.203.10.2 The Regulating Plan

The Old Town Regulating Plan map (herein known as the Regulating Plan) is hereby adopted as the official zoning map for Old Town Hutto. Within any area subject to the approved Regulating Plan, this Section becomes the exclusive and mandatory regulation unless specified in this section. It shall establish the following development standards for all properties within the Regulating Plan:

10.203.10.2.1 Establishment of Old Town Transect Zones – The Old Town Hutto district is distinguished into different “Transect Zones”. Each Transect Zone is intended to create a distinct urban form based on the redevelopment vision in the Heart of Hutto Old Town Master Plan. Each Transect Zone shall establish use and building form standards including standards for building height, bulk, location, functional design, and parking. The Regulating Plan classifies all lots within Old Town Hutto into one of following six (6) Transect Zones per Section 10.1003.1.

10.203.10.2.2 Special Requirements – The Old Town Hutto Regulating Plan shall also establish the following Special Requirements:

10.203.10.2.1.1 ‘A’ and ‘B’ grid Streets: All Streets in Old Town shall be either designated as A-Grid or B-Grid Streets. Buildings along the A-Grid shall be held to the highest standard of this Section in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for allowing automobile-oriented standards.

10.203.10.2.1.2 Designations for Required and Recommended Commercial Frontage: Standards that either require or advise that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The glazing requirements for Shopfronts shall be established by the Old Town Architectural Design Standards in in Section 10.503.6, Building Design and Architectural Standards. Standards for Required Commercial Frontage shall be per Section 10.503.6.

10.203.10.2.1.3 Designations for Required and Recommended Terminated Vista locations: establishing the requirements for the building to be designed as a feature building as described in Section 10.503.6, Building Design and Architectural Standards.

10.203.10.3 Using this district

The following basic steps should be followed to determine the uses and development standards applicable on property within the Old Town Hutto District:

10.203.10.3.1 Locate the subject property on Old Town Hutto Regulating Plan.

10.203.10.3.2 Identify on the Regulating Plan:

1. The Transect Zone in which the property is located;
2. The Street Grid ('A' or 'B' Grid) designation along all street frontages of the property; and
3. Any required or recommended Special Requirements.

10.203.10.3.3 Review the Old Town Permitted Use Tables by Transect Zone as listed in Section 10.304 to determine allowed uses.

10.203.10.3.4 Examine the corresponding transect zone standards in the Building Form and Development Standards in Section 10.503 to determine the applicable standards.

10.203.10.3.5 Refer to Section 10.503 for Civic and Open Space Standards, Site Development Standards and Architectural and Building Design Standards, Street Design Standards, and Streetscape and Landscaping Standards. Refer to section and Section 10.401 for Old Town Sign Standards.

The above list provides the basic steps to be followed in order to determine the uses and development standards applicable on property within the Old Town Hutto District during Site Plan Review and during Building Permit Review.

The information in the sections listed above explain where the building will sit on the lot, the limits on its physical form, the range of uses, and the palette of materials that will cover it. For more specific dimensions and standards applicable to a particular property, consult with Planning Department Staff.

10.203.10.4 Development Review Process:

10.203.10.4.1 Site Plan Required: A Site Plan per Section 10.203.19 shall be required for all non single-family residential development within the Old Town district.

10.203.10.4.2 Site plan review process shall be per the standards in Section 10.203.19 of the UDC subject to standards for Minor Modifications Section 10.203.9.

10.203.10.4.3 Any alterations to historic structures shall meet the requirements in Chapter 7 and obtain a Certificate of Appropriateness per Section 10.704, as applicable.

10.203.10.4.4 Specific Use Permits shall be per standards in Section 10.203.21.

10.203.11 Plan amendment**10.203.11.1 Intent**

Community, neighborhood and other applicable land use and development plans and other plans are subject to change and revision, to reflect changing conditions in the city and region, good planning practice, and the vision of the city's leaders and citizens.

10.203.11.2 Applicability

A plan amendment is required to change, add to or delete any part of a community, neighborhood or other applicable land use and development plan adopted by the city. A plan amendment may be requested by a property owner or representative if it is more than 12 months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.203.11.3 Criteria

Plan amendments are evaluated using all the following criteria:

- The amendment is consistent with the comprehensive plan.
- The text, map or chart is in need of the amendment.
- The amendment is not contrary to the intent and purpose of the subject plan.
- The amendment is consistent with generally accepted principles of good planning practice.

