



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, January 5, 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 www.huttotx.gov

Page

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Capital Improvement Committee on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on December 1, 2020

3 - 9

[Agenda Item Report - AIR-20-432 - Pdf](#)
[Planning and Zoning Commission - 01 Dec 2020 \(2\)](#)

- 4.2. Consideration and possible recommendation on the proposed Landing Final Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard. 10 - 15

[Agenda Item Report - AIR-20-433 - Pdf](#)

- 4.3. Consideration and possible recommendation of the proposed Hutto Highlands Section 2 Phase 2 Lot 7 Block R and 0.569 acre Tract Replat, 1.353 acres, more or less, of land, 1 amenity lot, located on Bluejack Way. 16 - 17

[Agenda Item Report - AIR-20-436 - Pdf](#)

- 4.4. Consideration and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.202 Definitions, amending the definition of 'Density, Net'. 18 - 20

[Agenda Item Report - AIR-20-451 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the January 5, 2021 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 December 31, 2020 at 3:00 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.

Planning and Zoning Commission
AGENDA ITEM REPORT



To:

Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on December 1, 2020

Meeting: Planning and Zoning Commission - 05 Jan 2021

Department: Development Services

Staff Contact: Ashby Grundman

ATTACHMENTS:

[Planning and Zoning Commission - 01 Dec 2020 \(2\)](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, December 1, 2020
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, December 1, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: Commissioner Randal Clark, Commissioner Richard Hudson, Commissioner Susanna Boyer, and Chair Tony Wertz

EXCUSED: Commissioner Jerica Lawyer, Commissioner John Klein, and Commissioner James Weaver

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:04 PM.

2 ROLL CALL

Members of the City of Hutto Staff present or on call were Ashby Grundman, Director of Planning, Samuel Ray, Director of Public Works and Engineering, and Angel Kavanaugh Management Assistant. City Council Member Peter Gordon.

3 PUBLIC COMMENT

Chair Tony Wertz opened to Public Comment, Lucas Evans, Kimberly Walker and Anthony Mc Duffy all spoke of opposition to the Landing. After an out burst from Lucas Evans, Chair Tony Wertz asked that he be banned from any further Planning and Zoning meetings.

- a) Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Planning and Zoning

Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 3, 2020.

A motion was made by Commissioner Rick Hudson to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 3, 2020 as written, seconded by Commissioner Randal Clark. Motion Passed 4 Ayes to 0 Nays.

- b) Consideration and possible recommendation on the proposed Star Ranch Apartments Final Plat, 13.925 acres, more or less, of land, one multifamily lot, located on Star Ranch Boulevard.

A motion was made by Commissioner Susanna Boyer to accept staff recommendation on the proposed Star Ranch Apartments Final Plat, 13.925 acres, more or less, of land, one multifamily lot, located on Star Ranch Boulevard with the condition that the document number be added prior to the recordation and the Traffic Impact Analysis be completed and approved prior to recordation, seconded by Commissioner Rick Hudson. Motion Passed 4 Ayes to 0 Nays.

- c) Consideration and possible recommendation on the proposed the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard.

A motion was made by Commissioner Rick Hudson to accept the proposed the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard, seconded by Commissioner Susanna Boyer. Motion Passed 4 Ayes to 0 Nays.

- d) Discussion and possible action on a request for a fee in lieu in place of landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West.

Chair Tony Wertz opened to public at 7:31 PM closed at 7:32 PM. A motion was made by Commissioner Randal Clark to accept a request for a fee in lieu in place of

landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West as written, seconded by Commissioner Rick Hudson. Motion Passed 4 Ayes to 0 Nays.

- e) 2021 Planning and Zoning Submittal Calendar.

No action, send all Commissioners a copy of the Calendar.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

Rough Proportionality Follow up

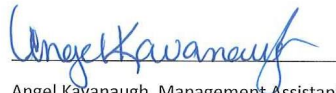
6 ADJOURNMENT

Having no further business, Chair Tony Wertz adjourned at 8:08 PM.

7 CERTIFICATION

I certify that this notice of the **December 1, 2020** 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 **November 25, 2020** at **3:00 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.

Chair



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, December 1, 2020
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, December 1, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: Commissioner Randal Clark, Commissioner Richard Hudson, Commissioner Susanna Boyer, and Chair Tony Wertz

EXCUSED: Commissioner Jerica Lawyer, Commissioner John Klein, and Commissioner James Weaver

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:04 PM.

2 ROLL CALL

Members of the City of Hutto Staff present or on call were Ashby Grundman, Director of Planning, Samuel Ray, Director of Public Works and Engineering, and Angel Kavanaugh Management Assistant. City Council Member Peter Gordon.

3 PUBLIC COMMENT

Chair Tony Wertz opened to Public Comment, Lucas Evans, Kimberly Walker and Anthony Mc Duffy all spoke of opposition to the Landing. After an out burst from Lucas Evans, Chair Tony Wertz asked that he be banned from any further Planning and Zoning meetings.

- a) Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Planning and Zoning

Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 3, 2020.

A motion was made by Commissioner Rick Hudson to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 3, 2020 as written, seconded by Commissioner Randal Clark. Motion Passed 4 Ayes to 0 Nays.

- b) Consideration and possible recommendation on the proposed Star Ranch Apartments Final Plat, 13.925 acres, more or less, of land, one multifamily lot, located on Star Ranch Boulevard.

A motion was made by Commissioner Susanna Boyer to accept staff recommendation on the proposed Star Ranch Apartments Final Plat, 13.925 acres, more or less, of land, one multifamily lot, located on Star Ranch Boulevard with the condition that the document number be added prior to the recordation and the Traffic Impact Analysis be completed and approved prior to recordation, seconded by Commissioner Rick Hudson. Motion Passed 4 Ayes to 0 Nays.

- c) Consideration and possible recommendation on the proposed the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard.

