



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, July 6, 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 and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 1, 2021.
- 4.2. Consideration and possible action on the proposed Hutto Independent School District Maintenance Facility Final Plat, 159.84 Acres , more or less, of land, 3 lots, located at FM 1660 North.
- 4.3. Consideration and possible action on the proposed Hutto Crossing Phase 4 Sec 9B Amended Plat of Lot 39, 45, and 48 Block M, 12.85 acres, more or less, comprised of 3 lots, generally located south of the southwest intersection of Knowles Drive and SH 130 frontage.
- 4.4. Consideration of a public hearing and possible action on the proposed Hutto Narrows Preliminary Plat, 38.658 acres, more or less, of land, comprised of two lots, generally located at the southwest corner of FM1660 South and CR 137.
- 4.5. Consideration and possible action on the proposed Brooklands Section 6 Final Plat, 21.5859 Acres, more or less, of land, 102 lots, located east of the CR137 and Brooklands Blvd. intersection.
- 4.6. Consideration of a public hearing and possible action on the proposed Highlands of Hutto Preliminary Plat, 12.71 acres, more or less, of land, comprised of two lots, generally located north of Limmer Loop and east of Sherman Street.
- 4.7. 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.
- 4.8. Consideration of a public hearing and possible recommendation on Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and associated parking requirements.

- 4.9. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage.
- 4.10. Consideration of a public hearing and possible recommendation on a zoning change request for Carver Ridge from General Commercial (B-2) to Multi-Family (MF), generally located east of the southeast corner of FM 1660 South and CR 137.
- 4.11. Consideration of a public hearing and possible recommendation on the proposed zoning change request for Aspen Heights Planned Unit Development (PUD) from SF-1 (Single Family) to PUD (Planned Unit Development) for single-family detached condo, 36.624 acres, more or less, of land, located on FM 1660 South.
- 4.12. Consideration of a public hearing and possible recommendation on a zoning change request for Chandler Road Parkade from ETJ/SF-R to General Commercial (B-2) for an approximate 15.38 acre side, more or less, generally located at the northwest corner of FM1660 North and Chandler Road.

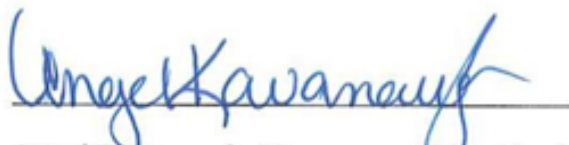
5. DEVELOPMENT SERVICES DIRECTOR REPORT

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 July 2, 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.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 1, 2021.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Minutes 6.1.2021



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 1, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting was called to order at 7:01pm

2. ROLL CALL

Tony Wertz, Randal Clark, Rick Hudson, Susanna Boyer, James Weaver, and Jerica Lawyer were in attendance. John Klein was absent. Members of the City of Hutto in attendance were: Ashley Lumpkin, Executive Director of Development Services, Ashby Grundman, Director of Planning, Samuel Ray, Director of Engineering, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No 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. Applicant pulled item from Agenda prior to meeting. Public hearing opened at 7:01 pm and Closed at 7:01pm.

4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 4, 2021. Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 4, 2021 as written, seconded by Commissioner Rick Hudson. Motion Passed 6 Ayes to 0 Nays.

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. Public hearing was opened at 7:09pm and closed at 7:09pm. Commissioner Susanna Boyer made a motion to accept staff recommendation 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. With condition that staff comments are addressed, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays

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. Commissioner Rick Hudson made a motion to accept staff recommendation 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 with condition that staff comments be addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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. Crystal Kenzie address unknown spoke of concerns on flooding, drainage into Lake Side, access road for truck access is horrible, make fencing line up with current fence so maintenance is easy and nothing gets in between, and monitor construction hours. Commissioner Rick Hudson made a motion to accept staff recommendation 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 with condition that staff comments are addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.
- 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. Commissioner Susanna Boyer made a motion to accept staff recommendation 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 with the condition that staff comments are addressed, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.
- 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. Commissioner Rick Hudson made a motion to accept staff recommendation 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 with the condition that staff comments are addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.
- 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. Public hearing was opened at 7:42pm and closed at 7:42pm. Commissioner Randal Clark made a motion to allow reduction in building elevation but deny reduction in the landscaping reduction request seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.
- 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. Public hearing opened at 7:52pm Closed at 7:52pm Commissioner Rick Hudson made a motion to postpone 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 to next meeting in July, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays

- 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.

Public hearing opened at 8:02pm closed at 8:02pm. Commissioner Rick Hudson made a motion that no more than 10 % of the homes greater than 12ft encroachment can be in the same area, upgrades to garage door, front door and larger tree in front yard will be required, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 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.

Public hearing opened at 9:19pm closed at 9:19pm Commissioner Randal Clark made a motion to accept staff 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, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Council approved the Contract for the Comp plan

Commissioner James Weaver announce he is resigning from this Board.

6. ADJOURNMENT

Meeting was adjourned at 9:30 pm

Chair

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Independent School District Maintenance Facility Final Plat, 159.84 Acres , more or less, of land, 3 lots, located at FM 1660 North.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The approximate 165 acre property is at the southeast corner of FM 1660 North, where FM 1660 N curves to the east, just south of Chandler Road.

This property is currently under construction for the 9th Grade Center, and will eventually be home to a new Hutto High School Campus, the agricultural barn, transportation facility, and other educational buildings with the ISD's master plan of the full development site. The plat includes a right-of-way dedication of 15-feet to TxDOT for FM1660 North expansion.

WEST: ETJ (Farmland)

NORTH: ETJ (Jonah Facility)

EAST: ETJ (Farmland with Development Agreement)

SOUTH: Mustang Creek Subdivision (Church, Daycare and Single-Family Residential)

The property is served by City of Hutto wastewater, Jonah water and Oncor for electricity.

SUMMARY OF REQUEST:

Staff recommends approval of the Final Plat.

STAFF REVIEW:

FINANCIAL IMPACT:

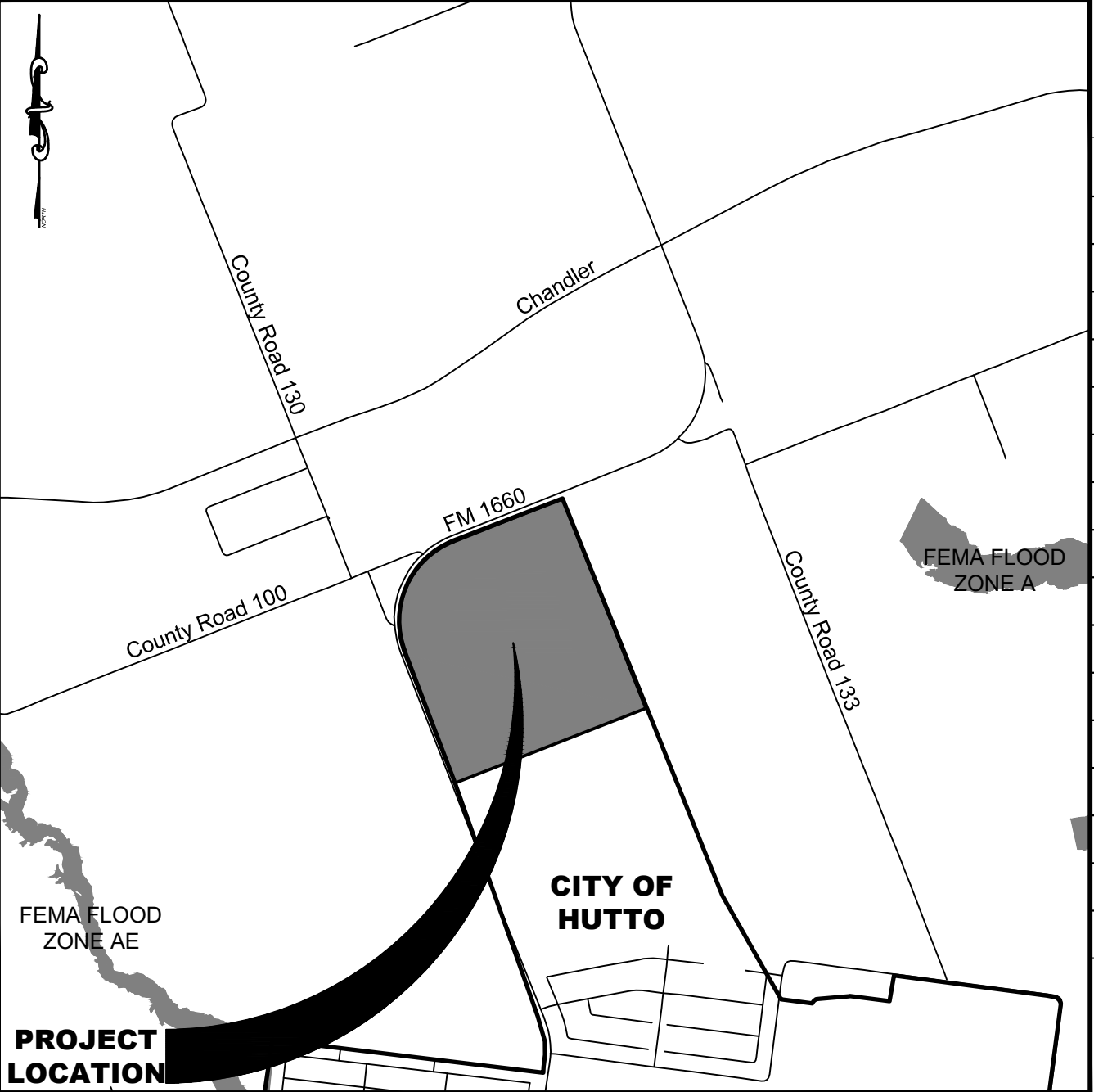
POLICY IMPLICATIONS:

ATTACHMENTS:

1. HISDMaintFacilityFP-U1-Plat(6-11-21)

FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION

LINE TABLE			LINE TABLE			RIGHT-OF-WAY TIES			CURVE TABLE				
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	Line #	Length	Direction	CURVE #	LENGTH	RADIUS	CHORD	DELTA
L1	475.74	S21° 05' 17"E	L16	55.00	S21° 39' 39"E	T1	79.23'	S68° 36' 01"W	C1	1733.95'	1106.28	S23° 25' 20"W 1561.84'	89°48'14"
L2	1281.34	S21° 26' 18"E	L17	420.73	N21° 05' 17"W	T2	79.96'	S71° 07' 53"W	C2	1710.44'	1091.28	N23° 25' 20"E 1540.66'	89°48'14"
L3	1492.00	S68° 19' 49"W	L18	10.00	S84° 38' 33"W	T3	80.19'	N89° 43' 28"E	C3	296.74'	1081.28	N13° 37' 04"W 295.81'	15°43'26"
L4	775.51	S21° 35' 08"E	L19	2551.01	N68° 34' 54"E	T4	40.00'	S21° 40' 03"E	C4	318.30'	1051.28	S12° 48' 21"E 317.09'	17°20'52"
L5	2095.58	S21° 39' 39"E	L20	390.59	S21° 05' 12"E	T5	80.01'	S21° 40' 11"E	C5	1342.30'	1061.28	S32° 05' 25"W 1254.60'	72°28'04"
L6	2606.72	S68° 34' 54"W	L21	58.90	S68° 18' 42"W	T6	40.00'	N21° 40' 11"W					
L7	55.00	S21° 05' 17"E	L22	45.00	S21° 41' 18"E								
L8	15.00	N68° 34' 54"E	L23	58.71	N68° 18' 42"E								
L9	420.70	N21° 05' 17"W	L24	702.62	S21° 26' 18"E								
L10	1281.39	N21° 26' 18"W	L25	10.00	N84° 38' 33"E								
L11	308.67	N68° 19' 49"E	L26	308.67	S68° 19' 49"W								
L12	208.71	N68° 19' 22"E	L27	544.77	S68° 19' 49"W								
L13	574.81	N68° 19' 49"E	L28	15.03	N21° 35' 08"W								
L14	15.00	S21° 35' 08"E	L29	429.87	S68° 19' 33"W								
L15	399.79	N68° 19' 49"E											



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- IRON ROD FOUND
- △ CALCULATED POINT
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ BENCHMARK
- E.T.J. EXTRATERRITORIAL JURISDICTION
- R.O.W. RIGHT-OF-WAY
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: BRANDON CARDWELL
DIRECTOR OF FACILITIES AND OPERATIONS
HUTTO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 430
HUTTO, TEXAS 78634
PHONE 512.759.5474
EMAIL BRANDON.CARDWELL@HUTTOISD.NET

SURVEYOR: SHANE SHAFER, RPLS
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
PHONE 512.931.3100
EMAIL SHANE@DIAMONDSURVEYING.COM

ENGINEER: JENNIFER HENDERSON, P.E.
HENDERSON PROFESSIONAL ENGINEERS, LLC.
FIRM F-22208
2431 PEARSON WAY
ROUND ROCK, TEXAS 78665
PHONE 512.350.6228
EMAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 5/5/2021

ORIGINAL SURVEY: JOHN DYKES SURVEY
ABSTRACT NO. 186

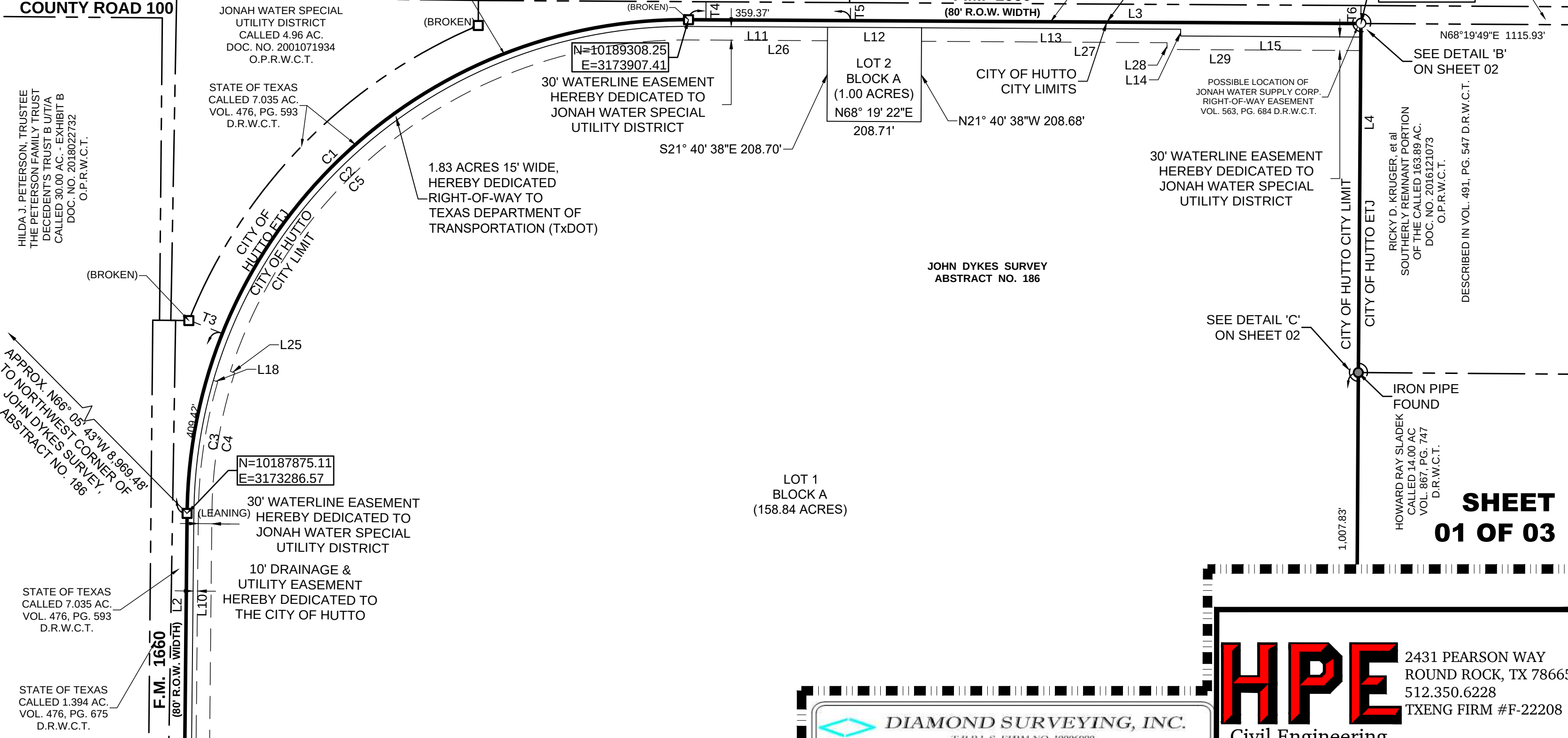
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR
FLOOD PLAIN AS SHOWN ON FIRM PANEL
48491C0510F, DATED DECEMBER 20, 2019

TOTAL ROW TO BE
DEDICATED: 4.67 AC.

TOTAL BLOCKS: 1

TOTAL LOTS: 2

TOTAL AREA: 164.965



MATCHLINE SEE SHEET 02

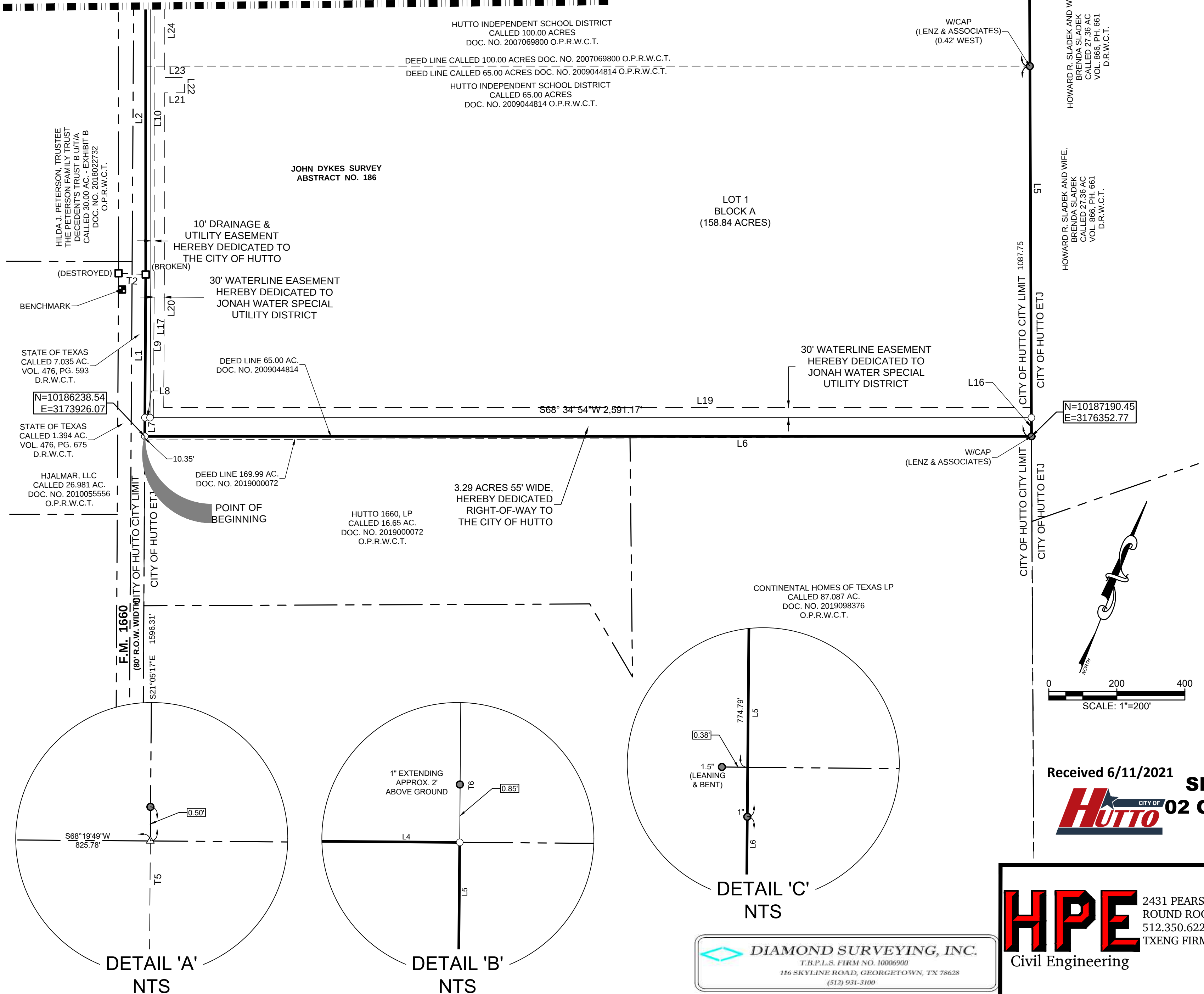
DIAMOND SURVEYING, INC.
T.B.P.L.S. FIRM NO. 10006900
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

HPE
Civil Engineering
2431 PEARSON WAY
ROUND ROCK, TX 78665
512.350.6228
TXENG FIRM #F-22208

HUTTO INDEPENDENT SCHOOL DISTRICT MAINTENANCE FACILITY SUBDIVISION

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 UDC REQUIREMENTS.
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVICE THIS SITE.
7. 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.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER SPECIAL UTILITY DISTRICT
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY
GAS: ATMOS ENERGY
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. THE 164.965 ACRE TRACT OF LAND DESCRIBED HEREIN IS SUBJECT TO THE FOLLOWING PIPELINE EASEMENTS TO JONAH WATER SUPPLY CORP.: VOLUME 562, PAGE 684, VOLUME 563, PAGE 685 AND VOLUME 563, PAGE 687 ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. NO DESCRIPTION OF THE LOCATION OF THE PIPELINE IS CONTAINED IN SAID DOCUMENTS. THE EXISTENCE AND/OR LOCATION OF THE PIPELINE IS NOT KNOWN BY THE SURVEYOR. SAID INSTRUMENT STATES: "THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPE LINE AS INSTALLED." THE WATERLINE SHOWN HEREON IS AS MARKED ON THE GROUND WITH PIN FLAGS MARKED (JONAH WATER 512-759-1286). THE POSSIBLE LOCATION OF THE AFOREMENTIONED VOLUME 563, PG. 684 AND VOLUME 563, PG. 687 HAVE BEEN PLOTTED HEREON.
11. THE LOCATION OF THE UNDERGROUND TELEPHONE LINE SHOWN HEREON IS FROM INFORMATION SHOWN ON THE TXDOT RIGHT-OF-WAY STRIP MAP, APPROVED DATE AUGUST 3, 1965. THE SURVEYOR DID NOT ATTEMPT TO PROVE THE EXISTENCE AND/OR LOCATION OF THIS LINE.
12. 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.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. THIS SUBDIVISION SHALL BE ZONED SF-1.
15. SIDEWALKS WILL BE PROVIDED ON THE ISD SIDE OF THE FUTURE ROAD TO THE SOUTH END OF THE PROPERTY AND ON THE ISD SIDE OF THE INTERNAL JOINT ACCESS DRIVE. TREES WILL BE PROVIDED ON THE ISD SIDE OF THE FUTURE ROAD TO THE SOUTH.
16. SIDEWALKS AND TREES WILL BE PROVIDED ON THE ISD SIDE OF FM 1660.

MACHINE SEE SHEET_01



METES AND BOUNDS DESCRIPTION

FOR A 164.965 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 100.00 ACRE TRACT OF LAND CONVEYED TO THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2007069800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 65.00 ACRE TRACT OF LAND CONVEYED TO THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 164.965 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MARCH, 2019 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" ON THE SOUTHWEST CORNER OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAME BEING ON THE EASTERLY BOUNDARY LINE OF THE CALLED 7.035 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 593 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 (80' RIGHT-OF-WAY WIDTH), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND MONUMENTING AN ANGLE POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 SAME BEING ON THE WESTERLY BOUNDARY LINE OF THE OF CALLED 169.99 ACRE TRACT OF LAND CONVEYED TO HUTTO 1660, LP, RECORDED IN DOCUMENT NO. 2019000072 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 21°05'17" E FOR A DISTANCE OF 1596.31 FEET;

THENCE, N 21°05'17" W WITH THE WESTERLY BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAID EASTERLY BOUNDARY LINE OF THE 7.035 ACRE STATE OF TEXAS TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 475.74 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING AN ANGLE POINT, FROM WHICH A TXDOT TYPE 1 CONCRETE MONUMENT FOUND (DESTROYED) MONUMENTING AN ANGLE POINT ON THE EAST BOUNDARY LINE OF THE CALLED 26.981 ACRE TRACT OF LAND CONVEYED TO HJALMAR, LLC, THE WEST BOUNDARY LINE OF THE CALLED 1.394 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 675 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 1660, BEARS S 71°07'53" W FOR A DISTANCE OF 79.96 FEET;

THENCE, N 21°26'18" W WITH SAID WESTERLY BOUNDARY LINE OF THE 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAID EASTERLY BOUNDARY LINE OF THE 7.035 ACRE STATE OF TEXAS TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 1281.34 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND (LEANING) MONUMENTING THE BEGINNING OF A CURVE TO THE RIGHT, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHEASTERLY BOUNDARY LINE OF SAID 7.035 ACRE STATE OF TEXAS TRACT AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. 1660, WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 1733.95 FEET, SAID CURVE HAVING A RADIUS OF 1106.28 FEET, A DELTA ANGLE OF 89°48'14" AND A CHORD WHICH BEARS N 23°25'20" E FOR A DISTANCE OF 1561.84 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING THE END OF THIS CURVE, FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE, N 68°19'49" E WITH THE NORTHERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHERLY BOUNDARY LINE OF SAID 7.035 ACRE STATE OF TEXAS TRACT AND THE SOUTHERLY BOUNDARY LINE OF THE CALLED 1.335 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 578 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 1492.00 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" ON THE NORTHEAST CORNER OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND, THE SOUTHEAST CORNER OF THE CALLED 1.335 ACRE STATE OF TEXAS TRACT AND THE NORTHWEST CORNER OF THE SOUTHERLY REMNANT PORTION OF THE CALLED 163.89 ACRE TRACT OF LAND CONVEYED TO RICKY D. KRUEGER, ET AL, RECORDED IN DOCUMENT NO. 2016121073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND MONUMENTING THE NORTHEAST CORNER OF SAID REMNANT PORTION OF THE 163.89 ACRE KRUGER TRACT, SAME BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660, BEARS N 68°19'49" E FOR A DISTANCE OF 1115.93 FEET;

THENCE, S 21°35'08" E WITH THE EASTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE WESTERLY BOUNDARY LINE OF SAID REMNANT PORTION OF THE 163.89 ACRE KRUGER TRACT PASSING AT A DISTANCE OF 774.79 FEET A 1" IRON PIPE FOUND (LEANING AND BENT), 0.38' WEST OF THIS LINE, IN ALL A TOTAL DISTANCE OF 775.51 FEET TO A 1" IRON PIPE FOUND MONUMENTING AN ANGLE POINT IN SAID EASTERLY BOUNDARY LINE OF THE 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHWEST CORNER OF SAID REMNANT PORTION OF THE 163.89 ACRE KRUGER TRACT AND THE NORTHWEST CORNER OF THE CALLED 14.00 ACRE TRACT OF LAND CONVEYED TO HOWARD RAY SLADEK, RECORDED IN VOLUME 867, PAGE 747 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 21°39'39" E WITH THE EASTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERLY BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERLY BOUNDARY LINE OF SAID 14.00 ACRE SLADEK TRACT AND IN PART WITH THE WESTERLY BOUNDARY LINE OF THE CALLED 27.36 ACRE TRACT OF LAND CONVEYED TO HOWARD R. SLADEK AND WIFE, BRENDA SLADEK, RECORDED IN VOLUME 866, PAGE 661 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS PASSING AT A DISTANCE OF 1007.83 FEET AN IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES", 0.42' WEST OF THIS LINE, IN ALL A TOTAL DISTANCE OF 2095.58 FEET TO AN IRON ROD FOUND WITH CAP MARKED "LENZ AND ASSOCIATES" MONUMENTING THE SOUTHEAST CORNER OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE NORTHEAST CORNER OF SAID OF 169.99 ACRE HUTTO 1660, LP TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, S 68°34'54" W WITH THE SOUTH BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT FOR A DISTANCE OF 2606.72 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 164.965 ACRES OF LAND MORE OR LESS.

FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

WE, HUTTO INDEPENDENT SCHOOL DISTRICT, OWNERS OF THAT CERTAIN 100.00 ACRE TRACT OF LAND, SHOWN HEREON AND RECORDED IN DOCUMENT NO. 2007069800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT CERTAIN 65.00 ACRE TRACT OF LAND SHOWN HEREON AND RECORDED IN DOCUMENT NO. 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THERE ARE NO LIEN HOLDERS OF SAID TRACTS OF LAND AND DOES HEREBY SUBDIVIDE 164.968 ACRES AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE, AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THE SUBDIVISION IS TO BE KNOWN AS HUTTO INDEPENDENT SCHOOL DISTRICT MAINTENANCE FACILITY SUBDIVISION.

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

BRANDON CARDWELL
DIRECTOR OF FACILITIES AND OPERATIONS
HUTTO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 430
HUTTO, TEXAS 78634

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON CARDWELL, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

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 §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND 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 THIS ____ DAY OF _____, 20 ____.

SHANE SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281
STATE OF TEXAS
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
512.931.3100

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER L. HENDERSON, 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 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20 ____.

JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS
2431 PEARSON WAY
ROUND ROCK, TEXAS 78665
512.350.6228

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

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

ASHLEY LUMPKIN, AICP
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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. _____.

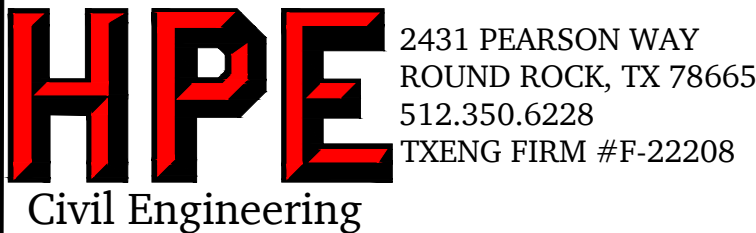
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

SHEET
03 OF 03

Received 6/11/2021



AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible action on the proposed Hutto Crossing Phase 4 Sec 9B Amended Plat of Lot 39, 45, and 48 Block M, 12.85 acres, more or less, comprised of 3 lots, generally located south of the southwest intersection of Knowles Drive and SH 130 frontage.

Meeting: Tuesday, July 6, 2021

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposed Hutto Crossing Phase 4, Section 9B Amended Plat is located south of the southeast intersection of Knowles Drive and SH 130 frontage, when the main access being provided via Simmental Loop. The overall Final Plat was approved and recorded with 124 residential lots.

The proposed subdivision is part of the Hutto Crossing Planned Unit Development and surrounded by single-family residential lots.

SUMMARY OF REQUEST:

The proposed Hutto Crossing Phase 4, Section 9B Amended Plat is located south of the southeast intersection of Knowles Drive and SH 130 frontage, when the main access being provided via Simmental Loop. The overall Final Plat was approved and recorded with 124 residential lots.

The proposed subdivision is part of the Hutto Crossing Planned Unit Development.

STAFF REVIEW:

State statutes and the Unified Development Code authorizes an amending plat to correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats. In this instance, there is a call error along the greenbelt lot with no other substantial changes proposed, in line with state statutes.

There are some clean-up comments the applicant is addressing at the time of the packet being published.

Staff recommends approval of the Hutto Crossing Phase 4 Sec 9B Amended Plat of Lot 39, 45, and 48 Block M with the condition that all comments are addressed prior to recordation.

FINANCIAL IMPACT:

AGENDA ITEM REPORT



None for this request.

POLICY IMPLICATIONS:

None for this request.

ATTACHMENTS:

1. HCPH4Sec9B-Lots_39-45-48_BlkM_AP-Init-Plat(6-8-21)

**AMENDED PLAT OF LOTS 39, 45
AND 48, BLOCK "M"
HUTTO CROSSING
PHASE 4, SECTION 9B**

OWNER'S CERTIFICATION

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

THAT HUTTO OPTION MEZZ HOLDINGS, LLC, OWNER OF LOTS 39, 45 AND 48, BLOCK "M", HUTTO CROSSING, PHASE 4, SECTION 9B, FINAL PLAT RECORDED IN DOCUMENT NO. 2021027375 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE 12.8478 ACRE TRACT, AND DO HEREBY AMEND SAID LOTS, TO CORRECT SURVEY SCRVENER'S ERROR, 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: AMENDED PLAT OF LOTS 39, 45 AND 48, BLOCK "M" HUTTO CROSSING PHASE 4, SECTION 9B.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2021.

Steve Towle
Hutto Option Mezz Holdings LLC
100 Pine Street, 29th Floor
San Francisco, CA 94111

THE STATE OF TEXAS {
COUNTY OF TRAVIS {

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEVE TOWLE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

ENGINEER'S CERTIFICATION

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

I, KENNETH W. MARTIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

KENNETH W. MARTIN
Registered Professional Engineer No. 65971
State of Texas
1101 Capital of Texas Highway South Building
D, Suite 210
Austin, Texas 78746



SURVEYOR'S CERTIFICATION

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

I, BLAINE J. MILLER, REGISTERED PROFESSIONAL SURVEYOR, NO. 5121, 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 MAY 15, 2019. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 31st DAY OF MAY, 2021.

BLAINE J. MILLER
Registered Professional Surveyor No. 5121
State of Texas
Firm Registration No. 101267-0
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746



OWNER:
HUTTO OPTION MEZZ HOLDINGS, LLC
10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

SURVEYOR:
CAPITAL SURVEYING CO., INC.
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
Firm Registration No. 10126700

LAND USE SUMMARY:
TOTAL ACREAGE: 12.8478 ACRES
RESIDENTIAL LOTS: 2 0.5038 ACRES
NON-RESIDENTIAL LOTS: 1 12.3440 ACRES
TOTAL NUMBER OF LOTS: 3

SURVEY:
MARTIN STROUSE SURVEY NO. 20, ABSTRACT NO. 587

CITY DEVELOPMENT SERVICES

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

APPROVAL
CITY OF HUTTO

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

DOUG CAUL MAYOR DATE

HOLLY NAGY, CITY SECRETARY DATE

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

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 _____, 2021, A.D., AT ____ O'CLOCK, ____ M. AND DULY RECORDED ON THE ____ 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 RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

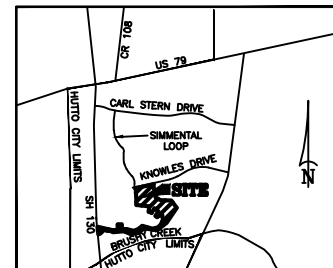
BY: _____, DEPUTY

Received 6/8/2021



GENERAL NOTES FROM 9B:

- 1) NO BUILDING, FENCING LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO PUD REQUIREMENTS AS AMENDED JULY 19, 2018.
- 3) A FIVE (5') FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- 4) A TEN (10') FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 5) NO RESIDENTIAL LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 6) STREET LIGHTING SHALL BE PROVIDED BY DEVELOPER IN CONFORMANCE WITH THE PUD REQUIREMENTS
- 7) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND AROUNDING THIS SUBDIVISION.
- 8) ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USES UNLESS OTHERWISE INDICATED.
- 9) 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.
- 10) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR ENERGY.
- 11) 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 48494C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 12) IN ORDER TO PROMOTE DRAINAGE AWAY FROM STRUCTURE, THE SLAB ELEVATIONS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF AT LEAST $\frac{1}{2}$ " PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 13) THE MAXIMUM IMPERVIOUS COVERAGE IS AS DEFINED BY THE UDC 2018, AS AMENDED AND PUD AGREEMENT AS AMENDED JULY 19, 2018.
- 14) DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCD WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
- 15) CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- 16) STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 17) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE HUTTO CROSSING PLANNED UNIT DEVELOPMENT (PUD) PLAN, CITY OF HUTTO CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 18) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HERS ASSIGNS.
- 19) LOT 10, BLOCK 'Q', AND LOT 39, BLOCK 'M' ARE OPEN SPACE LOTS. THE OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE CARMEL CREEK HOMEOWNER'S ASSOCIATION.

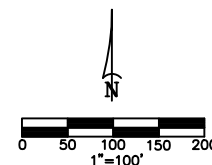


LOCATION MAP
(NOT TO SCALE)

**AMENDED PLAT
OF LOTS 39, 45 AND 48,
BLOCK "M", HUTTO CROSSING
PHASE 4, SECTION 9B**

CSO		CONTRACT NO.	
This is a plat of the City of Hutto, Texas, and is subject to the provisions of the City of Hutto, Texas, and is subject to the provisions of the City of Hutto, Texas.		NEW RECORDS No. 101267-0	
DRAWN BY: BLM	SCALE: N/A	F.B.	
JOB NO.: 19010.11	DATE: JUNE 3, 2021	SHEET NO.:	
DRAWING NO.: 19010P2	ORD #:		1 OF 3

AMENDED PLAT OF LOTS 39, 45 AND 48, BLOCK "M" HUTTO CROSSING PHASE 4, SECTION 9B



LEGEND

- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS WILLIAMSON COUNTY
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - D.A.E. DRAINAGE ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC." SET
 - 1/2" IRON ROD WITH TxDOT ALUMINUM CAP
 - 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC." FOUND
 - 1/2" IRON ROD WITHOUT CAP (UNLESS OTHERWISE NOTED)
 - ▲ CALCULATED POINT
 - ◆ TBM (TEMPORARY BENCHMARK)
 - ... SIDEWALK
- STREET FRONTAGE

15' B.L. 15' B.L.

5' B.L. 5' B.L.

5' B.L. 5' B.L.

10' B.L. 10' B.L.

15' B.L. 15' B.L.