10.203.11.4 Process

- Refer to development application.

10.203.12 Plan amendment – future land use map**10.203.12.1 Intent**

The future land use map designation for a parcel might not permit a use most appropriate for the site, given the goals of community, neighborhood and other applicable land use and development plans, and good land use practice, and is subject to change periodically.

10.203.12.2 Applicability

A future land use map amendment is required to consider a request to change the future land use designation of a parcel. The city may request a future land use map amendment at any time.

10.203.12.3 Criteria

- Future land use map amendments are evaluated using all the following criteria:
- The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.
- The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.
- There is enough physical and social infrastructure to serve the proposed future land use.
- The site and its conditions are suited for and appropriate to the proposed future land use.
- The proposed future land use does not threaten the public health, safety, and welfare.
- The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.
- The proposed future land use does not threaten scenic, natural or historic resources.
- The proposed future land use addresses a community need.
- The proposed future land use corrects a clerical or administrative error on the future land use map.
- The proposed future land use results in a logical and orderly development pattern.
- The proposed future land use is not merely intended to confer a benefit to the property owner.
- The site is a legal building lot.

10.203.12.4 Process

- Refer to development application.

10.203.12.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

10.203.13 Planned Unit Development (PUD)

10.203.13.1 Intent

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this code.

Applying Form Based Code to a parcel is preferred to the Planned Unit Development process.

10.203.13.2 Applicability

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD.

10.203.13.3 Criteria

- PUD plans and development standards are evaluated using all the following criteria:
- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

10.203.13.4 Process

- Refer to development application.

10.203.13.5 Approval conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on the PUD request.

10.203.13.6 Amendments

- Technical or engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original PUD approval.
- Changes to approved PUD plans that Development Services staff finds are not minor deviations, including changes to density, permitted use, provision of parks and open space, and imposed conditions, require a new application and approval through the PUD process.

10.203.14 Plat vacation

Subdivision standards are detailed in Chapter 5 (Subdivision standards).

10.203.14.1 Intent

Plat vacation provides for vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

10.203.14.2 Applicability

Subject to review criteria, the owner of all contiguous lots shown on a final plat of record in the city or its extraterritorial jurisdiction may request the lots be vacated resulting in a single, unplatted parcel.

10.203.14.3 Criteria

- Plat vacation requests are evaluated using all the following criteria:
- It will not leave any lots without adequate utility or drainage easements.
- It will not create a landlocked parcel, or vacate street rights-of-way or access easements needed to access other property.
- It will not inhibit the provision of adequate public facilities or services to other property.
- It is consistent with community, neighborhood and other applicable land use and development plans.
- The plat vacation is requested before improvements covered by guarantees are installed.

10.203.14.4 Process

- Refer to development application.

10.203.14.5 Conditions

The Planning and Zoning Commission ~~and/or City Council~~ may impose conditions on a plat vacation.

10.203.15 Right-of-way construction permit**10.203.15.1 Intent**

A right-of-way construction permit allows construction of certain improvements in the public right-of-way.

10.203.15.2 Applicability

A right-of-way construction permit is required for construction of improvements in the public right-of-way.

10.203.15.3 Criteria

- Right-of-way construction permit requests are evaluated using all the following criteria:
- Conformance to this code and applicable building codes and design standards.
- Proof of adequate insurance coverage and provision of a performance bond, as specified in the construction specifications of the city on the date when it is granted.
- Evidence the contractor who will perform the construction meets the standards of this subsection.
- The city engineer administers design and material standards for placement or replacement of pavements, curbs, gutters, sidewalks, inlets, water lines, wastewater lines or other public facility included in or disturbed by construction.

10.203.15.4 Process

- Refer to development application.

10.203.15.5 Conditions

- The city engineer may impose conditions on a right-of-way construction permit, including:
- Restrictions on construction timing that, in their opinion, are reasonable measures to protect the safety and convenience of the general public.
- Placement of traffic control devices that are, in their opinion, reasonable measures to protect the safety of the general public and of workers performing the construction.

