



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, August 3, 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 of the appointment of the Planning and Zoning Commission Chair and Vice Chair Positions.
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 6, 2021.
- 4.3. Consideration and possible action on the minor modification application of Que Divino food truck to be located in the Historic District at 101 Main Street.
- 4.4. Consideration and possible action on the minor modification application of Lala's Kitchen, LLC a new food truck to be located in the Historic District at 209 Farley Street.
- 4.5. Consideration and possible action on the proposed Carver Ridge Final Plat, 7.529 Acres , more or less, of land, one lot, located along CR 137, south of F 1660 South.
- 4.6. Consideration and possible action on the proposed Hutto Crossing Ph 4 Sec 14 Final Plat Final Plat, 5.948 Acres , more or less, of land, six non-residential lots, located along the west side of Chris Kelley Blvd.
- 4.7. Consideration and possible action on the proposed Cottonwood Creek Phase 4 Final Plat, 31.608 Acres, more or less, of land, 151 lots, located south of CR199.
- 4.8. Consideration and possible action on the proposed Chandler Road Parkade Final Plat, 15.38 Acres, more or less, of land, one lot, located at the northwest corner of Chandler Road and FM 1660 North.
- 4.9. Consideration of a public hearing and possible recommendation on a zoning change request Tex Mix 685 from SF-1, Single Family to General Commercial (B-2) for an approximate 20.063 acre side, more or less, generally located along Chris Kelley Blvd/FM 685.

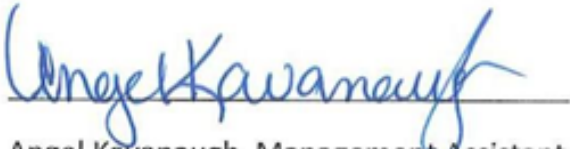
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the 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 30, 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 of the appointment of the Planning and Zoning Commission Chair and Vice Chair Positions.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

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 July 6, 2021.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning minutes 7.6.2021



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, July 6, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

7:07PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Bryan Lee, Jerica Lawyer and Kurt Schwerdtfeger. Randal Clark and Susanna Boyer were absent.

3. PUBLIC COMMENT – Tony Wertz thanked the commission and stated it was a pleasure working with them all.

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.

Commissioner Jerica Lawyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 1, 2021 as written, Seconded by Commissioner Bryan Lee. Motion passed 4Ayes to 0 Nays.

- 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.

Commissioner Bryan Lee made a motion to accept 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 as recommended by staff, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 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.

Commissioner Kurt Schwerdtfeger made a motion to accept 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 with the staff recommended that all comments are addressed prior to recordation, seconded by Commissioner Bryan Lee. Motion passed 4 Ayes to 0 Nays

- 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.

Public Hearing was opened at 7:18 PM and Closed at 7:18 PM. Commissioner Bryan Lee made a motion to accept 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 with the staff recommendation of the TIA be updated prior to final plat approval and recordation including a right turn lane along FM 1660 and CR137, 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. Applicant shall provide access/driveway exhibit with the Final Plat submittal, seconded by Commissioner Jerica Lawyer. Motion passed 3 Ayes to 1 Nay.

- 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.

Commissioner Bryan Lee made a motion to accept 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 with staff recommendation of the signature blocks for staff and planning and Zoning Commission be updated, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 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.

Public Hearing was opened at 7:32 PM Kelly Hogenson -303 Finley Street, Gina Chen - 205 Finley Street, Heather Couture- 111 Finley Street and Justin Couture -111 Finley Street all spoke on concerns of sound, light issues, traffic, flooding, public easement issues, and property values.

Public Hearing was closed at 7:46 PM. Commissioner Bryan Lee made a motion to accept 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 with staff recommendations of lot count and minor updates will be included on the plat prior to Final Plat approval and The TIA scope and study shall be submitted with the Final Plat, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays.

- 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.

Open to public at 8:01 PM and Closed at 8:01 PM. Commissioner Kurt Schwerdtfeger made a motion to approve the reduction to 50% of the required tree count for Hutto ISD Memorial Stadium with the requirement that an additional 37.5 caliper inches of trees be provided immediately and then an additional 150 caliper inches of trees be provided to bring the site up to the 50% requirement including the 34 new trees and 10 existing trees that are part of the current construction, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.

- 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.

Public hearing was opened at 8:40 PM Grant Thompson -113 Rochester Lane- spoke on concerns for flooding, property value, traffic and had a petition that was signed by people who were not notified. Closed at 8:43 PM. Commissioner Jerica Lawyer made a motion to accept staff 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 with 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 hedge not less than 3 ft. in height is required, Seconded by Commissioner Kurt Schwerdtfeger. Motion passed 3 Ayes to 1 Nay.

- 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.

Public Hearing was opened at 9:12 PM and Closed at 9:12 PM. Commissioner Jerica Lawyer made a motion to have staff re review banner verbiage and check with other municipalities on their banner sign time frame, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 4 Ayes to 0 Nays

- 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.

Public hearing was opened at 9:31 PM and closed at 9:31 PM. Commissioner Kurt Schwerdtfeger made a motion to accept staff 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 with staff recommendation that the current Traffic Impact Analysis is used to determine if there are any further right of way modifications along FM 1660 South and CR137 seconded by Commissioner Bryan Lee. Motion passed 4 Ayes to 0 Nays

- 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.