BUILDING LINE TYPICAL

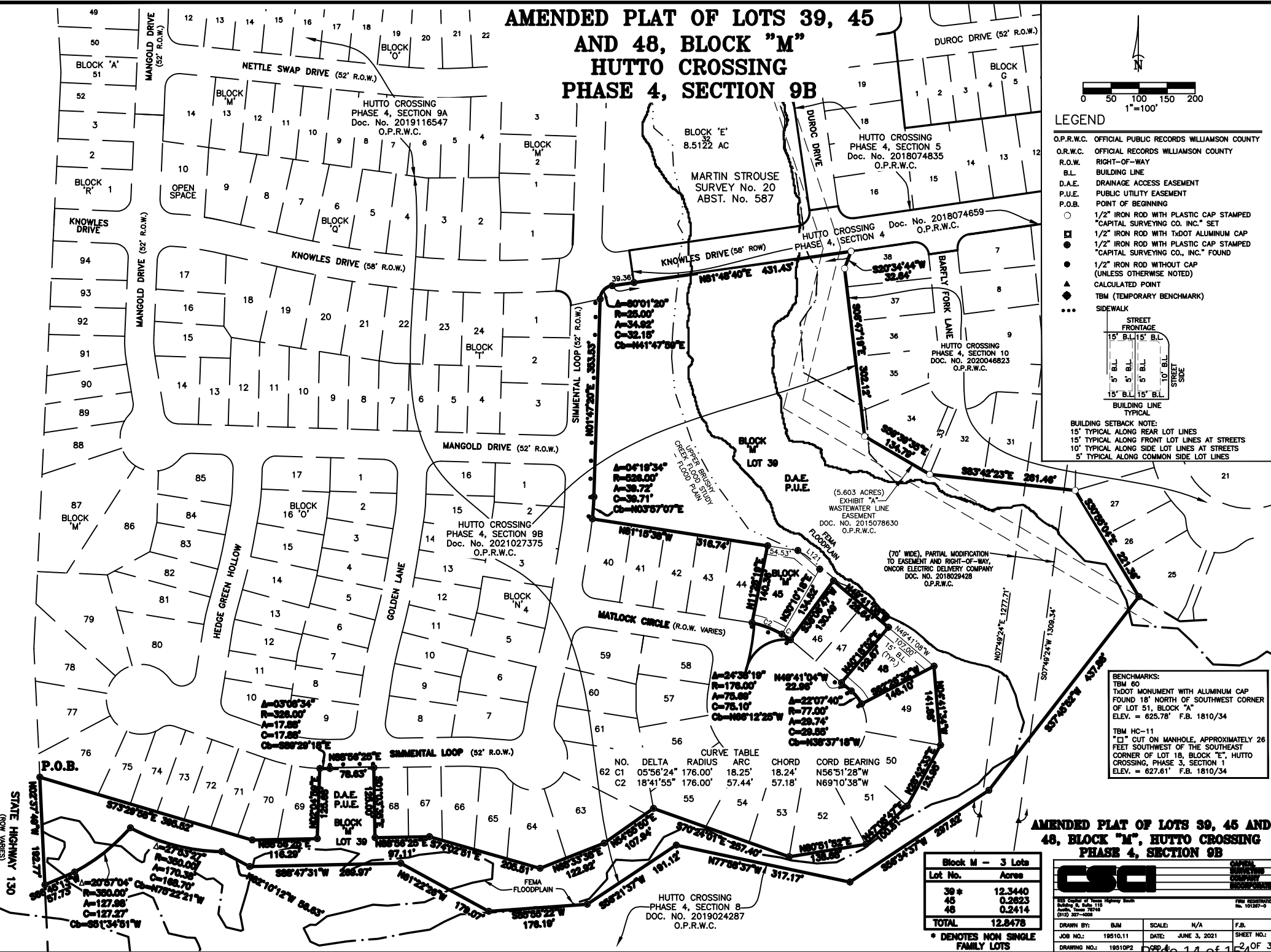
BUILDING SETBACK NOTE:

15' TYPICAL ALONG REAR LOT LINES

15' TYPICAL ALONG FRONT LOT LINES AT STREETS

10' TYPICAL ALONG SIDE LOT LINES AT STREETS

5' TYPICAL ALONG COMMON SIDE LOT LINES



BENCHMARKS:

TBM 60
TxDOT MONUMENT WITH ALUMINUM CAP
FOUND 18' NORTH OF SOUTHWEST CORNER
OF LOT 51, BLOCK "A"
ELEV. = 625.78' F.B. 1810/34

TBM HC-11
"C" CUT ON MANHOLE, APPROXIMATELY 26
FEET SOUTHWEST OF THE SOUTHEAST
CORNER OF LOT 18, BLOCK "E", HUTTO
CROSSING, PHASE 3, SECTION 1
ELEV. = 627.61' F.B. 1810/34

AMENDED PLAT OF LOTS 39, 45 AND 48, BLOCK "M", HUTTO CROSSING PHASE 4, SECTION 9B

Block M - 3 Lots	
Lot No.	Acres
39	12.3440
45	0.2823
48	0.2414
TOTAL	12.8478

* DENOTES NON SINGLE
FAMILY LOTS

CSD		CAPITAL SURVEYING CO. INC.	
Bill Cooper, 4000 Highway South Burlington, N.C. 27215 (919) 387-4028		FIRM REGISTRATION No. 10187-2	
DRAWN BY: BJM	SCALE: N/A	F.B.	
JOB NO.: 19510.11	DATE: JUNE 3, 2021	SHEET NO.: 2 OF 3	
DRAWING NO.: 19510P2	CSD		

AMENDED PLAT OF LOTS 39, 45 AND 48, BLOCK "b" HUTTO CROSSING PHASE 4, SECTION 9B

FIELDNOTE DESCRIPTION of a 12.8478 acre tract out of the Martin Strouse Survey No. 20, Abstract No. 587, Williamson County, Texas, being all of Lots 39, 45 and 48, Block "M", Hutto Crossing, Phase 4, Section B, Final Plat recorded in Document No. 2021027375 of the Official Public Records of Williamson County Texas; the said 12.8478 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at ½" iron rod found on the easterly right-of-way line of State Highway 130 and the common northeast corner of said Lot 39, Block "M" and southwest corner of Lot 76, Block "M" of the said Hutto Crossing, Phase 4, Section 9b, Final Plat;

THENCE, leaving the easterly right-of-way line of State Highway 130, with the northerly and westerly line of said Lot 39, Block "M", for the following fifteen (15) courses;

- 1) S73°29'58"E, 395.52 feet to a ½" iron rod found;
- 2) N88°56'25"E, 116.29 feet to a ½" iron rod found;
- 3) N02°04'59"E, 125.68 feet to a ½" iron rod found for a point of curvature of a non-tangent curve to the left;
- 4) With said non-tangent curve to the left, having a central angle of 03°08'34", a radius of 326.00 feet, a chord distance of 17.88 feet (chord bears S89°29'18"E), for an arc distance of 17.88 feet to a ½" iron rod found for the point of tangency;
- 5) N88°56'25"E, 78.63 feet to a ½" iron rod found;
- 6) S01°03'35"E, 125.00 feet to a ½" iron rod found;
- 7) N88°56'25"E, 97.11 feet to a ½" iron rod found;
- 8) S74°02'51"E, 205.51 feet to a ½" iron rod found;
- 9) N68°33'38"E, 122.92 feet to a ½" iron rod found;
- 10) N54°55'50"E, 107.94' feet to a ½" iron rod found;
- 11) S70°24'01"E, 257.40 feet to a ½" iron rod found;
- 12) N80°51'52"E, 138.68 feet to a ½" iron rod found;
- 13) N47°08'47"E, 100.81 feet to a ½" iron rod found;
- 14) N28°42'33"E, 123.95 feet to a ½" iron rod found;
- 15) N04°41'34"W, 141.88 feet to a ½" iron rod found for the southeast corner of said Lot 48, Block "M";

THENCE, S62°26'32"W, leaving the westerly line of said Lot 39, Block "M", with the common southerly line of said Lot 39, Block "M" and northerly line of Lot 49, Block "M", of said Hutto Crossing, Phase 4, Section 9B, Final Plat, for a distance of 146.10 feet to a ½" iron rod found on the northeasterly right-of-way line of Matlock Circle (right-of-way varies), for a point of curvature of a non-tangent curve to the left;

THENCE, leaving the southerly line of said Lot 48, Block "M" with the common northeasterly right-of-way line of Matlock Circle and the southwesterly line of said Lot 48, Block "M", for the following two (2) courses

- 1) With said non-tangent curve to the left, having a central angle of 22°07'40", a radius of 77.00 feet, a chord distance of 29.55 feet (chord bears N38°37'18"W), for an arc distance of 29.74 feet to a ½" iron rod found for the point of tangency;
- 2) N49°41'04"W, 22.96 feet to a ½" iron rod found for the northwest corner of said Lot 48, Block "M";

THENCE, N40°18'52"E, leaving the northeasterly right-of-way line of Matlock Circle, with the northwesterly line of said Lot 48, Block "M", for a distance of 129.67 feet to a ½" iron rod found for the north corner of said Lot 48, Block "M" and on a southwesterly line of said Lot 39, Block "M";

THENCE, leaving the northwesterly line of said Lot 48, Block "M", with a southwesterly line of said Lot 39, Block "M", for the following two (2) courses:

- 1) N49°41'08"W, 128.64 feet to a ½" iron rod found;
- 2) S36°06'47"W, 130.49 feet to a ½" iron rod found on the northeasterly right-of-way line of Matlock Circle for a point of curvature of a non-tangent curve to the left;

THENCE, with the common northeasterly line of Matlock Circle and the common southwesterly line of said Lot 39, Block "M" and southwesterly line of said Lot 45, Block "M", with a non-tangent curve to the left, passing at an arc distance of 18.25 feet to a ½" iron rod found for the common westerly corner of said Lot 39, Block "M" and the south corner of said Lot 45, Block "M", having a total central angle of 24°38'19", a radius of 176.00 feet, a total chord distance of 75.10 feet (a total chord bearing N66°12'55"W), for a total arc distance of 75.69 feet to a ½" iron rod found for the southwest corner of said Lot 45, Block "M";

THENCE, N11°28'19"E, leaving the northeasterly right-of-way line of Matlock Circle, with the westerly line of said Lot 45, Block "M", for a distance of 140.36 feet to a ½" iron rod found for the northwest corner of said Lot 45, Block "M" and on a southwesterly line of said Lot 39, Block "M";

THENCE, N81°15'38"W, with a southwesterly line of said Lot 39, Block "M", for a distance of 316.74 feet to a ½" iron rod found for the most northerly southwest corner of said Lot 39, Block "M" and on the easterly right-of-way line of Simmental Loop (52.00' right-of-way), for a point of curvature of a non-tangent curve to the left;

FIELDNOTE DESCRIPTION CONTINUED:

THENCE, with the common easterly right-of-way line of Simmental Loop and westerly line of said Lot 39, Block "M", for the following three (3) courses:

- 1) With said non-tangent curve to the left, having a central angle of 04°19'34", a radius of 526.00 feet, a chord distance of 39.71 feet (chord bears N03°57'07"E), for an arc distance of 39.72 feet to a ½" iron rod found for a point of tangency;
- 2) N01°47'20"E, 353.53 feet to a ½" iron rod found for a point of curvature of a curve to the right;
- 3) With said curve to the right, having a central angle of 80°01'20", a radius of 25.00 feet, a chord distance of 32.15 feet (chord bears N41°47'59"E), for an arc distance of 34.92 feet to a ½" iron rod found for a point of tangency on the southerly right-of-way line of Knowles Drive (58.00' right-of-way);

THENCE, N81°48'40"E, with the common northerly line of said Lot 39, Block "M" and southerly right-of-way line of Knowles Drive, for a distance of 431.43 feet to a ½" iron rod set, with plastic cap marked "Capital Surveying Company, Inc.", for the northwesterly corner of Lot 36, Block M, Hutto Crossing, Phase 4, Section 10 subdivision, recorded in Document No. 2020046823 of the said Official Public Records;

THENCE, leaving the northerly line of said Lot 39, Block "M" and southerly right-of-way line of Knowles Drive and with the easterly line of said Lot 39, Block "M" and with the westerly line of said Hutto Crossing, Phase 4, Section 10 subdivision, for the following five (5) courses:

- 1) S20°34'44"W, 32.64 feet to a ½" iron rod set, with plastic cap marked "Capital Surveying Company, Inc.";
- 2) S06°47'19"E, 302.12 feet to a ½" iron rod set, with plastic cap marked "Capital Surveying Company, Inc.";
- 3) S59°39'35"E, 134.79 feet to a ½" iron rod set, with plastic cap marked "Capital Surveying Company, Inc.";
- 4) S83°42'23"E, 261.46 feet to a ½" iron rod set, with plastic cap marked "Capital Surveying Company, Inc.";
- 5) S30°55'04"E, 221.36 feet to a ½" iron rod found on the northerly line of Hutto Crossing, Phase 4, Section 8 subdivision, recorded in Document No. 2019024287 of the said Official Public Records;

THENCE, leaving the westerly line of said Hutto Crossing, Phase 4, Section 10 subdivision and with the common southerly line of said Lot 39, Block "M" and northerly line of said Hutto Crossing, Phase 4, Section 8, for the following eleven (11) courses:

- 1) S37°45'52"W, 437.88 feet to a ½" iron rod found;
- 2) S56°34'37"W, 297.52 feet to a ½" iron rod found;
- 3) N77°58'37"W, 317.17 feet to a ½" iron rod found;
- 4) S56°21'37"W, 191.12 feet to a ½" iron rod found;
- 5) S85°55'22"W, 176.19 feet to a ½" iron rod found;
- 6) N61°22'26"W, 179.07 feet to a ½" iron rod found;
- 7) S88°47'31"W, 269.97 feet to a ½" iron rod found;
- 8) N62°10'12"W, 56.63 feet to a ½" iron rod found for a point of curvature for a non-tangent curve to the right;
- 9) With said non-tangent curve to the right, having a central angle of 27°53'27", a radius of 350.00 feet, a chord distance of 168.70 feet (chord bears N75°22'21"W), for an arc distance of 170.38 feet to a ½" iron rod found for the point of tangency;
- 10) With said non-tangent curve to the right, having a central angle of 20°57'04", a radius of 350.00 feet, a chord distance of 127.27 feet (chord bears S51°34'51"W), for an arc distance of 127.98 feet to a ½" iron rod found for the point of tangency;
- 11) S66°45'13"W, 57.73 feet to a ½" iron rod found on the easterly right-of-way line of State Highway 130 and the common southwest corner of said Lot 39, Block "M" and the northwest corner of said Hutto Crossing, Phase 4, Section 8 subdivision;

THENCE, N02°37'49"W, leaving the northwest corner of said Hutto Crossing, Phase 4, Section 8 subdivision and with the easterly right-of-way line of State Highway 130 and westerly line of said Lot 39, Block "M", for a distance of 192.77 feet to the POINT OF BEGINNING and CONTAINING within these metes and bounds 45.5315 acres of land area.

Note: "½" iron rod found or set" denotes a ½" iron rod found or set, with plastic cap marked "Capital Surveying Company, Inc.", unless otherwise noted.

Received 6/8/2021



AMENDED PLAT OF LOTS 39, 45 AND 48, BLOCK "M", HUTTO CROSSING PHASE 4, SECTION 9B

CSCI		CAPITAL SURVEYING COMPANY	
608 Center of Texas Highway South Building A, Suite 119 Austin, Texas 78748 (512) 367-0028		FILE REGISTRATION No. 101587-0	
DRAWN BY:	BJM	SCALE:	N/A
JOB NO.:	19010.11	DATE:	JUNE 3, 2021
DRAWING NO.:	19010P2	SHEET NO.:	15 OF 34

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed Hutto Narrows Preliminary Plat, 38.658 acres, more or less, of land, comprised of two lots, generally located at the southwest corner of FM1660 South and CR 137.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The request is for a preliminary plat for approximately 38.66 acres at the southwest corner of FM1660 South and CR 137.

SUMMARY OF REQUEST:

The proposal consists of two lots that have been zoned PUD for the purposes of multi-family and commercial uses since 2012.

WEST: ETJ (Brushy Creek and existing large lot residential)

NORTH: FM 1660S ROW and undeveloped property zoned SF-1 (Single Family)

EAST: Undeveloped (zoned commercial and multi-family), Farley Middle School, and Brooklands Subdivision (SmartCode allowing commercial and single-family)

SOUTH: ETJ (Brushy Creek and floodplain)

The property is served by City of Hutto water and wastewater. A 15-foot right-of-way dedication is included on the plat for CR 137 and well as a 20-foot high and bike trail along Brushy Creek as required by the approved PUD document.

A notice was sent to all property owners within 200-feet of the property, two responses have been collected at the time of writing the staff report, both in objection to either the proposed density and the traffic congestion and flooding concerns along CR137.

STAFF REVIEW:

Staff recommends approval of the Preliminary Plat with the following conditions:

- 1, The the TIA is updated prior to Final Plat approval and recordation, including a Right Turn Lane will be needed along FM 1660 at the intersection of FM 1660 and CR 137.
2. Riparian Setback will be required along the 100 Year flood plain. Due to the drainage area of Brushy Creek the Riparian Setback will be 125 feet. No structures can be built within the Riparian Setback.
3. Applicant shall provide access/driveway exhibit with the Final Plat submittal.

AGENDA ITEM REPORT



FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

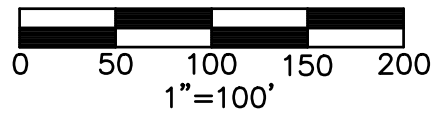
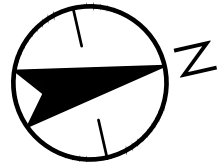
None at this time.

ATTACHMENTS:

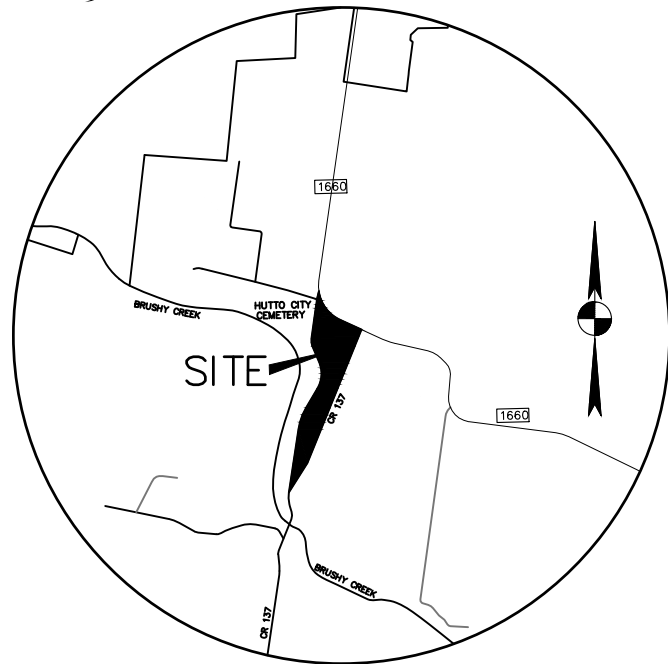
1. HuttoNarrowsPrelim-U1-Plat(6-14-21)
2. Object(Brooklands Partners)
3. Object(Umatiya)

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
VOL. 2208, PG 717

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

RIGHT-OF-WAY EASEMENT
VOLUME 2078, PAGE 189

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

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

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

6.078 ACRES
CHRISTOPHER G. CAGLE
DOC. NO. 2014006158

LOT 1
17.123 ACRES

LOT 2
20.262 ACRES

FULL PURPOSE OF
THE CITY OF HUTTO

FULL PURPOSE OF
THE CITY OF HUTTO

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

1.273 ACRE
15' RIGHT-OF-WAY
HEREBY DEDICATED

BLOCK HH
BROOKLAND SECTION THREE
DOC. NO. 2020108750

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

PRELIMINARY PLAT OF HUTTO NARROWS

OWNER: BJI, 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: 05-10-2021
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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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:

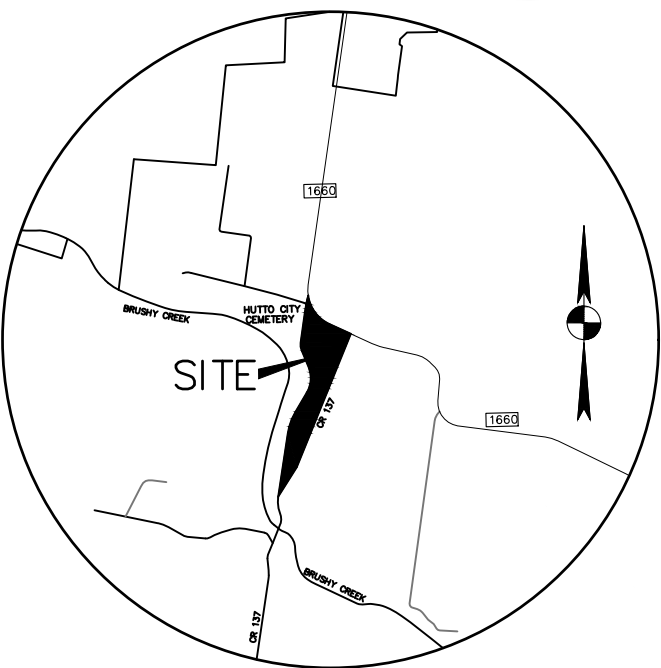
NO	DESCRIPTION
800	12" HACKBERRY
801	11" HACKBERRY
802	11" CHINABERRY
803	11" HACKBERRY (8, 3, 2)
804	13" HACKBERRY (9, 7)
805	16" CHINABERRY
806	8" HACKBERRY
807	11" HACKBERRY
808	22" CHINABERRY (15, 8, 5)
809	11" CHINABERRY
810	10" HACKBERRY
811	13" HACKBERRY
812	12" HACKBERRY
813	18" HACKBERRY (12,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

TREE LIST:

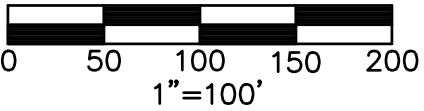
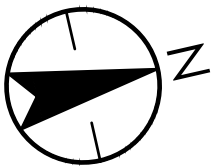
NO	DESCRIPTION
818	9" ELM
819	12" HACKBERRY
820	13" HACKBERRY (9, 8)
821	14" HACKBERRY (11, 6)
822	10" CHINABERRY
823	10" HACKBERRY
824	16" HACKBERRY (12, 8)
825	12" HACKBERRY
826	8" HACKBERRY
827	12" CHINABERRY
828	14" HACKBERRY
829	8" HACKBERRY
830	12" HACKBERRY (8, 8)
831	19" CHINABERRY
832	9" CHINABERRY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

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

ETJ OF THE
CITY OF HUTTO

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

WATER & WASTEWATER
LINE EASEMENT
DOC. NO. 2007097043

FULL PURPOSE OF
THE CITY OF HUTTO

20' PEDESTRIAN HIKE
& BIKE TRAIL EASEMENT
HEREBY DEDICATED

14.33 ACRES
HUTTO ISD
VOL. 2208, PG. 717

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

ZONE "X"
UNSHADED

LOT 2
20.262 ACRES

FULL PURPOSE OF
THE CITY OF HUTTO

Received 6/14/2021



40.846 ACRES
STUART G. FARLEY
DOC. NO. 2006032605

LOT TABLE

LOT	AREA (ACRE)	USAGE
1	17.123 ACRES	MULTI-FAMILY
2	20.262 ACRES	MULTI-FAMILY/ RETAIL

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: 05-10-2021
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
- 1/2" IRON ROD WITH "COALTER 1481" CAP FOUND (UNLESS OTHERWISE NOTED)
- COTTON SPINDLE FOUND
- P.O.B. POINT OF BEGINNING

SHEET
2
OF 3

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°37'55"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 AND F.M. 1660.
- 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.

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, NARROWS PUD 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

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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Received 6/14/2021



SHEET
3
OF 3



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

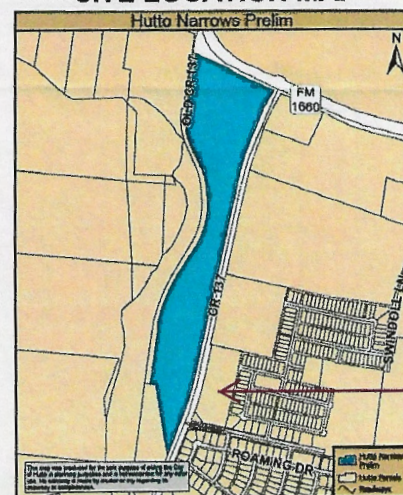
☐ I AM IN FAVOR

☒ 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.



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=====

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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: SAMEER UMATIYA

Address: 550 FM 1660 S Hutto, TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

Too much traffic in front of school.
County road 137 need to be widen and
flooding need to be care.

SITE LOCATION MAP



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Brooklands Section 6 Final Plat, 21.5859 Acres, more or less, of land, 102 lots, located east of the CR137 and Brooklands Blvd. intersection.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Final Plat is approximately 21.6 acres of land within the Brooklands Subdivision, east of the main entrance at CR137 and Brooklands Blvd.

WEST: Brooklands Subdivision (under construction)
NORTH: Ray Elementary School
EAST: ETJ (Farmland)
SOUTH: Brooklands Subdivision (under construction)

The property is served by City of Hutto water and wastewater.

SUMMARY OF REQUEST:

Staff recommends approval with the condition signature blocks for staff and Planning and Zoning Commission will be updated.

STAFF REVIEW:

FINANCIAL IMPACT:

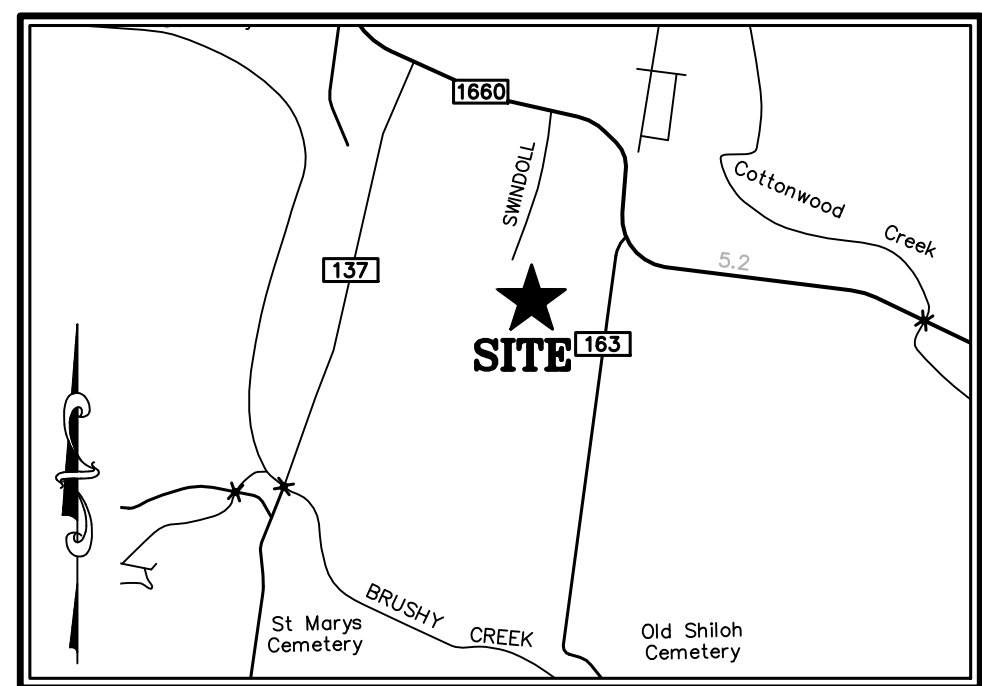
Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. BrooklandsSecSixFP-Init-Plat(6-8-21)

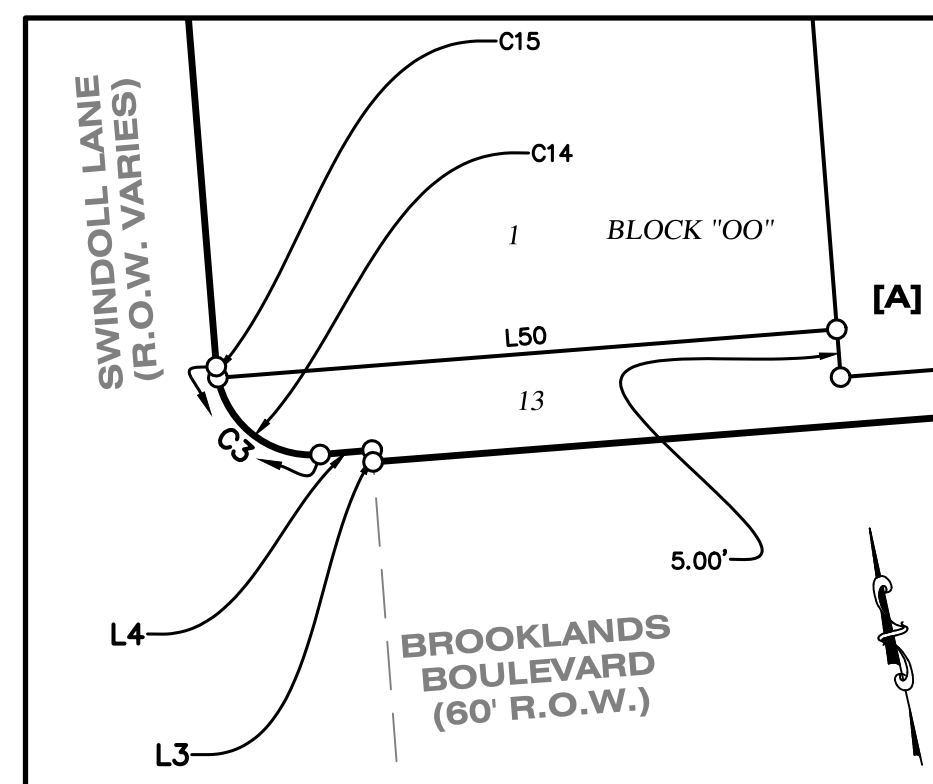


SCALE: 1" = 2000'

Transect	T3	T4
Principal Building		
Front Setback Principal	24 ft. min	20 ft. max
Front Setback Secondary	20 ft. max	12 ft. max
Side Setback	18 ft. min. total	0 ft. min. 8 ft. total max
Rear Setback	24 ft. min	3 ft. min
Frontage Buildout	50% min	70%
Secondary Building		
Front Setback	20 ft. min. + bldg. setback	20 ft. min + bldg. setback
Side Setback	3 ft. or 6 ft.	0 ft. min or 3 ft.
Rear Setback	3 ft. min.	3 ft.

	PROPERTY LINE
—— ———	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
◐	IRON ROD WITH "LENZ & ASSOCIATES" CAP FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	BENCHMARK
⊗	SURVEY CONTROL POINT
PUE	PUBLIC UTILITY EASEMENT
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
{[.....]}	RECORD INFORMATION PER DOC. NO. 2017023816
<{[.....]}>	RECORD INFORMATION PER DOC. NO. 2006012928

DETAIL "A"
1" = 20'



BROOKLANDS SECTION SIX
City of Hutto,
Williamson County, Texas

Received 6/8/2021

HUTTO CITY OF

Date:	3/2/2021
Project:	00569
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	TF/SR
Survey Date:	FEB. 2017
Sheet:	1 OF 3

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 21.5859 ACRES (940,281 SQUARE FEET) OUT OF THE WILLIAM GATLIN SURVEY NO. 23, ABSTRACT NO. 271 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 63.5 ACRE TRACT CONVEYED TO BROOKLANDS PARTNERS, LTD IN DOCUMENT NO. 2017023816 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 21.5859 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 163 (NO RIGHT-OF-WAY INFORMATION FOUND), BEING THE NORTHEAST CORNER OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 15.01 ACRES TRACT CONVEYED TO HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NO. 2006012928 (O.P.R.W.C.T.), AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE SOUTH LINE OF SAID HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163 AND THE EAST LINE OF SAID BROOKLANDS 63.5 ACRES TRACT, S07°53'49"W, A DISTANCE OF 1,208.63 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2-INCH IRON FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 10.00 ACRES (CALLED TRACT 12) CONVEYED TO SWINDOLL INVESTMENTS LP IN DOCUMENT NO. 2008093458 (O.P.R.W.C.T.) BEARS, S07°53'49 W, A DISTANCE OF 1,105.51 FEET;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, OVER AND ACROSS SAID BROOKLANDS 63.5 ACRES TRACT THE FOLLOWING THIRTY-SIX (36) COURSES AND DISTANCES:

- 1) N81°58'46"W, A DISTANCE OF 140.38 FEET TO A CALCULATED POINT FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 12.98 FEET AND WHOSE CHORD BEARS N07°28'30"W, A DISTANCE OF 12.83 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 3) N81°29'58"W, A DISTANCE OF 32.00 FEET TO A CALCULATED POINT FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 13.25 FEET AND WHOSE CHORD BEARS S23°12'09"W, A DISTANCE OF 13.09 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 5) N81°58'46"W, A DISTANCE OF 657.37 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF,
- 6) N08°01'14"E, A DISTANCE OF 1.24 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 7) N82°17'35"W, A DISTANCE OF 5.44 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.74 FEET AND WHOSE CHORD BEARS N37°11'53"W, A DISTANCE OF 14.17 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 9) N07°53'49"E, A DISTANCE OF 113.79 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS N52°57'32"E, A DISTANCE OF 14.16 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 11) S81°58'46"E, A DISTANCE OF 6.02 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 12) N08°01'14"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 13) N81°58'46"W, A DISTANCE OF 6.17 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 14) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.69 FEET AND WHOSE CHORD BEARS N37°02'28"W, A DISTANCE OF 14.13 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 15) N07°53'49"E, A DISTANCE OF 90.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 16) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 7.24 FEET AND WHOSE CHORD BEARS N28°38'13"E, A DISTANCE OF 7.08 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 17) N07°42'25"E, A DISTANCE OF 26.86 FEET TO A CALCULATED POINT FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 18) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 7.10 FEET AND WHOSE CHORD BEARS N12°27'17"W, A DISTANCE OF 6.95 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 19) N07°53'49"E, A DISTANCE OF 90.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 20) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS N52°57'32"E, A DISTANCE OF 14.16 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 21) S81°58'46"E, A DISTANCE OF 5.51 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 22) N08°01'14"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 23) S81°58'46"E, A DISTANCE OF 214.34 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 24) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS N52°57'32"E, A DISTANCE OF 14.16 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 25) N07°53'49"E, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 26) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.69 FEET AND WHOSE CHORD BEARS N37°02'28"W, A DISTANCE OF 14.13 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 27) N81°58'46"W, A DISTANCE OF 87.09 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 28) N08°01'14"E, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 29) N81°58'46"W, A DISTANCE OF 2.99 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 30) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.69 FEET AND WHOSE CHORD BEARS N37°02'28"W, A DISTANCE OF 14.13 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 31) N07°53'49"E, A DISTANCE OF 434.50 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE HEREOF,
- 32) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 14.69 FEET AND WHOSE CHORD BEARS N49°58'57"E, A DISTANCE OF 13.40 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 33) N02°04'02"E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 34) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 775.00 FEET, WHOSE ARC LENGTH IS 80.52 FEET AND WHOSE CHORD BEARS N84°57'22"W, A DISTANCE OF 80.49 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY HEREOF,
- 35) N81°58'46"W, A DISTANCE OF 23.75 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF,
- 36) N07°53'49"E, A DISTANCE OF 153.32 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF, BEING IN THE NORTH LINE OF SAID BROOKLANDS 63.5 ACRE TRACT, AND BEING IN THE SOUTH LINE OF SAID HUTTO INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE, WITH THE COMMON LINE OF SAID BROOKLANDS 63.5 ACRE TRACT AND SAID HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, S82°00'02"E, A DISTANCE OF 822.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.5859 ACRES (940,281 SQUARE FEET) OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	12.98'	24.50'	30°21'50"	N07°28'30"W	12.83'
C2	13.25'	24.50'	30°59'28"	S23°12'09"W	13.09'
C3	15.74'	10.00'	90°11'24"	N37°11'53"W	14.17'
C4	15.73'	10.00'	90°07'25"	N52°57'32"E	14.16'
C5	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C6	7.24'	10.00'	41°28'05"	N28°38'13"E	7.08'
C7	7.10'	10.00'	40°41'27"	N12°27'17"W	6.95'
C8	15.73'	10.00'	90°07'25"	N52°57'32"E	14.16'
C9	15.73'	10.00'	90°07'25"	N52°57'32"E	14.16'
C10	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C11	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C12	14.69'	10.00'	84°10'11"	N49°58'57"E	13.40'
C13	80.52'	775.00'	5°57'11"	N84°57'22"W	80.49'
C14	14.55'	10.00'	83°22'45"	N40°36'12"W	13.30'
C15	1.19'	10.00'	6°48'39"	N04°29'30"E	1.19'
C16	21.16'	775.00'	1°33'51"	N87°09'02"W	21.16'
C17	40.57'	775.00'	2°59'57"	N84°52'08"W	40.56'
C18	18.80'	775.00'	1°23'23"	N82°40'28"W	18.80'
C19	15.52'	10.00'	88°55'26"	S52°10'08"W	14.01'
C20	16.42'	10.00'	94°04'31"	N39°19'51"W	14.64'
C21	15.74'	10.00'	90°11'24"	N52°48'07"E	14.17'
C22	15.71'	10.00'	90°00'02"	S37°06'10"E	14.14'
C23	15.71'	10.00'	89°59'58"	S52°53'50"W	14.14'
C24	89.90'	825.00'	6°14'37"	N85°13'29"W	89.86'
C25	5.60'	775.00'	0°24'51"	N88°08'23"W	5.60'
C26	5.96'	825.00'	0°24'51"	S88°08'23"E	5.96'
C27	84.45'	775.00'	6°14'37"	S85°13'29"E	84.41'
C28	15.71'	10.00'	90°00'00"	S37°06'11"E	14.14'
C29	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C30	15.65'	10.00'	89°41'11"	S37°08'11"E	14.10'
C31	15.76'	10.00'	90°18'49"	S52°51'49"W	14.18'
C32	8.58'	10.00'	49°10'46"	N57°23'23"W	8.32'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C33	8.49'	10.00'	48°38'58"	N73°41'45"E	8.24'
C34	15.65'	10.00'	89°41'11"	S37°08'11"E	14.10'
C35	15.76'	10.00'	90°18'49"	S52°51'49"W	14.18'
C36	15.71'	10.00'	90°00'00"	S36°58'46"E	14.14'
C37	15.71'	10.00'	90°00'00"	N53°01'14"E	14.14'
C38	15.65'	10.00'	89°41'11"	S37°08'11"E	14.10'
C39	15.76'	10.00'	90°18'49"	S52°51'49"W	14.18'
C40	15.65'	10.00'	89°41'08"	N37°08'09"W	14.10'
C41	15.71'	10.00'	90°00'00"	N52°42'25"E	14.14'
C42	15.71'	10.00'	90°00'00"	N37°17'35"W	14.14'
C43	15.76'	10.00'	90°18'49"	N52°51'49"E	14.18'
C44	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C45	15.71'	10.00'	90°00'00"	N52°53'49"E	14.14'
C46	15.71'	10.00'	90°00'00"	N52°53'49"E	14.14'
C47	15.71'	10.00'	90°00'00"	S37°06'11"E	14.14'
C48	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C49	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C50	15.71'	10.00'	90°00'00"	N36°58'46"W	14.14'
C51	15.71'	10.00'	90°00'00"	N53°01'14"E	14.14'
C52	15.71'	10.00'	90°00'00"	S36°58'46"E	14.14'
C53	15.71'	10.00'	90°00'00"	S53°01'14"W	14.14'
C54	15.71'	10.00'	90°00'00"	N52°42'25"E	14.14'
C55	15.71'	10.00'	90°00'00"	S37°17'35"E	14.14'
C56	15.71'	10.00'	90°00'00"	S52°42'25"W	14.14'
C57	15.71'	10.00'	90°00'00"	N37°17'35"W	14.14'
C58	6.36'	825.00'	0°26'30"	N82°19'26"W	6.36'
C59	40.64'	825.00'	2°49'20"	N83°57'21"W	40.63'
C60	40.75'	825.00'	2°49'49"	N86°46'55"W	40.75'
C61	2.16'	825.00'	0°08'59"	N88°16'19"W	2.16'
C62	15.71'	10.00'	90°00'00"	S53°01'14"W	14.14'
C63	0.05'	10.00'	0°18'49"	S07°51'49"W	0.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N81°58'46"W	140.38'
L2	N81°29'58"W	32.00'
L3	N08°01'14"E	1.24'
L4	N82°17'35"W	5.44'
L5	N07°53'49"E	113.79'
L6	S81°58'46"E	6.02'
L7	N08°01'14"E	50.00'
L8	N81°58'46"W	6.17'
L9	N07°53'49"E	90.00'
L10	N07°42'25"E	26.86'
L11	N07°53'49"E	90.00'
L12	S81°58'46"E	5.51'
L13	N08°01'14"E	50.00'
L14	N07°53'49"E	40.00'
L15	N81°58'46"W	87.09'
L16	N08°01'14"E	20.00'
L17	N81°58'46"W	2.99'
L18	N02°04'02"E	50.00'
L19	N81°58'46"W	23.75'
L20	N07°53'49"E	153.32'
L21	S07°42'25"W	143.06'
L22	N07°42'25"E	97.37'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	S07°53'51"W	90.00'
L24	S82°06'11"E	0.80'
L25	N81°58'46"W	87.01'
L26	S07°42'25"W	90.00'
L27	S07°42'25"W	90.00'
L28	S81°58'46"E	38.96'
L29	S08°01'14"W	120.00'
L30	N08°01'14"E	120.00'
L31	S81°58'46"E	41.94'
L32	S07°42'25"W	115.00'
L33	N07°42'25"E	30.06'
L34	S82°17'35"E	124.91'
L35	N82°17'35"W	125.97'
L36	N07°42'25"E	34.95'
L37	S81°58'46"E	126.10'
L38	S82°06'11"E	90.00'
L39	N81°58'46"W	90.00'
L40	N08°01'14"E	90.00'
L41	S08°01'14"W	90.00'
L42	S82°17'35"E	95.00'
L43	N82°17'35"W	95.00'
L44	N07°53'51"E	114.66'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L45	N07°53'51"E	111.34'
L46	N07°53'51"E	110.02'
L47	N07°53'51"E	110.00'
L48	S82°06'11"E	110.00'
L49	N08°01'14"E	110.00'
L50	S81°58'46"E	64.66'
L51	N81°58'46"W	62.57'
L52	N07°42'25"E	50.63'
L53	S82°17'35"E	115.00'
L54	N07°42'25"E	54.37'
L55	S66°36'21"E	73.26'
L56	N04°51'09"W	134.54'

Received 6/8/2021



BROOKLANDS SECTION SIX
City of Hutto,
Williamson County, Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 3/2/2021

Project: 00569

Scale: 1" = 100'

Reviewer: PRB

Tech: BAP

Field Crew: TF/SR

Survey Date: FEB. 2017

Sheet: 2 OF 3

STATE OF TEXAS {
COUNTY OF _____ {

KNOW ALL MEN BY THESE PRESENTS

THAT MARIANNE PLANCKE, MANAGER OF INTERMANDECO GP, LLC, GENERAL PARTNER OF BROOKLANDS PARTNERS, LTD, BEING THE OWNER OF 21.5859 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY NO. 23, ABSTRACT NO. 271, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 63.5 ACRE TRACT CONVEYED TO BROOKLANDS PARTNERS, LTD., IN DOCUMENT NUMBER 2017023816 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 21.5859 ACRES OUT OF THE SAID 63.5 ACRES AS SHOWN HEREON, TO BE KNOWN AS

"BROOKLANDS SECTION SIX"

AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES

WITNESS MY HAND THIS ____ DAY OF _____, 20____

BY: _____
BROOKLANDS PARTNERS, LTD
BY: INTERMANDECO GP, LLC, IT'S GENERAL PARTNER
BY: MARIANNE PLANCKE, MANAGER
P.O. BOX 670649
DALLAS, TEXAS 75367

STATE OF TEXAS {
COUNTY OF _____ {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE ____ DAY OF _____, 20____

BY, MARIANNE PLANCKE, MANAGER OF INTERMANDECO GP, LLC, GENERAL PARTNER OF BROOKLANDS PARTNERS, LTD., WITNESS MY

HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF HUTTO, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

3/2/2021

STEVEN M. DUARTE R.P.L.S. NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384

DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I, J. TRAVIS WILSON, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN ZONE 'AE', AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

I, J. TRAVIS WILSON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

J. TRAVIS WILSON, P.E. 97307 DATE
MILLER GRAY, LLC T.B.P.E. FIRM NO. 16302
7320 N. MOPAC EXPRESSWAY, SUITE 203
AUSTIN, TEXAS 78731

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

PLAT 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 REQUIREMENTS SET FORTH IN ARTICLE 6, TABLE 14 OF THE SMARTCODE.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
5. A ONE (1) FOOT SIDEWALK EASEMENT IS HEREBY DEDICATED ON EACH SIDE OF ALL FRONT LOT LINES AND SIDE STREET YARD LOT LINES, AND A TWO (2) FOOT SIDEWALK EASEMENT IS HEREBY DEDICATED WHERE REQUIRED TO INSTALL STANDARD SIDEWALK CURB RAMPS.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC SEC. 10.505.9.
9. SIDEWALKS AND STREET TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE APPROVED SMARTCODE REGULATING PLAN (0-16-10-20-6A).
10. WATER AND WASTEWATER SERVICE 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.
11. 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
13. THIS PROPERTY IS LOCATED WITHIN ZONE 'X'-SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON F.I.R.M. MAP NO. 48491C 0520F, DATED DECEMBER 20, 2019.
14. THE FOLLOWING LOTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE BROOKLANDS ASSOCIATION OF HOMEOWNERS INC.:

LOT 13, BLOCK OO, LOT 14, BLOCK P, AND LOTS 2, 21, BLOCK Q
15. THE FOLLOWING LOTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE CITY OF HUTTO:

LOTS 10, 11, BLOCK R
16. SHARED USE PATH LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED SMARTCODE REGULATING PLAN (0-16-10-20-6A)
17. THIS SUBDIVISION WILL BE ZONED: SMARTCODE
18. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.
19. ALL STREET TREES NOT FRONTING OR SIDING A RESIDENTIAL OR COMMERCIAL LOT WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR ENFORCING PRIVATE PROPERTY OWNER MAINTENANCE.
20. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE ON ONE SIDE OF THE STREET. (2018 IFC APPENDIX D SEC. D103.6.2).
21. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000111448862.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS (PROCESSED BY O.P.U.S.) ON DATE FEBRUARY 16, 2017, 4WARD CONTROL POINT WAS CHECKED TO LCRA MON A845, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,161,482.63, E 3,179,254.828, ELEV. 598.3088'.