An application for a public right-of-way construction permit may be denied for the following reasons, which are not subject to appeal:

- Contents of the application do not fulfill the standards outlined in this article and/or as prescribed in the city right-of-way construction policies and procedures as administered by the city engineer.
- Design and/or materials proposed for execution of the construction do not meet the City's design and construction standards.

10.203.16 Right-of-way and PUE vacation

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.16.1 Intent

A right-of-way or PUE vacation permits the vacation of rights-of-way and easements that are no longer needed.

10.203.16.2 Applicability

Subject to review criteria, City Council may grant a right-of-way or easement vacation for a right-of-way or easement of record over which the City has jurisdiction. Right-of-way vacation results in a new lot configuration, and also requires an amended plat.

10.203.16.3 Criteria

- Right-of-way and PUE vacation requests are evaluated using all the following criteria:
- Approval of the vacation request will not leave land adjoining the right-of-way or easement without an established public street or private access easement connecting the land with another established public street, or without utility or drainage services.
- Appropriate agencies were notified of the proposed vacation and none have objected.
- The right-of-way or easement will be divided equally between the lots on each side, unless it can be proved the entire right-of-way was originally taken from one parcel. In that case, the right-of-way or easement will be returned to that parcel. Property owners on each side of the right-of-way or easement may agree to divide the vacated right-of-way or easement differently but must sign deeds to transfer ownership after City Council approves the vacation.

10.203.16.4 Process

- Refer to development application.

10.203.16.5 Conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on a right-of-way or PUE vacation.
- A right-of-way vacation implies a change to the current and future land use maps of community, neighborhood and other applicable land use and development plans on the affected part of former right-of-way, with new land use designations assigned according to the rules used to interpret zoning district boundaries.

10.203.17 Short form subdivision (short form final plat, minor subdivision)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.17.1 Intent

A short form subdivision provides for timely review of proposed land division not discernibly impacting surrounding properties, environmental resources, city character or public facilities; and simple resubdivisions, lot splits, and the platting of existing development and of land proposed for site development where public improvements are not required.

10.203.17.2 Applicability

- The short form subdivision process is used for the following land divisions in the city and its extraterritorial jurisdiction:
- Division of an unplatted lot into up to four lots with no improvements that would be needed, with the condition that further subdivision must be approved through the major subdivision process.
- Division of existing legal uses with separate utilities, except nonconforming uses. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.
- Divisions of land for public utilities, open space, schools or other public uses.

10.203.17.3 Criteria

- Short form subdivision requests are evaluated using all the following criteria:
- No new public street will be necessary for each lot to access a public street.
- No off-site improvements to the city's infrastructure will be necessary (except division of land for public utilities, open space, schools or other public uses).
- No drainage improvements will be necessary.
- The newly created parcels will meet minimum lot size standards in the underlying zoning district. For uses resulting in a significant public benefit, ~~City Council~~ Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.
- The newly-created parcels meet minimum access standards.
- Approval will not result in impacts greater than those of existing uses. Impacts from increased traffic to a public use may be offset by the public benefit derived from the use.
- The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.

10.203.17.4 Process

- Refer to development application.

10.203.17.5 Conditions

The Planning and Zoning Commission ~~and/or City Council~~ may impose conditions on a short form subdivision.

10.203.14.6 Extension

The Planning and Zoning Commission ~~and City Council~~ may grant up to two 1-year extensions of the expiration date for short-form subdivisions.

10.203.18 Sign permit

Sign standards are detailed in Section 10.410.

10.203.18.1 Intent

A sign permit ensures signs conform to this code, and provides a record of signage built in the city.

10.203.18.2 Applicability

- Sign permits are required for the following types of signs in the city and extraterritorial jurisdiction:
- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 16 sq. ft.
- Temporary displays.
- Expansion to the face area or height, or change in the dimensions of an existing sign otherwise requiring a permit.
- Change in the location of an existing sign otherwise requiring a permit.
- Change in the logo, name or message displayed on an existing sign otherwise requiring a permit, except altering the copy on changeable copy faces.

Sign permits are not required for the following types of signs:

- Excepted signs listed in Section 10.410.4
- Window signs.