A motion was made by Commissioner Rick Hudson to accept the proposed the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard, seconded by Commissioner Susanna Boyer. Motion Passed 4 Ayes to 0 Nays.

- d) Discussion and possible action on a request for a fee in lieu in place of landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West.

Chair Tony Wertz opened to public at 7:31 PM closed at 7:32 PM. A motion was made by Commissioner Randal Clark to accept a request for a fee in lieu in place of

landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West as written, seconded by Commissioner Rick Hudson. Motion Passed 4 Ayes to 0 Nays.

- e) 2021 Planning and Zoning Submittal Calendar.

No action, send all Commissioners a copy of the Calendar.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

Rough Proportionality Follow up

6 ADJOURNMENT

Having no further business, Chair Tony Wertz adjourned at 8:08 PM.

7 CERTIFICATION

I certify that this notice of the **December 1, 2020** 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 **November 25, 2020** at **3:00 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.

Chair

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Landing Final Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard.
Meeting: Planning and Zoning Commission - 05 Jan 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The Final Plat is located north of US79 on the west side of Exchange Blvd. The property is currently zoned Multiple household (MF residential) and the three proposed lots conform to the requirements of the MF district.

Adjacent Land Uses:

North – Existing Single-family residential

South – Drainage area and Hanson’s Corner (Commercial)

East - Existing Single-family residential, undeveloped multi-family lot

West - Existing Church and agricultural land with an existing single-family residence

The Unified Development Code (UDC) Section 10.615 - Road Adequacy Standards, the City of Hutto is requiring the applicant to dedicate and improve a Major Collector Road through the proposed development. The major collector is the proposed extension of Live Oak Street as described in the 2018 Mobility Master Plan as adopted by the City of Hutto. The results of the rough proportionality analysis show that the required Right-of-Way dedication, cost of street improvements and TIA mitigation do not exceed the total impact of the proposed development on the transportation network. The proposed right-of-way is shown on the proposed plat.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and the Local Government Code.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Final Plat to City Council with the following conditions:

1. Notes 23-25 shall be removed.
2. Per Williamson County, the signature page must be the final page of the plat, the schematic shall be updated to meet the County's requirement.

ATTACHMENTS:

[LandingFP-U1-FinalPlat\(12-29-20\)](#)

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

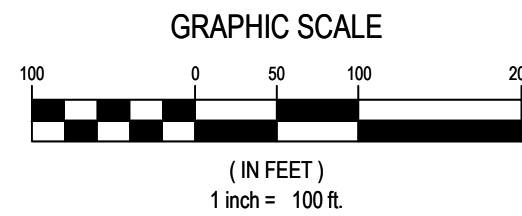


TBM#1943-62 - SQUARE CUT ON THE NORTHEAST CORNER OF A STORMWATER CURB INLET LOCATED IN THE EAST RIGHT-OF-WAY OF WHITFIELD STREET APPROXIMATELY +/- 60 FEET NORTH OF THE INTERSECTION OF WHITFIELD STREET AND HUTTO STREET.
ELEVATION = 665.24' (NAVD 88)

R.O.W. Area Table	
Right-of-Way	AREA (ACRES)
ROW	2.167

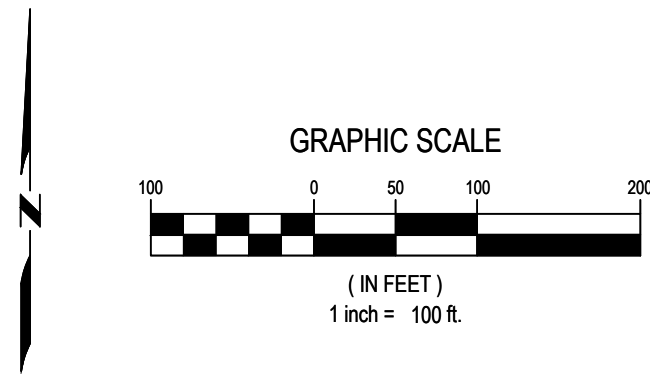
✖	"X" OR PUNCH MARK FOUND
⊙	IRON PIPE FOUND (AS NOTED)
●	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
■	TxDOT TYPE I MONUMENT FOUND
○	½" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
BA	BAKER-ACKLEN CAP
JP	JACOBS CORNER CAP
VP	VICKREY CAP
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS WILLIAMSON COUNTY, TEXAS
OR	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT

PATENT SURVEY: NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225,
WILLIAMSON COUNTY, TEXAS.



Drawing Path: S:\6260306\ Drawings\6260306 Final Plat.dwg Plotted By: Paul Thomas Date: 12/22/2020 10:52:39 AM Layout: FP SHT 1 Page Size: ARCH full bleed C (18.00 x 24.00 Inches). 1:

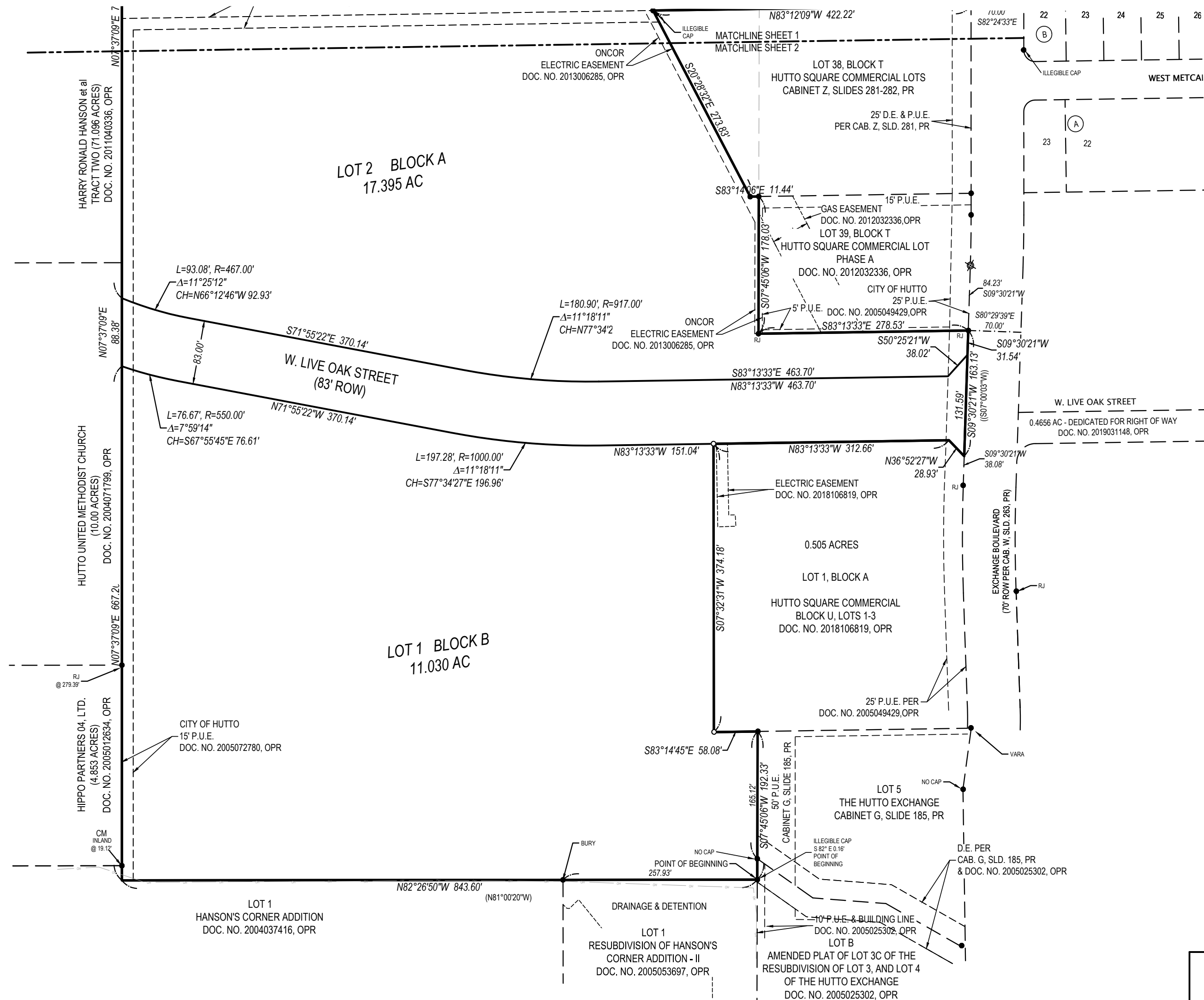
Lot Area Table		
LOT	BLOCK	AREA (ACRES)
LOT 1	BLOCK B	11.030
LOT 1	BLOCK A	15.424
LOT 2	BLOCK A	17.395



THE LANDING FINAL PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.



LEGEND	
✕	*X* OR PUNCH MARK FOUND
⊙	IRON PIPE FOUND (AS NOTED)
●	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
■	TxDOT TYPE I MONUMENT FOUND
○	1/2" IRON ROD W/ CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
BA	BAKER-AICKLEN CAP
JP	JACOBS CORNER CAP
VP	VICKREY CAP
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS WILLIAMSON COUNTY, TEXAS
OR	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT

Received 12/29/2020



 Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPCLS Reg. # F-284 Firm # 10000900	
	DATE: DECEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG/DK	SHEET 2 OF 4

Drawing Path: S:\6260306\Drawings\6260306_Final Plat.dwg Plotted By: Paul Thomas Date: 12/22/2020 10:47:46 AM Layout: FP SHT 2 Page Size: ARCH full bleed C (18.00 x 24.00 Inches), 1:1

PLAT 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, AS AMENDED.
- 3) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- 5) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- 6) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 7) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- 8) SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- 9) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- 10) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 11) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: ATMOS ENERGY
- 12) 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 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 13) 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.
- 14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 15) 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.
- 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18) AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19) GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- 20) FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- 21) 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.
- 22) ROW FOR A MAJOR COLLECTOR STREET SHALL BE DEDICATED AND CONSTRUCTED PER UDC REQUIREMENTS.
- 23) NO ROADWAY IMPACT FEES ARE ASSESSED OR OWED IN CONNECTION WITH THE DEVELOPMENT OF THE LOTS SHOWN ON THIS FINAL PLAT.

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

I, TOMMY P. WATKINS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4549, 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 SEPTEMBER 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

TOMMY P. WATKINS, R.P.L.S.
TEXAS REG. NO. 4549
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
PHONE: 512-327-2946

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

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

I, RICHARD G. COUCH, 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 _____, 20____.

RICHARD G. COUCH, P.E. NO. 87285
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
PHONE: 512-327-2946