STREET TABLE		
STREET NAME	DESIGN SPEED	LENGTH OF STREET
CLEARLAKE DRIVE	30	675.72'
RAVENS CREST DRIVE	30	437.51'
TIMBER BROOK DRIVE	30	836.49'
BISCAYNE DRIVE	30	589.95'
EAGLE LAKE DRIVE	30	715.84'
ALLEYS (COMBINED)	15	3,778.39'

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2020.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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
COUNTY OF WILLIAMSON
KNOWN ALL MEN BY THESE PRESENTS

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

_____, 20__ A.D., AT ____O'CLOCK, __M., AND DULY RECORDED THIS

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

BY: _____, DEPUTY

Received 6/8/2021



BROOKLANDS SECTION SIX
City of Hutto,
Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/2/2021
Project:	00569
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	TF/SR
Survey Date:	FEB. 2017
Sheet:	3 OF 3

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed Highlands of Hutto Preliminary Plat, 12.71 acres, more or less, of land, comprised of two lots, generally located north of Limmer Loop and east of Sherman Street.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The requested Preliminary Plat will create two lots along Limmer Loop, just south of the Hutto Town Square subdivision. The surrounding land uses are as follows:

North: Hutto Town Square Subdivision (SF-1, Single-Family)

South: Limmer Loop ROW and Cottonwood Creek Elementary

East: Existing Church

West: Westfield Street ROW and undeveloped lot (Zoned B-2, General Commercial)

SUMMARY OF REQUEST:

Staff recommends approval of the plat with the following conditions:

1. Lot count and minor updates will be included on the plat prior to Final Plat approval.
2. The TIA scope and study shall be submitted with the Final Plat.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

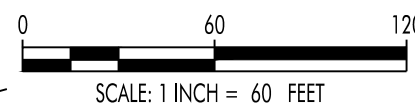
ATTACHMENTS:

1. Highlands of Hutto - PP

ENGINEER: HAGOOD ENGINEERING ASSOCIATES
900 E MAIN STREET,
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.



PLAT RECORDS OF WILLIAMSON COUNTY
OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
OFFICIAL RECORDS OF WILLIAMSON COUNTY
PROPERTY BOUNDARY



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	200.54	1,960.00	S 76° 12' 58" W	200.45'
C2	75.90	321.60	N 15° 51' 58" W	75.73'

JOB NO. 21-001 © 2021 HEA, Inc

OWNERS: LALANDE HOLDINGS, LLC
HARI PULLAKHANDAM
P.O. BOX 158
ROUND ROCK, TX 78680

ACREAGE: 12.712 ACRES

ACREAGE BY LOT TYPE: COMMERCIAL: 12.71 ACRES

SURVEYOR: DONNIE BOERNER SURVEYING COMPANY, L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PHONE (830) 377-2492
DONALD DEAN BOERNER, R.P.L.S.

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: COMMERCIAL: 3
(BY TYPE)

LINEAR FEET OF NEW STREETS: N/A

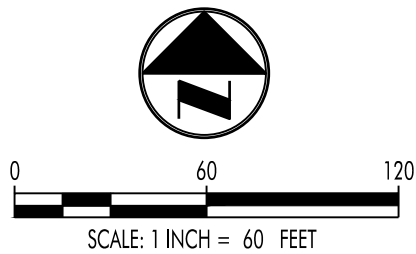
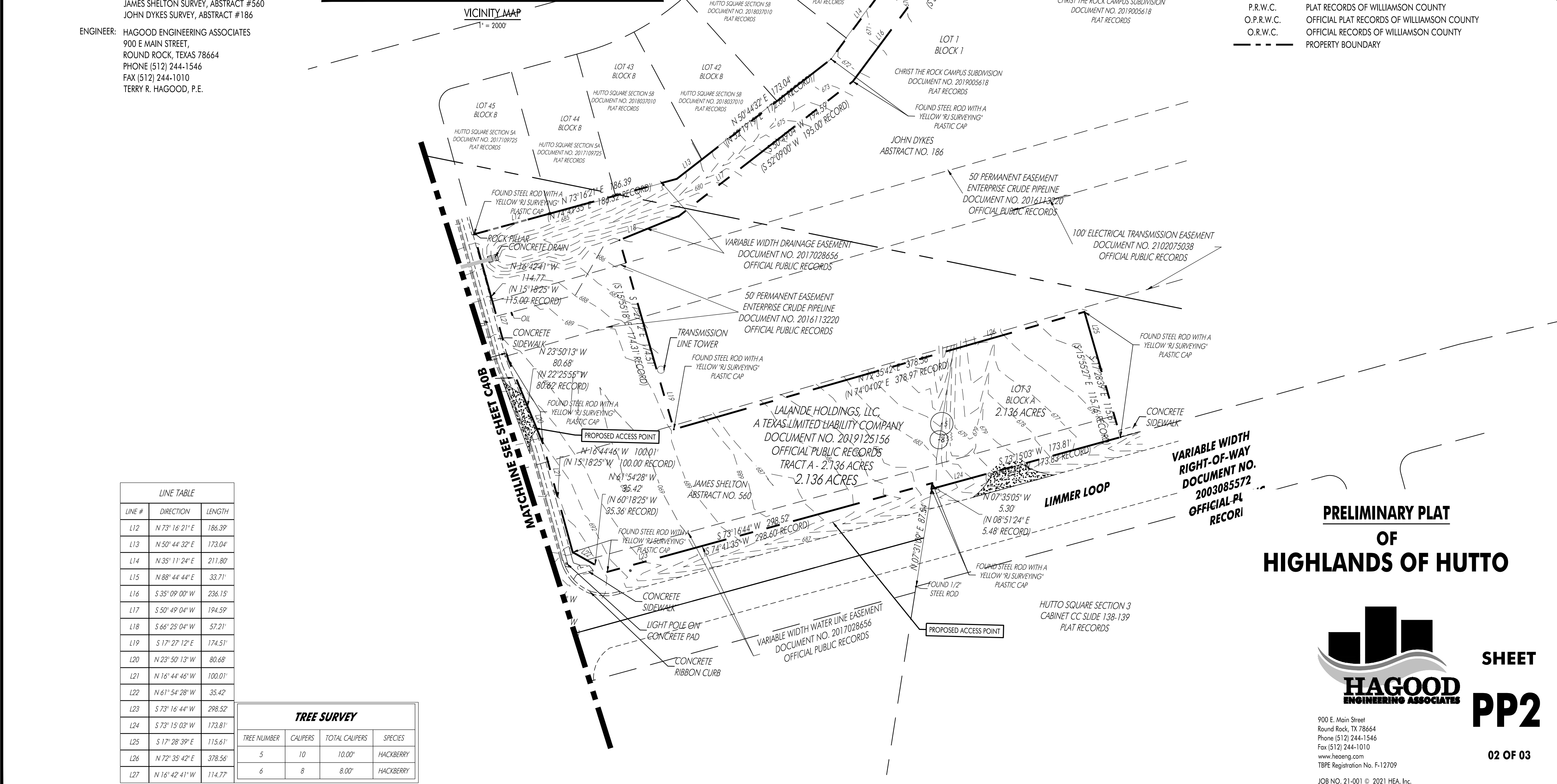
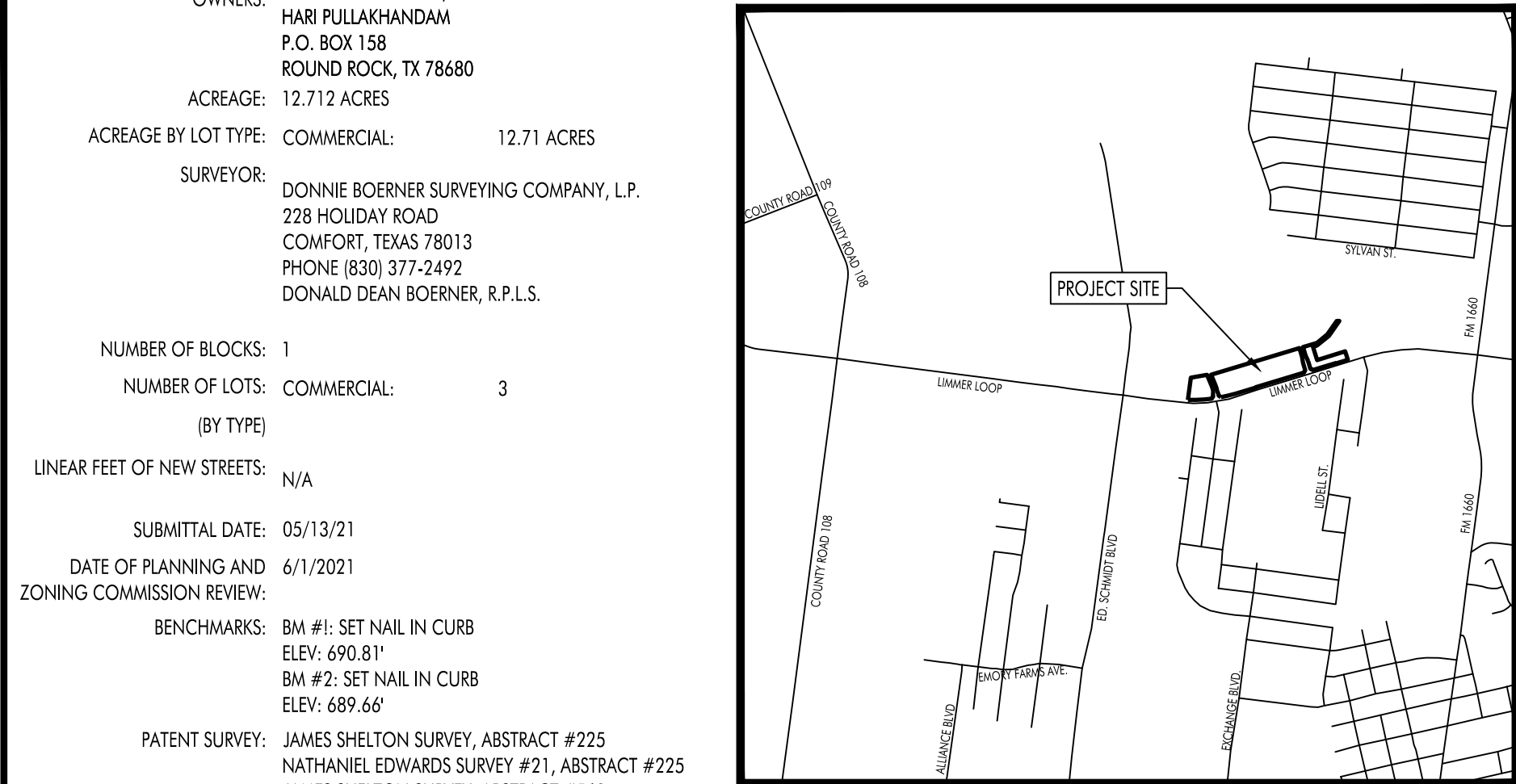
SUBMITTAL DATE: 05/13/21

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 6/1/2021

BENCHMARKS: BM #1: SET NAIL IN CURB
ELEV: 690.81'
BM #2: SET NAIL IN CURB
ELEV: 689.66'

PATENT SURVEY: JAMES SHELTON SURVEY, ABSTRACT #225
NATHANIEL EDWARDS SURVEY #21, ABSTRACT #225
JAMES SHELTON SURVEY, ABSTRACT #560
JOHN DYKES SURVEY, ABSTRACT #186

ENGINEER: HAGOOD ENGINEERING ASSOCIATES
900 E MAIN STREET,
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
FAX (512) 244-1010
TERRY R. HAGOOD, P.E.



LEGEND

- ○ IRON ROD FOUND/SET
- MONUMENT FOUND
- ☞ BENCHMARK LOCATION
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- O.P.R.W.C. OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- PROPERTY BOUNDARY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	N 73° 16' 21" E	186.39'
L13	N 50° 44' 32" E	173.04'
L14	N 35° 11' 24" E	211.80'
L15	N 88° 44' 44" E	33.71'
L16	S 35° 09' 00" W	236.15'
L17	S 50° 49' 04" W	194.59'
L18	S 66° 25' 04" W	57.21'
L19	S 17° 27' 12" E	174.51'
L20	N 23° 50' 13" W	80.68'
L21	N 16° 44' 46" W	100.01'
L22	N 61° 54' 28" W	35.42'
L23	S 73° 16' 44" W	298.52'
L24	S 73° 15' 03" W	173.81'
L25	S 17° 28' 39" E	115.61'
L26	N 72° 35' 42" E	378.56'
L27	N 16° 42' 41" W	114.77'

TREE SURVEY			
TREE NUMBER	CAULPERS	TOTAL CAULPERS	SPECIES
5	10	10.00"	HACKBERRY
6	8	8.00"	HACKBERRY

PRELIMINARY PLAT
OF
HIGHLANDS OF HUTTO



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.haeoeng.com
TBPE Registration No. F-12709
JOB NO. 21-001 © 2021 HEA, Inc.

SHEET
PP2
02 OF 03

DESCRIPTION OF THREE TRACTS OF LAND TOTALING 12.714 ACREAS SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 255 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT 164.266 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2001071798 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING A PORTION OF THE REMAINDER OF THAT 164.266 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2006052776 OPRWC, CORRECTED IN DOCUMENT NO 2012006874 OPRWD, BEING A PORTION OF THE REMAINDER OF THAT 115.663 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2001071787 OPRWC, ALSO BEING ALL OF LOT 1A OF HUTTO SQUARE SECTION 5 COMMERCIAL LOT 1A ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 377 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A [LOT 3] - 2.136 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP (80-FOOT WIDE AT THIS POINT), BEING THE NORTH LINE OF THAT 1.1624 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2003091486 OPRWC, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF CHRIST THE ROCK CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF IN DOCUMENT NO. 2019005618 OPRWC, BEING ALSO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AND SAID 1.1624 ACRE TRACT AND ACROSS SAID 164.266 ACRE TRACT, S74°41'35"W A DISTANCE OF 173.83 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 164.266 ACRE TRACT, BEING THE EAST LINE OF SAID 60.91 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 1.1624 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 164.266 ACRE TRACT, BEING THE EAST LINE OF SAID 60.91 ACRE TRACT, N08°51'24"E A DISTANCE OF 5.48 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AND ACROSS SAID 60.91 ACRE TRACT, S74°41'35"W A DISTANCE OF 298.60 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SHERMAN STREET (VARIABLE-WIDTH RIGHT-OF-WAY) ACCORDING TO THE MAP OR PLAT THEREOF OF HUTTO SQUARE SECTION 5A RECORDED IN DOCUMENT NO. 2017109725 OPRWC;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SHERMAN STREET AND ACROSS SAID 60.91 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. N60°18'25"W A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD FOUND;
2. N15°18'25"W A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET;
3. N22°25'55"W A DISTANCE OF 80.62 FEET TO A 1/2" IRON ROD SET;
4. N15°18'25"W A DISTANCE OF 115.00 FEET TO A CONCRETE FENCE POST FOUND ON THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A;

THENCE ACROSS SAID 60.91 ACRE TRACT, ALONG THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A, ALONG THE SOUTH LINE OF HUTTO SQUARE SECTION 5B ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018037010 OPRWC THE FOLLOWING FOUR (4) COURSES:

1. N74°41'35"E A DISTANCE OF 186.32 FEET TO A 1/2" IRON ROD SET;
2. N36°34'42"E A DISTANCE OF 212.25 FEET TO A 1/2" IRON ROD FOUND;
3. N36°34'42"E A DISTANCE OF 212.25 FEET TO A 1/2" IRON ROD FOUND;
4. N89°32'53"E A DISTANCE OF 33.89 FEET TO AN ANGLE POINT ON THE NORTH LINE OF LOT 1, BLOCK 1 OF SAID CHRIST THE ROCK CAMPUS, FROM WHICH A FOUND 1/2" IRON ROD BEARS S38°44'04"W A DISTANCE OF 0.34 FEET;

THENCE ALONG THE NORTH AND WEST LINE OF LOT 1, BLOCK 1 OF SAID CHRIST THE ROCK CAMPUS, ACROSS SAID 60.91 ACRE TRACT, ACROSS SAID 164.266 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. S36°37'00"W A DISTANCE OF 236.0 FEET TO AN ANGLE POINT OF SAID LOT 1, BLOCK 1, FROM WHICH A FOUND 1/2" IRON ROD BEARS S16°07'56"W A DISTANCE OF 0.48 FEET;
2. S52°09'00"W A DISTANCE OF 195.00 FEET TO A 1/2" IRON ROD SET;
3. S67°51'33"W A DISTANCE OF 57.09 FEET TO A 1/2" IRON ROD FOUND;
4. S15°55'18"E A DISTANCE OF 174.31 FEET TO A 1/2" IRON ROD FOUND;
5. N74°04'02"E, PASSING AT A DISTANCE OF 257.72 FEET THE EAST LINE OF SAID 60.91 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 378.97 FEET TO A 1/2" IRON ROD FOUND;
6. S15°55'27"E A DISTANCE OF 115.76 FEET TO THE SAID POINT OF BEGGINING.

CONTAINING 2.136 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R325408 AND R442969.

TRACT B [LOT 2]- 8.624

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF WAY LINE OF SAID LIMMER LOOP (VARIABLE-WIDTH RIGHT-OF-WAY), BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID SHERMAN STREET, ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ACROSS SAID 60.91 ACRE TRACT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP, S74°41'35"W A DISTANCE OF 643.53 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AT THE NORTHEAST CORNER OF THAT 1.6466 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2003093075 OPRWC;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AND SAID 1.6466 ACRE TRACT AND ACROSS SAID 115.663 ACRE TRACT, S74°41'35"W, A DISTANCE OF 270.21 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

THENCE WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 200.57 FEET, HAVING A RADIUS OF 1,960.00 FEET, A CENTRAL ANGLE OF 05°51'47", AND A CHORD BEARING S77°37'29"W A DISTANCE OF 200.48 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF WESTFIELD STREET (VARIABLE-WIDTH RIGHT-OF-WAY) ACCORDING TO THE MAP OR PLAT THEREOF OF SAID HUTTO SQUARE SECTION 5A;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WESTFIELD STREET AND ACROSS SAID 115.663 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. N53°33'19"W A DISTANCE OF 35.90 FEET TO A 1/2" IRON ROD FOUND;
2. N07°40'01"W A DISTANCE OF 24.38 FEET TO A 1/2" IRON ROD FOUND;
3. N21°13'09"W A DISTANCE OF 42.67 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT
4. NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 75.87 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°22'34", AND A CHORD BEARING N14°21'18"W A DISTANCE OF 75.70 FEET TO A 1/2" IRON ROD FOUND;
5. N21°02'34"W A DISTANCE OF 144.98 FEET TO A CONCRETE FENCE POST FOUND ON THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A;

THENCE ALONG THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A, ACROSS SAID 115.663 ACRE TRACT AND ACROSS SAID 60.91 ACRE TRACT, N74°41'35"E, PASSING AT A DISTANCE OF 654.03 FEET THE EAST LINE OF SAID 115.663 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1,187.83 TO A CHAIN-LINK FENCE POST FOUND ON THE WEST LINE OF SAID SHERMAN STREET;

THENCE ALONG THE WEST LINE OF SAID SHERMAN STEET AND ACROSS SAID 60.91 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. S15°18'25"E A DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD FOUND;
2. S08°10'55"E A DISTANCE OF 80.62 FEET TO A 1/2" IRON ROD FOUND;
3. S15°18'25"E A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND;
4. S29°41'35"W A DISTANCE OF 35.36 FEET TO THE SAID POINT OF BEGGINING

CONTAINING 8.624 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R325406, R325407 AND R442971.

TRACT C [LOT 1] - 1.954 ACRES

ALL OF LOT 1A OF HUTTO SQUARE SECTION 5 COMMERCIAL LOT 1A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 377 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CONTAINING 1.954 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R492987.

NOTES:

1. NO BUILDING , FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO
2. BUILDING SETBACKS LINES SHALL CONFORM TO UDC REQUIREMENTS
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES
4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE ALL REAR LOT LINES.
5. A 3' P.U.E. 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. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION
9. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE JONAH MUNICIPAL DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE.
10. 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 ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH SUD
WASTEWATER: JONAH SUD
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE) ATMOS
12. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0520F, EFFECTIVE DATE OF 12/20/2019.
13. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
15. THIS SUBDIVISION WILL BE ZONED: B-2- GENERAL COMMERCIAL.
16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-REDISENTIAL LOT IS 70%.

PRELIMINARY PLAT
OF
HIGHLANDS OF HUTTO



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagoeng.com
TBPE Registration No. F-12709

JOB NO. 21-001 © 2021 HEA, Inc.

SHEET

PP3

03 OF 03

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, July 6, 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 in which 15% of the total developed area should be landscaped at a ratio of 2 large trees and four shrubs for every 500 square feet of required landscaping area. However, this Interlocal agreement contains language specific to landscaping requirements being further discussed and modified with a specific use permit application.

In June, Planning and Zoning discussed this item and requested the applicant return with additional information on the trees and landscaping. The updated materials are attached to this item.

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 with the condition that up to 50% of the trees required with the stadium expansion/redevelopment be provided on the school site, either within the current limits of

AGENDA ITEM REPORT



construction or elsewhere on the school site.

The Specific Use Permit request is scheduled to go to City Council July 15, 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
5. Exhibit A - June 15 Update
6. Exhibit B - June 15 Update
7. Specific Use Letter_6.15.2021



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:

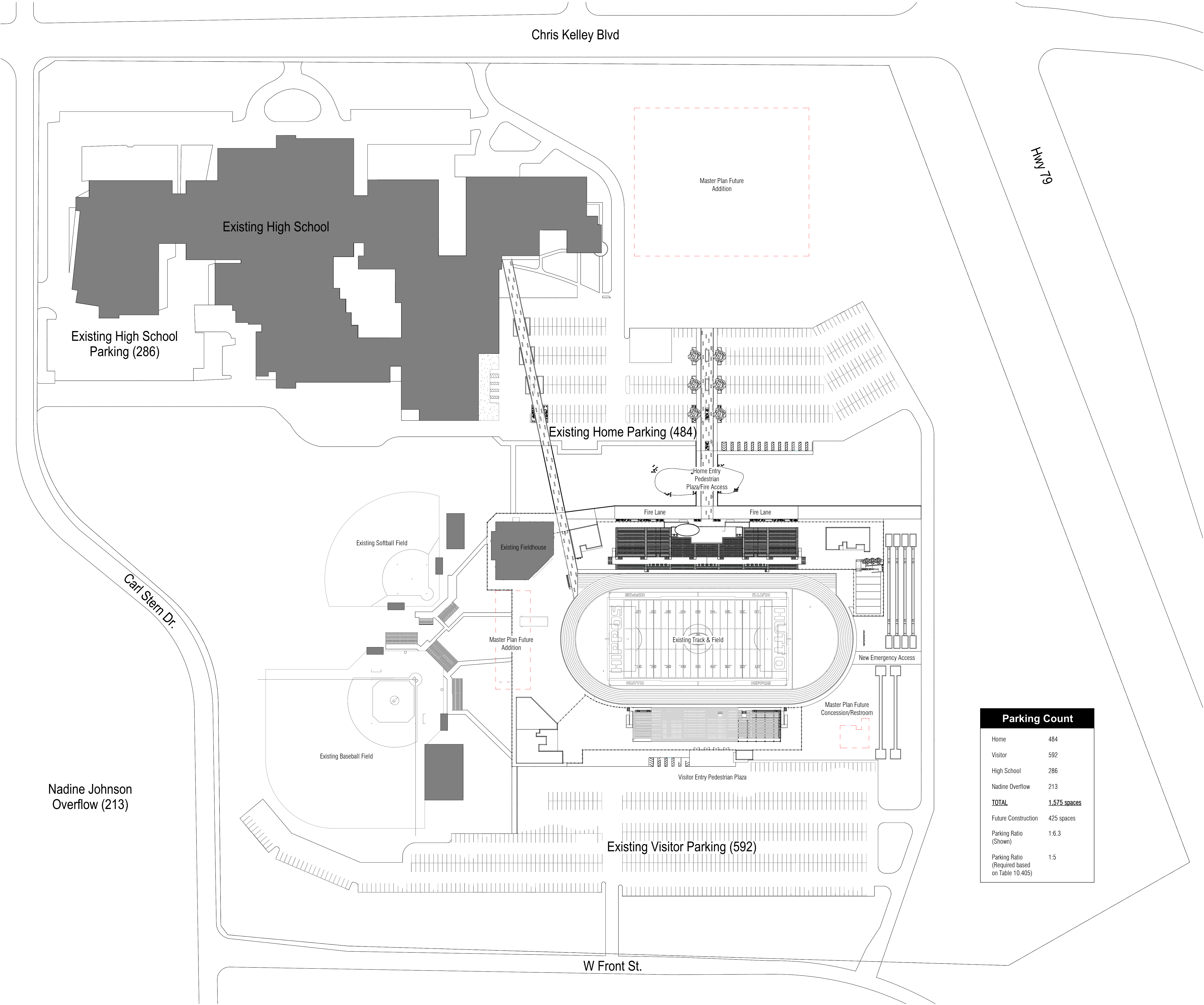
1. FAAEQ, AHMMED & HANAH MOHAMED
2. AMBER WAVES PROPERTIES LLC – SERIES 102
3. STANLEY, DEVIN L
4. BUTLER, GERI
5. VEAL, SARETA R
6. FROST BENJAMIN D & BECKY A
7. HUYNH, DAT B & ANH LA
8. MCGLORY, MARCUS & DEBRA
9. OFFIRD, MICHAEL A
10. BOWEN, BRANDON & MANDI
11. LEVISEUR, JESSIE ANN
12. RODRIGUEZ, PATRICIA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

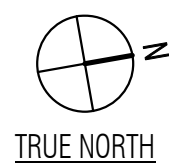
Sincerely,

Tim Kunz
Principal

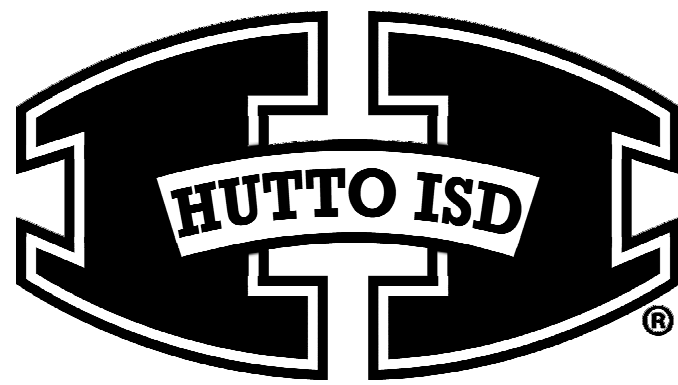
Attachment – (Exhibit A)



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

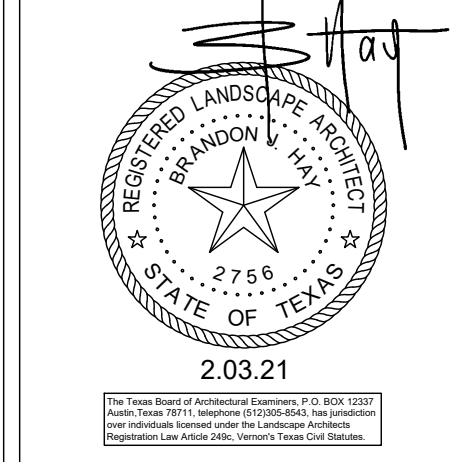
HUTTO ISD
HUTTO, TEXAS

Modernizations and Improvements to Hutto Memorial Stadium

Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



Revision No.	Date	Description



BID SET
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR
BIDDING AND CITY REVIEW PURPOSES
ONLY AND IS NOT FOR CONSTRUCTION.
THEY WERE PREPARED BY OR UNDER THE
SUPERVISION OF
BRANDON J. HAY, ASLA, License #20321

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

Sheet Number

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.

L1.01

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%

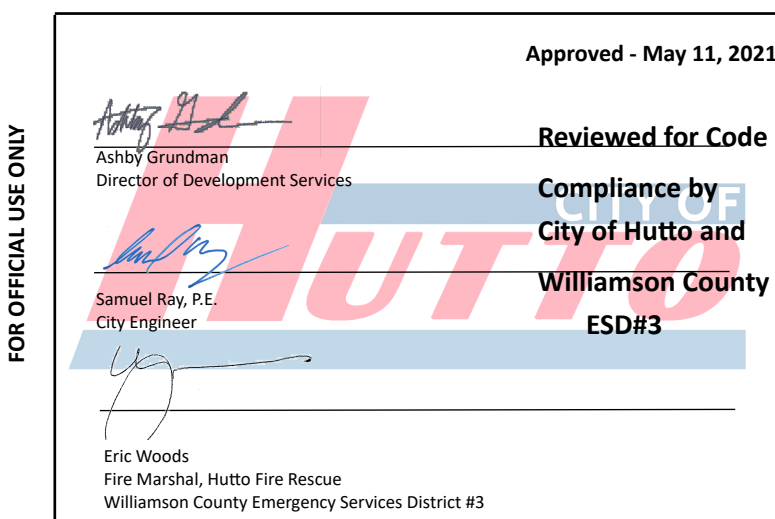
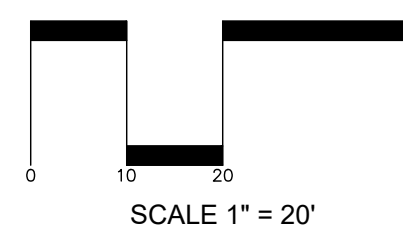
BOULDER SCHEDULE - L1.01

<u>BOULDERS</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>MINIMUM SIZES</u>
	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.



MATCHLINE SEE SHT. L1.02.a

MATCHLINE SEE SHT. L1.02b

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

(1) Texas Red Oak
(12) Texas Lantana

PLANTING BEDS SHALL
RECEIVE 3" OF BLACKSTAR
GRAVEL (TYP.)

ALUMINUM EDGING (TYP.)
REF. DTL 4/L1.03

(1) Desert Willow
(8) Fortnight Lily

(12) Texas Lantana
(1) Texas Red Oak

BID ALTERNATE
#1 - ENTRY PLAZA

PLANTING BEDS SHALL
RECEIVE 3" OF BLACKSTAR
GRAVEL (TYP.)

(12) Texas Lantana
(1) Texas Red Oak

(1) Desert Willow
(8) Fortnight Lily

ALUMINUM EDGING (TYP.)
REF. DTL 4/L1.03

PLANTING BEDS SHALL
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GRAVEL (TYP.)

(1) Desert Willow
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(1) Texas Red Oak

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REF. DTL 4/L1.03

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(12) Texas Lantana
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#1 - ENTRY PLAZA

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ALUMINUM EDGING (TYP.)
REF. DTL 4/L1.03

PLANTING BEDS SHALL
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PLANTING BEDS SHALL
RECEIVE 3" OF BLACKSTAR
GRAVEL (TYP.)

(1) Desert Willow
(8) Fortnight Lily

(12) Texas Lantana
(1) Texas Red Oak

BID ALTERNATE
#1 - ENTRY PLAZA

PLANTING BEDS SHALL
RECEIVE 3" OF BLACKSTAR
GRAVEL (TYP.)