10.203.18.3 Review criteria

Sign permit applications are evaluated using all the following criteria:

- Proposed signage conforms to this code and other applicable codes, and the underlying approved site plan if applicable.
- The parcel does not have any Unified Development Code violations.
- The site is a legal building lot.

10.203.18.4 Process

- Refer to development application.

10.203.18.5 Conditions

A sign permit will not be issued for businesses or locations where any signs are displayed in violation of this ordinance, except to replace an illegal sign with a legal sign.

10.203.19 Site plan review

Site planning and architectural standards are detailed in Chapter 4 for conventional zoning districts and in Chapter 5 for the OT and FBC zoning districts..

10.203.19.1 Intent

Formal site plan review ensures proposed structures, modifications and uses conform to this code, compatible with nearby properties and consistent with the spirit of any applicable plans.

10.203.19.2 Applicability

Site plan review is required for:

- New manufactured housing outside of the MH district.
- Mobile home parks.
- Multiple household development in the MF district.
- New non-residential structures, or major additions to non-residential structures, unless noted.
- Freestanding wireless facilities unless noted.

- Utility substations.
- Development perimeter walls.
- Other uses designated as requiring site plan approval.

Formal site plan review is not required for:

- New single household and two household dwellings.
- Additions to single household and two household dwellings.
- Establishment of an initial site plan for an existing multi-household or non-residential use legally established without a site plan.
- Non-habitable structures with no significant external effects on surrounding properties.
- Attached wireless facilities unless noted.
- Other projects requiring a building permit, but do not require formal site plan approval.

10.203.19.3 Criteria

Site plan requests are evaluated using all the following criteria:

- *Consistency with Unified Development Code and applicable plans.* All aspects of the proposed development are consistent with this code and spirit of any applicable plans, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- *Aesthetics.* Architectural design, landscaping, and signage conform to this code and complements adjacent development.
- *Compatibility with surrounding uses.* The proposed development is compatible with the character of adjacent development uses (compatibility includes but is not limited to size, scale, mass, architectural design, landscaping, and external effects).
- *Impact on existing infrastructure and public improvements.* The proposed development does not adversely affect the city's existing infrastructure and public improvements, or that arrangements are made to mitigate impacts.
- *Internal efficiency of design.* The proposed design achieves internal efficiency for its residents and/or visitors, adequacy of recreation, public access, safety and other factors, including but not limited to storm drainage, sewer and water, grades, dust control and matters relating directly to public health and convenience.
- *Control of external effects.* The proposed development controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, features to prevent littering or accumulation of trash, and other factors affecting public health, welfare, safety and convenience.
- *Adequacy of traffic and circulation plans.* Designs and efficiency of the traffic plan, vehicular and pedestrian circulation, adequacy and convenience of parking, design of streets, and linkage of collector streets to the arterials street system are adequate.
- The site is a legal building lot.

10.203.19.4 Process

Refer to development application.

10.203.19.5 Conditions

Development Services staff or the Planning and Zoning Commission may impose conditions on a site plan, to ensure conformance to this code, and resolve existing violations.

10.203.19.6 Amendments

- Technical or engineering considerations may call for minor deviations from approved site plans. Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original site plan approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this code.
- Changes to approved site plans not considered minor require a new application and approval through the formal site plan review process.

- Changes to existing structures and sites lawfully established without a site plan require establishment of an initial site plan.

10.203.20 Site plan: initial

Site planning and architectural standards are detailed in Chapter 4 for conventional zoning districts and in Chapter 5 for the OT and FBC zoning districts..

10.203.20.1 Intent

An initial site plan establishes a site plan for a site lawfully developed without a site plan.

10.203.20.2 Applicability

An initial site plan is required when a proposed use is limited to existing structures lawfully constructed without a site plan, or when changes are proposed to structures and sites lawfully developed without a site plan.

10.203.20.3 Criteria

Initial site plan requests are evaluated using all the following criteria:

- The site must be consistent with this code, and meet the criteria for legal nonconforming uses and structures if applicable.
- The site does not have any Unified Development Code violations.
- The site is a legal building lot.

10.203.20.4 Process

Refer to development application.

10.203.20.5 Conditions

Development Services staff may impose conditions on an initial site plan, to ensure conformance to this code, and resolve existing violations.