- 24) OWNER OR DEVELOPER WILL CONSTRUCT WITHIN THE RIGHT-OF-WAY SHOWN ON THIS FINAL PLAT A THREE-LANE MAJOR COLLECTOR EXTENSION OF LIVE OAK STREET IDENTIFIED AS PROJECT A31 ON THE CITY OF HUTTO 2018 MOBILITY MASTER PLAN AND AS STIPULATED IN SECTION 10.615.4.6 OF THE HUTTO UDC. SUCH CONSTRUCTION WILL BE COMPLETED AFTER HUTTO APPROVES A SITE PLAN FOR THE FIRST PHASE OF THE DEVELOPMENT OF THE PROPERTY SHOWN ON THIS FINAL PLAT. NO FINANCIAL ASSURANCE WILL BE REQUIRED FOR THIS CONSTRUCTION OBLIGATION BEFORE THE FINAL PLAT IS RECORDED, BUT HUTTO MAY WITHHOLD BUILDING PERMITS FOR VERTICAL IMPROVEMENTS IF SUCH CONSTRUCTION IS NOT COMPLETED.
- 25) OWNER OR DEVELOPER, AT THEIR OPTION, WILL EITHER (A) MAKE A PAYMENT TO HUTTO IN AN AMOUNT EQUAL TO \$341,575.00 AS A TRAFFIC MITIGATION FEE FOR THE IMPACTS DESCRIBED IN THE LANDING TRAFFIC IMPACT ANALYSIS PREPARED BY ALLIANCE TRANSPORTATION GROUP (DATED JUNE 2018 AND UPDATED SEPTEMBER 2020) SUBMITTED TO THE CITY OF HUTTO WITH THE PRELIMINARY PLAT APPLICATION (THE "TIA"), OR (B) CONSTRUCT THE IMPROVEMENTS DESCRIBED IN THE TIA THAT HAVE AN ESTIMATED COST OF \$341,575.00. IF THE CONSTRUCTION OPTION IS SELECTED, SUCH CONSTRUCTION WILL BE COMPLETED AFTER HUTTO APPROVES A SITE PLAN FOR THE FIRST PHASE OF THE DEVELOPMENT OF THE PROPERTY SHOWN ON THIS FINAL PLAT OR ON A PHASED SCHEDULE DESCRIBED IN AN UPDATED TIA. IF THE PAYMENT OPTION IS SELECTED, THE PAYMENT WILL BE MADE WITH THE FIRST APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT VERTICAL IMPROVEMENTS WITHIN THE FINAL PLAT. NO FINANCIAL ASSURANCE WILL BE REQUIRED FOR THIS CONSTRUCTION OBLIGATION BEFORE THE FINAL PLAT IS RECORDED.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
I, KALOGRIDIS & KALOGRIDIS DEVELOPMENT LLC SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2017118415 OF THE OFFICIAL PUBLIC 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 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 **THE LANDING**.

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

MITCHELL D. KALOGRIDIS, OWNER
KALOGRIDIS & KALOGRIDIS DEVELOPMENT LLC
2110-B BOCA RATON DRIVE, SUITE 100
AUSTIN, TEXAS 78747

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHEL D. KALOGRIDIS, 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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THE LANDING FINAL PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

MIKE SNYDER DATE
MAYOR PRO-TEM
HOLLY NAGY, DATE
CITY SECRETARY

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 _____ A.D., 20____, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 20____ AT ____ O'CLOCK ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____. 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 12/29/2020



 CunninghamAllen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: DECEMBER 2020 DRAWN BY: BGDK	PROJECT NO.: 626.03056 SHEET 3 OF 4

THE LANDING FINAL PLAT
CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

DESCRIPTION OF 46.017 ACRES OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THOSE TWO TRACTS OF LAND CONVEYED TO KALOGRIDIS AND KALOGRIDIS LLC IN DOCUMENT NUMBERS 2017077918 AND 2017118415, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS:

BEGINNING, IN THE WEST LINE OF LOT B, AMENDED PLAT OF LOT 3C OF THE RESUBDIVISION OF LOT 3 AND LOT 4 OF THE HUTTO EXCHANGE, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2005025302 OF SAID OFFICIAL PUBLIC RECORDS, AT THE NORTHEAST CORNER OF LOT 1, RESUBDIVISION OF HANSON'S CORNER ADDITION-II, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2005053697, OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 82° EAST, A DISTANCE OF 0.16 FEET;

THENCE, NORTH 82°26'50" WEST, WITH THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 843.60 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 07°37'09" EAST, (RECORD: NORTH 09°02'46" EAST), WITH THE WEST LINE OF THIS TRACT, PASSING A 1/2 INCH IRON ROD AT A DISTANCE OF 19.12 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2538.96 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;

THENCE, NORTH 83°27'14" EAST, (RECORD: NORTH 84°52'55" EAST), WITH THE NORTH LINE OF THIS TRACT, A DISTANCE OF 7.61 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;

THENCE, WITH THE NORTHERLY LINE OF THIS TRACT THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 20°22'50" EAST (RECORD: SOUTH 19°04'16" EAST), A DISTANCE OF 207.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;
2. SOUTH 22°18'31" EAST (RECORD: SOUTH 20°37'07" EAST), A DISTANCE OF 68.03 FEET;
3. SOUTH 27°40'12" EAST (RECORD: SOUTH 26°12'12" EAST), A DISTANCE OF 82.41 (RECORD: 82.56) FEET;
4. SOUTH 33°40'19" EAST (RECORD: SOUTH 32°14'54" EAST), A DISTANCE OF 76.67 FEET;
5. SOUTH 39°16'09" EAST (RECORD: SOUTH 37°50'44" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS SOUTH 30°15' EAST, A DISTANCE OF 0.16 FEET;
6. SOUTH 44°38'33" EAST (RECORD: SOUTH 43°13'08" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 54°15' EAST, A DISTANCE OF 0.30 FEET;
7. SOUTH 50°00'58" EAST (RECORD: SOUTH 48°35'33" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 52°39' EAST, A DISTANCE OF 0.25 FEET;
8. SOUTH 55°23'22" EAST (RECORD: SOUTH 53°57'57" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "ATS ENGINEERING" FOUND, BEARS SOUTH 08°51' EAST, A DISTANCE OF 0.65 FEET;
9. SOUTH 60°45'46" EAST (RECORD: SOUTH 59°20'21" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 05°34' EAST, A DISTANCE OF 0.44 FEET;
10. SOUTH 66°08'11" EAST (RECORD: SOUTH 64°42'46" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 75°42' EAST, A DISTANCE OF 0.13 FEET;
11. SOUTH 71°30'35" EAST (RECORD: SOUTH 70°05'10" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "RJS RPLS 4391" FOUND, BEARS SOUTH 34°01' EAST, A DISTANCE OF 0.13 FEET;
12. SOUTH 76°33'00" EAST (RECORD: SOUTH 75°27'35" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS SOUTH 67°36' EAST, A DISTANCE OF 0.87 FEET;
13. SOUTH 81°36'03" EAST (RECORD: SOUTH 80°10'38" EAST), A DISTANCE OF 65.70 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS NORTH 72°41' EAST, A DISTANCE OF 0.95 FEET;
14. SOUTH 82°24'33" EAST (RECORD: SOUTH 80°59'08" EAST), A DISTANCE OF 320.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS NORTH 82°25' WEST, A DISTANCE OF 0.34 FEET;