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ALUMINUM EDGING (TYP.)
REF. DTL 4/L1.03

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PLANTING BEDS SHALL

Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas

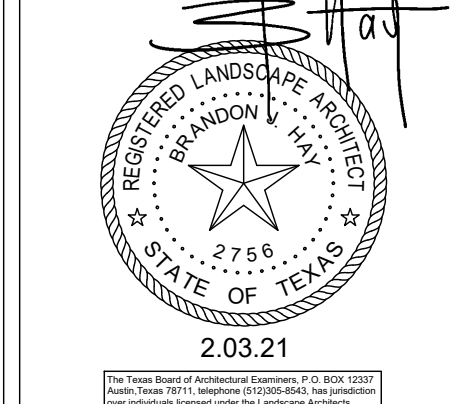


VLK ARCHITECTS



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Revision No.	Date	Description



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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

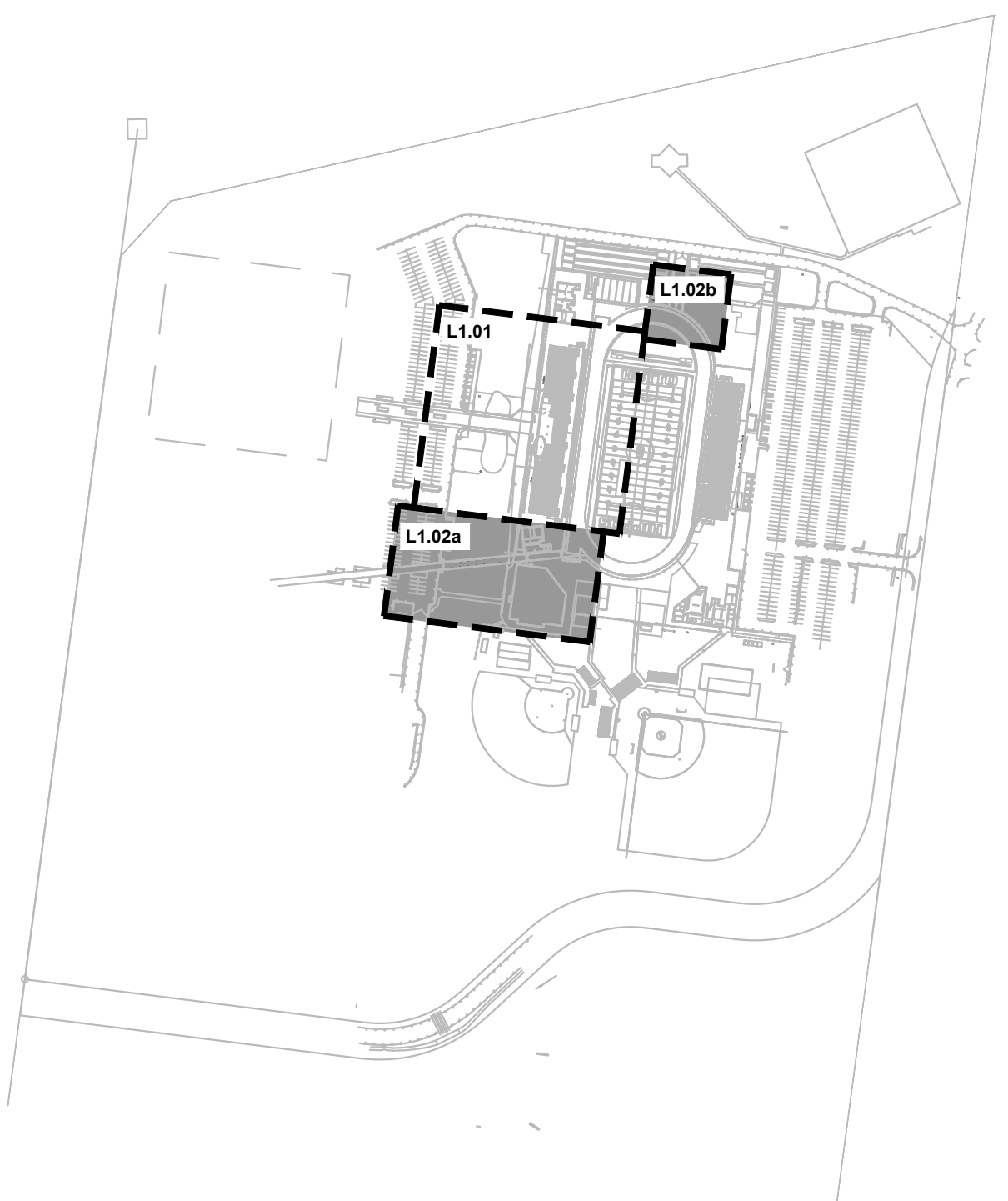
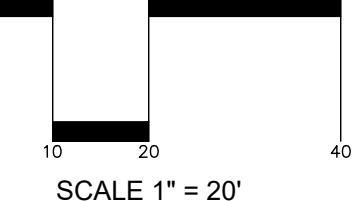
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
10	Quercus texana / Texas Red Oak	Container Grown	2' Cal	12' Ht	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		HT
71	Lantana urticoides / Texas Lantana	3 gal.			
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
		Wildflower Seed Mix	Seed		

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%
GREEN THREAD	3.88%
SCARLET SAGE	3.88%
STANDING CYPRESS	3.88%
BLANKET FLOWER	6.88%
BLUE BONNETS	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

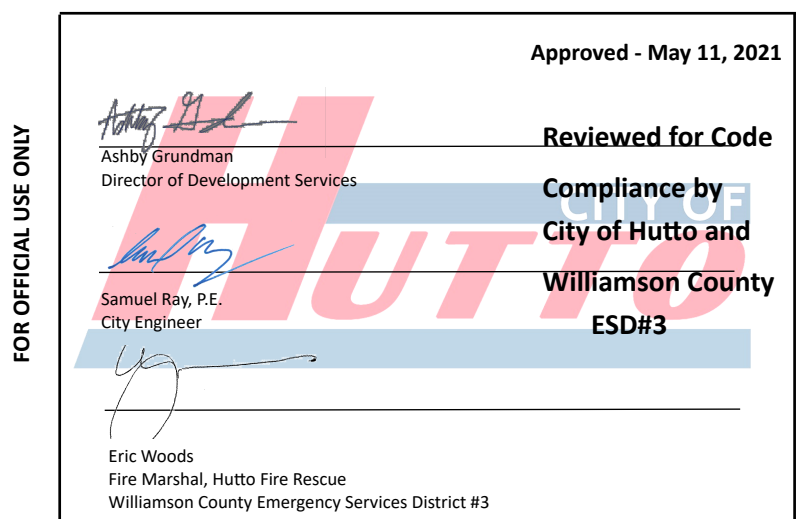
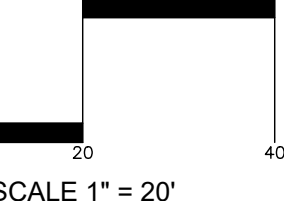
WILDFLOWER SEED MIX -
QTY VARIES. REF. CIVIL FOR GRADING FOR LIMITS OF
DISTURBANCE. SEE ADDITIONAL NOTES, THIS SHEET

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

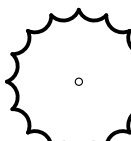
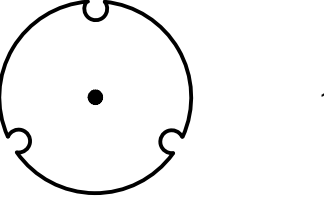
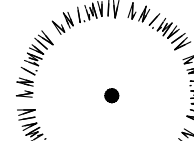
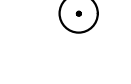
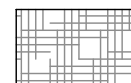
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MATCHLINE SEE SHT. L1.01

PLANTING NOTES

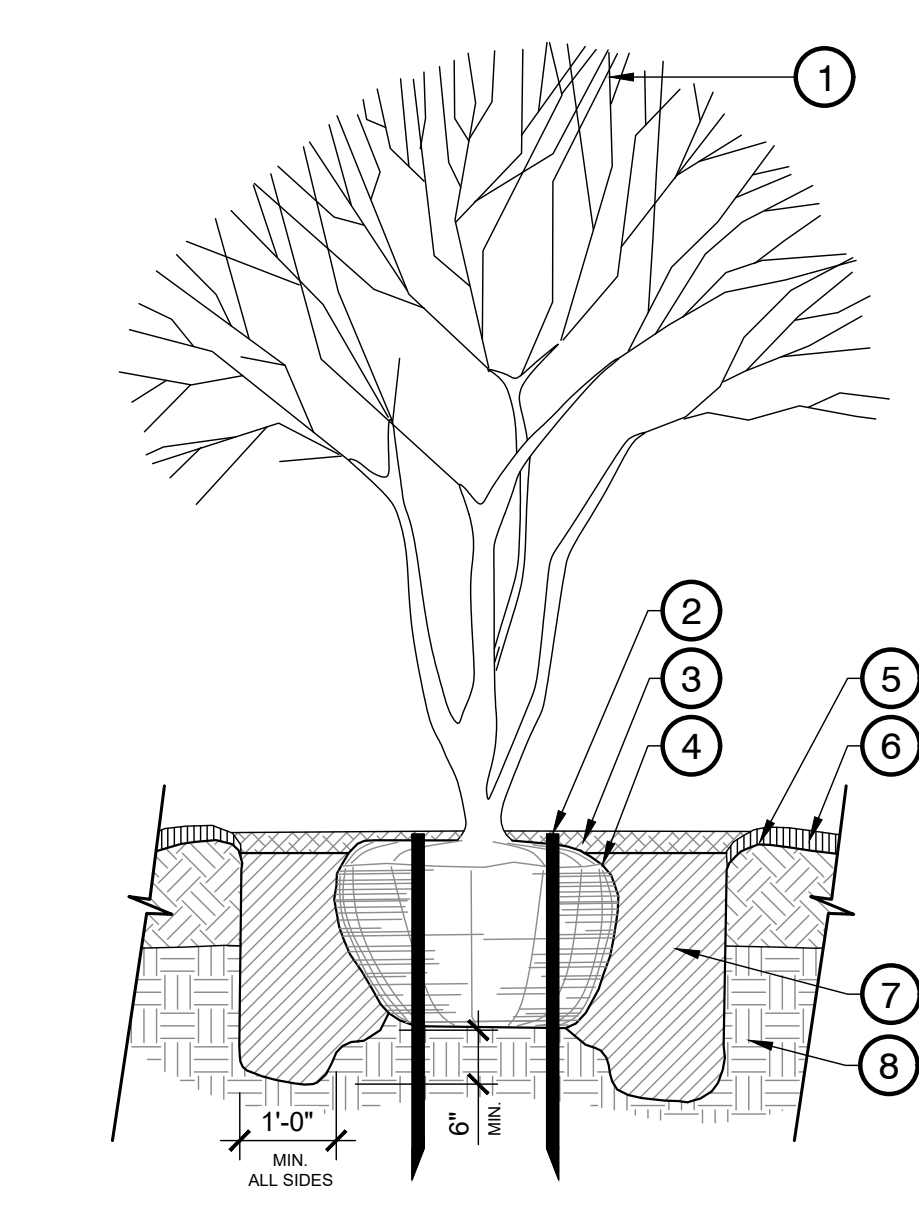
1. EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING BID PROPOSAL, TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. THE LANDSCAPE CONTRACTOR SHALL IDENTIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCING WORK 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1/2" BELOW ADJACENT PAVING OR HEADER.
12. 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.
13. 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.
14. MULCH: FOLLOWING PLANTING, MULCH FULLY PREPARED BEDS AND MULCHED AREAS WITH 2" LAYER OF SHREDDED HARDWOOD MULCH AND FILL BASINS OF PIT-PLANTED SHRUBS AND TREES WITH MULCH. IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD.
15. 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.
16. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF

PLANT SCHEDULE - OVERALL

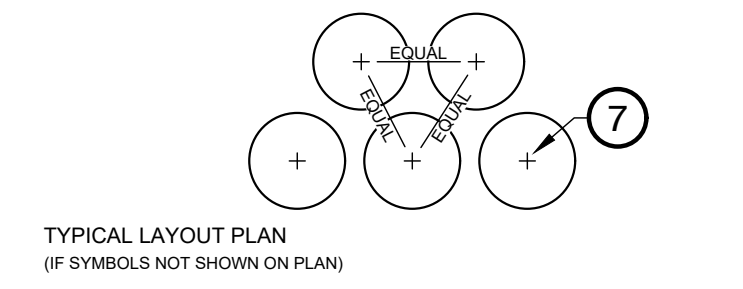
TREES	QTY	1	2	3	BOTANICAL / COMMON NAME	CONT	CAL	HT
	11	11			Chilopsis linearis / Desert Willow	Container Grown	2" Cal	12' Ht
	16	6	10		Quercus texana / Texas Red Oak	Container Grown	2" Cal	12' Ht
	5	5			Salix babylonica / Weeping Willow	45 gal		
SHRUBS	QTY	1	2	3	BOTANICAL / COMMON NAME	CONT	—	HT
	78	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 Skulcap	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.

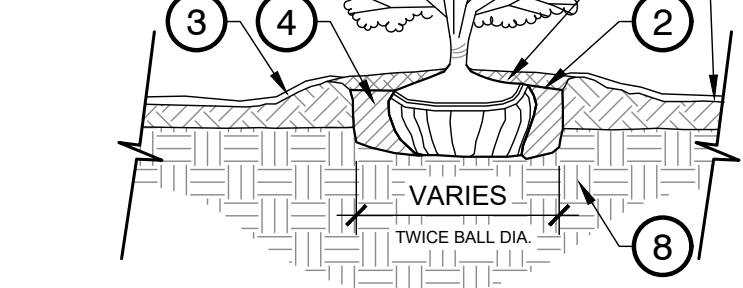
- SEEDING PRIOR TO COMMENCING INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIFORM STAND OF GRASS BY WATERING AND MAINTAINING SEEDED AREAS UNTIL DATE OF SUBSTANTIAL COMPLETION. RESEED AREAS, WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND UNTIL OWNERS REPRESENTATIVE REVIEWS ALL 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).
17. 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.
18. 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.
19. 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.
20. 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.
21. CONTRACTOR TO PROVIDE A NINETY-DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.
22. 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.
23. MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF AT LEAST SIXTY (60%) PERCENT OF ANY STREET OR PUBLIC RIGHT-OF-WAY.
24. 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.
25. 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.
26. 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.
27. 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.
28. ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE DEVELOPER
29. NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.



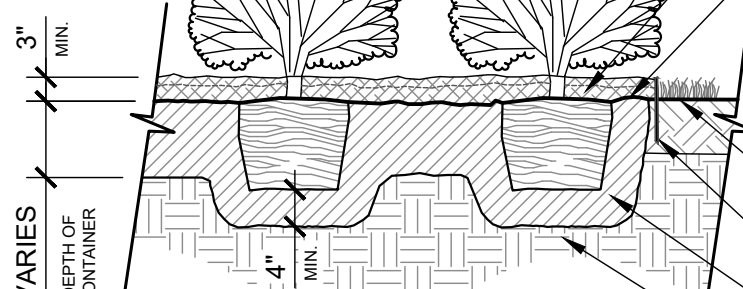
1 ORNAMENTAL TREE PLANTING
1/2" = 1'-0"



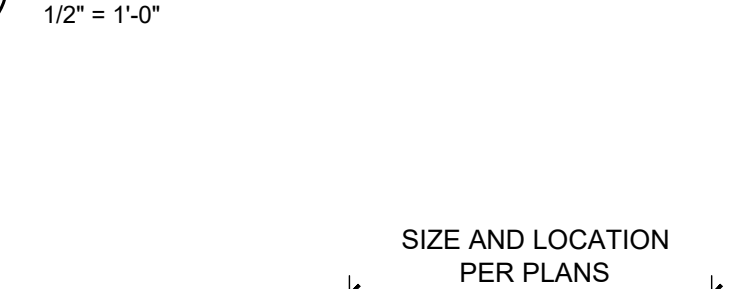
2 NEW TREE PLANTING
1/2" = 1'-0"



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

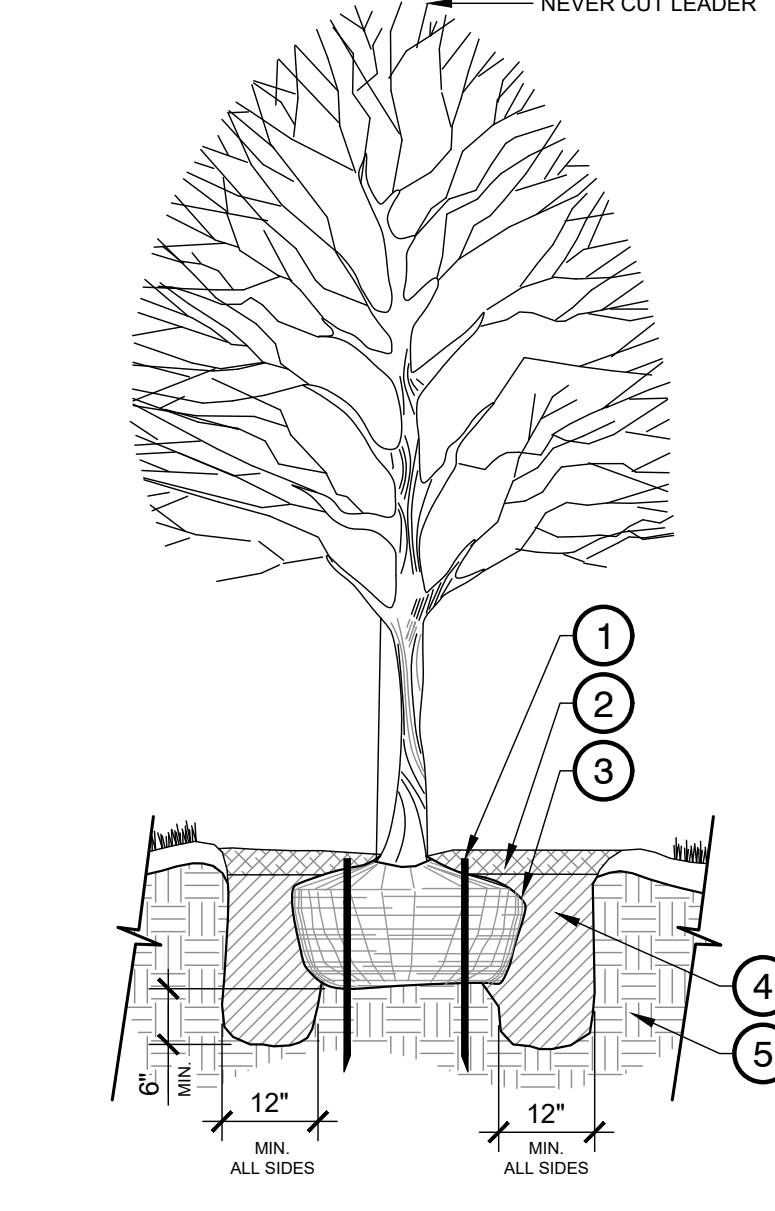


4 TYPICAL ALUMINUM EDGING DETAIL
1" = 1'-0"



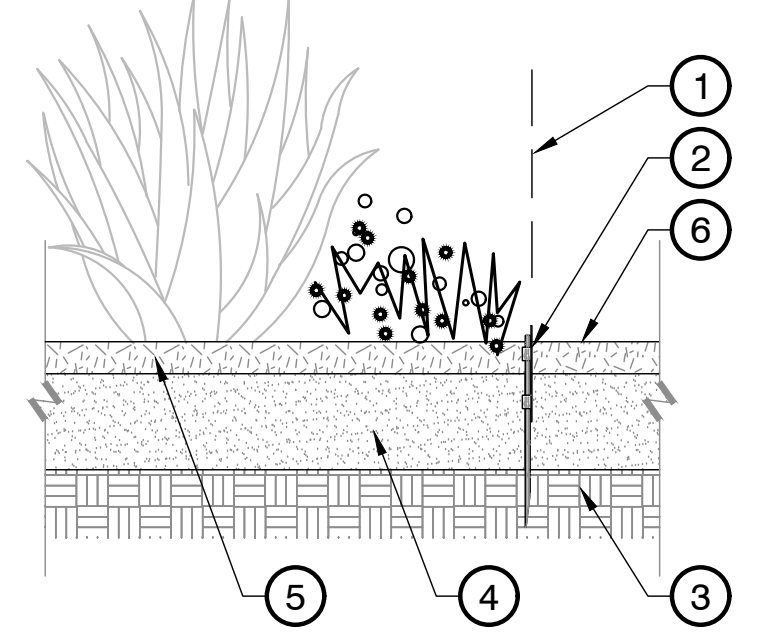
5 DECORATIVE LANDSCAPE BOULDER
3/4" = 1'-0"

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



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

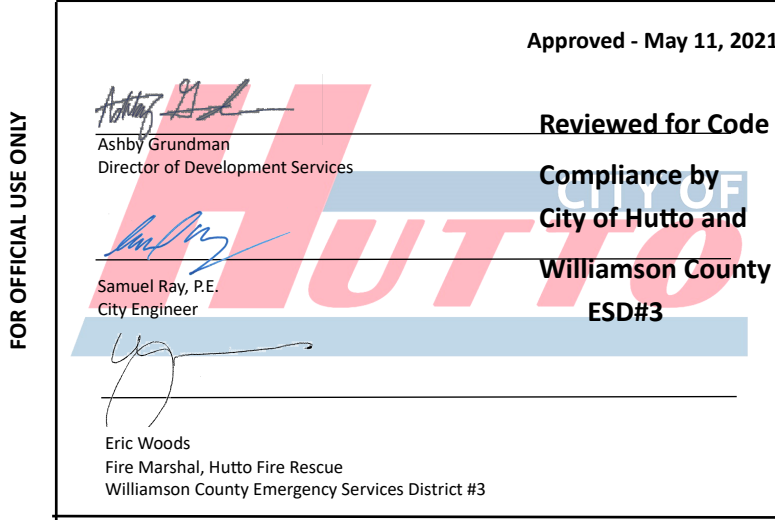
- KEY:
1. MULCH OR BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLANTING PLAN. 3" OF BLACKSTAR GRAVEL OR SHREDDED HARDWOOD MULCH 3" MIN. DEPTH
 2. SHRUB ROOTBALL CROWN TO BE FLUSH WITH FINISH GRADE. PREVENT SETTLING OF SHRUB BY COMPACTING SOIL MIX BELOW BALL
 3. MAINTAIN SAUCER ON ALL SIDES OF THE PLANT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



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

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

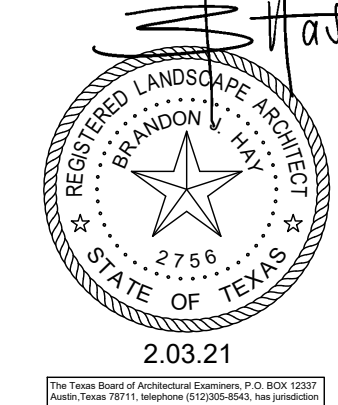
- KEY:
1. BED EDGE SHOWN ON PLAN.
 2. 3/16" X 5/8" SURE-LOC ALUMINUM SURE-EDGE, W/ MILL FINISH. 16" GROUND STAKE ON PLANTING SIDE REFER TO SPECIFICATIONS.
 3. PREPARED SOIL MIX
 4. UNCOMPACTED NATIVE SUBSOIL
 5. PLANTING BEDS SHALL RECEIVE 3" OF BLACKSTAR GRAVEL, AS INDICATED AND NOTED ON PLAN SHEETS
 6. FINISH GRADE
- NOTE:
1. PROVIDE ALUMINUM EDGING WHERE SHOWN ON PLANS
 2. TAPER-OFF EDGING TO BE FLUSH WITH FINISHED GRADE ADJACENT TO PAVING OR CURBS.
 3. 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: 800.787.3862
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

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



ARCHITECT
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Main Phone: 817.633.1600
www.vlkarchitects.com

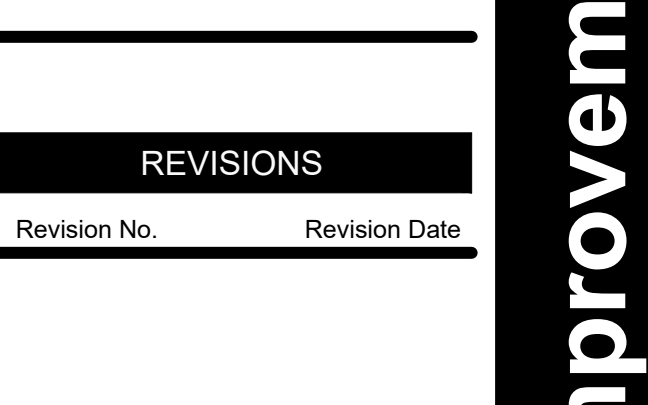
CIVIL ENGINEER/LANDSCAPE
Half Associates, Inc.
7111 N. Carancahua St. Suite 1190
Corpus Christi, Texas 78401
Main Phone: 361.400.0981
www.Half.com

HUTTO ISD
HUTTO, TEXAS

Memorial Stadium
Renovations & Additions
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BRANDON J. HAY, ASLALRA 82726

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

PROJECT NO.

SHEET TITLE

LANDSCAPE
NOTES & DETAILS

SHEET NO.

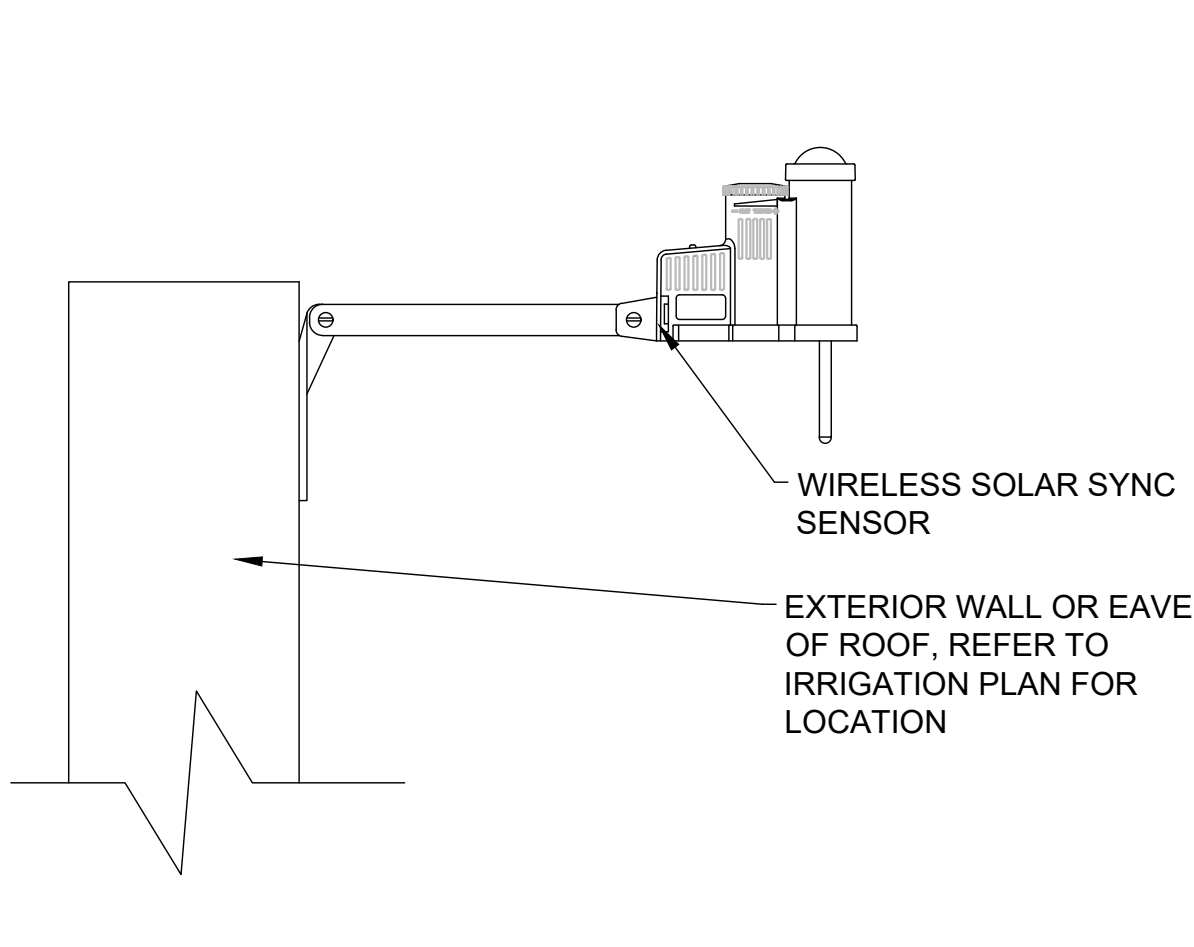
L1.03

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.

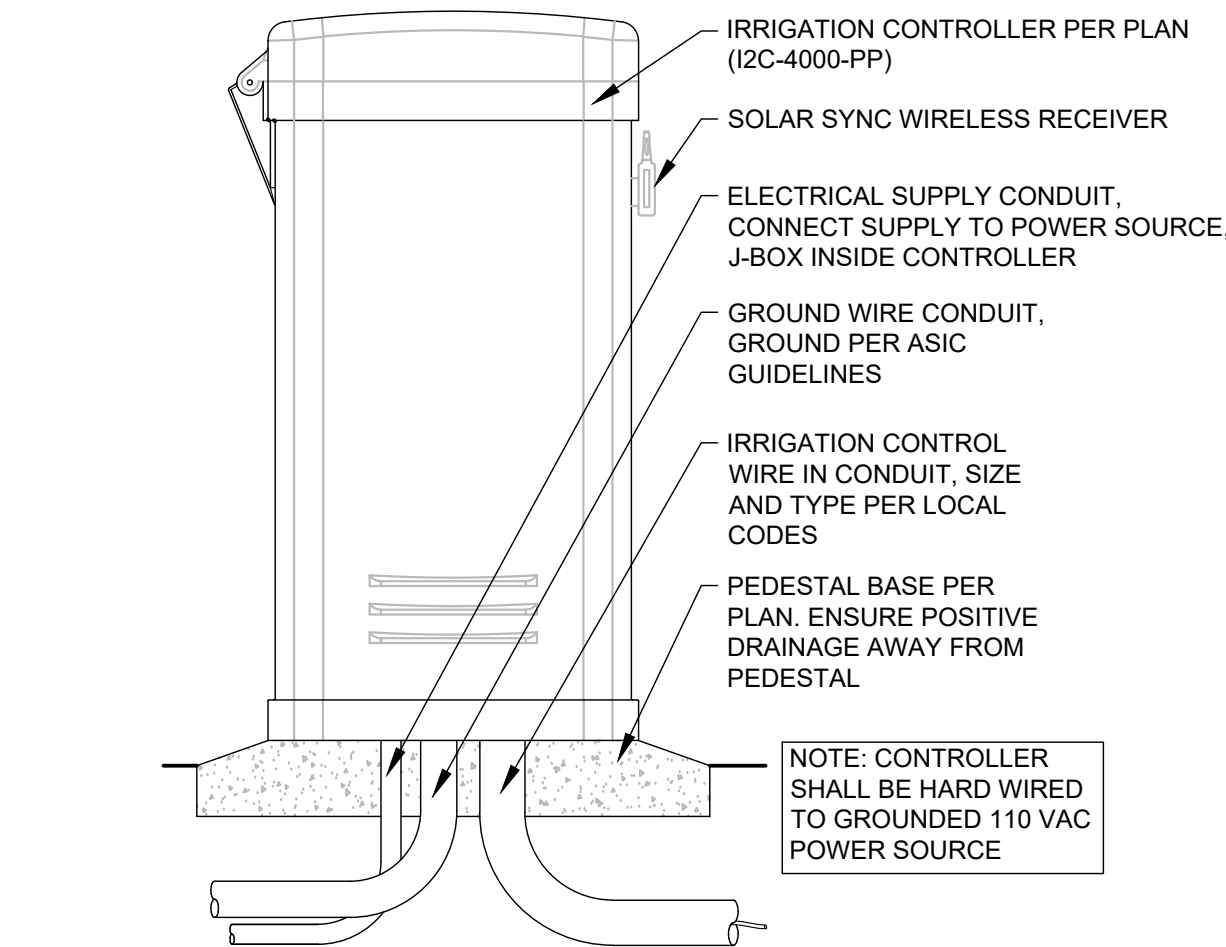
5 WIRELESS SOLAR SYNC SENSOR

NTS



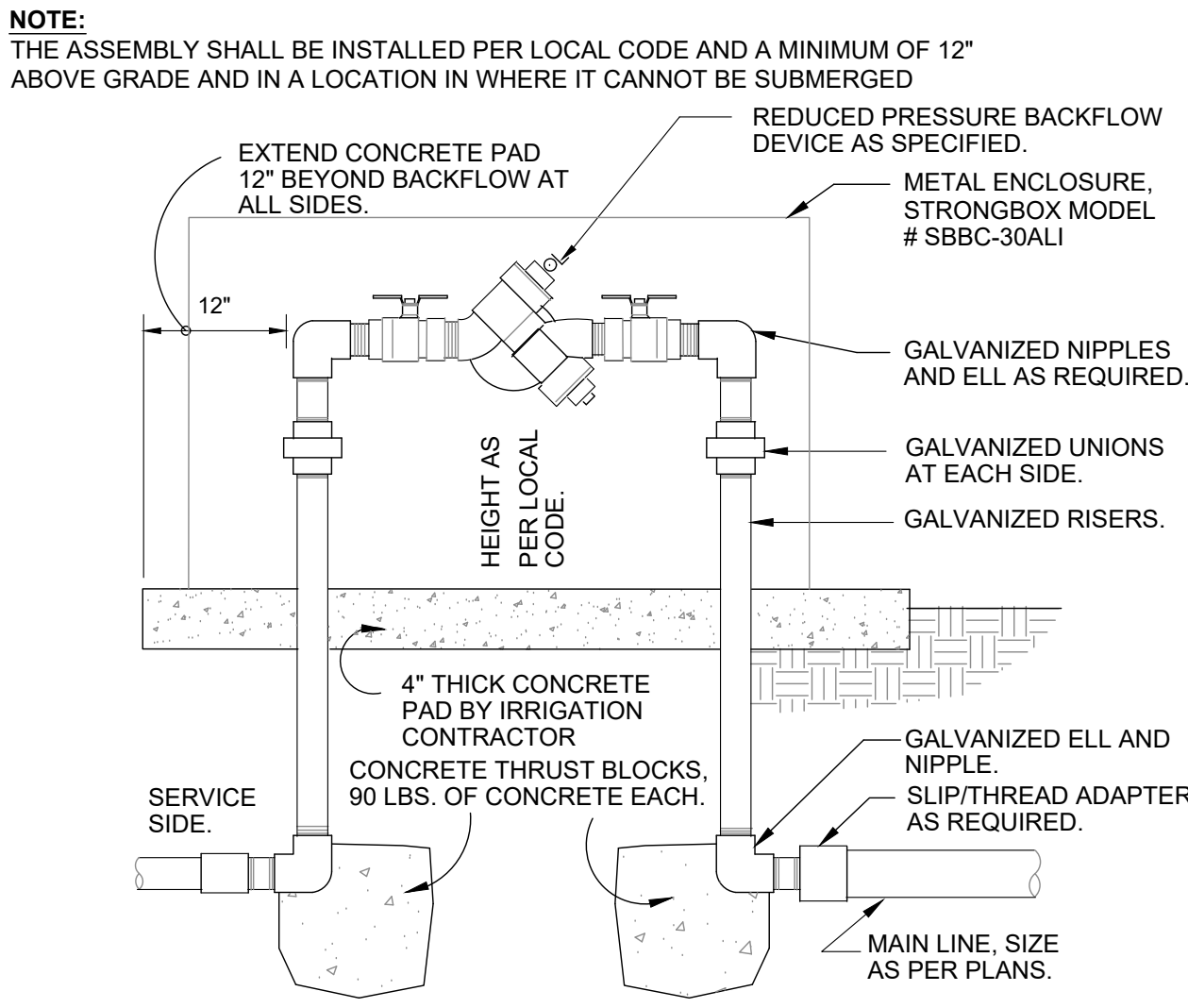
6 HUNTER ICC2 CONTROLLER

NTS



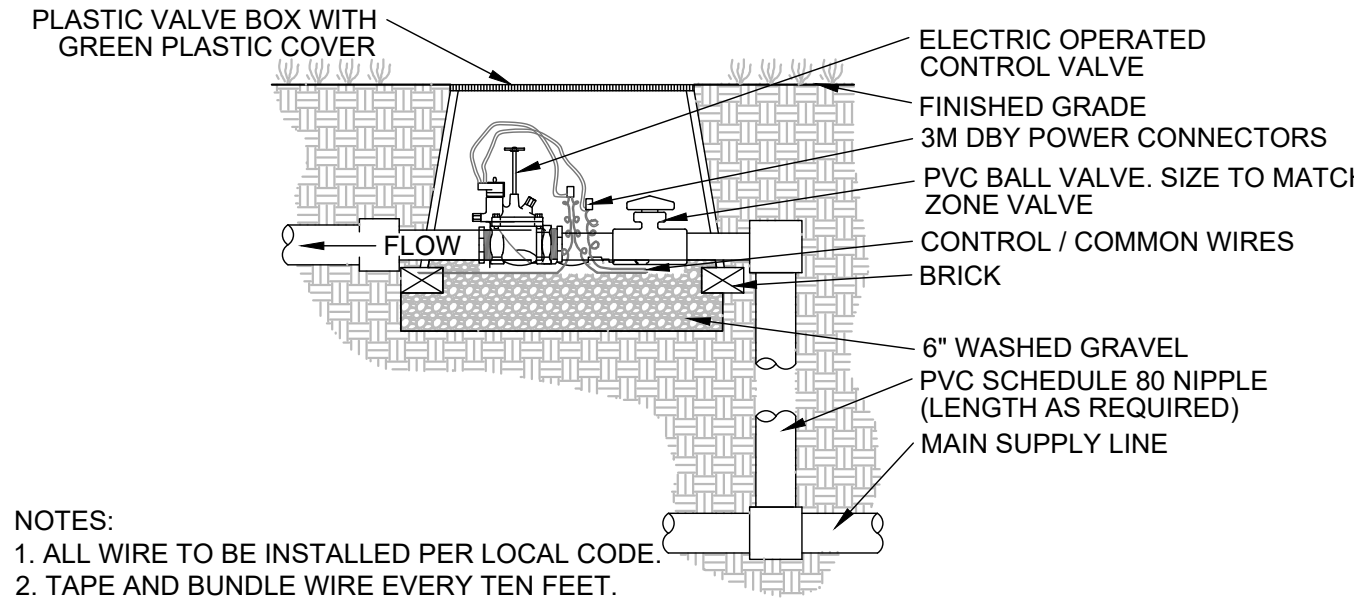
1 REDUCED PRESSURE BACKFLOW

1 1/2" = 1'-0"



3 CONTROL VALVE DETAIL

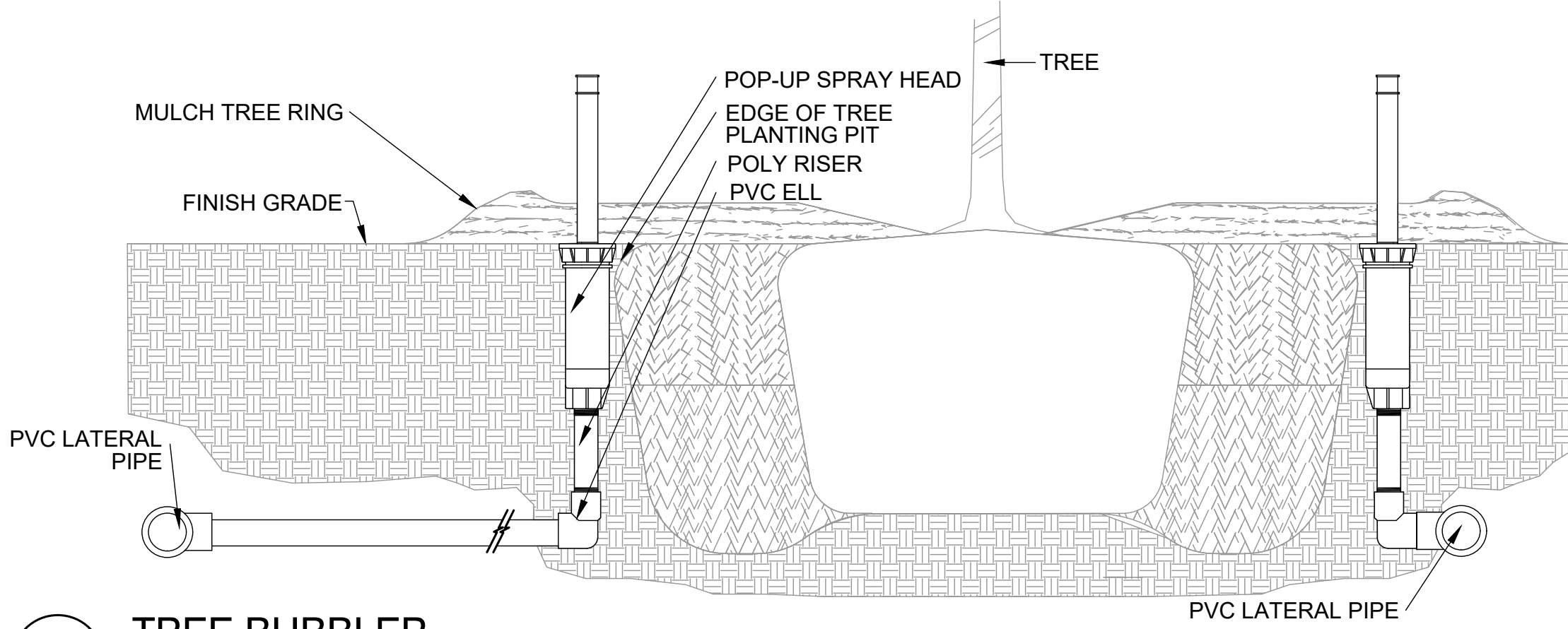
1" = 1'-0"



- 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.