10.203.20.6 Amendments

- Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this code.
- Changes to approved initial site plans not considered minor deviations require approval through the formal site plan process, requiring a new application.

10.203.21 Specific use permit

Permitted use and location standards are detailed in Chapter 3 (Land use standards).

10.203.21.1 Intent

Some land uses may be appropriate in a certain zoning district or essential for providing a public service, but they require special attention to find if they will have an adverse affect on the surrounding area. Uses permitted by specific use review are not uses by right, but uses that may be approved if the applicant shows the proposed use is appropriate at a certain location.

10.203.21.2 Applicability

Specific use permit approval is required for uses this code designates as considered subject to special review in a certain zoning district. Designation of a use as a specific use permit does not guarantee a request will be approved. Expansion of a previously approved specific use permit also requires specific use permit review and approval.

10.203.21.3 Criteria

Specific use permit requests are evaluated using all the following criteria:

- The proposed use conforms to this code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
- The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- The site is a legal building lot.

10.203.21.4 Process

- Refer to development application.

10.203.21.5 Conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.
- Specific use permit approval does not run with the land, and expires with the end of the approved use.

10.203.21.6 Amendments

- Technical or engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original specific use permit approval.
- Changes to approved specific use permits that Development Services staff finds are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through the specific use permit process, requiring a new application.

10.203.22 Street name change

Street naming standards are detailed in Chapter 6 (Subdivision standards).

10.203.22.1 Intent

Some street names may be confusing or inconvenient, or cannot reflect local history or values. The street name change process offers a way to update street names to improve public safety, or recognize people or events that played an important role in shaping local history.

10.203.22.2 Applicability

The street name change process is used to change the name of a public or private street.

10.203.22.3 Criteria

Street name change requests are evaluated using all the following criteria:

- The existing street name is confusing or inconvenient, or warrants change to acknowledge a person or event that played an important role in the city's history.
- The proposed street name does not duplicate or cause confusion with other street names in Williamson County and areas of Travis County in ten miles of the outer extent of the extraterritorial jurisdiction boundary.
- Williamson County 911 Addressing approved the proposed street name.

10.203.22.4 Process

- Refer to development application.

10.203.22.5 Conditions

The party initiating the street name request is responsible for the cost of changing street signs.

10.203.23 Unified Development Code amendment**10.203.23.1 Intent**

This code is subject to change, to stay in conformance to community, neighborhood and other applicable land use and development plans; good planning practice; and the vision of the city's leaders and citizens.

10.203.23.2 Applicability

- A Unified Development Code amendment is required to change, add or delete rules or language in this code.
- Addition of graphics, illustrations, photos and notes intended to describe and clarify concepts presented by this code does not require a formal amendment, unless they are referenced in the code body.

10.203.23.3 Criteria

Unified Development Code amendments are evaluated using all the following criteria:

- The text is in need of the amendment.
- The amendment is not contrary to the intent and purpose of the code.
- The amendment is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
- The amendment reflects good contemporary planning practice.
- The amendment is integrated into the organizational structure of the code.
- The amendment is not solely intended to benefit an individual property owner.

10.203.23.4 Process

Refer to development application.

10.203.24 Variance**10.203.24.1 Intent**

An exceptional condition on a parcel such as topography, shape or other physical properties may pose practical difficulty to its development. A property owner may request a variance to certain Unified Development Code standards, when there are exceptional practical difficulties or an unnecessary non-financial hardship in carrying out the strict application of a dimensional or numerical requirement.

10.203.24.2 Applicability

The Zoning Board of Adjustment may grant variances to numerical or dimensional standards in the land use standards and site design standards of this code, subject to review criteria in this subsection. The Zoning Board of Adjustment may also consider appeals of Development Services staff decisions or code interpretations. City Council may grant variances to numerical or dimensional standards in the subdivision standards of this code, subject to review criteria in this subsection.