THENCE, SOUTH 07°35'27" WEST, (RECORD: SOUTH 09°00'52" WEST), WITH THE EASTERLY LINE OF THIS TRACT AND THE WEST LINE OF SAID HUTTO EXCHANGE SECTION ONE AND THE WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, A DISTANCE OF A DISTANCE OF 809.95 FEET TO THE NORTHEAST CORNER OF LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDES 281-282, OF SAID PLAT RECORDS, FROM WHICH 1/2 INCH IRON ROD FOUND BEARS: SOUTH 83° EAST, 0.14 FEET

THENCE, CONTINUING WITH THE EASTERLY LINE OF THIS TRACT AND WITH THE NORTH, WEST AND SOUTH LINE OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS, AND THE WEST AND SOUTH LINE OF LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2012032336, OF SAID OFFICIAL PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 83°12'09" WEST (RECORD: NORTH 81°46'28" WEST), A DISTANCE OF 422.22 (RECORD: 422.44) FEET TO A 1/2 INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS;
2. SOUTH 20°28'32" EAST (RECORD: SOUTH 19°04'16" EAST), A DISTANCE OF 273.83 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS;
3. SOUTH 83°14'06" EAST (RECORD: SOUTH 81°46'28" EAST), A DISTANCE OF 11.44 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;
4. SOUTH 07°45'06" WEST (RECORD: SOUTH 09°10'05" WEST), A DISTANCE OF 178.03 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED " RJ SURVEYING " FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;
5. SOUTH 83°13'33" EAST (RECORD: SOUTH 81°46'28" EAST), CONTINUING WITH THE EASTERLY LINE OF THIS TRACT, A DISTANCE OF 278.53 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED " RJ SURVEYING " FOUND IN THE WEST LINE OF SAID HUTTO SQUARE SECTION ONE AND WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD FOR THE SOUTHEAST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;

THENCE, SOUTH 09°30'21" WEST (RECORD: SOUTH 07°00'03" WEST), CONTINUING WITH THE EASTERLY LINE OF THIS TRACT AND THE WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD, A DISTANCE OF 163.13 FEET TO THE EASTERNMOST NORTHEAST CORNER OF LOT 1, BLOCK A, HUTTO SQUARE COMMERCIAL, BLOCK U, LOTS 1-3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018106819, OF SAID PLAT RECORDS, FROM WHICH A DISTURBED 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND AT A POINT OF CURVATURE IN SAID WEST RIGHT-OF-WAY LINE BEARS, SOUTH 09°30'21" WEST, A DISTANCE OF 38.08 FEET;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD AND CONTINUING WITH THE EASTERLY LINE OF THIS TRACT, THE NORTH, WEST AND SOUTH LINE OF SAID LOT 1, BLOCK A, HUTTO SQUARE COMMERCIAL, BLOCK U, LOTS 1-3, THE WEST LINE OF LOT 5, THE HUTTO EXCHANGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, SLIDE 185, OF SAID PLAT RECORDS, AND WEST LINE OF SAID LOT B, AMENDED PLAT OF LOT 3C OF THE REXUDIBISION OF LOT 3 AND LOT 4 OF THE HUTTON EXCHANGE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 36°52'27" WEST, A DISTANCE OF 28.93 FEET TO A THE WESTERNMOST NORTHEAST CORNER OF SAID LOT 1, BLOCK A;
2. NORTH 83°13'33" WEST, A DISTANCE OF 312.66 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND;
3. SOUTH 07°32'31" WEST, A DISTANCE OF 374.18 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND;
4. SOUTH 83°14'45" EAST, A DISTANCE OF 58.08 FEET TO 1/2 INCH IRON ROD FOUND;
5. SOUTH 07°45'06" WEST, A DISTANCE OF 192.33 FEET TO THE **POINT OF BEGINNING**.

Received 12/29/2020



 CunninghamAllen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: DECEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BGD/K	SHEET 4 OF 4

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation of the proposed Hutto Highlands Section 2 Phase 2 Lot 7 Block R and 0.569 acre Tract Replat, 1.353 acres, more or less, of land, 1 amenity lot, located on Bluejack Way.
Meeting: Planning and Zoning Commission - 05 Jan 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Hutto Highlands Section 2 Phase 2 Lot 7 Block R and 0.569 Acre Tract of Land to be known as "Highlands North Amenity Center" is 1 proposed lot that is 1.353 acres of land with frontage along Bluejack Way and Giorgio Moroder Road.