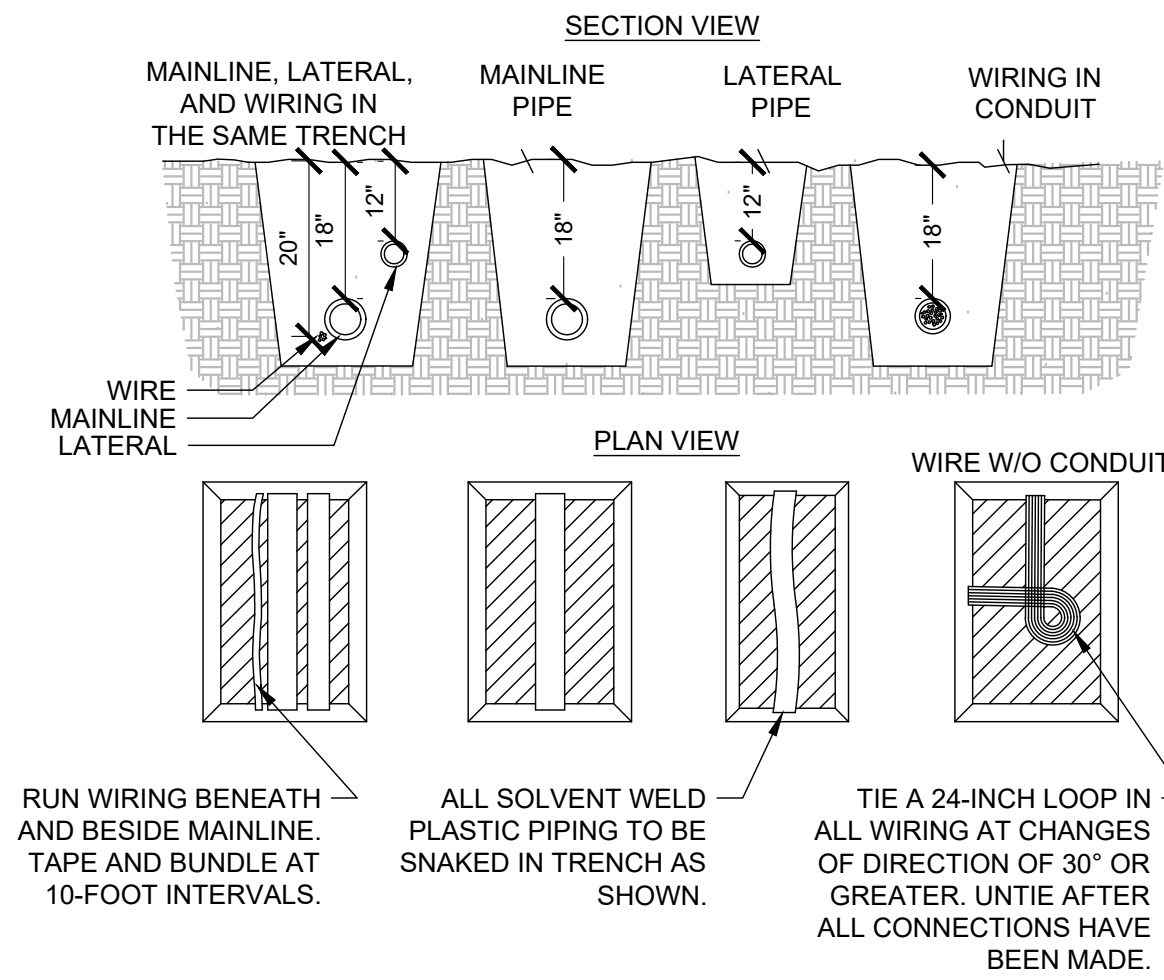
7 TREE BUBBLER

NTS



2 TRENCHING DETAIL

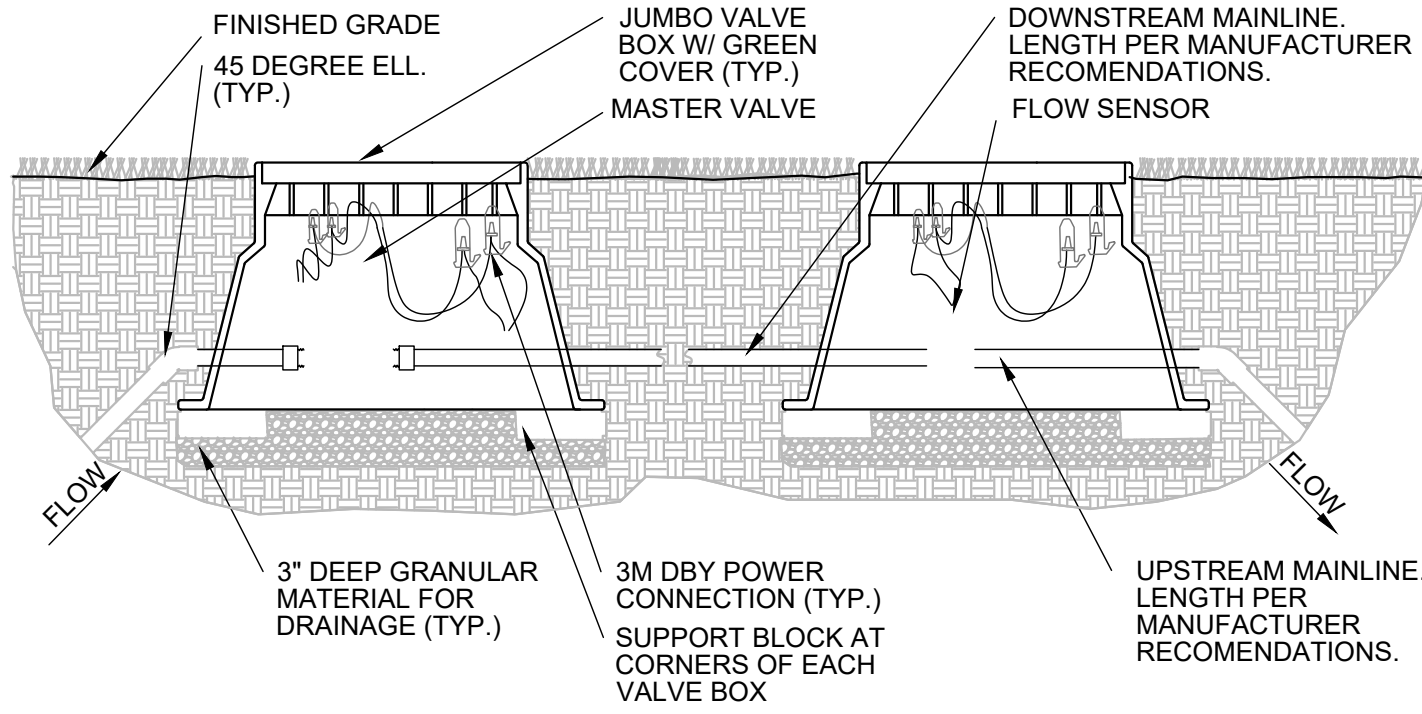
NTS



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

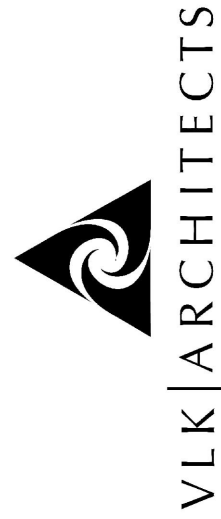
4 MASTER VALVE AND FLOW METER DETAIL

NTS

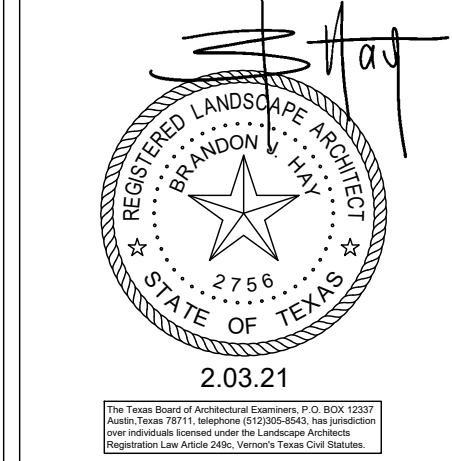


- NOTES:
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 - TAPE AND BUNDLE WIRE EVERY TEN FEET.
 - PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (WRAP AROUND 1/2" PIPE 15 TIMES.)
 - COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
 - INSTALL VALVES IN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

Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



Revision No.	Date	Description



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BRANDON J. HAY, AS/LA/EA #2726

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



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CIVIL ENGINEER/LANDSCAPE

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Main Phone: 361.400.0981
www.Halff.com

REVISIONS

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

PROJECT NO.

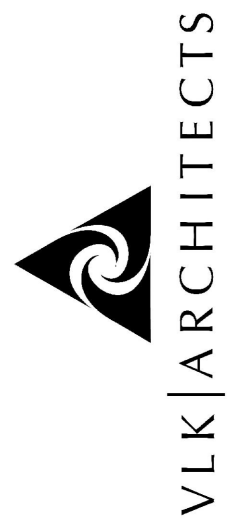
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PERFORMANCE
IRRIGATION
NOTES & DETAILS

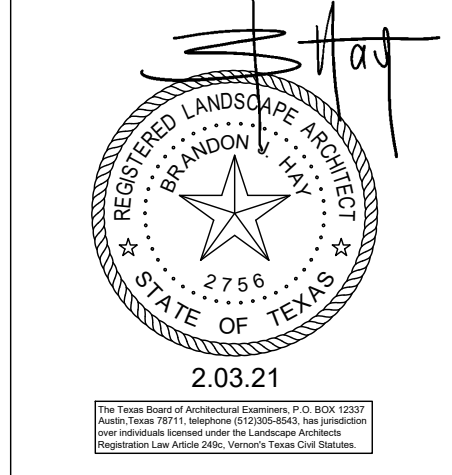
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L2.01

Hutto ISD
Memorial Stadium
Renovations & Additions
Hutto, Texas



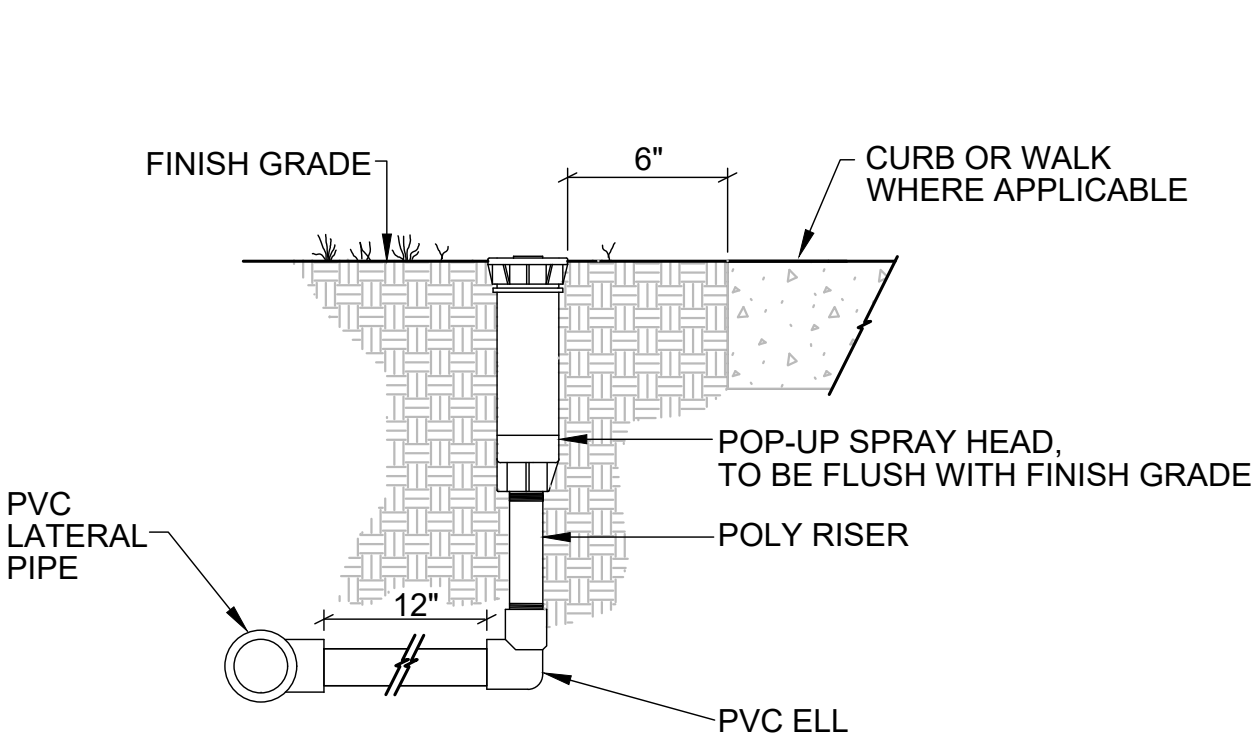
Revision No.	Date	Description



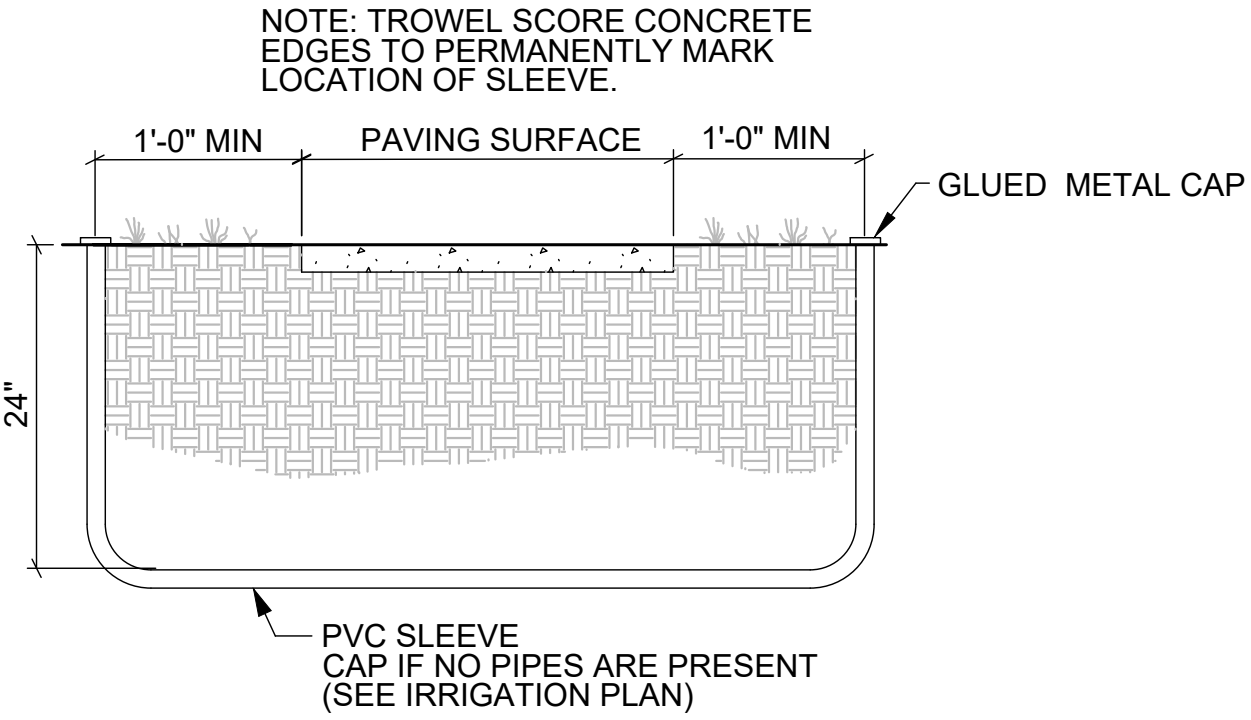
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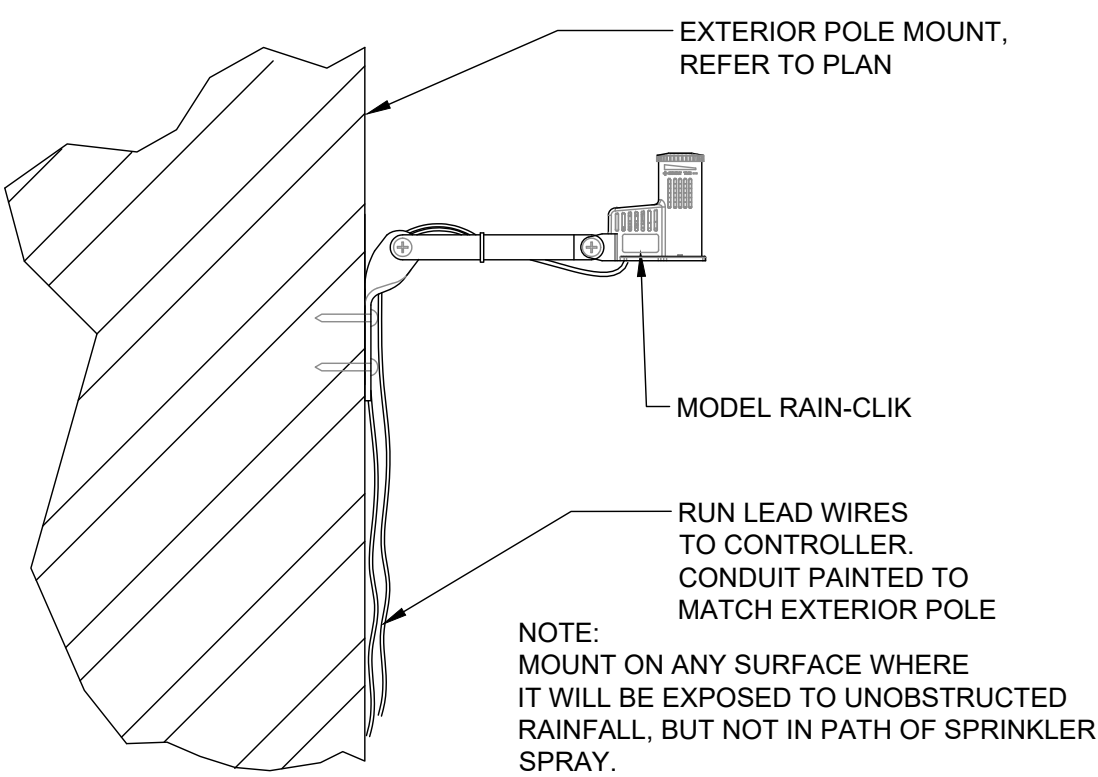
Approved - May 11, 2021
Reviewed for Code Compliance by
City of Hutto and Williamson County
ESD#3
Eric Woods
Fire Marshal, Hutto Fire Rescue
Williamson County Emergency Services District #3



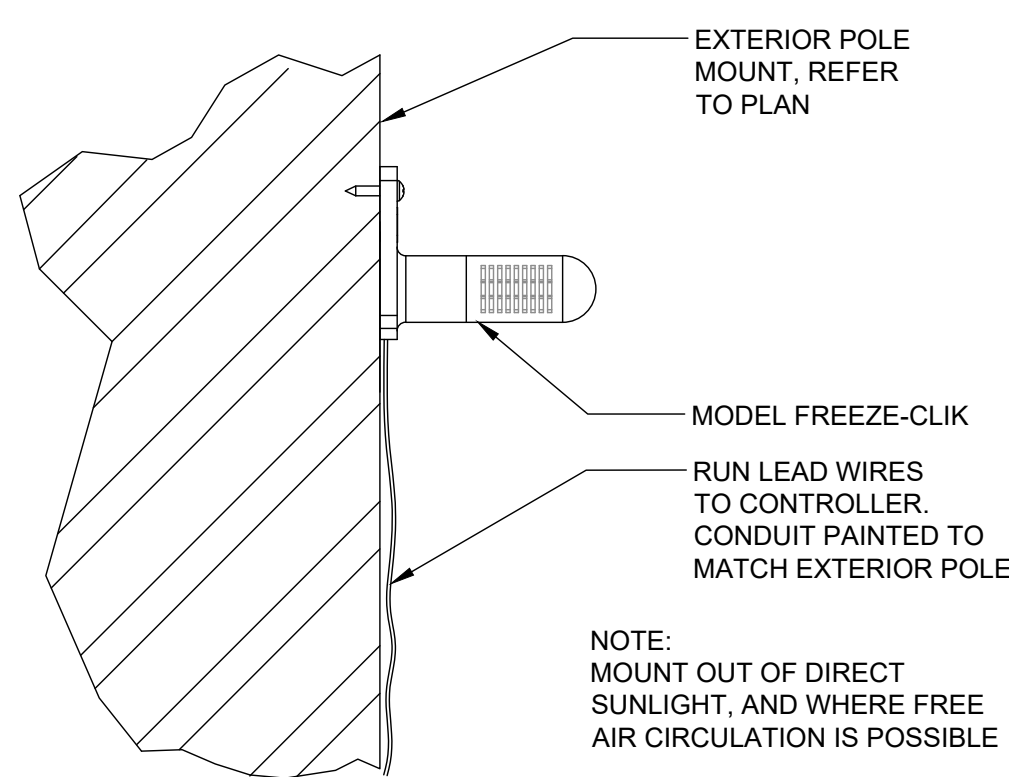
1 POP UP SPRAY HEAD
NTS



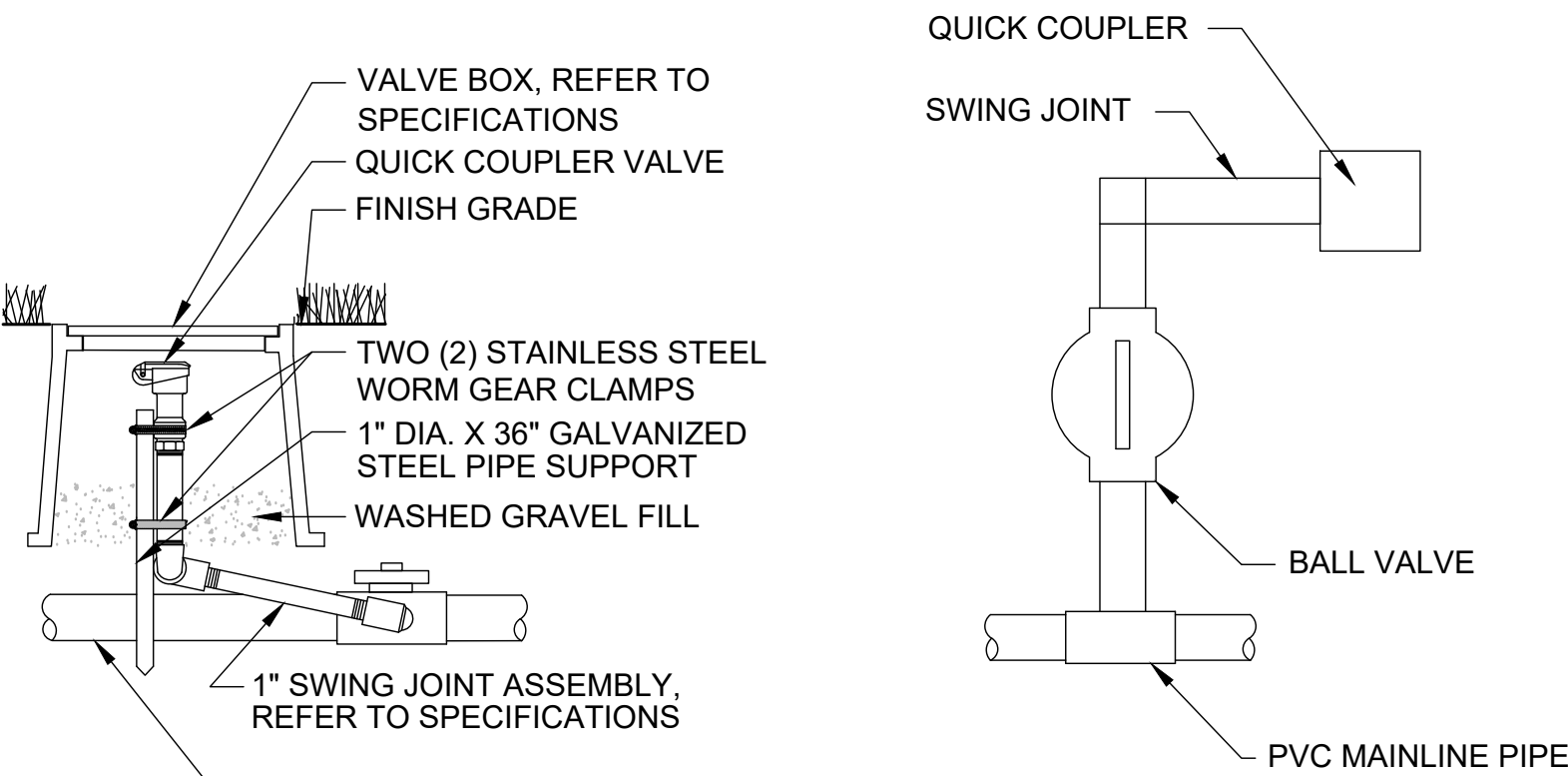
2 IRRIGATION SLEEVE DETAIL
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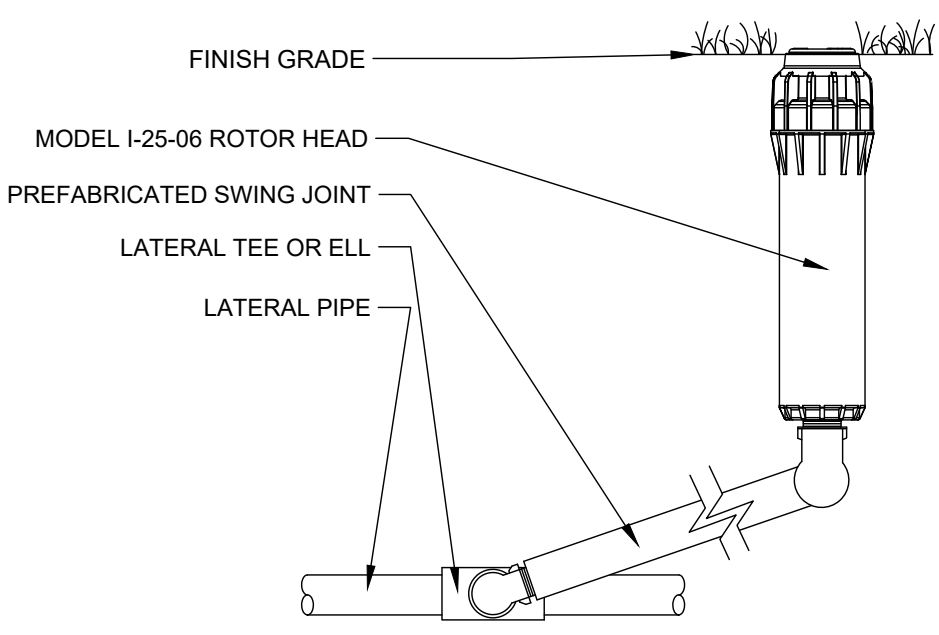
3 RAIN-CLIK
3" = 1'-0"



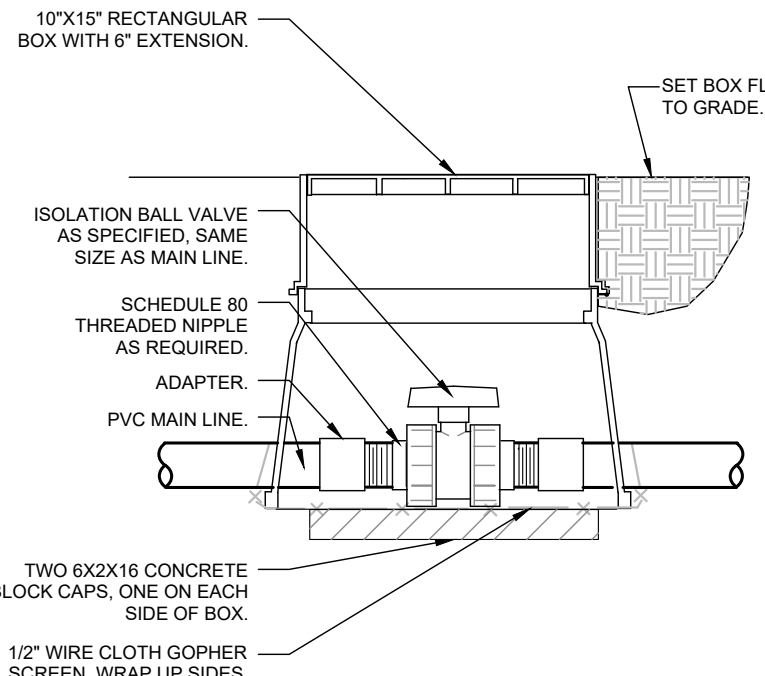
4 FREEZE-CLIK
3" = 1'-0"



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;

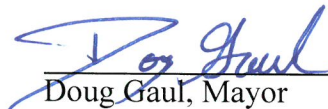
WHEREAS, the City of Hutto and Hutto Independent School District have agreed to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health,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

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

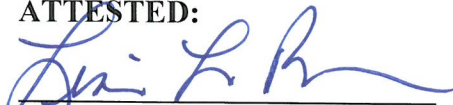
That the City Council of the City of Hutto authorizes the Interlocal Agreement between the City of Hutto and Hutto Independent School District

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: _____

..... Denotes Improvements Area

Phase 2 HS & Future Bond Improvements

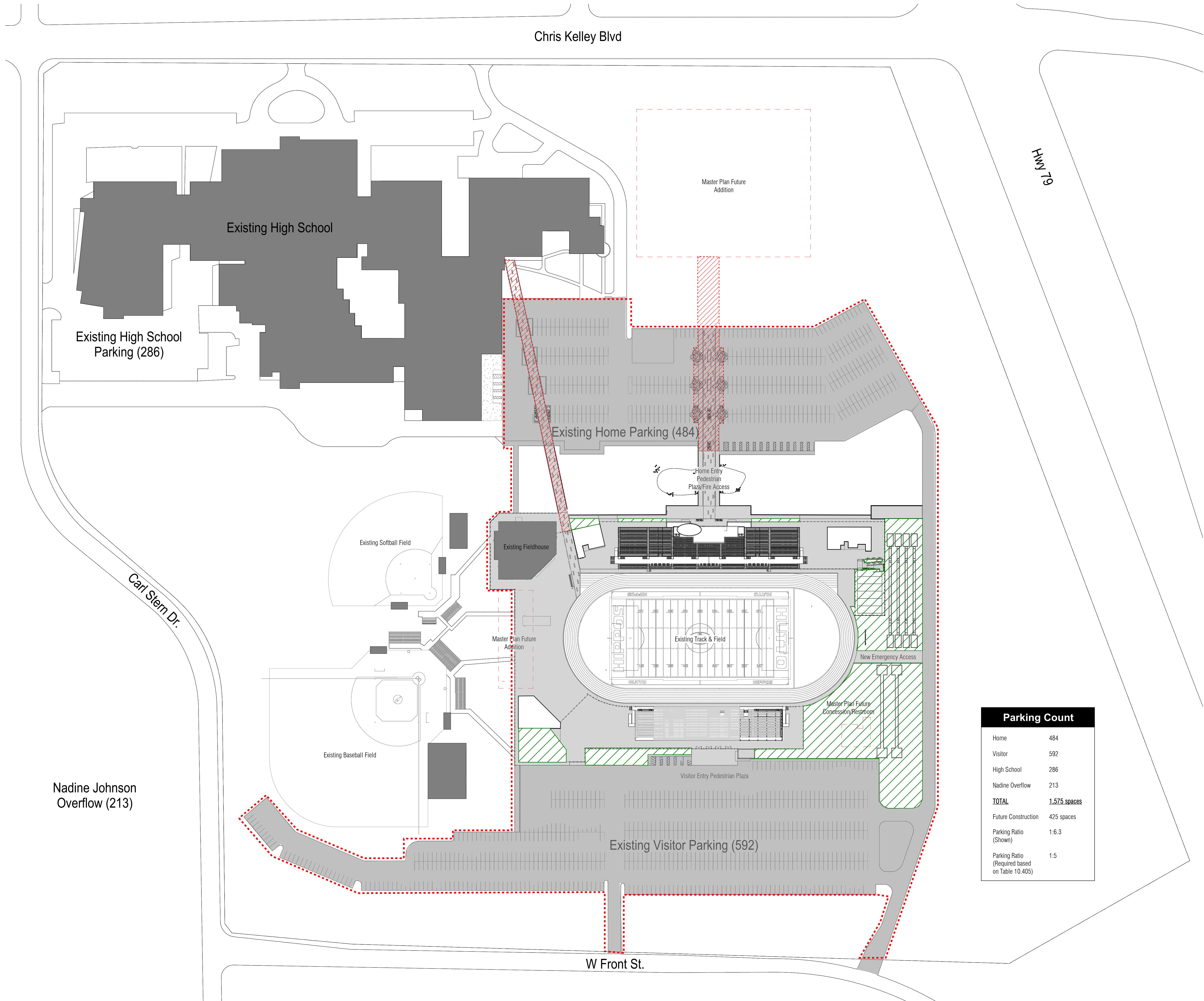
Provided Landscaping

Impervious Paving

Minimum Landscaping

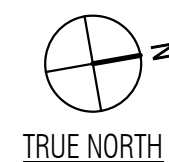
Institutional and Civic Uses:	15%
Provided Improvements*:	8.5%
Provided Improvements (Excluding Parking Lots):	16%

*Calculations were based on improvements area

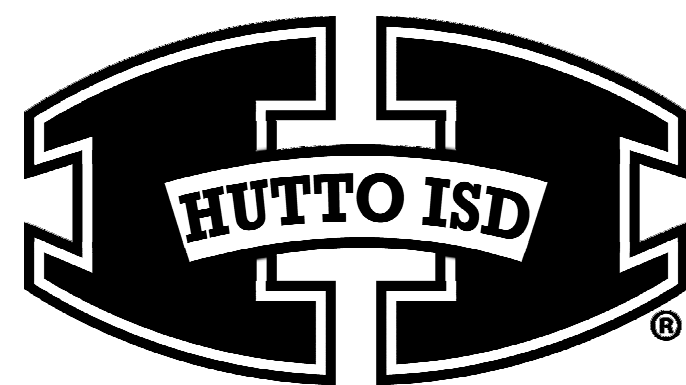


Parking Count

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' Proposed Improvements
SCALE: 1" = 80'-0"



HUTTO INDEPENDENT SCHOOL DISTRICT

Modernizations and Improvements to Hutto Memorial Stadium

HUTTO, TEXAS



6/15/2021

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

..... Denotes Improvements Area

Phase 2 HS & Future Bond Improvements

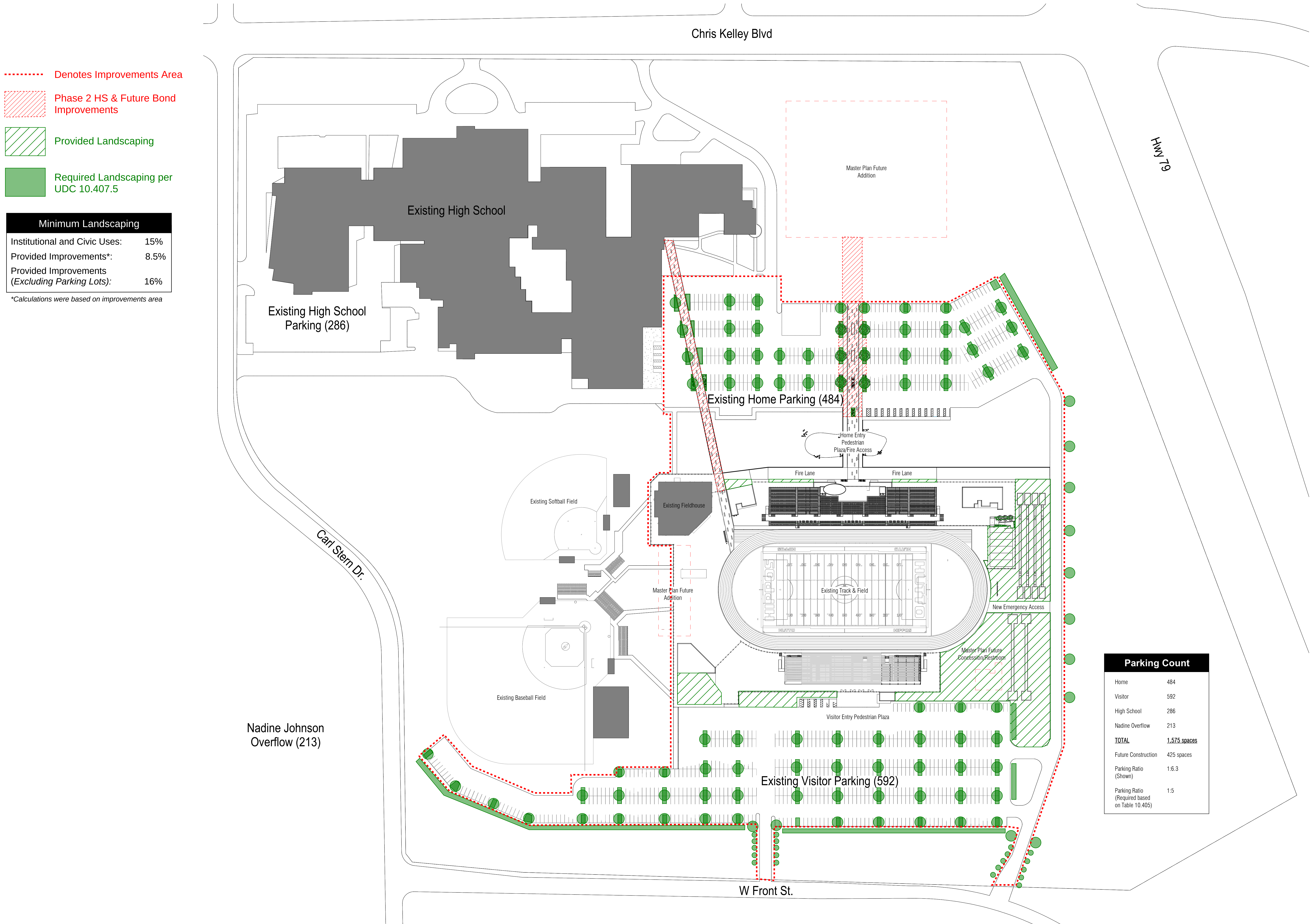
Provided Landscaping

Required Landscaping per UDC 10.407.5

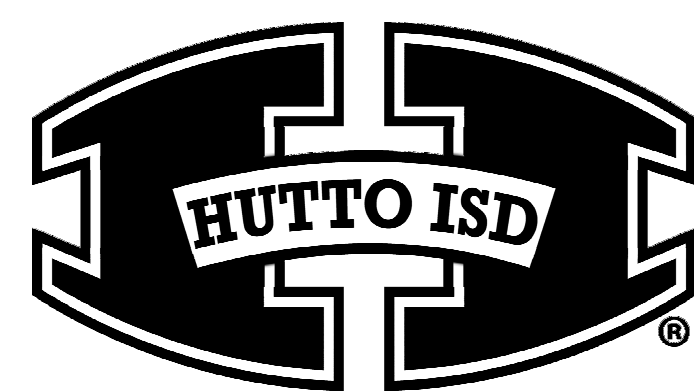
Minimum Landscaping

Institutional and Civic Uses:	15%
Provided Improvements*:	8.5%
Provided Improvements (Excluding Parking Lots):	16%

*Calculations were based on improvements area



1 SITE PLAN - Exhibit 'B' Required by UDC
SCALE: 1" = 80'-0"



HUTTO INDEPENDENT SCHOOL DISTRICT

Modernizations and Improvements to Hutto Memorial Stadium

HUTTO, TEXAS



6/15/2021

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.



June 15, 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.

Section 10.407.5 of the City of Hutto Unified Development Code states as follows:

“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%”

Based on the current improvements, and the given use of the site, total landscape percentage, including parking lots, falls at 8%. Excluding parking, total landscape percentage exceeds the minimum required at 16%.

Upon completion of this project, HISD will make considerations for phase two of improvements to Hutto Memorial Stadium in a future bond election. Outlines in phase two is considerations of improvements to right-of-way based on TIA, expanding the seating capacity, new visitor concessions and restrooms, and a new field house. Phase two would attempt to address any landscape deficiencies required by the UDC. Upon completion of this project, HISD will also begin design considerations for improvements to Hutto High School. Outlined in these improvements is a new fine arts addition, parking expansion to accommodate new addition, and any right-of-way adjustments needed based upon completion of TIA report.

Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for below minimum total landscape percentage.