10.203.24.3 Criteria

- A variance may be granted if all the following findings are made.
- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

- The following types of variances will not be considered.
- Requests to permit uses normally prohibited or not specifically permitted in a zoning district, development plan, or OT or FBC transect zone. A variance is not a substitute for a zone change, special exception approval, or UDC amendment.
- Requests to change the application of standards approved as conditions of an approved siteplan, subdivision, or development plan.
- Reasons that are not grounds for a variance include, but are not limited to, the following.
 - Personal and/or economic hardship.
 - Misrepresentation of property conditions or permitted uses by a seller or agent.
 - Errors made by a surveyor, contractor or builder.
 - Desire to increase visibility; or compensate for a poorly chosen, less trafficked, less accessible or less visible site.
 - Accommodation of corporate, franchise, personal or cultural standards, preferences, policy or tradition.
 - Lowering site development costs.
 - Increasing the profit, income or competitive advantage of the applicant.
 - Additional expense needed to comply with this code.
 - Longevity of residence or business operation in the city, or participation in local government, civic organizations, places of worship, or charitable groups.
 - Increase in property value or profit if a variance is approved, or decrease if denied.
 - Promise of an increase to the city tax base if a variance is granted.
 - Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied.

10.203.24.4 Process

Refer to development application.

10.203.24.5 Conditions

The Zoning Board of Adjustment may impose conditions on a variance.

Approved variances run with the land unless there are special approval conditions.

Variance approval does not set a precedent for future approval of similar variances.

The minor modification process used in the OT and FBC districts does not apply outside of transect zones.

10.203.25 Zoning map amendment (rezoning/zoning change/zoning change request)

Zoning standards are detailed in Chapter 3 (Land Use Standards).

10.203.25.1 Intent

The zoning designation for a parcel does not always permit the most appropriate use for the site. A property owner may request a zoning map amendment, to change the zoning designation of a parcel.

10.203.25.2 Applicability

A zoning map amendment is required to consider a request to change the zoning of a parcel. A zoning map amendment may be requested by a property owner or representative if it is more than 12 months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.203.25.3 Criteria

Zoning map amendment requests are evaluated using the following criteria:

- The proposed zoning is consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.
- The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.
- Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.
- The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.
- The proposed zoning corrects a clerical or administrative error on the zoning map.
- The proposed zoning results in a logical and orderly development pattern.
- The proposed zoning is not merely intended to confer an economic benefit to the property owner.
- The site is a legal building lot.

Rezoning of a small parcel, intended to confer a benefit to the property owner by permitting land uses not available to, and possibly incompatible with and detrimental to surrounding properties, is prohibited.

10.203.25.4 Process

- Refer to development application.

10.203.25.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a zoning map amendment. Conditional zoning or contract zoning, where the permitted land use for a lot is restricted to the use the rezoning was sought, is prohibited.

10.204 Vested development rights

10.204.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town Zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

10.204.2 Effective date and expiration

Vested development right establishment and expiration dates are as follows.

Process	Date Granted	Permit Expiration
Building permit	Date of complete application submittal	180 days
Certificate of appropriateness	Date of approval by Historic Preservation Commission	180 days
Final plat	Date of approval by City Council Planning and Zoning Commission	2 years, unless recorded, fiscal surety has been posted, and/or extension has been granted. 1 year extension allowed administratively, then Planning and Zoning Commission approval required.
Preliminary plat	Date of approval by City Council Planning and Zoning Commission	1 year, unless final plat has been filed and/or extension has been granted.

Process	Date Granted	Permit Expiration
Sign permit	Date of approval by Development Services Staff	180 days
Site plan	Date of approval by Development Services staff, or Planning and Zoning Commission if appealed	1 year
Specific use permit	Date of approval by City Council	1 year
Subdivision Improvements Construction Plan	Date of approval by City Council	1 year, unless fiscal surety has been posted.
Variance	Date of approval by Zoning Board of Adjustment	1 year

If there is an amendment to the approved development request, the approval date of the original development request is considered the effective date of vesting.

10.204.3 Minor administrative amendments

Minor administrative amendments to approved plans for a development request do not create vested development rights.

10.204.4 Conceptual plans

Conceptual site plans shown on an approved PUD plan or Form Based Code community scale plan, or for adjacent properties on a site plan, are considered non-binding and do not create vested development rights.

10.204.5 Nonconforming elements on plans

Elements shown on a site plan, approved PUD plan, or concept plan not conforming with the development regulations in effect when the plan was approved are considered non-binding and do not create vested development rights.

10.205 Internal review procedures

10.205.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town Zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

10.205.2 Submittal requirements

Refer to development applications.