This is the proposed amenity center for Highlands North and the site plan has been submitted for review.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and State Law.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

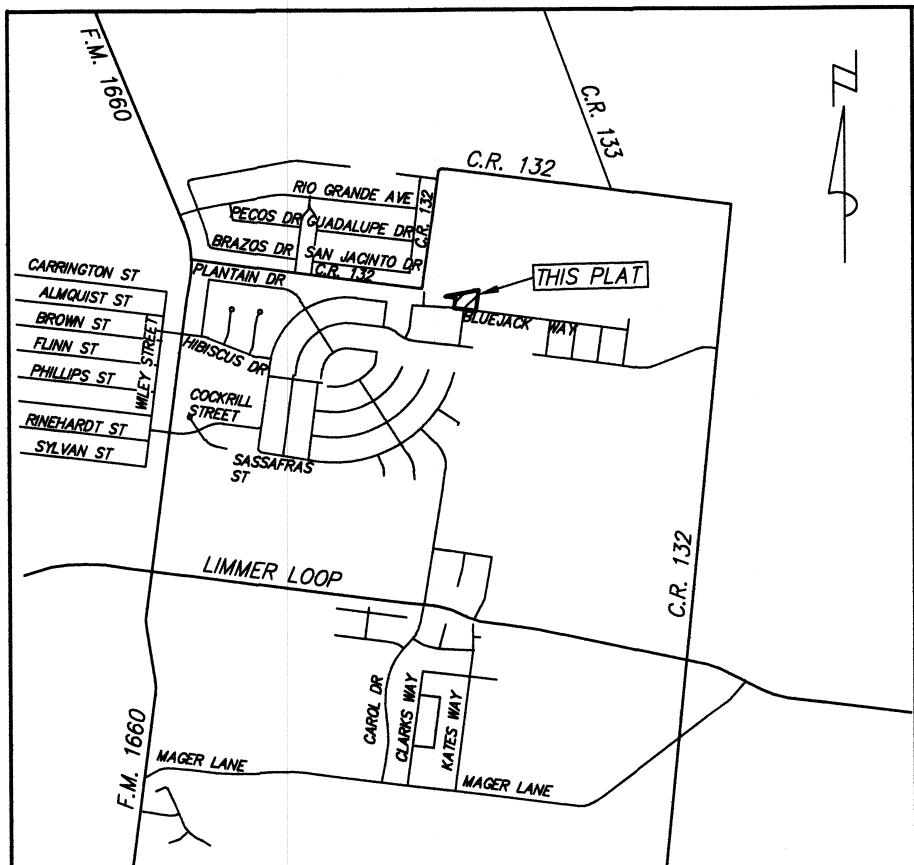
None applicable.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Final Plat to City Council.

ATTACHMENTS:

[HH2-2Lot7BlkRand0.569acReplat-U1-Plat\(12-29-20\)](#)



LOCATION MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:

THAT PART OF THE JOSIAS. B. BEALLE SURVEY, ABSTRACT NO. 97 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 62.37 ACRE TRACT OF LAND (EXHIBIT "A-2") CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO ALL OF LOT 7, BLOCK R, HUTTO HIGHLANDS SECTION 2 PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020081996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" IRON ROD FOUND AT AN ANGLE POINT ON THE EAST LINE OF COUNTY ROAD 132 (VARIABLE RIGHT-OF-WAY WIDTH), BEING ALSO AT THE SOUTHWEST CORNER OF SAID 62.37 ACRE TRACT AND AT THE NORTHEAST TERMINUS OF WREN TRAIL (50 FOOT RIGHT-OF-WAY WIDTH) OF SAID SUBDIVISION;

THENCE S82°27'57"E ALONG THE SOUTH LINE OF SAID 62.37 ACRE TRACT A DISTANCE OF 244.52 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "RJ SURVEYING" AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT AND POINT OF BEGINNING;

THENCE ACROSS SAID 62.37 ACRE TRACT THE FOLLOWING FOUR COURSES:

1. EASTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 22.84 FEET, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 02°28'09" AND A CHORD BEARING N80°28'54"E, 22.84 FEET TO A 1/2" IRON ROD SET;
2. N79°14'50"E A DISTANCE OF 317.31 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
3. EASTERLY ALONG THE ARC OF A CURVE, A DISTANCE OF 67.94 FEET, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 08°16'58" AND A CHORD BEARING N83°23'18"E, 67.94 FEET TO A 1/2" IRON ROD SET FROM WHICH, THE NORTHEAST CORNER OF THE JOSIAS. B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY, N71°12'41"E A DISTANCE OF 3292 FEET;
4. S06°42'36"W A DISTANCE OF 122.87 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 62.37 ACRE TRACT, SAME BEING THE NORTH LINE OF A 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N82°27'57"W ALONG THE SOUTH LINE OF SAID 62.37 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 231.815 ACRE TRACT A DISTANCE OF 1.45 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 7;

THENCE S07°32'03"W ALONG THE EAST LINE OF SAID LOT 7 AND ACROSS SAID 231.815 ACRE TRACT A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF BLUEJACK WAY (50 FOOT RIGHT-OF-WAY WIDTH) OF SAID SUBDIVISION, AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE N82°27'57"W ALONG THE NORTH LINE OF SAID BLUEJACK WAY, SAME BEING THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 262.79 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 7, BEING ALSO THE SOUTHEAST CORNER OF LOT 6, BLOCK R OF SAID SUBDIVISION;

THENCE N07°32'13"E ALONG THE WEST LINE OF SAID LOT 7, SAME BEING THE EAST LINE OF SAID LOT 6 A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID LOT 7, SAME BEING THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO ON THE SOUTH LINE OF SAID 62.37 ACRE TRACT;

THENCE N82°27'57"W ALONG THE SOUTH LINE OF SAID 62.37 ACRE TRACT, SAME BEING IN PART ALONG THE NORTH LINE OF SAID LOT 6 AND THE NORTH LINES OF LOT 5 AND LOT 4 OF SAID SUBDIVISION A DISTANCE OF 126.48 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.353 ACRES, MORE OR LESS.

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, ISRAEL RAMIREZ, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 22 DAY OF DECEMBER, 2020.