As listed in the requirements of the SUP application, see below for all property owners within **600ft** of the above-mentioned property:

1. FAAEQ, AHMMED & HANAH MOHAMED
 - a. 217 WARNER BND, HUTTO, TX 78634
2. GALLATIN, MARSHALL D
 - a. 215 WARNER BND, HUTTO, TX 78634
3. SLIWA, KARRI BETH
 - a. 213 WARNER BND, HUTTO, TX 78634
4. PAINTER, SHERRI K
 - a. 211 WARNER BND, HUTTO, TX 78634
5. BRIDGES, JEROME & MAUREEN W BURNELL-BRIDGES
 - a. 209 WARNER BND, HUTTO, TX 78634
6. KROPP, KRISTA D
 - a. 207 WARNER BND, HUTTO, TX 78634
7. GOODYEAR, VEDA
 - a. 205 WARNER BND, HUTTO, TX 78634
8. AMBER WAVES PROPERTIES LLC – SERIES 102
 - a. 219 WARNER BND, HUTTO, TX 78634
9. STANLEY, DEVIN L
 - a. 221 WARNER BND, HUTTO, TX 78634
10. BUTLER, GERI
 - a. 223 WARNER BND, HUTTO, TX 78634
11. VEAL, SARETA R
 - a. 225 WARNER BND, HUTTO, TX 78634
12. FROST BENJAMIN D & BECKY A
 - a. 227 WARNER BND, HUTTO, TX 78634
13. HUYNH, DAT B & ANH LA
 - a. 301 WARNER BND, HUTTO, TX 78634
14. MCGLORY, MARCUS & DEBRA
 - a. 303 WARNER BND, HUTTO, TX 78634
15. OFFIRD, MICHAEL A
 - a. 305 WARNER BND, HUTTO, TX 78634
16. BOWEN, BRANDON & MANDI
 - a. 307 WARNER BND, HUTTO, TX 78634
17. LEVISEUR, JESSIE ANN
 - a. 101 BROCK CV, HUTTO, TX 78634
18. RODRIGUEZ, PATRICIA A
 - a. 103 BROCK CV, HUTTO, TX 78634
19. LERMA, ROGELIO & ESTHER
 - a. 105 BROCK CV, HUTTO, TX 78634
20. LABAR, TWILA J
 - a. 107 BROCK CV, HUTTO, TX 78634
21. HOCHSTEIN, CAROLYN A
 - a. 106 BROCK CV, HUTTO, TX 78634
22. PROCTOR-LEE, INGRID R
 - a. 104 BROCK CV, HUTTO, TX 78634
23. ENDER TIMOTHY & JANET
 - a. 102 BROCK CV, HUTTO, TX 78634
24. CLOUD CANDACE &
 - a. 100 BROCK CV, HUTTO, TX 78634
25. JOSHUA, PAMELA & LOYCE JOSHUA & VERRIE JOSHUA-ARCHIE

- a. 200 JANIS MAE DR, HUTTO, TX 78634
- 26. BURGESS, ROGER & ROSE
 - a. 202 JANIS MAE DR, HUTTO, TX 78634
- 27. OVERTON, SONNETA
 - a. 204 JANIS MAE DR, HUTTO, TX 78634
- 28. IDEHEN, SYLVESTER
 - a. 206 JANIS MAE DR, HUTTO, TX 78634
- 29. PEREZ, LUPE CHERYL
 - a. 208 JANIS MAE DR, HUTTO, TX 78634
- 30. CORTEZ, ELIZABETH M
 - a. 122 EMMA LYNN LN, HUTTO, TX 78634
- 31. MATTHEWS, JASON & WHITNEY NICOLE
 - a. 120 EMMA LYNN LN, HUTTO, TX 78634
- 32. COLQUITT, JOSHUA MICAH
 - a. 118 EMMA LYNN LN, HUTTO, TX 78634
- 33. WALSH, JOSEPH & MARK & LAURA & CHARLOTTE GOERTZ & MELISSA WALSH SCHAEFER
 - a. 116 EMMA LYNN LN, HUTTO, TX 78634
- 34. MCCLAIN, JONATHAN E
 - a. 114 EMMA LYNN LN, HUTTO, TX 78634
- 35. PEREZ, SHARLENE P & ERNEST
 - a. 123 EMMA LYNN LN, HUTTO, TX 78634
- 36. GOODING, CONNIE J
 - a. 121 EMMA LYNN LN, HUTTO, TX 78634
- 37. THOMAS, ROBERT GRAFTON
 - a. 119 EMMA LYNN LN, HUTTO, TX 78634
- 38. REYNOLDS, EDWARD E
 - a. 117 EMMA LYNN LN, HUTTO, TX 78634
- 39. BOLZ, RICHARD & KIMBERLY R KRAUS
 - a. 115 EMMA LYNN LN, HUTTO, TX 78634
- 40. MARCIEL, VERA
 - a. 212 WARNER BND, HUTTO, TX 78634
- 41. BUCK, JAMES R & ANA PADILLA RODRIGUEZ
 - a. 210 WARNER BND, HUTTO, TX 78634
- 42. KILLIAN, ELSA GUADALUPE & BILLY JOE JR
 - a. 208 WARNER BND, HUTTO, TX 78634
- 43. VALDEZ, MANUEL A & MARIA A
 - a. 206 WARNER BND, HUTTO, TX 78634
- 44. STOLL, SHELLY & DAVID SISMOUR
 - a. 204 WARNER BND, HUTTO, TX 78634
- 45. BRONDEL, SCOTT & ANGEL R
 - a. 126 PAIGE BND, HUTTO, TX 78634
- 46. AGOSTO, BLAS T & JILL C
 - a. 124 PAIGE BND, HUTTO, TX 78634
- 47. VANDER WIEDE, KENAN & FLORINA Q
 - a. 128 PAIGE BND, HUTTO, TX 78634
- 48. BERTRAND, JEROLD J, Jr
 - a. 130 PAIGE BND, HUTTO, TX 78634
- 49. PRATUS ENTERPRISES LLC
 - a. 122 PAIGE BND, HUTTO, TX 78634
- 50. HUSAIN FARHAN (TOD) & TAZEEN IQBAL HUSAIN (TOD)
 - a. 100/102 MARVIN CV, HUTTO, TX 78634

51. RAHMAN, NASIR & AZRA NASIR
 - a. 104/106 MARVIN CV, HUTTO, TX 78634
52. HANNA, MAMDOUH & DONNA
 - a. 108/110 MARVIN CV, HUTTO, TX 78634
53. CONLEY, JACQUELINE & KENNETH FLUHR
 - a. 112/114 MARVIN CV, HUTTO, TX 78634
54. YANG, ZHAN & CHAO
 - a. 116/118 MARVIN CV, HUTTO, TX 78634
55. WANG, LI & LIN YANG
 - a. 120/122 MARVIN CV, HUTTO, TX 78634
56. SOCKS AND SANDALS LLC
 - a. 677 WEST FRONT ST, HUTTO, TX 78634
57. IN MY PARENTS BASEMENT INC
 - a. 671 FRONT ST W, HUTTO, TX 78634
58. HOLMSTROM, JOHN T
 - a. 665 FRONT ST W, HUTTO, TX 78634
59. ALI, RAAZIA M & ADEEL
 - a. 101/103 MARVIN CV, HUTTO, TX 78634
60. TREATY CREEK INVESTMENTS LLC
 - a. 670 WEST FRONT ST, HUTTO, TX 78634

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

Sincerely,

Tim Kunz
Principal



Attachment – (Exhibit A, Exhibit B)

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and associated parking requirements.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Durango Farms Planned Unit Development (PUD) was approved in 2019 and is currently under construction. The amendment, as submitted, is attached with the specific changes highlighted in yellow within the document.

SUMMARY OF REQUEST:

The amendment proposes to increase the maximum allowed size of a daycare to 12,000 sqft. The PUD follows the UDC criteria unless otherwise modified within the PUD. The Unified Development Code allows a daycare by-right, but limits the size to 2,500 sq ft within the Local/Neighborhood Commercial zoning district.

The proposed amendment also seeks to modify the maximum allowed parking from 1 space/employee plus six spaces to 1 space/employee plus 40 places to accommodate the associated drop off/pick up traffic that occurs inherently with a daycare.

STAFF REVIEW:

The local/neighborhood commercial (B-1) district is intended "for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood. B-1 zoned land should only be grouped together at the intersections of busier non-local streets." The allowance of a larger daycare within the PUD area that has previously been designated as non-residential will continue to serve the surrounding residential development.

However, the day care size limitations are not present within the more intense, General Commercial (B-20 zoning district. Thus, staff recommends reiterating the buffer requirements found in 10.403.6 to be added to the new language to ensure the use is limiting the direct impact on the existing and future adjacent residential uses. Specifically, buffer type b:

A medium level bufferyard ("b") shall consist of the following:

- A 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
- For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape

AGENDA ITEM REPORT



hedge not less than 3 ft. in height is required

At the time of publishing the packet, staff received seven responses to the public notification with two objections and five in favor.

With the additional clarification, staff recommends a favorable recommendation to City Council for the PUD amendment.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

ATTACHMENTS:

1. Durango Farms PUD amendment 1 5-5-2021
2. Favor(North)
3. Favor(Wolfe)
4. Favor(Zarlengo)
5. Object(Jimenez)
6. Russ - In Favor
7. Abrew - Favor
8. Object(Peek)

Durango Farms

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

**Exhibit A
Development Plan**

October 10, 2019

Amendment 1: May 5, 2021

Applicant:

**MA Partners
15443 Knoll Trail Road
Suite 130
Dallas, Texas 75248**

Prepared by:

**SEC Planning
4201 W. Parmer Lane
Building A, Suite 220
Austin, TX 78727**

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3. DEVELOPMENT STANDARDS

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3.2	Site Design Standards.....
3.3	Architectural Standards.....
3.4	Landscaping.....
3.5	Streets.....
3.6	Common Open Space.....
3.7	Walls and Fencing.....
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4. Exhibits

Legal Description – Exhibit B
Land Use Plan-Exhibit C
Covenants, Conditions and Restrictions-Exhibit D

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Durango Farms District” Planned Unit Development Ordinance and may be cited as “Durango Farms” PUD.

1.2 Purpose and Intent

The purpose of this Plan is to ensure a PUD that creates a mixed use 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 adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

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:

Modifications of the Concept Plan pertaining to (a) roadway and trail alignments; (b) changes in the density of specific sections or phases shown on the Concept 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 Concept 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 Concept 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 Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept 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 Concept 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 Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept 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 Concept 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.

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

The purpose of the Plan is to provide a mixed-use development including retail, multi family and single family residential 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

Townhouse: SF-2

Multi Family: MF

Non Residential: B-1

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

PERMITTED USES

Use	Conditions
<u>Residential</u>	
Multifamily	
Dwelling: Single Household Attached Townhouse	1
Single Family residential	3
Single Family village	3
Single Family zero lotline	3
<u>Non-Residential</u>	
Hotel	2
Library	
Community Service	
Government Facilities	
Park	
Amenity/Recreation Center	
Restaurant/Bar	
Food Catering (accessory or secondary to restaurant or bakery)	
Live/Work Units	
Office: Professional	
Office: Medical	
Veterinary Clinic	
Personal and business service shop	

Print Shop	
Retail Sales and Service (other than the uses listed below)	
Bakery	
Bank	
Convenience Store	

Use-Non Residential	Conditional Use
Day Care: Child (1-6 children)	
Day Care: Child (greater than 6 children)	4
School: no more than 5 students	
School: at least 6 students	
Public Utility Substation	
Bed and Breakfast	
Bus Stops	

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	
Drive through facility	
Satellite dish	
ATM machines – stand alone	

Conditions of Use

- (1) Townhouse
 - (a) Development standards not addressed in this Plan shall comply with the SF-2 zoning district of the Code, as amended.
 - (b) Parking: A minimum of 2 parking spaces are required per unit. At least one (1) of the required spaces must be garage enclosed.
 - (c) Units shall be oriented to the street or public green and be elevated a minimum of 18 inches from the adjacent sidewalk.
 - (d) Garages shall be oriented towards an alley at the rear of the unit and the rear setback shall be measured from the edge of the alley.
- (2) Hotel
 - (a) Hotel use up to 60 feet in height is limited to Parcel 6, as illustrated on the Land Use Plan, Exhibit C.
- (3) Single Family Residential
 - (a) Proposed Durango Farms single family lots that are adjacent to existing Old Town residences must face onto East Street and Main Street.
- (4) Daycare
 - (a) The maximum daycare building size allowed within the Durango Farms PUD shall be 12,000 s.f. Outdoor play equipment and recreation space is allowed in fenced enclosure adjacent to daycare buildings.

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, commercial and retail uses, industrial uses, institutional 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 Durango Farms 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.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area

	Single Family SF-1	Multi family MF-1	Townhome SF-2	Commercial/ retail/office/ B-1
Lot area (min)	4,000 sq. ft.(e)	20,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft
Lot width at building line (min)	40 ft. (e)	100 ft.	20 ft.	100 ft.
Front yard setback	15 ft./20 ft (a)	25 ft.	15/20 ft. (a)	20 ft.
Side yard (min)	0/5 ft. (b)	10 ft.	0 ft. for common walls or 5 ft. (b)	0 ft. for common walls or 10 ft. (b)
Rear yard (min)	10 ft.	25 ft.	10 ft.	25 ft.
Side and rear yard for accessory building (min)	5 ft.	Same as main Building (c)	Same as main building (c)	Same as main building (c)
Spacing between buildings (min)		20 ft.	10 ft.	10 ft.
Building height (min/max)	35 ft.	3 story max	35 ft.	35 ft./60 ft. (f)
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.
Lot Coverage	(d)	80% (d)	80% (d)	95% (d)
Sidewalks (min width along local streets)	4 ft.	8 ft.	4 ft.	8 ft.

- (a) Front setback may be 15 feet for alley loaded homes. Front setback shall be a minimum of 20 feet for front loaded homes.
- (b) Side setback of 0 feet is allowed only for internal attached buildings with a common wall or for zero lotline single family homes.
- (c) Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- (d) The buildable density on a lot shall be governed by the height, setback and lot coverage requirements only.
- (e) Lots less than 50 feet in width or less than 5,000 s.f. will be served by a rear alley.
- (f) 60 foot height is limited to Parcel 6 of the Land Use Plan, Exhibit C

3.1.2 Setback encroachment exceptions

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened from view	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings / Galleries	No more than 3 ft. into front, side or rear setback; may hang over easements	8 feet of vertical clearance required.
Bay windows, entry vestibules, overhanging eaves	No more than 3 ft. into any setback	
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow	
Retaining walls	Any yard on the site	

3.1.3 Buffer yards

3.1.3.1 Landscape buffer yard shall be provided along the eastern boundary of the PUD along FM 1660.

- 20 ft. from FM 1660 right-of-way
- Landscape for the buffer yard shall be planted per the requirements of Section 3.4.2 of this PUD.

3.1.4 Screening

3.1.4.1 Loading area screening

Off-street loading areas must be fully screened from view from public streets and open spaces. Wing walls, landscape screens, changes in building orientation and/or other architectural elements must be used to buffer loading docks. Loading docks shall be located no more than 100 ft. from a single family residential use or lodging establishment.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.2 Dumpster screening

Dumpster enclosures within the PUD must be located at least 25 ft. from

a residential use. Dumpsters must be screened from public streets and pedestrian gathering areas with masonry walls and enclosure gates that are compatible with the architectural theme of the adjacent building(s).

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.3 Parking lot screening

Parking lots that are visible from a public street must be screened from the adjacent street and walkway by a minimum 6 foot wide landscape area. Three and a half foot tall screen wall, shrubs, trees or a combination of the above may be placed in the 6 foot landscape screening area.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.4 Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Solar panels are exempt from mechanical equipment screening standards.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.5 Utility equipment screening

Electric meters, switch boxes, panels, conduit and related utility equipment must be placed in the most inconspicuous location possible. Where allowed by utility provider, paint all utility equipment to match adjacent building or landscape, or provide landscape screening in compliance with the UDC.

Utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure or painted to match the primary building color.

3.2 Site Design Standards

3.2.1 Water Bodies and Retention Areas

3.2.1.1 Shape/Slope

Permanent wet retention ponds visible from a street or other public area must be designed to appear natural by having curvilinear edge treatments.

Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.

3.2.1.2 Landscaping Areas

- Landscape islands of at least 162 sq. ft. must be placed at both ends of a parking row.
- Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 162 sq. ft.
- A 10 ft. landscape median shall be provided between every other parking bay, unless space constraints exist and it is not physically possible to comply and still create a functioning parking lot. The planning director shall have authority to approve modifications on a case by case basis.

3.2.2 Parking and Loading Space Bulk Standards

3.2.2.1 Parking space dimensions

Parking spaces must have the following minimum dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Compact parking space: 7.5 ft x 16.5 ft.
- Standard parking space (parallel to the aisle): 8 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one

loading area.

- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket, an enclosed bicycle locker, a three point bicycle rack or a fenced, covered, locked or guarded bicycle storage area.

3.2.3 Parking Requirements

3.2.3.1 Required parking spaces

Uses shall provide the amount of parking that is necessary to meet anticipated normal demand. Up to 15% of the total provided parking spaces for each individual site plan within the overall development may be Compact Parking Spaces: The minimum number of required parking spaces for a use is as follows:

Commercial use classification	Required specs (minimum)	Maximum Spaces
Multi-tenant retail buildings;	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Restaurant	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA
Retail uses including: performing art studio, bank, bakery, retail, convenience store, gas station, instructional facility, personal and business service shop, print shop, retail store	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Office uses, including medical office, professional office, civic uses	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Child day care facility	1 per employee + 3	1 per employee + 40
Townhouse	2 spaces	N/A
Multi Family	1 space per unit + .5 per bedroom	N/A
Single Family	2 spaces per unit	N/A

3.2.3.2 Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses.

3.2.3.3 Space computation and fractions

Fractional results will be rounded up when computing the number of required parking spaces.

3.3 Architectural Standards

3.3.1 Design Guidelines

Building design within the Durango Farms PUD shall comply with the architectural design criteria outlined in the City of Hutto Unified Development Code (UDC) in place at the time of approval of this PUD.

In addition to the requirements of the City UDC, the Owner will establish an Architectural Review Committee for the project in order to maintain a comprehensive and complementary architectural style throughout the PUD area. The Owner shall establish an Architectural Review Committee (ARC) composed of an architect, landscape architect, one City of Hutto staff member, and the Owner.

The ARC shall establish design guidelines to specify the architectural style, materials and colors to be used, in addition to building and site orientation. For each project, items such as architectural elevations, material sample boards and color samples shall be submitted to the ARC for their review and approval. An approval letter from the ARC shall be submitted with the corresponding applications to the City for site development and building permits. The approval of the ARC shall not take the place of any and all required submittals to the City, County or other governmental agency as necessary to receive regulatory approvals.

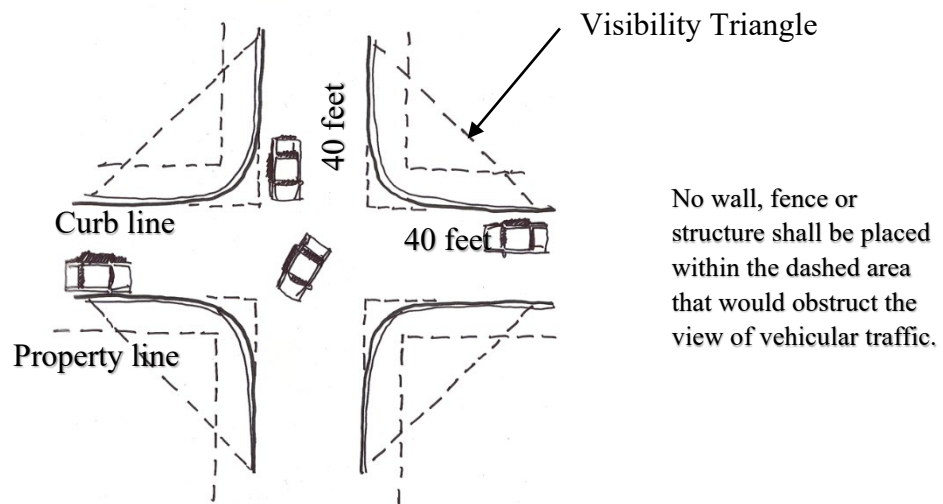
Refer to Exhibit D for Covenants, Conditions and Restrictions (CCRs) that will apply to the Durango Farms PUD.

3.4 Landscaping

3.4.1 General Standards

3.4.1.1 Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



3.4.1.2 Utilities

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

3.4.2 Required Landscaping:

3.4.2.1 Landscaping areas

Area	Native tall trees (minimum)	Native small trees (minimum)	Native shrubs (minimum)
Landscape buffer FM 1660	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Street frontage along internal, public streets – “Street Trees”	1 per 40 ft. of street frontage unless interruption is needed for utility conflict	Optional	Optional
Rear yard trees on lots wrapping the perimeter of the project.	Min. of 1 tree per lot in the back yard		
Parking lots: landscape islands in rows and at row ends	1 per island if terminating or interrupting one row; 2 per island if terminating or interrupting two rows	Optional	2 per island if terminating one row; 4 per island if terminating or interrupting two rows. Shall not impede visibility.
Parking lots: landscape buffers between parking lot and public street or pedestrian area.	1 per 40 ft. of linear landscape area	1 per 30 ft. of linear landscape area	1 per 5 ft. of linear landscape area
Interior Parking: 10 ft. landscape median between every other parking bay	1 per 60 ft of linear landscape area	1 per 25 ft of landscape area	
Dumpster Screening (*does not apply when the enclosure is an architectural extension of a principal building)		1 on each of the three sides of the enclosure, except the side where the gate is located.	1 per 4 linear ft of wall constructed
Ground Mounted Equipment			1 per 3 ft of linear landscape around boundary, except the side where access is located.
Medians	1 per 50 ft. of linear median	Optional	Optional
Other areas (retention and detention basins, open space, etc.)	1 per 2,500 sq. ft. of landscape area	1 per 5,000 sq. ft. of landscape area	2 per 1,000 sq.ft. of landscape buffer

3.4.3 Tree and shrub size

Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
Native small trees must have a caliper of at least 1.5 in. and 8-10 ft. ht.
Planted shrubs must have a minimum 3-gallon container or be at least 18 in. tall.

3.4.4 Street Trees

- (1) Planted a maximum of 40' on center except when an interruption is needed for a utility or desired view into a park or open space.
- (2) Trees shall be located a minimum of ten feet (10') from a building.
- (3) Located within a minimum six-foot (6') wide planting strip or within an 6'x6' tree grate.
- (4) Sized at a minimum of three (3") caliper;
- (5) All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to 9 feet high to allow for safe passage.
- (6) The following tree species are recommended for Street Trees. The same species shall be used along a contiguous street frontage for a visual consistency.

<u>Common Name</u>	<u>Scientific Name</u>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Live Oak	<i>Quercus virginiana</i>
Mexican Sycamore	<i>Platanus mexicana</i>

3.4.5 Materials, maintenance and replacement

3.4.5.1 Plant materials

Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

3.4.5.1.1 Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including cedar privacy fencing, walls or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds and litter.

A master community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the building lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas. Sub associations may be formed for individual tracts as defined on **Exhibit C** of the PUD.

3.4.5.1.2 License Agreement

A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced street lights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls

The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

3.4.6 Irrigation

3.4.6.1 Automatic irrigation required

All plants on newly developed parcels must be irrigated with underground or drip irrigation.

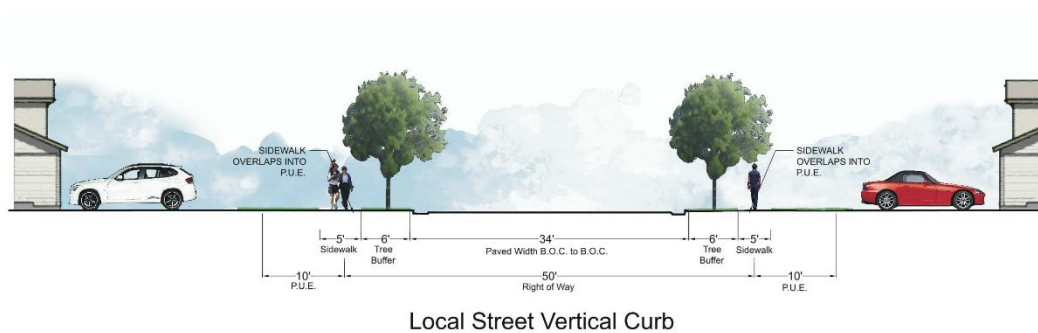
3.5 Streets

3.5.1 Street Alignment

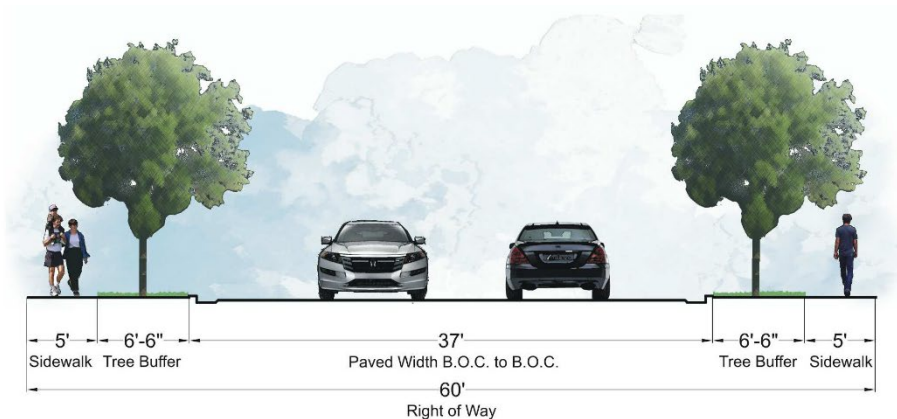
The precise alignment of the streets included in the Plan may be varied with City approval. **Exhibit C** illustrates the primary circulation pattern and the below street designations describe the planned streets within the PUD boundary.

3.5.2 Street Cross Sections

Local Street: 50 foot right of way. 33 feet of pavement face of curb to face of curb. 5 foot sidewalks on each side. Sidewalks may extend into the adjacent public utility easement.



Collector Roadway: 60 foot right of way. 36 feet of pavement face of curb to face of curb. 5 foot sidewalks on each side.



3.5.3 Alleys

An alley (residential or commercial) is a public street designed to provide access to the rear or side of a lot including garage access, solid waste access, fire access and utility easements.

- Alleys may be required in non-residential areas where it is necessary to provide for adequate access for service vehicles, off-street loading or unloading, access for emergency vehicles or similar reasons consistent with the intent of this PUD.
- Alleys may not access arterial streets.
- All alleys shall have at least two direct access points to public streets
- Alleys shall be 20 feet of right of way with 14 feet of pavement

3.5.4 Construction Traffic

In order to minimize disturbance to the Old Town District, no construction heavy truck traffic shall be allowed to access the property from the south, via East Street or Main Street. Heavy construction vehicles will be allowed to access the property from FM 1660 and Mager Lane.

3.6 Common Open Space / Parkland

3.6.1 Common Open Space

The Durango Farms PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as \$300 per single family unit and \$175 per multi family unit.

The parkland fee in lieu calculation summary shall be provided with the preliminary plat. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within said final plat.

In addition to the fee in lieu of parkland, an internal private park will be improved and will include but not be limited to the following amenities: picnic pavilion, playground, sport court, trails, open play field and off street parking.

No other fees or improvements shall be required beyond those outlined in this PUD.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Property Owner's Association (POA). The POA will adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

3.7 Walls and Fencing

3.7.1 Required walls

The following fence and wall types are required:

Required fence Area/purpose	Height		Acceptable types/materials
Dumpster and utility area	6 ft. – 8 ft.		Masonry (stone, brick, similar materials)
	Must include the same materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compactors cannot be unscreened unless they are used for a construction or demolition project on the site.		
Utility substation or facility	6 ft. – 12 ft. or sufficient to conceal the substation		Masonry (stone, brick, similar materials)
Single Family or Multi Family lot that backs up to park or open space	6 ft.		Decorative iron fence

3.8 Outdoor Lighting

3.8.1 General Standards

3.8.1.1 Display levels and light pollution

- Lighting must be designed to minimize light pollution and spillage on adjacent properties.
- Ornamental street lights shall be allowed along the internal collector and local streets.
- Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are exempted.

3.8.1.2 Design

- Light poles should have a base, middle and top.
- Light pole design must be consistent with the style, character and theme used throughout the PUD area.
- Light poles must be placed in landscape areas wherever possible.
- Light poles must not obstruct sidewalks or bicycle paths.

3.9 Project Identification Signs

Project identification signage within the PUD are identified on **Exhibit C** and shall comply with regulations outlined below. Additional signage beyond the project identification signs shall comply with the UDC unless modified in the following standards below or modified by a Master Sign Plan in the future:

3.9.1 Signs that are unique to the Durango Farms PUD and vary from the standard UDC sign regulations are as follows:

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent Signs	Freestanding Project Identification Signs along FM 1660 on the east	1	150 sq. ft. per sign	25 ft.	10 ft. from adjacent right of way

3.9.2 Prohibited signs

- Pole/pylon Sign. Pole or pylon Signs are not allowed in the PUD boundary.

This prohibition does not apply to:

- Permanent development signs
- Signs placed by government authorities
- Banners placed on a light pole, utility pole or over a street as part of a special event of general civic interest
- Traffic and safety control signs incorporating flashing lights (i.e. stop sign with flashing lights to improve awareness of intersections and improve safety)

4. Exhibits

Legal Description – Exhibit B

Land Use Plan-Exhibit C

Covenants Conditions and Restrictions-Exhibit D

Exhibit B – Legal Description

Williamson County, Texas
E. Thomason Survey, Abstract No. 844
Canutillo Colony Ditch Company Survey, Abstract No. 693

10.554 Acres
Page 1 of 2

“EXHIBIT —”

DESCRIPTION OF 10.554 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 11.10 ACRE TRACT DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.554 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, in the north line of a certain called 96.99 acre tract designated as Tract One and described in said deed to Jerry E. Roznovak and wife, Hilda Roznovak of record in Volume 443, Page 472, Deed 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, and 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, from which a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138 and 139, Plat Records of Williamson County, Texas, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract bears N 82°15'43" W, a distance of 1,222.52 feet;

THENCE S 82°15'43" E, crossing the said F.M. 1660 right-of-way, a distance of 97.80 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set in the east right-of-way line of said F.M. 1660, in the north line of the said 11.10 acre tract, at the northeast corner of the said 3.722 acre tract and the southeast corner of a certain called 1.529 acre tract described in the deed to the State of Texas of record in Volume 476, Page 603, Deed Records of Williamson County, Texas, in the south line of a certain called 135 acre tract described in the deed to Janet Lynn Barnard, Trustee for the Janet Lynn Barnard Family 1984 Trust of record in Volume 1126, Page 800, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 65.234 acre tract conveyed to CMSAL-2 L.L.C. of record in Document No. 2011084930, Official Public Records of Williamson County, Texas, and described in Document No. 1999014821, Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found in the east right-of-way line of said F.M. 1660, in the east line of the said 1.529 acre tract, and the west line of a certain called 28.449 acre tract described in the deed to North Town Commons, LLC of record in Document No. 2007062953, Official Public Records of Williamson County, Texas, bears N 03°15'10" W, a distance of 192.32 feet, and from which a ½-inch iron rod found bears N 02°00'51" W, a distance of 10.60 feet;

THENCE S 82°15'43" E, with the north line of the said 11.10 acre tract and the south line of the said 135 acre tract, with the south line of the said 65.234 acre tract, with the north line of the tract described herein, a distance of 498.95 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for the northeast corner of the said 11.10 acre tract, at a re-entrant corner of the said 135 acre tract, in the south line of the said 65.234 acre tract, for the northeast corner of the tract described herein;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 135 acre tract, with the east line of the tract described herein, at a distance of 9.91 feet, passing a ½-inch iron rod with a plastic cap stamped “PAPE DAWSON” found, and continuing for a total distance of 17.36 feet to a calculated point for a southeast corner of the tract described herein, from which a ½-inch iron rod found bears N 74°00'05" E, a distance of 0.23 feet;

THENCE leaving the west line of the said 135 acre tract, crossing the said 11.10 acre tract, with a south, east, and north line of the tract described herein, the following three (3) courses and distances:

1. N 82°21'59" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for a re-entrant corner,
2. S 07°38'01" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for a re-entrant corner, and
3. S 82°21'59" E, a distance of 50.00 feet to a calculated point in the east line of the said 11.10 acre tract and west line of a certain called 72.025 acre tract described in the deed to Mager Meadows, LP of record in Document No. 2004018146, Official Public Records of Williamson County, Texas, for a northeast corner of the tract described herein, from which a ½-inch iron rod found bears S 61°01'59" E, a distance of 0.33 feet;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 72.025 acre tract, with the east line of the tract described herein, a distance of 1,292.44 feet to a ½-inch iron rod found in the north line of a certain called

LandDev Consulting, LLC ▪ 5508 Highway 290 West, Suite 150, Austin, TX 78735 ▪ (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

Williamson County, Texas
E. Thomason Survey, Abstract No. 844
Canutillo Colony Ditch Company Survey, Abstract No. 693

10.554 Acres
Page 2 of 2

9.862 acre tract described in the deed to Herbert L. Prewitt and wife, Connie E. Prewitt of record in Volume 876, Page 655, Deed Records of Williamson County, Texas, at the southwest corner of the said 72.025 acre tract and the southeast corner of the said 11.10 acre tract, for the southeast corner of the tract described herein;

THENCE N 82°26'32" W, with the south line of the said 11.10 acre tract and the north line of the said 9.862 acre tract, with the south line of the tract described herein, at a distance of 2.07 feet, passing a concrete monument found 0.12 feet north of the line, and continuing for a total distance of 285.57 feet to a 5/8-inch iron rod found in the east right-of-way line of said F.M. 1660, and the south line of the said 11.10 acre tract, at a southeast corner of the said 3.722 acre tract and the northeast corner of a certain called 0.311 acre tract described in the deed to the State of Texas of record in Volume 476, Page 612, Deed Records of Williamson County, Texas, at the northwest corner of the said 9.862 acre tract, for the southwest corner of the tract described herein;

THENCE crossing the said 11.10 acre tract, with the east right-of-way line of said F.M. 1660, with the east line of the said 3.722 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°21'46" E, a distance of 421.34 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point,
2. N 07°33'54" E, a distance of 324.41 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point,
3. N 13°27'20" W, a distance of 513.66 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point, and
4. N 03°15'10" W, a distance of 138.59 feet to the **POINT OF BEGINNING** and containing 10.554 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April and May, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of May 2019 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LandDev Consulting, LLC ▪ 5508 Highway 290 West, Suite 150, Austin, TX 78735 ▪ (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

“EXHIBIT __”

DESCRIPTION OF 95.047 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 96.99 ACRE TRACT DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF CAPITOL STREET, A 50-FOOT RIGHT-OF-WAY AS SHOWN ON THE HUTTO AND METCALFE ADDITION SUBDIVISION PLAT OF RECORD IN BOOK 66, PAGE 148, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON THE REVISED MAP OF CITY OF HUTTO OF RECORD IN CABINET A, SLIDE 221, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 95.047 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 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, in the north line of the said 96.99 acre tract, 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 leaving the easterly southeast corner of the said 201.06 acre tract, crossing the said 96.99 acre tract, with the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. with the arc of a curve to the left, having a radius of 1,186.28 feet, an arc distance of 167.73 feet, and a chord which bears S 05°38'19" E, a distance of 167.59 feet to a calculated point-of-tangency, from which a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found bears S 84°08'53" W, a distance of 0.45 feet,
2. S 09°45'32" E, a distance of 467.63 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-curvature,
3. with the arc of a curve to the right, having a radius of 1,106.28 feet, an arc distance of 335.98 feet, and a chord which bears S 01°06'29" E, a distance of 334.69 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-tangency,
4. S 07°51'42" W, a distance of 790.50 feet to a ¾-inch iron rod found at an angle point, and
5. S 07°39'43" W, a 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, for a 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, crossing the said 96.99 acre tract, with the north line of the said 0.51 acre tract, and with a south line of the tract described herein, a distance of 179.38 feet to a 1/2-inch iron rod with a plastic cap stamped “RJ Survey” found at the northwest corner of the said 0.51 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 07°29'25" W, continuing across the said 96.99 acre tract, with the west line of the said 0.51 acre tract, with the east line of the tract described herein, a distance of 114.42 feet to a ½-inch iron rod with a plastic cap stamped “RPLS 1433” found at a re-entrant corner of the said 96.99 acre tract, at the southwest corner of the said 0.51 acre tract, same being the northwest corner of a certain called 4/5ths of an acre described in the special warranty deed with life estate to Robert W. Kaderka and wife, Bonnie Kaderka of record in Document No. 2015074295, Official Public Records of Williamson County, Texas, for an angle point in the east line of the tract described herein;

THENCE S 07°42'22" W, with the east line of the said 96.99 acre tract, with the west line of the said 4/5ths of an acre tract, and with the west line of a certain called 0.51 acre tract described in the deed to Bruce Craig Cunningham of record in Volume 1954,

Williamson County, Texas
J. Shelton Survey, Abstract No. 560
E. Thomason Survey, Abstract No. 844
W.J. Brown Survey, Abstract No. 105

95.047 Acres
Page 2 of 3

Page 227, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 180.55 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point;

THENCE S 06°40'19" W, with the east line of the said 96.99 acre tract, with the west line of the said 0.51 acre tract, and with the west line of a certain called 0.484 acre tract described in the deed to Marla Dawn Burns of record in Document No. 9722814, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 200.68 feet to a ½-inch iron rod found in the north line of a certain called 0.480 acre tract described in the deed to John A. Drummond, Sr. of record in Document No. 9662944, Official Public Records of Williamson County, Texas, at the southwest corner of the said 0.484 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 81°53'59" W, with the north line of the said 0.480 acre tract and a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 10.57 feet to a fence corner post found at a re-entrant corner;

THENCE S 08°03'45" W, with the west line of the said 0.480 acre tract and the west line of a certain called 0.59 acre tract described in the deed to Jonathan M. Wagner and Marci H. Wagner of record in Document No. 2016117309, Official Public Records of Williamson County, Texas, with the east line of the said 96.99 acre tract, with the east line of the tract described herein, a distance of 223.01 feet to a concrete monument found in the north line of a certain called 2.47 acre tract described in the deed to Charles E. Holland and Deborah D. Holland of record in Volume 868, Page 561, Deed Records of Williamson County, Texas, at the southwest corner of the said 0.59 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 82°23'05" W, with the north line of the said 2.47 acre tract, with a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 242.61 feet to a 3/8-inch iron rod found at the northwest corner of the said 2.47 acre tract, at the northeast corner of Block 4, said Hutto and Metcalfe Addition, for a re-entrant corner of the tract described herein;

THENCE S 07°38'01" W, with the west line of the said 2.47 acre tract and an east line of the said 96.99 acre tract, with the east line of said Block 4 and Block 3, said Hutto and Metcalfe Addition, with an east line of the tract described herein, a distance of 298.64 feet to a ½-inch iron rod found in the east line of said Block 3, Hutto and Metcalfe Addition, and the northeast corner of a certain called 0.659 acre tract described in the deed to Dennis O. Johnson and Nadine C. Johnson of record in Document No. 2001074832, Official Public Records of Williamson County, Texas, for the southerly southeast corner of the tract described herein;

THENCE S 77°34'56" W, crossing the said 96.99 acre tract, with the north line of the said 0.659 acre tract, with the south line of the tract described herein, a distance of 253.79 feet to a ¾-inch iron rod found at the northwest corner of the said 0.659 acre tract, and the northeast corner of Lot 3, Block 2, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein,

THENCE S 77°37'39" W, continuing across the said 96.99 acre tract, with the north line of said Lot 3, Block 2, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 91.78 feet to a concrete monument found in a west line of the said 96.99 acre tract, at the intersection of the south line of an alley and the east right-of-way line of East Street, a 60-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, at the northwest corner of said Lot 3, Block 2, Hutto and Metcalfe Addition, for the southerly southwest corner of the tract described herein;

THENCE N 12°28'30" W, with the east right-of-way line of said East Street, the west line of the said 96.99 acre tract, with the west line of Lot 6, Block 2, and the west line of Block 5, said Hutto and Metcalfe Addition, with a west line of the tract described herein, a distance of 439.34 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at the northeast terminus of said East Street, at the northwest corner of Block 5, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE N 82°21'12" W, with the south line of the said 96.99 acre tract, with the north terminus of said East Street, with the south line of the tract described herein, a distance of 63.90 feet to a calculated point for the northwest terminus of said East Street and the northeast corner of Lot 5, Block 8, said Hutto and Metcalfe Addition, from which a ¾-inch iron pipe found bears N 63°55'34" W, a distance of 0.36 feet;

THENCE N 82°21'12" W, continuing with the south line of the said 96.99 acre tract and the north line of said Lot 5, Block 8, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 16.46 feet to a calculated point for the southeast terminus of Capitol Street, a 50-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, for an angle point in the south line of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the south line of the said 96.99 acre tract at the northeast terminus of said Capitol Street and the east corner of Block 9, said Hutto and Metcalfe Addition, bears N 82°21'12" W, a distance of 139.80 feet;

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E. Thomason Survey, Abstract No. 844
W.J. Brown Survey, Abstract No. 105

95.047 Acres
Page 3 of 3

THENCE S 76°41'29" W, leaving the south line of the said 96.99 acre tract, with the north line of Lots 5-6, Block 8 and Lots 4 and 2, Block 12, said Hutto and Metcalfe Addition, with the south right-of-way line of said Capitol Street, a distance of 500.29 feet to a calculated point in the east line of Lot 4, Block F, Hutto Square Section 1, a subdivision according to the plat of record in Cabinet W, Slides 263-267, Plat Records of Williamson County, Texas, at the northwest corner of said Lot 2, Block 12, and the southwest terminus of said Capitol Street, same being the northwest corner of a certain tract of land designated as Second Tract and conveyed in the warranty deed to Curtis L. Peterson of record in Volume 535, Page 51, Deed Records of Williamson County, Texas, for the westerly southwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RJ Surveying" found in the west line of said Lot 2, Block 12, Hutto and Metcalfe Addition, at the southeast corner of said Lot 4, Block F, Hutto Square Section 1, and the northeast corner of Lot 3, Block F, said Hutto Square Section 1, bears S 07°42'05" W, a distance of 85.29 feet;

THENCE N 07°42'05" E, with the west terminus of said Capitol Street and the east line of said Lot 4, Block F, Hutto Square Section 1, with the west line of the tract described herein, a distance of 53.56 feet to a ½-inch iron rod with a plastic cap stamped "RJ Surveying" found at the northwest terminus of said Capitol Street, being a southwest corner of the said 96.99 acre tract, for a point-on-line in the west line of the tract described herein, from which said ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the south line of the said 96.99 acre tract at the northeast terminus of said Capitol Street and the east corner of said Block 9, Hutto and Metcalfe Addition, bears N 76°41'29" E, a distance of 350.53 feet;

THENCE with the west line of the said 96.99 acre tract, the east line of said Hutto Square Section 1, the east line of Hutto Square Section 2, a subdivision according to the plat of record in Cabinet Y, Slides 154-157, Plat Records of Williamson County, Texas, and with the east line of Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138-139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°40'21" E, a distance of 55.89 feet to a ½-inch iron rod with a plastic cap stamped "4391" found at the north corner of Lot 4, the east corner of Lot 5, southeast corner of Lot 39, and the south corner of Lot 40, Block F, said Hutto Square Section 1, for an angle point of the tract described herein,
2. N 07°38'18" E, a distance of 655.93 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 48, Block F, said Hutto Square Section 2, for an angle point of the tract described herein,
3. N 07°46'41" E, a distance of 230.55 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at the northeast corner of Lot 51 and the southeast corner of Lot 52, Block F, said Hutto Square Section 2, for an angle point of the tract described herein, and
4. N 07°46'30" E, a distance of 2,059.60 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 96.99 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 96.99 acre tract and a south line of the said 201.06 acre tract, with the north line of the tract described herein, a distance of 1,222.52 feet to the **POINT OF BEGINNING** and containing 95.047 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 30th day of May 2019 A.D.

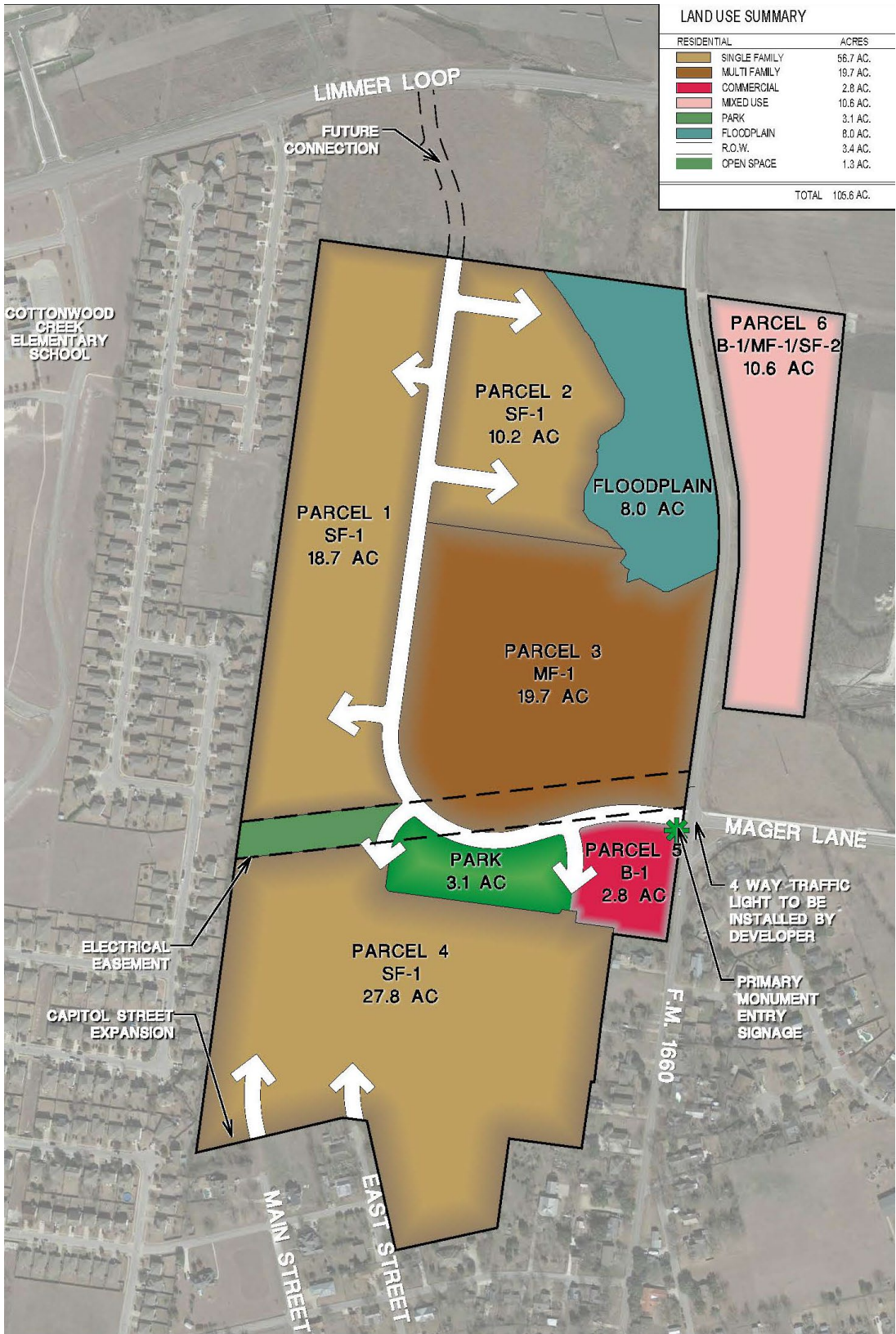
LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

Exhibit C – Land Use Plan





**PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE**

PLANNING & ZONING COMMISSION ON: **JULY 6, 2021**
CITY COUNCIL ON: **JULY 15, 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 to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and parking requirements, request for the property known as **Durango Farms Planned Unit Development (PUD) Amendment #1**, 105.2, more or less, of land, located on FM 1660 North.

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 or City Council agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.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 to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and parking requirements, request for the property known as Durango Farms Planned Unit Development (PUD) Amendment #1, 105.2, more or less, of land, located on FM 1660 North.

Name:

PAISY NORTH

Address:

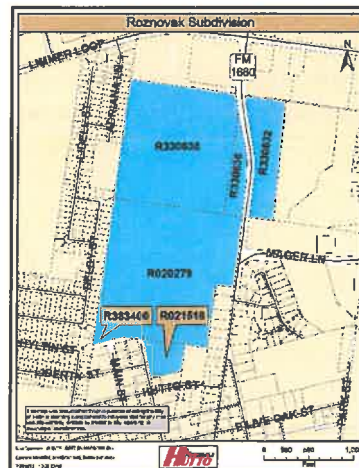
308 Lcdell, Hutto, Tx. 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance amendment to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and parking requirements, request for the property known as Durango Farms Planned Unit Development (PUD) Amendment #1, 105.2, more or less, of land, located on FM 1660 North.

Name:

WOLFE, LARRY W + PAMELA J

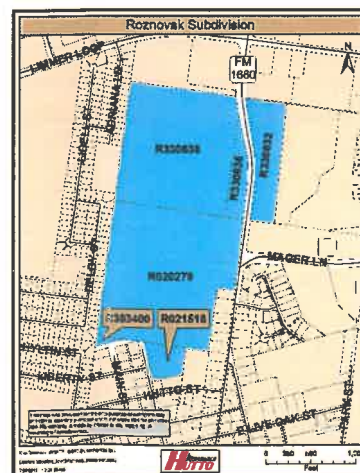
Address:

☒ I AM IN FAVOR

☐ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: JULY 6, 2021
CITY COUNCIL ON: JULY 15, 2021
MEETING LOCATION: 500 W. Live Oak St. – City Hall
MEETING TIME: 7:00 PM

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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 to Section 2.1, regarding Day Care Use, specific to the allowable building size for a Day Care and parking requirements, request for the property known as Durango Farms Planned Unit Development (PUD) Amendment #1, 105.2, more or less, of land, located on FM 1660 North.

Name: JOSEPH ZARLENGO

Address: 404 N. FM 1660 HUTTO, TEXAS 78634

☒ I AM IN FAVOR

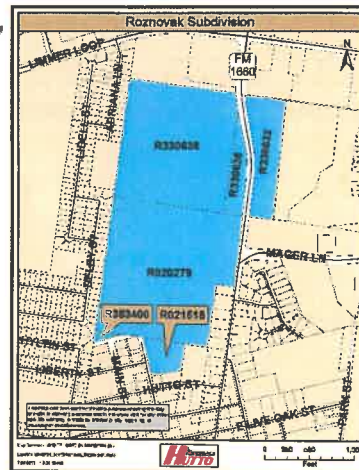
☐ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

1660

30 M.P.H.
IS A JOKE.



MAY BE THIS WILL SLOW DOWN
DRIVERS ON 1660.
IT IS EVERY DAY SPEEDING.
NEED STOP SIGNS "4 WAY"
ON 1660 AND METCALFE
POLICE CAN NOT DO IT ALL,

Yvette Glover

From: Hoffman Jimenez <Hoff.Ji@live.com>
Sent: Sunday, June 27, 2021 12:46 PM
To: Planning
Subject: Durango Farms Planned Unit Development (PUD) Amendment #1

Hoffman Jimenez
305 Lidell St Hutto TX

I Object

Durango Farms Planned Unit Development (PUD) Amendment #1
to be held July 6,2021 Planning and Zoning Commission and July 15,2021 (City Council)

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:

JULY 6, 2021

CITY COUNCIL ON:

JULY 15, 2021

MEETING LOCATION:

500 W. Live Oak St. – City Hall

MEETING TIME:

7:00 PM

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Name:

William Russ

Address:

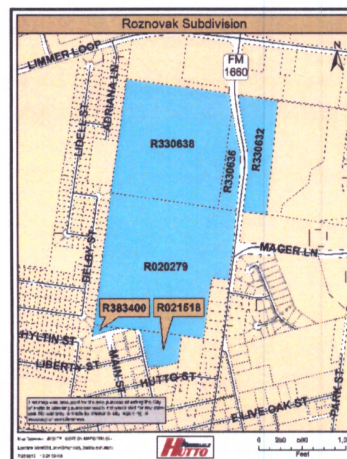
3874 Limmer Loop Hutto Tx 78634

☒ I AM IN FAVOR

☐ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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TO BE HELD AT THE

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CITY COUNCIL ON: JULY 15, 2021
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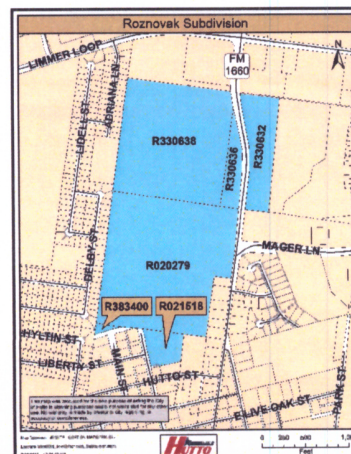
3874 Limmer loop Hutto, Tx 78634

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☐ I OBJECT

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SITE LOCATION MAP





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CITY COUNCIL ON: **JULY 15, 2021**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
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Name:

Josue Abreu

Address:

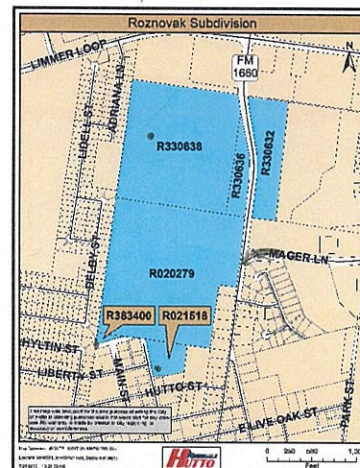
3800 Limmer Loop Hutto TX 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Ashley Lumpkin

From: Ashley Lumpkin
Sent: Tuesday, June 29, 2021 2:06 PM
To: Ashley Lumpkin
Subject: FW: Durango Farms Planned Unit Development Amendment #1

From: Shirley Peek
Sent: Tuesday, June 29, 2021 1:59 PM
To: Planning <Planning@HuttoTX.gov>
Subject: Fwd: Durango Farms Planned Unit Development Amendment #1

Sent from my iPad

Begin forwarded message:

From: Shirley Peek <s.peek@att.net>
Date: June 29, 2021 at 7:54:34 AM CDT
To: "planning@hutto.gov" <planning@hutto.gov>
Subject: Re: Durango Farms Planned Unit Development Amendment #1

Planning and Zoning Commission meeting on July 6, 2021, and City Council meeting July 15, 2021

We are currently opposed to the project for two reasons. The developer has failed to produce an adequate final site plan for the citizens, and two is that the city notice and the developer does not provide sufficient detail about the project.

Rob and Shirley Peek, 700 Main St.

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AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed amendment is in response to a City Council request to modify the existing temporary sign ordinance.

SUMMARY OF REQUEST:

The existing sign ordinance has content-based review criteria that is no longer allowed by law, including the restrictive but not fully defined temporary sign ordinance regulations. Banners and banner allowances are being simplified so the rules are clear and concise, allowing for banners on any non-residential lot for a maximum of two weeks, twice in a calendar year. The redlined ordinance is attached to the this item.

STAFF REVIEW:

Staff recommends approval of the amendment.

FINANCIAL IMPACT:

No financial impacts at this time.

POLICY IMPLICATIONS:

No policy impacts with this proposal.

ATTACHMENTS:

1. ATTACHMENT- Hutto Sign Ordinance Amendment- 7.1.2021

10.409 Signs

10.410.1 Intent

Standards for use, placement, size and design of signs are intended to:

- Protect the public from signs that are poorly designed, constructed or maintained; and signs that are dangerously distracting to pedestrians and motorists by their message delivery and placement.
- Preserve and enhance property values; create a more attractive business climate, increase the quality of life for residents, and protect the unique character of the city's built and natural environment, by curbing visual pollution resulting from excessive signs.
- Contribute to a built environment that will differentiate Hutto from adjacent municipalities, and reinforce the city's identity and desired character.
- Protect residential areas adjoining non-residential areas from adverse visual impacts of nearby signs.
- Reduce clutter, confusion and visual pollution caused by sign oversaturation, and visual blight from poorly designed and maintained signs, and thus increase sign legibility and effectiveness.
- Protect public health, safety and welfare.

10.410.2 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; except Section 10.410.4	Yes; except Section 10.410.3	Yes; except Section 10.410.3	Yes

10.410.3 Permitted signs in conventional zoning districts**10.410.3.1 Agricultural uses**

The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided or zoned for residential use.

	Type	Number	Maximum area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for agricultural uses, per Section 10.410.7				

10.410.3.2 Residential uses

The following signs are permitted on lots with residential uses and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature)	2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole)	1 per house	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag)	1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines
	Freestanding (pole)	1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary displays	Only for rental multiple household dwelling complexes, subject to Section 10.410.7.				

10.410.3.3 Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses, and no others.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument)	1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window)	2 per wall	Building total = 0.5 sq. ft. per façade frontage ft	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to Section 10.410.7.				

10.410.3.4 Commercial, retail and industrial uses, and B-1, B-2, LI, I and REC districts

The following signs are permitted on lots with commercial, retail and industrial uses, and all uses in the B-1, B-2, LI, I and REC districts, and no others.

	Type	Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (monument): single use/building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with $\geq 1,000$ ft. of linear frontage	32 sq. ft. per sign	6 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center $< 100,000$ sq. ft. GFA	1 per street frontage	48 sq. ft. per sign	8 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center $\geq 100,000$ sq. ft. GFA	1 per street frontage or per 1000 ft. of linear frontage	64 sq. ft. per sign	12 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft.	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of freestanding signs)	1 on each side	no more than 32 sq. ft. per sign	n/a	n/a
	Attached (sculptural)	1 per building or tenant space	no more than 32 sq. ft. (height at tallest point $\times$ width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a

Permanent	Freestanding (Pole) (SH 130 Frontage only): Single use (pole with stucco finish and base) Allowed only instead of a Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	24 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (Pole) (SH 130 Frontage only): Multi-tenant multi-building/retail center ≥100,000 sq. ft. GFA (pole with stucco finish and base) Allowed only instead of a Multi-Tenant Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	30 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
Temporary: Construction —“Coming Soon”	Freestanding	2 per vehicle entrance	64 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: A-frame	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 10.410.7.				

10.410.4 Permitted signs in FBC and OT District Sign Standards

10.410.4.1 Applicability:

1. All signs shall comply with this section unless specifically listed herein.
2. For all new signs and modifications to existing signs, the standards in the table below shall apply and sign permits may be approved administratively, unless specifically noted in this section.
3. An applicant has the option to establish unique sign standards through a Master Sign Plan that includes standards for size, color, type, design, and location based upon specific performance criteria. In the FBC district, a Master Sign Plan shall be considered per Section 10.203.1. A Master Sign Plan in the OT district shall be reviewed by Development Services staff and approved by the Historic Preservation Commission (HPC).
4. Non conforming signs shall meet Section 10.410.11 of the City of Hutto UDC.

10.410.4.2 Prohibited Signs:

The following sign types are prohibited unless approved as part of a Master Sign Plan or otherwise noted:

1. Freestanding Pole signs
2. Animated signs
3. Streamers and pennants
4. Inflatables and balloons

10.410.4.3 General Sign Standards: Signs shall be designed to be compatible with not just the historic character of the area but convey quality and permanence. To this end, the following sign standards shall apply by sign type:

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
Permanent Signs					
i. Freestanding Monument sign (single use/building site and/or outparcel)	1 per street frontage	32 sq.ft./ sign face	6 feet	4 feet	Standards for all monument signs: 1. All monument signs shall include a sign face and a sign structure (sides, base and cap). a. The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. b. The sign face shall be framed by a minimum of 6" of brick, stone, or masonry material matching the front façade of the building. c. The monument sign base shall be a maximum of 2 feet in height and shall be included in the calculation of total height. 2. Maximum total height is measured from the finished grade at the center of the sign to the top of the sign cap. If the finished grade at the center of the sign is higher or lower than the finished grade of the fronting street, then the height shall be measured from the finished grade of the fronting street. 3. Monument signs shall not block any driveway or street sight triangles 4. Monument signs shall only be permitted along: a. street frontages where the building setback is 10 feet or greater; OR b. US 79 frontage; OR c. FM 1660 frontage 5. Following standards shall also apply to monument signs with message boards: a. Shall only be permitted for public, non-profit, institutional, and religious uses. b. Shall not include flashing letters or words or rapidly changing
ii. Freestanding Monument sign (multi-tenant building/retail center <50,000 sq.ft. GFA)	1 per street frontage	48 sq.ft. / sign face; divided into no more than 4 sign panels/sign face	8 feet	4 feet	
iii. Freestanding Monument sign (multi-tenant building/retail center ≥50,000 sq.ft. GFA)	1 per street frontage or per 1,000 feet of linear street frontage	64 sq.ft. / sign face; divided into no more than 6 sign panels/sign face	10 feet	6 feet	
v. Freestanding Monument sign (with message board – electronic or non-electronic)	1 per lot	32 sq.ft./sign face	6 feet	4 feet	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					messages 6. Message boards: a. Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
v. Attached sign – primary (building)	1 per street frontage	1.5 sq.ft. for every linear foot of building frontage up to max. of 100 sq.ft. (for single tenant façade) 2.0 sq.ft. for every linear width of tenant frontage up to a max of 100 sq.ft. for each tenant (for multi-tenant facades)	Located on the building façade above 8' and below the top of the parapet.	NA	The following shall apply to building signs: 1. Signs may be internally or externally lit. 2. All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. 3. Individual channel letters (with or without internal illumination) shall be utilized. Channel letters incorporated on a cloud background may also be acceptable. 4. Wireways shall be preferred over exposed raceways if channel letters are not possible, and shall be as thin and narrow as possible so as to not extend in width or height beyond the area of the sign's lettering or graphics, finished to match the color and texture of the façade background, or be integrated into the overall design of the sign. 5. Exposed raceways shall not be permitted. 6. Plain rectangular cabinet box type signs shall not be permitted unless in the shape of a logo or unique design that is integral to the sign.
vi. Attached sign – secondary (side/rear building façade, awning, or	1 additional side/rear building façade sign	0.75 sq.ft. for every linear foot of building	Located on the building façade	NA	1. Same standards as above for secondary building signs 2. On multi-tenant buildings, secondary building signs shall only be permitted

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
canopy)	1 per awning or canopy over 6 feet in width	frontage or tenant frontage up to max. of 75 sq.ft. 16 sq.ft. for each awning or canopy sign	above 8' and below the top of the parapet.		if the tenant space is adjoining the building façade where the secondary sign is proposed. 3. Awnings narrower than 6 feet may include a logo only (no larger than 4 sq.ft. per awning) 4. Awnings shall NOT be vinyl or plastic 5. Awnings shall be made of a fade-resistant material and kept in good repair and condition.
vii. Attached sign (building projecting sign—single or multi-tenant building)	1 per street fronting building façade	50 sq.ft. per sign face	Above the awning or canopy line	NA	1. Will not obstruct any pedestrian or vehicular way (vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated). 2. Sign may project no more than 50% of the width of the sidewalk or 6 ft. from building façade line (whichever is less). 3. Sign may not extend above building parapet line or eaves line. 4. Shall be located over the canopy line
viii. Attached sign or tenant projecting sign (under awning or canopy projecting – multi-tenant building)	1 per tenant space	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. May encroach a maximum of 3 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. 2. Tenant projecting signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
ix. Attached sign (sculptural)	1 per tenant space (in lieu of a tenant projecting sign)	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. Total area of the sign shall be measured by adding all the three plane areas of the 3 dimensional sign. 2. At least 50% of the height of the sign shall be located below the parapet or roof line.
x. Attached sign (marquee sign)	1 per building (in lieu of a primary building sign and building projecting	100 sq.ft. per sign	Min. vertical clearance of 8' required under the marquee	NA	1. Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more 2. Marquee signs shall be attached to the building or located above or below canopy 3. Message boards may have changeable copy (electronic and

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	sign)				non-electronic). Electronic message boards shall be non flashing. If LED signs are used for the Marquee, they shall be covered by a lens diffuser.
xi. Attached sign (neon sign)	1 per tenant	Varies	Min. vertical clearance of 8'		1. Shall only be permitted through review and approval by the Historic Preservation Commission.
xii. Attached sign (window sign)	NA	25% of each window area	NA	NA	1. Window signs should not obscure the visibility into a shop for the passerby. Every effort should be made to integrate window signs with store window displays. 2. No fluorescent materials shall be used for window signs. 3. Window signs are only permitted on the first story of the building. 4. Temporary advertising placards, banners, pennants, trademarks, or other descriptive material may be placed on the inside of the glass. However, they shall be integrated with a storefront display of merchandise in the store. 5. Business name, address, hours of operation, entrance/exit information, and emergency phone numbers may be displayed on primary entrance door. 6. Business address, closed/open signs, hours of operation, credit card logos, real estate signs and 'now hiring' signs are exempt from the maximum area limitation. 7. Mannequins and storefront displays of merchandise sold are not considered window signs. 8. Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation. 9. Small neon "open" signs are permitted.
xiii. Attached sign (permanent menu board – restaurants only)	1 per tenant (restaurants and cafes only)	4 sq.ft.	NA	NA	1. Permanent menu boards may be mounted on the railing of the sidewalk café or on the wall next to the entrance door into the restaurant or café.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					2. Such menu boards may be illuminated by the smallest light fixture needed to provide appropriate illumination.
xiv. Attached sign (building directory – multi-tenant buildings or sites)	1 per building	12 sq.ft.	NA	NA	1. Shall be allowed for all multi-tenant commercial and mixed use buildings only mainly to provide signage to upper floor tenants. 2. The directory sign shall be affixed on the ground floor façade of the building next to the doorway or entrance that provides access to the upper floor tenants.
xv. Painted on wall signs (murals)	Varies	Varies	NA	NA	1. Shall only be permitted through review and approval by the Historic Preservation Commission in the OT district.
Temporary Signs					
i. Portable sign (A-frame or sandwich board)	1 per tenant	12 sq.ft. per sign face	4 feet	NA	1. Sign shall be placed in front of the respective tenant space. 2. A minimum of 6 ft. of sidewalk shall remain clear. 3. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. 4. Sign shall be removed every day after the business is closed.
ii. Banners Seasonal	1 per tenant	32 sq.ft.	NA	NA	1. Shall be permitted no more than twice in each calendar year for no more than 14 30 continuous days at a time. 2. Shall only be permitted on non-residential lots.
iii. Banners – “Grand opening”	1 per tenant	64 sq.ft.	NA	NA	1. Shall be permitted one time with a new business that has obtained a certificate of occupancy from the city for no more than 45 continuous days.
iv. Storefront window displays	NA	NA	NA	NA	1. Storefront window displays shall be exempt so long as they display mannequins and merchandise being sold.

v. For sale, rent or lease sign	1 per tenant space (window) ; and 1 per site (freestanding)	32 sq.ft. per sign	6 feet for free standing signs	6 feet for free standing signs	1. Shall not block any sign triangles for driveways and streets
vi. Construction sign - "Coming Soon"	1 per site (may be	64 sq.ft.	6 feet for a freestanding	NA	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	freestanding or sign attached to a wall or fence)		ng sign		
vii. Special event signs	1 per site	32 sq. ft. per sign	NA	NA	1. Shall be permitted to be placed no more than 4 weeks prior to the event and removed within 2 working days after the event
Exempt Signs					
i. City, state, or country flags					No corporate logos allowed
ii. Political signs					Shall be removed immediately after the election
iii. Traffic control or safety sign					
iv. Wayfinding signs within the public right of way					Per any city or public agency plans
v. Directional signs internal to a site without visibility from any public street					If adjoining any residential uses, lighting shall be minimally intrusive and directed away from residential uses to the extent possible.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on a zoning change request for Carver Ridge from General Commercial (B-2) to Multi-Family (MF), generally located east of the southeast corner of FM 1660 South and CR 137.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

In 2006 with these tracts were annexed, the idea was that they would be commercial or potentially an EDC Business Park in line with the Growth Guidance Plan. As the landscape of Hutto has changed in the last decade, and changed the area in general, commercial and support uses have replaced the idea of business park uses. The existing seven acres of multi-family was rezoned from B-2 - General Commercial in 2016.

Surrounding Land Use and Zoning:

North: FM1660 South ROW; Aspen Heights PUD request (on this agenda) zoned SF-1

South: Existing Farley Middle School (zoned SF-1)

East: ESD #2 Station and undeveloped property (zoned General Commercial - B-2)

West: CR137 ROW and The Narrows PUD allowing for commercial and multifamily uses

SUMMARY OF REQUEST:

The rezoning request, as proposed, will expand the seven acres previously zoned multifamily in 2016 to provide approximately 11 additional acres of multifamily to create a larger 18-acre multifamily development. The remaining property, as shown on the exhibit, will remain B-2 - General Commercial.

Multifamily (MF) zoning district allows for 14-20 units per acre and heights up to 45 feet along Freeways, Arterials, and Major Collectors. The developer will be proposed approximately 19.6 units to the acre, contained in nine- three- story buildings, all of which complies with the multifamily designation, if approved.

While the Future Land Use Map designates the area as commercial, multifamily is compatible with the commercial corners, offers additional housing opportunities, and buffers the existing school to the south from the higher intensity commercial expected to develop along FM1660 South.

STAFF REVIEW:

The applicant is currently working on their Traffic Impact Analysis to determine if there are any further right-of-way modifications along FM1660 South and CR 137.

AGENDA ITEM REPORT



FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

No policy implications as this time.

ATTACHMENTS:

1. 21-05-28_Rezoning Letter of Intent
2. CarverRidge(SiteMap)
3. 21-05-25_Hutto Rezone Exhibit Update
4. Favor(Farley)



June 7, 2021

City of Hutto Mayor and Council
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

RE: Letter of Intent for Rezoning ±11.02 Ac. at the SEC of Co. Rd. 137 & F.M. 1660.

Property Information: **SEC of Co. Rd. 137 & F.M. 1660**
 Tract Size: ±21.29 Ac. Total with ±11.02 Ac. to be Rezoned
 Tax PIN:
 Proposed Zoning: Multi-Family - MF
 Existing Zoning: General Commercial - B-2

Current Owner: Stuart Gregory Farley, ET AL
 P.O. Box 22309, Sacramento, CA 958222

Applicant: JMZ Land Company, LLC.
 1329 E. Lark St., Springfield, MO 65804

PROJECT LOCATION / DESCRIPTION:

The Farley Tract property to be rezoned is located in Williamson County in Hutto, TX, at the SEC of Co. Rd. 137 and F.M. 1660. The property is bound by Co. Rd. 137 to the West, School Driveway to the South, and F.M. 1660 to the north. The area to be rezoned consists of approximately ±11.02 acres of the total ±21.29-acre tract. Approximately 7.52 acres of the overall tract is currently zoned Multi-Family (MF) the NEC of the intersection of Co. Rd. 137 and School Driveway (Please see attached Rezoning Exhibit for reference). The remainder of the tract that is not currently zoned MF or requested to be zoned MF will remain B-2. This remaining portion of approximately 2.75 acres is located at the SWC of F.M. 1660 and Swindoll Lane.

The applicant proposes to construct approximately nine (9) three-story apartment buildings with one clubhouse, associated amenities, and infrastructure to serve the site and its tenants. The total number of units anticipated on this site is approximately 216 units. This provides a density of roughly 19.6 units per acre, which is within the range specified by the City of Hutto Unified Development Code (§10.303.5 *MF residential: multiple household*) for a development of this nature per the zoning classification requirements.

Public infrastructure to serve this site including access driveways, water, and wastewater will be provided prior to platting of the property. This development has access to all public utilities by right and adequate capacity is provided by these various existing utilities.

A Traffic Impact Analysis (TIA) for this development is currently being produced with the build-out of this site being reviewed as it pertains to the surrounding street network. The recommendations provided by this report will be provided to the City prior to approval of the rezoning request. Currently F.M. 1660 and Co. Rd. 137 are classified as Major Collectors with improvements anticipated as provided in the City of Hutto Mobility Master Plan (07/2018). We understand that if improvements are required to the surrounding streets, based on the recommendations of the TIA report, these proposed mitigations will be required at a pro-rata percentage of the developments share of the improvement attributable to the site development.

Drainage impacts due to the increased runoff produced from increased development in this area will be analyzed prior to approval of the Plat and Permits. A dry detention pond is currently planned for the southern edge of the development to capture, detain, and convey flows to below the pre-development runoff rates. As required in the City of Hutto UDC, all drainage systems shall be designed in accordance with the City of Round Rock Drainage Criteria Manual (Jan. 2005), City of Hutto Standard Details, and TCEQ Design Criteria in the Texas Administrative Code, as amended. Computations provided shall demonstrate that, as a result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event.

Currently the property to the west of this property is a mix of B—2, MF, and PUD. The property to the east of the subject property is zoned B-2. The property to the south is currently zoned SF-1 and contains Farley Middle School. The area to the north of this property, just north of F.M. 1660, is currently zoned SF-1. The area to the north is anticipated to be considered commercial as prescribed by the City of Hutto Future Land Use Map (2019).

DEVELOPMENT REQUEST

The Owner and Applicant request a zone change from B-2 to MF to allow for the development of multi-family residential buildings on approximately ±11.02 acres.

JUSTIFICATION FOR THIS REQUEST:

The re-zoning request is consistent with the purposes of the City of Hutto Land Use Standards. The proposed project is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS:

Proposed improvements will include the construction of drainage and storm water detention facilities will be constructed and maintained in conformance with City standards and

specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended for this lot, as necessary. Water and wastewater will be provided to the site per the City of Hutto Engineering Standard Specifications.

LAND DEVELOPMENT CODE & COMPREHENSIVE PLAN CONSISTENCY:

CITY OF HUTTO UNIFIED DEVELOPMENT CODE:

§10.303.5 MF residential: multiple household The MF district is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density must range from 14 to 20 dwelling units per acre net density, depending on the context of the development.

Response: The zoning is consistent with the proposed land use anticipated for this development. The applicant proposes to construct approximately nine (9) three-story apartment buildings with one clubhouse, associated amenities, and infrastructure to serve the site and its tenants. The total number of units anticipated on this site is approximately 216 units. This provides a density of roughly 19.6 units per acre, which is within the range specified by the City of Hutto Unified Development Code shown above.

REZONE APPROVAL CRITERIA:

- ✓ Zoning is consistent with all applicable land use and development plans.
 - ***Response: The zoning is consistent with the proposed land use anticipated for this development as mentioned in the “Project Location / Description” portion of this LOI.***
- ✓ Zoning is compatible with existing and permitted uses on properties in the neighborhood and does not have an adverse impact on surrounding properties or the natural environment.
 - ***Response: The introduction of multi-family residential in this area will be a much-needed residential option in this area. No adverse impacts to the surrounding properties are anticipated as the adjacent zonings appear to allow for an increased density use on this tract. Increased care will be placed on analyzing the surrounding infrastructure to ensure no adverse impacts will be realized on surrounding properties.***
- ✓ Zoning corrects a clerical/administrative error on the zoning map.
 - ***Response: This review criteria does not apply to this case.***
- ✓ Zoning results in a logical and orderly development plan.
 - ***Response: The rezoning in this area would generally follow a logical and orderly development plan based on previous rezoning’s in the area with MF to the south/southwest and a PUD with mixed-uses planned to the west.***
- ✓ Zoning is not merely intended to confer an economic benefit to the property owner.

- ***Response: The rezoning of this site is being requested to provide additional options for potential residences in this area of the City of Hutto. The introduction of multi-family residential in this area will be a much-needed residential option in this area.***
- ✓ Site is a legal building lot.
 - ***Response: The site will be platted after this rezoning as required by the State of Texas prior to any requests for permits. The site has access to utilities & public R.O.W. as required for the platting of this property.***
- ✓ Will be served by adequate facilities including streets, fire protection, water and sanitation for the proposed use.
 - ***Response: As mentioned in the previous response, the site has access to adequate facilities including streets, fire protection, water, and wastewater for the proposed use.***

The Applicant and owner respectfully request the City of Hutto Mayor and Council, Planning Commission and Planning Staff approval and support the Applicant's rezoning request to allow for the B-2 property to be changed to the MF category to support the multifamily designation to bring much-needed residential options to the community of Hutto.

The Applicant, owner, and their representatives welcome the opportunity to meet with all interested parties and representatives.

Respectfully,

Matthew K. Loos, PE
Olsson Project Manager

Carver Ridge

STEWART DR



OLD CR-137

FM
1660

**±11.02
Acres**

CR-137

SWINDOLL LN

BENT CREEK DR

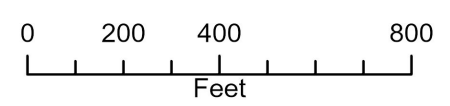
CR-163

This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2021_

Site_Location_Maps\Carver_Ridge.mxd)

6/14/2021 -- 2:28:45 PM



DWG: C:\Users\ml00s\OneDrive - Olsson\Desktop\ACAD-Hutto Rezoning Exhibit-Model.dwg
DATE: May 25, 2021 3:45pm
USER: ml00s
XREFS:

DOBIAS,
ANTHONY D &
BJI INC.
CURRENT
ZONING: PUD

2-24"x27"
CONC. PIPES

COUNTY ROAD 137
(#1 ROW)

1660 REAL ESTATE LLC.
CURRENT ZONING: B-2

FARLEY, STUART, ET AL
CURRENT ZONING: MF

HUTTO INDEPENDENT
SCHOOL DISTRICT
CURRENT ZONING: SF-1

FARLEY, STUART G & HAL P
CURRENT ZONING: SF-1

FARLEY, STUART, ET AL
CURRENT ZONING: B-2
PROPOSED ZONING: MF
±11.02 AC.

FARLEY, STUART, ET AL
CURRENT ZONING: B-2

WILLIAMSON CO. ESD #3
CURRENT ZONING: B-2

0' 100' 200'
SCALE IN FEET

This document was prepared under 22 Texas Administrative Code §138.95,
does not reflect the results of an on the ground survey, and is not to be used
to convey or establish interests in real property except those rights and interests
implied or established by the creation or reconfiguration of the boundary of the
political subdivision for which it was prepared.

Mark D. Yale
5/25/2021
Mark D. Yale, RPLS # 5975

PROJECT NO:	020-38940
DRAWN BY:	MKL
DATE:	05/25/2021

REZONING EXHIBIT
CARVER RIDGE PH. II

olsson
302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404

EXHIBIT
1



PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **JULY 6, 2021**
CITY COUNCIL ON: **JULY 15, 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 **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the proposed zoning change request for the property known as **CR 137 – Carver Ridge**, 11.02 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.

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 or City Council agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.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: Zoning change request for the property known as **CR 137 – Carver Ridge**, 11.02 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.

Name: Stuart Gregory Farley
Address: P O Box 22309 Sacramento, CA 95822

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing and possible recommendation on the proposed zoning change request for Aspen Heights Planned Unit Development (PUD) from SF-1 (Single Family) to PUD (Planned Unit Development) for single-family detached condo, 36.624 acres, more or less, of land, located on FM 1660 South.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Aspen Heights is a proposed Planned Unit Development (PUD) on the north side of FM 1660 S and CR 137. It is 36.624 acres of undeveloped land.

Owner: Stuart G. Farley and Hal P. Farley

Applicant: T.C. Selman – Breckenridge Multifamily Hutto Texas LLC

Current Zoning: Single-Family Residential (SF-1)

Proposed Zoning: Planned Unit Development (Single-Family 2 Base Zoning)

Surrounding Land Uses:

- **North** – SF-1 (Glenwood Subdivision)
- **East** - ETJ (Mid-Density Residential)
- **South** – B-2 Commercial (Vacant) and proposed rezoning for MF (on this agenda)
- **West** – SF-1 (Brushy Creek Meadows)

SUMMARY OF REQUEST:

The proposed Planned Unit Development (PUD) is proposing a maximum of 219 residential units on 36.624 acres of vacant land. The units include a mixture of two, three, and four-bedroom units on a single, common lot. The proposed PUD provides for pedestrian

AGENDA ITEM REPORT



connectivity and provides for the vehicular connectivity to the adjacent neighborhood, thus providing access to the signaled intersection at FM1660 South the CR 137.

The Unified Development Code (UDC) defines the PUD zoning designation as a district allowing for creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project with a more appropriate and desirable land use than what would result from strict application of the code. Development standards are required for a parcel that would be developed as PUD. Staff has reviewed the proposed PUD against the required criteria, attached.

There are a few code variances requested with this PUD. The bufferyard requirement is a deviation in that the PUD is proposing most of the SF-2 standards, which then requires a bufferyard, although the development will contain detached units. The proposal is to allow a 10-foot buffer area with the required plantings within the rear-yard of each unit with a 7ft tall wood privacy fence. The remaining proposed deviations are listed below:

Developer Proposed	UDC	
6.3 Dwelling Units Per Acre	10.303.4	8-14 Dwelling Units Per Acre.
Driveway separation modification, on an as needed basis within the development	10.611.6	Driveways cannot be closer than 50 feet to corner
657 proposed parking outside of the garage (438 are drive attached to the home) 219 is street parking	10.405.9	2 spaces per dwelling
Garage extended beyond house façade	10.406.3.3	Garage may protrude no more than 6 feet in front of façade.
Building Setbacks	10.403.4	Front: 20'
Front: 20'		Garage: 25'
Garage: 20'		Rear: 20'
Rear: 10'		

The City's adopted Future Land Use Map designates this area as being intended for commercial, however the property is currently zoned Single-Family Residential.

Engineering Review:

The Aspen Heights PUD is proposing public streets that meet the current requirements as specified

AGENDA ITEM REPORT



in the UDC section 10.611.12 Street Classification Standards. Sidewalks are proposed on both sides of the local streets and, although sidewalk widths are not specified within the PUD, the city will require a minimum of 5' for sidewalk plus a tree lawn. The proposed location of the sidewalk directly adjacent to the street with the tree lawn on the outside of the sidewalk does not match the city standard of sidewalk outside of tree lawn, however, the City Engineering department is in support of this change as installing sidewalk directly adjacent to the street with trees further away from the street will improve the long-term structural integrity of the road construction reducing the need for future maintenance activities.

The developer has provided a TIA determination worksheet and it has been determined that the proposed development does not meet the trip generation threshold of 2,000 daily trips to require a Traffic Impact Analysis as stated in the UDC Section 10.615.4.1. The development does however meet the UDC requirements in section 10.312.11 which allows the city to request a traffic study for projects that generate more than 100 peak hour trips. This traffic study was scoped with the City Engineering department and is provided. The traffic study evaluates the sites access driveways, identifies required improvements to these access locations. In addition to the required improvements to the site access locations the project will be required to pay the Transportation Impact Fee which is calculated in the traffic study and comes to a total of \$572,514.93 for the proposed development.