Israel Ramirez
ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

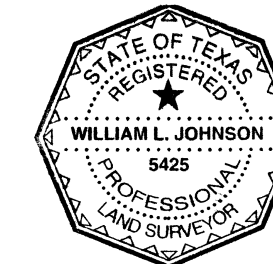
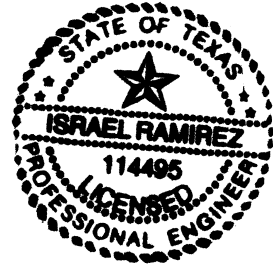
COUNTY OF WILLIAMSON {

I, WILLIAM L. JOHNSON REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5425 IN THE STATE OF TEXAS, DO HEREBY CONFIRM 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 22 DAY OF DECEMBER, 2020.

William L. Johnson
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425
STATE OF TEXAS

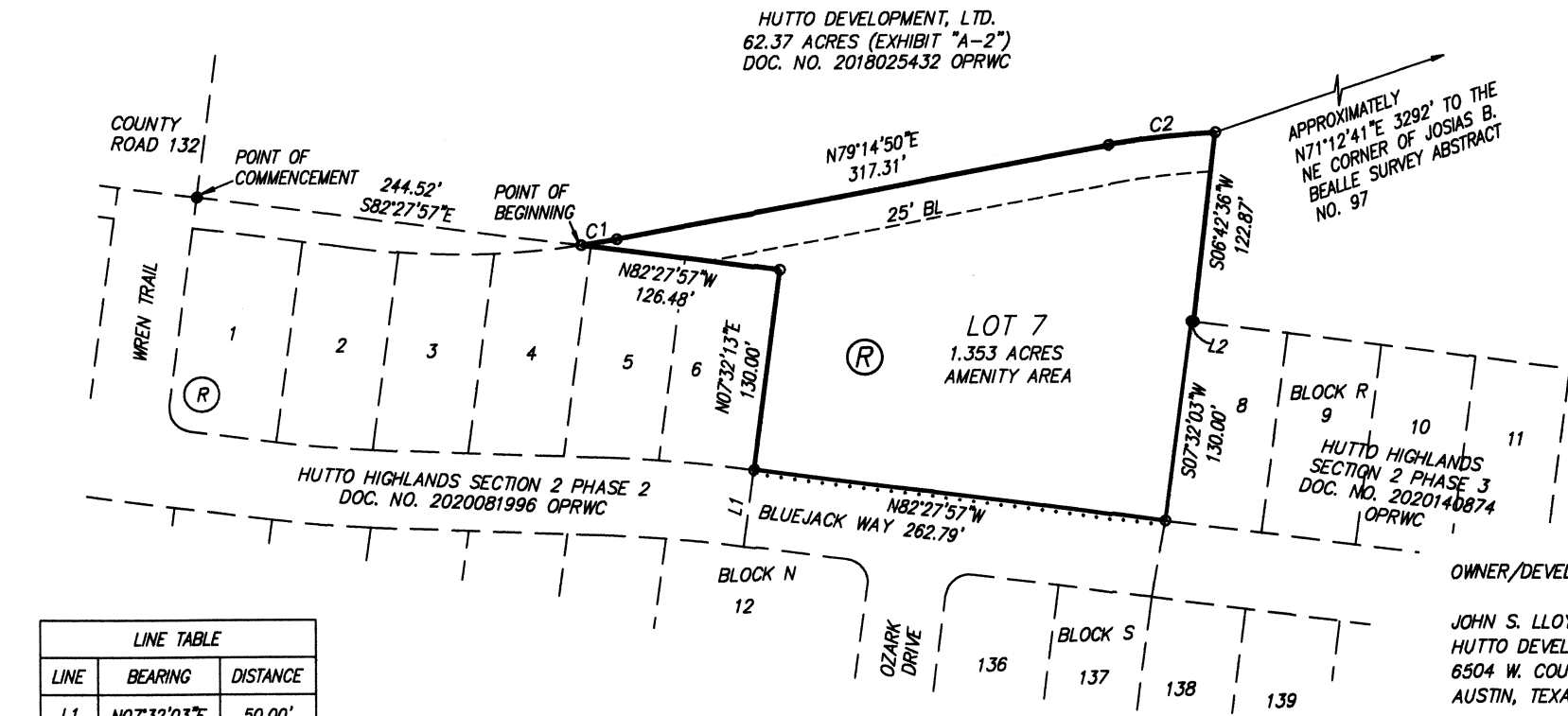
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



LEGEND:

- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- = 1/2" IRON ROD FOUND
- = SIDEWALK REQUIRED
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- ROW = RIGHT-OF-WAY

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°32'03"E	50.00'
L2	N82°27'57"W	1.45'

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO AND WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 7, BLOCK R, HIGHLANDS NORTH SECTION 2 SECTION 2 TOGETHER WITH A 0.569 ACRE TRACT OF LAND".

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: HDL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: JOHN S. LLOYD, PRESIDENT
6504 W. COURTYARD DR.
AUSTIN, TEXAS 78730

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, 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 _____, 20____.

BY: NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

THAT HIGHLANDS MASTER COMMUNITY, INC. SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2020103084 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO AND WILLIAMSON COUNTY AND THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 7, BLOCK R, HIGHLANDS NORTH SECTION 3 TOGETHER WITH A 0.569 ACRE TRACT OF LAND".

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

HIGHLANDS MASTER COMMUNITY, INC

BY: _____
PRINTED NAME: _____
TITLE: _____
ADDRESS: _____

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 20____.

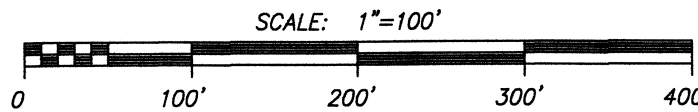
BY: NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

FINAL PLAT OF

REPLAT OF LOT 7 AND PLAT OF A
0.569 ACRE TRACT OF LAND TO BE KNOWN AS
"HIGHLANDS NORTH AMENITY"
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



HUTTO DEVELOPMENT, LTD.
62.37 ACRES (EXHIBIT "A-2")
DOC. NO. 2018025432 OPRWC

APPROXIMATELY
N71°12'41"E 3292' TO THE
NE CORNER OF JOSIAS B.
BEALLE SURVEY ABSTRACT
NO. 97

OWNER/DEVELOPER:

JOHN S. LLOYD, PRESIDENT
HUTTO DEVELOPMENT, LTD.
6504 W. COURTYARD DR.
AUSTIN, TEXAS 78730

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	22.84'	530.00'	002°28'09"	N80°28'54"E	22.84'
C2	67.94'	470.00'	008°16'58"	N83°23'18"E	67.88'

PLAT NOTES:

1. THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
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 ALL LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. WATER AND WASTEWATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD 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. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH S.U.D.; WASTEWATER: JONAH S.U.D.; ELECTRIC: ONCOR.
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. EXISTING ON-SITE STORMWATER DETENTION FACILITIES ARE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. THIS SUBDIVISION WILL BE ZONED SFI.
16. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HIGHLANDS NORTH SECTION 2 PHASE 2, RECORDED IN DOCUMENT NO. 2020081996 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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

MAYOR PRO TEM, MIKE SNYDER, DATE _____ HOLLY NAGY, CITY SECRETARY DATE _____

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR 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 DOCUMENT 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 12/29/2020



SURVEY: JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97
DATE: 3 NOVEMBER 2020 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.202 Definitions, amending the definition of 'Density, Net'.

Meeting: Planning and Zoning Commission - 05 Jan 2021

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The City of Hutto regulates density of residential development based on the range of densities allowed in a specific zoning district on a net acre basis. Net density is number of residential units per acre than can be built after the infrastructure and other land uses (floodplain, parkland, etc.) are considered.

As an example, the Unified Development Code (UDC) states SF-1, medium density residential must range from four to eight dwelling units per acre net density, depending on the context of the development.

	Current Definition	Revised Definition
Use		
Total Acreage	200 ac.	200 ac.
Infrastructure/Improvements	100 ac.	90 ac.
Master Plan Dedication	0 ac.	10 ac.
Residential	10 ac.	105 ac.
Typical Development	480 homes	500 homes
Maximum Net Density	800 units maximum	840 units maximum

Multi-family is required to have a density range from 14 to 20 dwelling units per acre net density, depending on the context of the development. The following is an example based on multi-family standards:

	Current Definition	Revised Definition
Use		
Total Acreage	50 ac.	50 ac.
Infrastructure/Improvements	15 ac.	10 ac.
Master Plan Dedication	0 ac.	5 ac.
Residential	35 ac.	37.5 ac.
Typical Development	525 units	563 units
Maximum Net Density	700 units per net acre	750 units per net acre

This amendment seeks to recognize the property a developer is dedicating to the City of Hutto to further implement the adopted master plans. The amendment, as proposed, will allow for a 50% credit of public parkland, trails, and open space as required in the Parks Master Plan as well as provide credit for 50% of the rights-of-way as required in the Mobility Master Plan.

The proposed definition, with tracked changes, is below:

Density, net: number of dwellings divided by the net area of the land, normally expressed as net units per acre or net dwellings per acre. ~~Net area is the land of the building sites where dwellings are or will be built.~~ Net area does not include public parks, trails, and open space as required by the Parks Master Plan, as amended. Fifty percent (50%) of the land area dedicated as right-of-way, as required by the Mobility Master Plan, as amended, shall count towards the net density acreage calculation.

FINANCIAL IMPACT:

None.

POLICY IMPLICATIONS:

None.

RECOMMENDATION:

Staff recommends forwarding a recommendation of approval to City Council.

ATTACHMENTS:

[UDC Draft](#)

County: Williamson County, Texas or where applicable, Travis County, Texas.

County appraisal district: Williamson Central Appraisal District.

Covenant, deed restrictions: clause placed in a deed of a property limiting or restricting its use. The city does not enforce covenants.

Coverage: lot area covered by principal and accessory buildings, including the area covered by hanging roofs.

Critical feature: integral and readily identifiable part of a flood protection system, without which flood protection given by the entire system would be compromised.

Curb line: line at the face of the curb nearest to the street or street. In there is no curb, the curb line is the edge of pavement, if there is no shoulder, otherwise to the edge of the shoulder, or as established by the city engineer or Development Services staff.

Cul-de-sac: street with only one point of access, usually with a circular area or "bulb" at the end to allow vehicles to turn around.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Dedication: transfer of property interests from private to public ownership for a public purpose.

Density: the number of dwelling units within a standard measure of land area.

Density, gross: number of dwellings divided by the gross area of the land, normally expressed as gross units per acre or gross dwellings per acre. Gross area of the land is the sum of the area of the building site, plus the area of traversing streets, alleys, parking lots and drives, plus one-half the area of bounding streets, plus one-quarter the area of bounding street intersections.

Density, net: number of dwellings divided by the net area of the land, normally expressed as net units per acre or net dwellings per acre. Net area is the land of the building sites where dwellings are or will be built. Net area does not include public parks, trails, and open space as required by the Parks Master Plan, as amended. Fifty percent (50%) of the land area dedicated as right-of-way, as required by the Mobility Master Plan, as amended, shall count towards the net density acreage calculation.

Demolition by neglect: neglect in maintaining, repairing, or securing a building or structure which results in deterioration of an exterior feature, or loss of structural integrity.

Design guidelines: guidelines recommended by the Historic Preservation Commission applying to property in an historic landmark district, meant to protect and enhance the historical, cultural, architectural, or archeological character of the district.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement.

Design storm: selected storm event, described in the probability of occurring once in a given number of years, used to find a design flood or design peak discharge, design drainage facilities, and find flood elevations.