As of the writing of this staff report, there have been 10 responses to the public notices. Of those responses, two are in favor and seven are opposed. Those responses are included in the packet. If there are any more staff will present those at the meeting. There have been multiple public hearings for the proposal since November 2020.

STAFF REVIEW:

The proposal does not meet every intent of the provisions within the PUD criteria, as listed in Section 10.203.13 of the UDC. 'Missing middle housing' is the idea that most zoning ordinances have trended towards only allowing single-family residential or multi-family in the last 50 years. However, this is not the case for Hutto. The UDC, as adopted, provides for two to four unit residential within SF-2 and townhome/condo product within multifamily. In staff's estimation, the PUD is a hybrid of two existing zoning classifications with variance requests to make the project fit without providing a benefit to the surrounding neighborhoods except connectivity to the signaled intersection at FM 1660 South.

Section 10.303.11 of the UDC states:

A PUD district is not intended to permit uses or development not keeping with the spirit of this code or any applicable plans, or avoid imposition of Unified Development Code standards rather than achieve the stated intent of a PUD. Form Based style development is preferable to planned unit developments.

The intent of a PUD is to be different and innovative. Although the proposed product would be different for Hutto, the proposal meets a majority of the minimum requirements in the UDC and could

AGENDA ITEM REPORT



be developed within the allowances already provided by the UDC. For this reason, staff is not recommending approval of the request.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. 20210407_Aspen Heights TIA Determination Form
2. 20210427_Aspen Heights_Traffic Analysis
3. PUD Review Criteria



CITY OF HUTTO
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET
 APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Aspen Heights Residential Development

LOCATION: W of FM 1660 and Mager Ln

APPLICANT'S AGENT: Dawniele Metsker-Galarza, P.E. TELEPHONE NO.: 210-321-3431

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: X

EXISTING:

PHASE NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS

PROPOSED

PHASE NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS	AM / PM RATE/EQ	AM TRIPS	PM TRIPS
1	231 DU	Residential Planned Unit Development	270	$\text{Ln}(T)=0.94\text{Ln}(x)+2.43$	1,893	AM: $\text{Ln}(T) = 0.88\text{Ln}(x)+0.26$ PM: $\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	156	227
Totals				1,893			156	227

ABUTTING ROADWAYS

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
FM 1660	Yes	Existing - 50 ft of pavement	Minor Arterial

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application. Therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

TRAFFIC STUDY

DATE: APRIL 27, 2021

TO: SAMUEL RAY, P.E.
CITY OF HUTTO

FROM: AMY AVERY, P.E., PTOE
KIMLEY-HORN

RE: ASPEN HEIGHTS DRIVEWAY AND TRAFFIC ANALYSIS



The purpose of this memorandum is to document the traffic analysis prepared for a proposed 231 dwelling unit residential planned unit development located on FM 1660 between CR 135 and Swindoll Lane in Hutto, Texas. Based on the trip generation and criteria in section 10.615.4 of the City of Hutto Unified Development Code, a TIA is not required for the subject site as the proposed development generates less than 2,000 daily trips. However, the City has requested this limited analysis traffic study based on section 10.312.11 as the development does generate at least 100 peak hour trips.

PROPOSED LAND USES

The site is currently undeveloped. The proposed development will consist of a 231 dwelling unit residential planned unit development. **Figure 1** shows the proposed site plan. Traffic projections were prepared for the proposed development based on the trip generation rates found in the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 10th Edition*. **Table 1** summarizes the land use and total number of trips that are expected to be generated by the proposed development during the AM and PM peak periods and on a daily basis. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 1: Proposed Land Use and Site Generated Trips

Land Use	ITE Code	Amount	Units	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Phase 1 - 2024										
Residential Planned Unit Development	270	231	Dwelling Unit(s)	1,894	34	122	156	111	60	171
Total Net New External Trips				1,894	34	122	156	111	60	171
Trip generation based on ITE's Trip Generation Manual, 10th Edition. Pass-by trips based on ITE's Trip Generation Handbook, 3rd Edition.										

Trip generation based on ITE's Trip Generation Manual, 10th Edition.
Pass-by trips based on ITE's Trip Generation Handbook, 3rd Edition

PROPOSED SITE ACCESS POINTS

This site is anticipated to have three access points. Access A is a proposed at the existing intersection of FM 1660 & CR 135 and shall be restricted to emergency access only. Access B is a proposed full access driveway at the existing intersection of FM 1660 & CR 137, and Access C is another proposed full access driveway on FM 1660, approximately 1,050 feet east of Access B.

The proposed driveway spacing is consistent with TxDOT driveway spacing criteria, given the posted speed of 55 miles per hour on FM 1660. Preliminary coordination has occurred with TxDOT and the City of Hutto and approval of proposed access points is expected when driveway permit applications are submitted.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

The distribution and assignment of the build out site-generated traffic to the study area roadway network was performed to reflect the anticipated local traffic patterns. **Figure 2** shows the proposed distribution for the development.

The anticipated turning movement volumes were computed based on trip generation information and directional distribution assumptions. **Figure 3** shows the projected AM and PM peak hour site related trips.

The trip generation, directional distribution, and trip assignment are attached to this memorandum. No reduction will be taken for internal capture, transit, or pass-by.

TURN LANE EVALUATION

Based on TxDOT deceleration auxiliary lane thresholds, a deceleration lane is required when anticipated turning movements are 50 vehicles per hour or more and the posted speed limit is greater than 45 mph. At speeds less than or equal to 45 miles per hour a deceleration lane is required when anticipated turning movements are 60 vehicles per hour. The speed limit on FM 1660 is 55 miles per hour. **Table 2** summarizes the turn lane requirements for the proposed development access points.

Table 2: Anticipated Turn Lane Requirements

Turn Lane Location	Right-Turn Volume (vph)	Left-Turn Volume (vph)	Right-Turn Threshold Met?	Left-Turn Threshold Met?
Access A/CR 135 & FM 1660	-	-	-	-
Access B/CR 137 & FM 1660	3 (PM)	83 (PM)	No	Yes
Access C & FM 1660	2 (PM)	11 (PM)	No	No

Installation of a southbound left-turn deceleration lane is triggered at the intersection of Access B/CR 137 & FM 1660. Based on the speed limit of 50 miles per hour, a total deceleration length of 525 feet is required, of which 100 feet is taper, and 100 feet is storage. No additional pavement is required due to an existing two-way center left-turn lane on FM 1660. Whether or not the striping will require modification will be coordinated with TxDOT during the driveway permitting process.

IMPACT FEE CALCULATIONS

The City of Hutto recently passed an ordinance that grants the city the power to assess and collect Transportation Impact Fees from developments to fund capital projects that improve the transportation system. Table 3 summarizes the impact fee calculations associated with the proposed development.

When the impact fee study was completed in 2018 the land uses the study was based on were from the 9th edition of the ITE Trip Generation Manual. The land use most applicable to the proposed development that was included in the impact fee study is land use code 220 – Apartment/Multi-Family/Condominium.

The development is not adjacent to any of the projects identified in the impact fee CIP so the responsibility of the development is limited to the calculated transportation impact fee.

Table 3: Impact Fee Summary

Impact Fee Study Land Use (Based on 9 th Edition ITE)	Number of Dwelling Units (DU)	Vehicle-Miles per DU	Adopted Transportation Impact Fee rate (per veh-mi)	Calculated Transportation Impact Fee
Apartment/Multi-family/Condominium	231	3.16	\$784.31	\$572,514.93

SUMMARY AND RECOMMENDATIONS

Based on the analysis performed in this technical memorandum, we offer the following conclusions and recommendations to support the development:

- Access A/CR 135 & FM 1660
 - o Access A shall be restricted to emergency access only.
- Access B/CR 137 & FM 1660
 - o Signalization of the westbound approach (Access B).
 - o Installation of a southbound left-turn lane is recommended. Based on the speed limit of 50 miles per hour, a total deceleration length of 525 feet is required, of which 100 feet is taper, and 100 feet is storage. No additional pavement is required due to an existing two-way center left-turn lane on FM 1660. Whether or not the striping will require modification will be coordinated with TxDOT during the driveway permitting process.
- Access C & FM 1660
 - o Access C requires no improvements to operate as full access.
- FM 1660 has been widened adjacent to the site previously. Therefore, the development is not subject to the border street requirements and is subject only to the adopted impact fee assessment of \$572,514.93.

Attachments:

1. Figure 1: Site Location
2. Figure 2: Site Plan
3. Figure 3: Trip Distribution
4. Figure 4: Trip Assignment
5. City of Hutto Study Scope Documentation

Plotted By: Kinney, Justin
 Date: April 27, 2021
 Time: 03:15:25pm
 K:\SWA_IPTG\069241808 - Aspen Heights (Hutto)\CAD\SHEETS\20210414_Aspen Heights.dwg
 This document, together with the concepts and designs prepared hereon, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

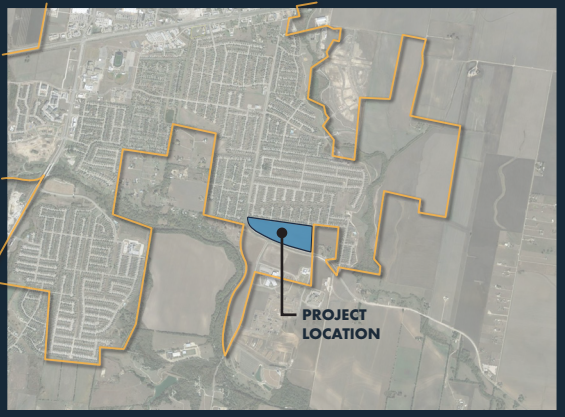


SHEET NUMBER 1	ASPEN HEIGHTS RESIDENTIAL DEVELOPMENT	SITE LOCATION	KHA PROJECT 069241808	FOR REVIEW ONLY		 ©2021 KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350, SAN ANTONIO, TX 78216 PHONE : 210-541-9166 FAX: 210-541-8699 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928	No.	REVISIONS	DATE	BY
			DATE APRIL 2021							
			SCALE AS SHOWN							
			DESIGNED BY							
			DRAWN BY							
			CHECKED BY							

EXHIBIT A: PRELIMINARY SITE PLAN

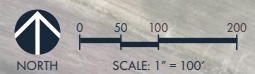


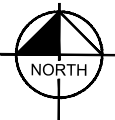
VICINITY MAP



PARKING CALCULATIONS

Garage Spaces (2 per unit)	462
Driveway Spaces (2 per unit)	462
Street Parking	231
Total Provided Spaces	1,155



[illegible][illegible]

FOR REVIEW ONLY	
KHA PROJECT 069241808	DATE APRIL 2021
SCALE AS SHOWN	
DESIGNED BY	DATE: 04/20/21
DRAWN BY	DATE: 04/20/21
CHECKED BY	DATE: 04/20/21

ASPEN HEIGHTS RESIDENTIAL DEVELOPMENT	SHEET NUMBER 3
--	------------------------------



TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: Aspen Heights Residential Development
Location: FM 1660 between CR 135 & Swindoll Ln
Owner's Agent: Kimley-Horn & Associates, Inc.
Amy Avery, P.E., PTOE

Date: April 27, 2021

Phone: 210-321-3442

Scope must be approved and signed by staff prior to submittal of a Traffic Impact Analysis (TIA).

I. Data Collection

1. Background Information:

- a. A Study Area Map that specifies study intersections and points of access to the site for the TIA is shown as Attachment A.

2. Intersections Capacity Analysis:

Existing Intersections

- A. N/A

Future Intersections:

1. Access A/CR 135 & FM 1660 (turn lane evaluation only)
2. Access B/CR 137 & FM 1660 (turn lane evaluation only)
3. Access C & FM 1660 (turn lane evaluation only)

Segment Capacity Analysis:

- All internal site roadways shall be sized appropriately based on ADT range of different street classifications as shown in the UDC for Alley, Residential Local, or Residential Collector

Note: the TIA may be required to review and discuss the consequences of the following future build conditions:

- N/A

Site Boundary and Internal Roadways:

- For adjacent roadways not yet built to the cross section in UDC 10.511.12 for the functional classification defined in the 2018 Mobility Plan, roadway capacities for the 2018 Mobility Plan ultimate section will be compared with site traffic volumes on the same roadway segment to determine a pro-rata share of improving the roadway to the 2018 Mobility Plan ultimate section. Pro-rata will be capped

Aspen Heights – TIA scope

at 50% for roadway segments where the site borders the roadway on one side, and at 100% when the site borders both sides of a roadway alignment. Internal roadways shall be sized to accommodate site build out traffic based on ADT thresholds defined in the UDC 10.511.

- The following shall be used as the planning level cost of different street classifications on a per-mile basis to build the ultimate section from the 2018 Mobility Plan and UDC:
 - Residential Collector or Major Collector - \$5 million per mile
 - Minor Arterial - \$8 million per mile
 - Major Arterial - \$12 million per mile

II. Study Assumptions

1. **Data Assumptions:** The following assumptions must be included in the analysis. Any change in these assumptions must be approved prior to submittal of the TIA. The assumptions are based on data provided by ITE.
 - a. Trip Generation – ITE 10th Edition, attach trip generation to this scope with use of either average trip rate or equation for each land use and associated period (peak hour of generator, weekday AM, e.g.)
2. The following reduction factors are approved for the proposed land uses:
 - a. Internal trip capture rates: Consistent with guidance in the ITE Trip Generation Handbook, internal capture is not applicable for the proposed development.
 - b. Pass-by Trips: Consistent with guidance in the ITE Trip Generation Handbook, pass-by is not applicable for the proposed development.
 - c. Traffic Distribution Trip distribution for trips generated by the site should follow Section 3 of this scope.
 - d. Transit Trips: None.

3. Trip Distribution: The distribution of trips to/from the proposed development will be based upon the existing roadway network and traffic patterns. Where new roadways (and connections) are integral to the site, present these elements as part of the “build out” condition. Trip Distribution to be submitted for interim review and approval before capacity analysis is performed after collection of existing counts and comparison with existing distribution trends.

Direction	Roadway	Phase 1: 2024 Site Traffic To/From
West	Carl Stern Dr	40%
North	FM 1660	45%
South	FM 1660	5%
South	CR 137	10%

4. Other Considerations:
Build-Out year for Phase 1 of Development: 2024

Demonstration of adequate sight distance, turn lane warrants, appropriate spacing, and queueing analysis shall be provided for all proposed site access points as applicable.

5. Mitigations: Proposed mitigations shall show a pro-rata percentage for the share of the improvement attributable to the site development.
- For signal timing adjustments and deceleration left- or right-turn lanes into the site, pro-rata shall be 100%.
 - For new signals or full intersection control changes, pro-rata percentage shall be calculated as the site traffic entering the intersection divided by the total traffic entering the intersection for a given phase build-out.
 - For new turn lanes, pro-rata percentage shall be calculated for the approach for which the improvement is being made as the site traffic for the approach divided by the total traffic using the approach. Turn lanes cannot be achieved by restriping unless 12' lanes are maintained with a 4' shoulder on both sides of the roadway, when curb and gutter is not present. Mitigations shall be tied to each phase of development and pro-rata calculated for the phase in which the mitigation is required. Mitigations may be carried into subsequent phases of development as background improvements.
 - Pro-rata for site boundary and internal roadways shall follow method outlined in Section 2 with segment capacity analysis.

Costs for mitigations shall be \$350 per linear foot for each lane of roadway or turn lane, \$350,000 for new signals, and \$5,000 for signal timing adjustments at each intersection. If a new turn lane or roadway requires relocation of sidewalks, overhead utilities, bridge expansions, retaining walls, or other street elements, additional cost shall be estimated for relocation or construction of these facilities based on the latest TxDOT 3 month Statewide average low bid unit prices with supporting documentation of calculations. Costs for other mitigations shall be coordinated with and approved by City of Hutto.

6. Submittal Requirements

- Submit electronic copies to City of Hutto, and coordinate with TxDOT regarding their requirements. Submit CD's or .zip files containing the following: PDF of the TIA, Excel spreadsheets for all calculations, and a CAD file for the site plan, if available.

Aspen Heights – TIA scope

Submittal Distribution is to be as follows:

City of Hutto: Electronic, Attention Sam Ray (Samuel.Ray@HuttoTX.gov)

TxDOT: Electronic, Attention Scott Cunningham (Scott.Cunningham@txdot.gov)

This scope and study is based upon the assumed development uses and intensities in the TIA Determination sheet in Attachment B. Any change in these assumptions may require a change in the scope. Preparation of the TIA shall follow City of Hutto Unified Development Code Chapter 10.515.4 requirements unless otherwise specified in this document.

Approved by (City of Hutto): _____ Phone: _____

Approved by (TxDOT): _____ Phone: _____

Aspen Heights – TIA scope

Attachment A



Existing Intersections

B. N/A

Future Intersections:

1. Access A/CR 135 & FM 1660 (turn lane evaluation only)
2. Access B/CR 137 & FM 1660 (turn lane evaluation only)
3. Access C & FM 1660 (turn lane evaluation only)

**CITY OF HUTTO****TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Aspen Heights Residential Development

LOCATION: FM 1660 between CR 135 & Swindoll Ln

APPLICANT'S AGENT: Kimley-Horn & Associates, Inc. (Amy Avery, P.E., PTOE) PHONE #: 210-321-3441

APPLICATION STATUS: DEVELOPMENT ASSESSMENT:___ZONING___SITE PLAN: ___

EXISTING:

PARCEL NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS

PROPOSED

TRACT NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS	AM / PM TRIP RATE/EQ	AM TRIPS	PM TRIPS
1 (Phase)	231 DU	Residential Planned Unit Development	210	$\text{Ln}(T)=0.94\text{Ln}(x)+2.43$	1894	AM: $\text{Ln}(T) = 0.88\text{Ln}(x)+0.26$ PM: $\text{Ln}(T)=0.97\text{Ln}(X)-0.14$	156	171
2 (Phase)								
				Total	1894		156	171

ABUTTING ROADWAYS

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION*
FM 1660	Yes	48'	Major Collector

*Classification reflects Mobility Master Plan, 2018

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application. Therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

10.203.13.3 – Planned Unit Development Review 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 City's adopted Future Land Use Map designates this area as being intended for Commercial, however, at the time of annexation in 2006 the property was zoned single-family/SF-1. The proposal allows a for-rent, single-family home product on a common lot instead of the SF-1 district providing single-family homes on individual lots. The proposed PUD is utilizing the higher density setbacks, although modified, to provide detached on a common lot, which is currently not a consideration within the Unified Development Code (UDC).

The proposed use is generally consistent with the spirit of the community, neighborhood and is generally compatible with the character of adjacent developments in the area.

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

- The proposed single-family use is generally compatible with the surrounding land uses and the existing single-family zoning district.

- 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 proposed PUD provides a private amenity center for residents and trails around the detention ponds that front along FM 1660 South. There are two additional small trails provided within the development and two pocket parks internal to the development. The developer is proposing pedestrian connectivity throughout the development and surrounding the development, including vehicular access via the existing stub street and in compliance with the connectivity standards in the UDC.

- 4. 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 proposed PUD provides standards for the single-family development and associated open space in compliance with the UDC.

- 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 PUD provides for full connectivity to adjacent developments in compliance with the UDC. The proposed PUD standards will not negatively affect the health, safety and general welfare of the community as they are in line with what is currently adopted within the UDC if this was to develop and a traditional, single-family development as zoned.

6. **The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.**
 - The proposed PUD will be served adequately by all utilities.
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 proposed PUD does not affect the existing infrastructure plans for the area. The TIA worksheet is attached to this item.
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.**
 - The proposed PUD does not allow for non-compatible development within the community. New construction must conform to the design guidelines within the PUD and UDC. The homes will all have board and batten siding, providing a modern farmhouse look to each unit.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on a zoning change request for Chandler Road Parkade from ETJ/SF-R to General Commercial (B-2) for an approximate 15.38 acre side, more or less, generally located at the northwest corner of FM1660 North and Chandler Road.
Meeting: Tuesday, July 6, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed zoning change is in conjunction with a voluntary annexation application as set forth in the annexation development agreement. The property has a development agreement in lieu of annexation in place since 2019 (attached). The Future Land Use Map (FLUM) designates the subject tract and surrounding area as 'Institutional' allowing for government, church, school, or other tax-exempt uses. The property is surrounded by the following land uses:

North: Landfill (ETJ)

South: Chandler Road ROW and industrial uses (ETJ and Light Industrial)

East: FM1660 North ROW and agricultural property (ETJ)

West: Williamson County Sheriff's Training Facility (ETJ)

The proposal requested General Commercial (B-2) zoning district with the applicant further requesting vehicle storage, a use not otherwise allowed by-right or conditionally in the Unified Development Code (UDC) for the proposed district.

SUMMARY OF REQUEST:

The UDC outlines criteria for evaluating map amendments:

The proposed zoning is consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.

The comprehensive plan designates the area for institutional uses, although the request for commercial zoning on the corner of two major thoroughfares is not without merit although not strictly conforming to the FLUM.

The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.

The proposed zoning is compatible with the surrounding area that is still fairly undeveloped or developed in conformance with the FLUM.

Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.

AGENDA ITEM REPORT



The area directly adjacent to this property has not changed, however, the larger area has seen changes with the 165-acre ISD site construction and two larger residential developments coming on line a few miles south of the subject tract.

The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.

A commercial tract at this intersection would not have an adverse impact on the surrounding properties.

The proposed zoning corrects a clerical or administrative error on the zoning map.

Not applicable in this instance.

The proposed zoning results in a logical and orderly development pattern.

The addition of a commercial designation is logical and typically desired at the corners to major thoroughfares.

The proposed zoning is not merely intended to confer an economic benefit to the property owner.

The applicant is requesting the General Commercial district with the interim allowance of vehicle storage, which is only allowed with conditions in Light Industrial and Industrial districts. While Planning and Zoning and City Council is granted the ability to approve zoning requests with conditions, the code strictly prohibits a conditional zoning where the permitted land use for a lot is restricted to the use the rezoning was sought, thus the interim use requested that does not comply with the proposed zoning district is prohibited.

The site is a legal building lot.

The request is the result of a violation of the annexation development agreement for development occurring outside of the signed agreement. A letter The site must annex into the city, plat to become a legal lot, and then proceed through site planning and building permits.

The zoning request was noticed in compliance with the UDC 600-foot requirement. At the time of writing this staff report, no responses have been submitted.

Staff recommends approval of the zoning request to General Commercial, without the interim use that is outside the scope of what the ordinance allows.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT



ATTACHMENTS:

1. LOI
2. Survey
3. Resolution-R-19-03-21-8Q-William_and_Frances_Albert__15.28_acres
4. 2296_FM_1660_Future_Land_Use_Map



May 25, 2021

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

RE: Chandler Road Parkade – Zoning Application

Sunland Group is pleased to submit the attached materials to apply for the rezoning of a site which is to contain the future Chandler Road Parkade facility. The work for which an exemption is being requested is located on a vacant lot addressed as 2296 FM 1660 that is in the process being annexed in the full-purpose jurisdiction of Hutto, Texas as a part of a separate application.

The rezoning of this property is being requested as “B-2”. This zoning does not currently allow the first proposed use of the land as a “vehicle storage facility”, though it does allow the second proposed use as a “vehicle minor repair facility”. Both of these industrial-type uses would be proposed for the initial development of the site, with these uses being replaced by commercial uses allowed by a “B-2” zoning over time as the general vicinity develops.

The subject tract is located in an area earmarked for institutional uses in the Future Land Use Map. The rezoning of this property to foster the aforementioned use types will not alter the character of the area surrounding the project site for the following reasons:

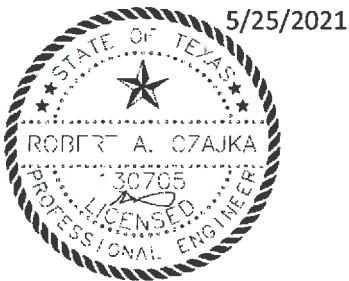
- The surrounding undeveloped are generally earmarked in the Future Land Use Map for industrial uses.
- The site directly to the north of the subject tract has similarly been earmarked for the development of an institutional use in spite of the fact that a landfill currently operates at this location.
- There is no existing vegetation at the project site to be disrupted due to the proposed development as no trees currently exist at the project site.
- The project will be linked to two neighboring roadways of sufficient capacity to handle the traffic impact of the future Chandler Road Parkade facility without any adverse impacts to safety and mobility in the surrounding area via two driveway approaches, one each accessing FM 1660 and Chandler Road.
- Any future development of the site into commercial uses can be reviewed on a case-by-case basis for traffic impacts at the time of development.
- The project site is currently able to receive water and electric service from Jonah SUD and Oncor, respectively.



- The project site has the ability to be served by a private septic facility upon development.
- The project site is located within the jurisdiction of Williamson County ESD #3 and can receive fire protection via fire hydrants once they are constructed as a part of the proposed development.

Please do not hesitate to call me at 512-590-7953 or email me at bczajka@sunlandgrp.com with any questions or concerns regarding this application.

Sincerely,
Sunland Group



Robert Czajka, PE

JOHN DYKES SURVEY, Abstract Number 188

Williamson County - Remainder of a Catted 201.84 Acres - Case Number 97-012-C277 - (Dennis O. Johnson, et ux - SECOND TRACT- Volume 466, Page 821)

15.98 Acres

CHANDLER ROAD
200' Right of Way
TRACT 0 - Document Number 2006031884
5.81 Acres

FARM TO MARKET ROAD NUMBER 1680
Right of Way (Varies)
State of Texas - Volume 476, Page 872

LOT 1

LOT 2

LOT 3

BLOCK A

CHANDLER CORNER

Document Number 2019000610

Sketch showing 15.98 Acres being part of the JOHN DYKES SURVEY, Abstract Number 188, for the annexation into the City of Hutto, situated in Williamson County, Texas.
Surveyed April 19, 2021.

RONALD CARROLL SURVEYORS, INC.

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

SHEET: 3 of 3

RONALD CARROLL SURVEYORS, INC.

Phone: (254) 773-1447 Fax: (254) 773-1728
5302 South 31st Street - Temple, Texas 76502
TBPLS FIRM No. 10028400
DRAWN BY: M.J.S. DATE: 5/7/21 JOB#: 21026
DRAWING NAME: 21026-ANNEXATION

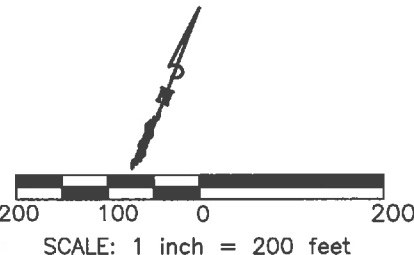
PROPERTY OWNER

Miguel Reyna
M. Reyna Trucking LLC
18652 Dry Pond Drive
Pflugerville, Texas 78660



NOTES:
See attached field notes.

Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET OF NORTH AMERICA, Base Station "TXGN" in Georgetown, Texas whose published coordinate value: N=10,201,260.460 E=3,131,237.419. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998797.



RESOLUTION NO. R-19-03-21-8Q

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNEXATION DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO AND WILLIAM AND FRANCES ALBERT, FOR 15.28 ACRES, MORE OR LESS OF LAND, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", AND ATTACHED HERETO; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the purpose of this Agreement is to comply with all requirements of Sections 43.035 and 212.172 of the Texas Local Government Code pertaining to the annexation of property into the Hutto city limits, and;

WHEREAS, both parties agree that in consideration of the mutual promises stated herein, that the property will not be annexed by the City of Hutto so long as 1) the property continues to receive an agricultural exemption from the Williamson County Central Appraisal District, and 2) no action is taken by the Owner or his assigns to file a subdivision plat or any related development document regarding the property. If one or more of the above circumstances occur, the City is authorized to commence proceedings to annex all or some of the property, and;

WHEREAS, as consideration for the City foregoing annexation proceedings as described above, the Owner hereby authorizes the City to enforce all regulations and planning authority of the City, except for any regulations which interfere with Owner's use of the property for agricultural purposes, wildlife management or timber production, and;

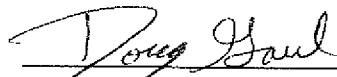
WHEREAS, both parties agree that upon annexation of the property by the City, the City shall, within 30 days of the effective date of the annexation, initiate an initial zoning of the property conforming with the land use designation for the Property as shown on the most recent amendment of City's Growth Guidance Plan.

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

that the Hutto City Council authorizes the City Manager of Hutto to execute an annexation development agreement between the City of Hutto and William and Frances Albert, for the property described in Exhibit "A", a copy of same being attached hereto and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 21st day of the month March 2019.

THE CITY OF HUTTO, TEXAS


Doug Gaul, Mayor

ATTEST:


Lisa L. Brown, City Secretary



STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.016 and 212.172 of the Texas Local Government Code by and between the City of Hutto, Texas (the "City") and the undersigned property owner(s) **William Ernest Albert and Frances Marie Butler Albert** (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel, **15.28 acres** of real property (the “Property”) in Williamson County, Texas, which is more particularly and separately described in the attached Exhibit “A”; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement;
and

WHEREAS, this Agreement is entered into pursuant to Sections 43.016 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Williamson County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code, except for existing single-family residential use of the property, without the prior written consent of the City.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property with Williamson County or the City until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any buildings on the Property that would require a building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City. The Owner also covenants and agrees that the City's SF-R (single-family – rural) zoning requirements apply to the Property, and that the Property shall be used only for Agricultural Open Space District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may construct an accessory structure to an existing single family dwelling in compliance with all applicable City ordinances and codes.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges that if any plat or related development document is filed in violation of this Agreement, or if the Owner commences development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents pursuant to Section 212.172(b)(7). Owner hereby waives any requirement in Chapter 43 related to procedures or service provision. Services will be provided to Owner's Property in accordance with existing city policy on the date of annexation, and as amended thereafter.

Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.016(b)(1)(B) of the Texas Local Government Code, the City is authorized to enforce all of the City's regulations and planning authority that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement.

Section 5. The term of this Agreement (the "Term") is twenty-five (25) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary.

The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents pursuant to Section 212.172(b)(7). Owner hereby waives any requirement in Chapter 43 related to procedures or service provision. Services will be provided to Owner's Property in accordance with existing city policy on the date of annexation, and as amended thereafter.

Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

In connection with annexation pursuant to this section, the Owners hereby waive any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned SF-R (single-family – rural) pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Hutto
Attn: City Manager
401 West Front Street
Hutto, Texas 78634

Section 8. This Agreement shall run with the Property and be recorded in the real property records of Williamson County, Texas.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

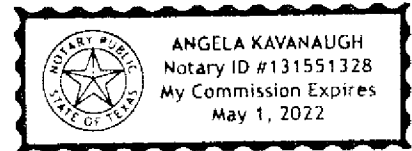
Section 12. Venue for this Agreement shall be in Williamson County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 3, 4, and 5 herein.

Entered into this 27 day of December, 2018.

William Ernest Albert
William Ernest Albert, Owner



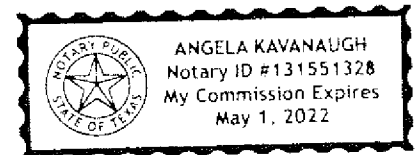
THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 27 day of December, 2018, by William Ernest Albert, Owner.

Angela Kavanaugh
Notary Public, State of Texas

Frances Marie Butler Albert
Frances Marie Butler Albert, Owner

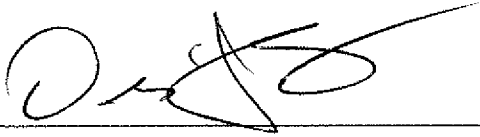


THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 27 day of December, 2018, by Frances Marie Butler Ernest Albert, Owner.

Angela Kavanaugh
Notary Public, State of Texas

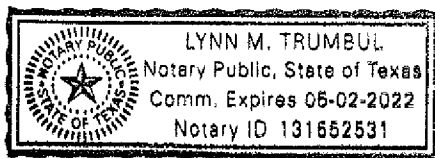
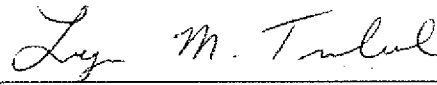


Odie Jones
City Manager, City of Hutto, Texas

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 10th day of January,
2019, by Odie Jones, City Manager, City of Hutto, Texas.

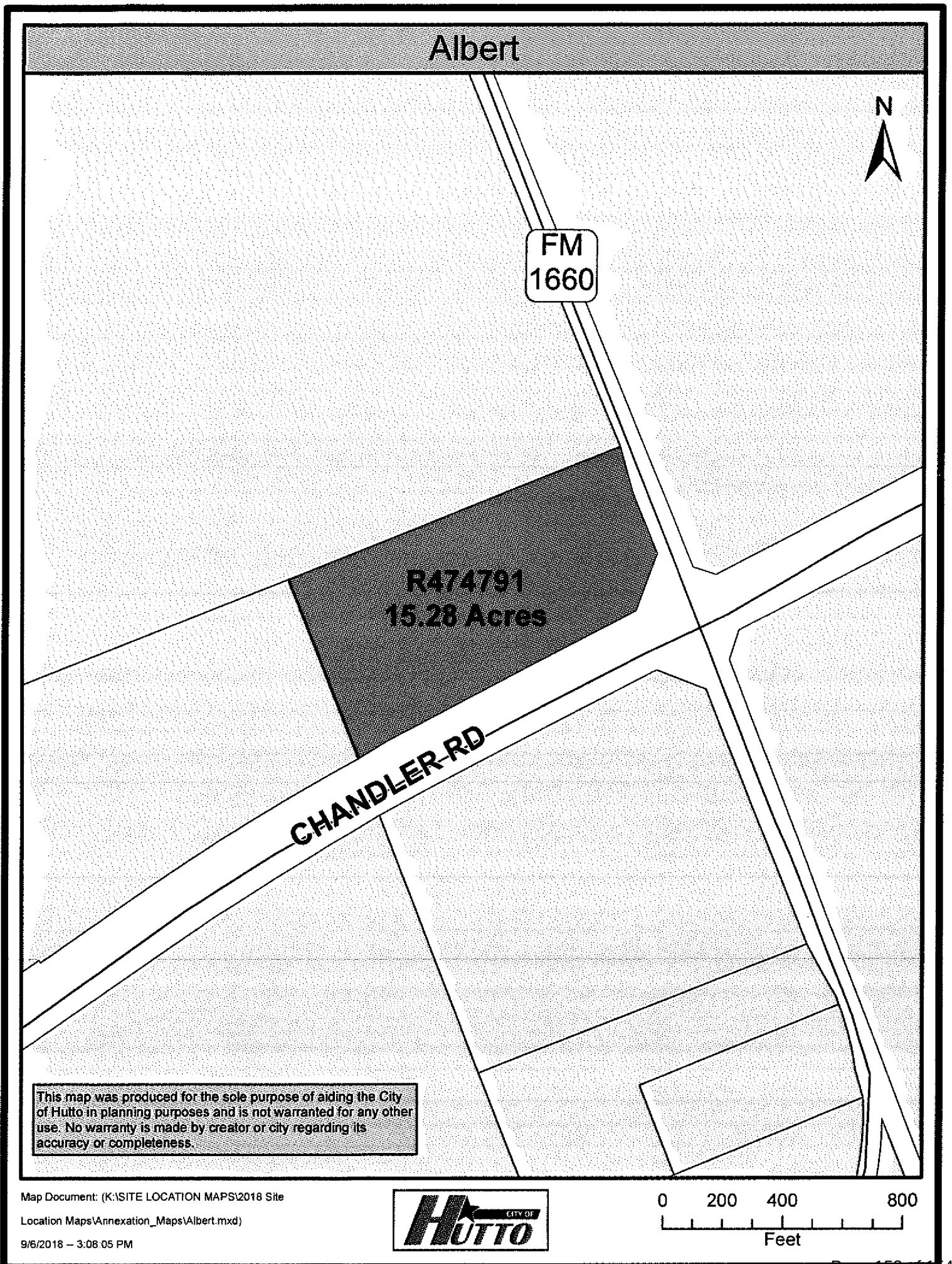
Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION:

ALBERT TRACT - (R474791):

15.28 ACRES OUT OF THAT CERTAIN 68.583 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN DEED WITH VENDORS LIEN DATED NOVEMBER 3, 1977 AND RECORDED AS DOCUMENT NO. 19776951DR, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019035397

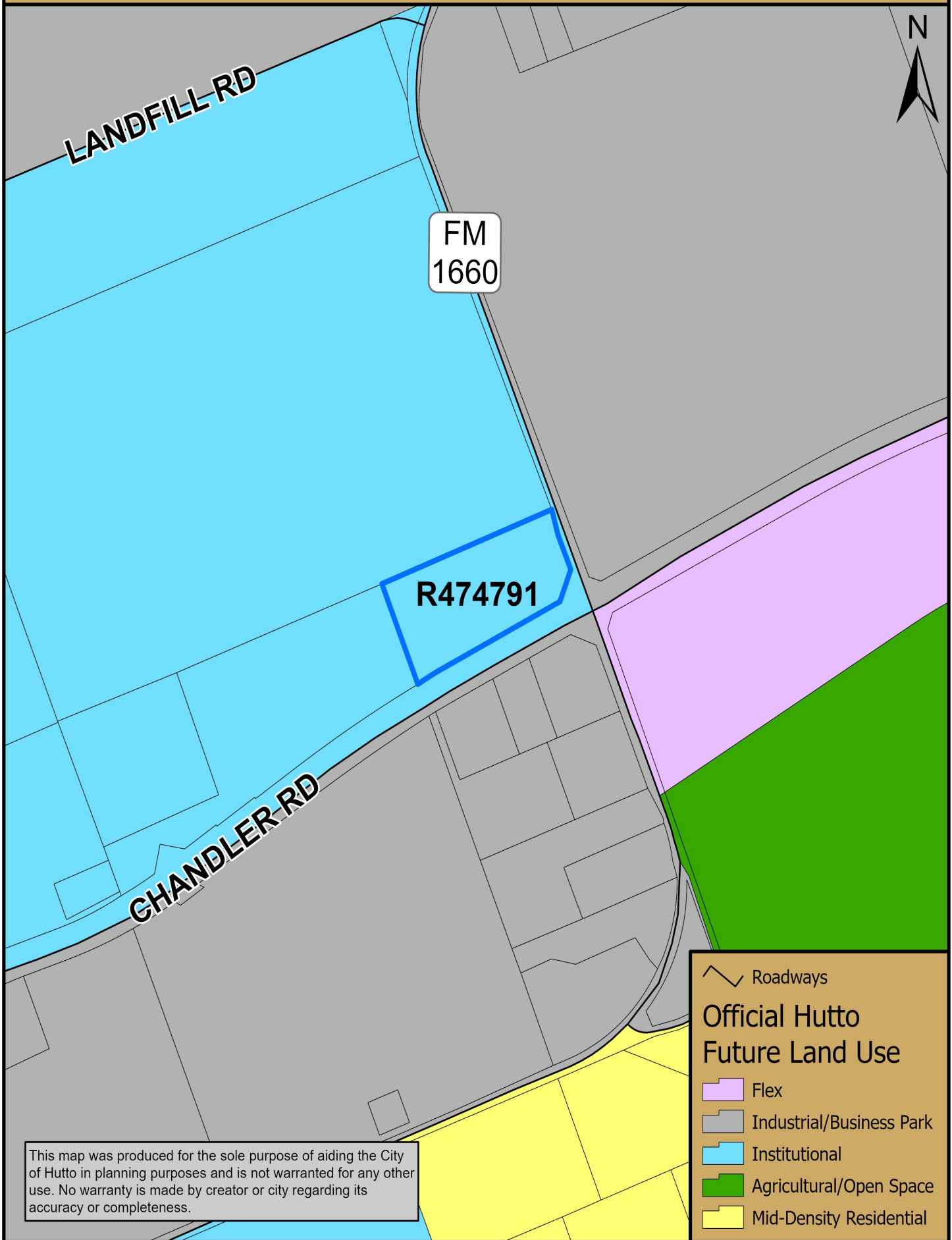
Pages: 9 Fee: \$49.00
04/29/2019 09:48 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

2296 FM 1660



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