Public Hearing was opened at 9:44 PM. Perry Savard -1007 Stewart Drive spoke about concerns on flooding, traffic issues, connection issues between Glenwood and Aspen Heights, closed at 9:54 PM. Commissioner Kurt Schwerdtfeger made a motion to Motion to approve the PUD with the following variances: Dwelling units to be between 5-7 units per acres, Building Setbacks to be Front: 20', Garage:20', and Rear 10', and Garage may not protrude no more than 6' in front of façade, seconded by Commissioner Bryan Lee. Motion passed 4 Ayes to 0 Nays.

- 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.

Public hearing was opened at 11:13 PM closed at 11:14 PM Commissioner Bryan Lee made a motion to approve 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, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Staff asked if they were happy with packets in paper form or would they like flashdrives? They all agreed to keep getting paper packets.

6. ADJOURNMENT

Adjourned at 11:52 pm

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.

Chair

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of Que Divino food truck to be located in the Historic District at 101 Main Street.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Lala's Kitchen, LLC at the southeast corner of Main Street and Farley Street. The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity. This food truck is in operation at 407 Farley Street currently, this would move the food truck to 101 Main Street, at the northwest corner of Main Street and US 79.

SUMMARY OF REQUEST:

The applicant is requesting to extend hours of operation until 10 p.m. daily. Extending the hours of operation is allowable as a condition of the minor modification, however, the ordinance limits hours of operation for any mobile food vendor between 7 a.m. and 8 p.m. Currently, there are no residential structures adjacent to the property, thus the hours of operation will be of less impact to the surrounding area.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Que Divino Minor Modification Redacted



MINOR MODIFICATION
APPLICATION
Must be accompanied by a
Master Application

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Food Truck Establishment
PROPERTY ADDRESS: 101 Main Street, Hutto TX 78634
Current zoning district: Historic Current use: NO Occupancy: ☐ Residential ☒ Commercial

Request Type (Check One)

☐ Function ☒ Use ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Minor Modification application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Letter describing the nature of the request.
- ☐ Letter of response to all five (5) review criteria items.
- ☐ Supporting documentation as required by staff.
- ☐ If applicable: all plans, drawings, photos are to be submitted digitally/electronically (via: email, flash drive, disc).

APPLICABILITY

A Minor Modification request is required for the following:

- ☐ Any specific function and use listed as "allowed by Minor Modification" in Chapter 3 of the UDC.
- ☐ As outlined in section 10.203.7 and 10.203.9 of the UDC.
- ☐ Application submittal and/or commission approval does not constitute building permit approval. Building permit applications must be submitted separately.
- ☐ A Minor Modification shall be considered unique and shall not set precedent for others.

A Minor Modification request is not available for the following:

- ☐ Maximum dimensions of traffic lanes.
- ☐ Required provision of rear alleys and rear lanes.
- ☐ Minimum base residential densities.
- ☐ Permission to build accessory buildings.

REVIEW CRITERIA

- ☐ If in FBC district see section 10.203.7 of the UDC.
- ☐ If in OT DISTRICT SEE Section 10.203.9.2 of the UDC.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling.
- ☐ Administrative decision is provided, in writing, to applicant.
- ☐ If within Old Town: final documents related to Commission action are required at least 7 days prior to scheduled meeting date.
- ☐ Upon approval applicant shall submit the required building permit application(s), if applicable.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Admin/HPC	Determination
					Approved Approved with conditions (attached) Denied

March 2020



ELECTION OF ALTERNATIVE PROCESS

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

Date: 8/11/2021

Attention Development Services Department:

As the representative of TAQUIZAS LA ADELTA, I hereby voluntarily elect to seek approval of my application TAQUIZAS LA ADELTA ("Application") under the alternative approval process, in accordance with Texas Local Government Code Section 212.0096, as amended. I further acknowledge the following:

- By seeking approval of the Application pursuant to Local Government Code Section 212.0096, I understand that Local Government Code Sections 212.009, 212.0091, and 212.0093 and the time requirements imposed by those Sections do not apply to this application.
- This alternative approval process is shorter than the process imposed by Local Government Code Section 212.009.
- This Application is required to comply with City of Hutto Unified Development Code at the time of approval.
- All applications are typically reviewed within seven (7) business days under this alternative approval process. Applications are deemed submitted at 12 pm on the first business day of every week.
- If I rescind this election to the alternative approval process, this Application will be deemed withdrawn.

Sincerely,

Applicant/Representative Name (Printed)

Applicant/Representative Name (Signed)

Les Menchaca
[Signature]

March 2020



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Ford Truck Establishment APPLICATION TYPE: _____

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: ISAIAS CANALES
Company Name: TAQUIZAS LAS ADELITAS LLC/ DBA QUE DIVINO
Address: 19924 WOODROW WILSON STREET, MANOR TX 78653
Phone: _____ Email: _____

PROPERTY INFORMATION

Address: 101 Main St. Hutto TX 78634
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. PO21394
City Limits or ETJ: _____ Current Zoning District: Historic

PROPERTY OWNER INFORMATION

Name: Esperanza Munoz
Company Name: _____
Address: 200 N. Hwy 95 Little River - Academy TX 76554
Phor _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

ESPERANZA MUNOZ
Property Owner Printed Name

05/25/2021
Date

THE STATE OF TEXAS

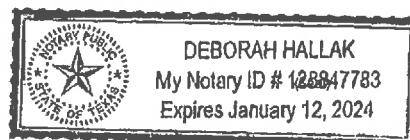
COUNTY OF Bell

Before me, the undersigned authority, on this day personally appeared Esperanza Munoz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 25 day of May, 2021 A.D.

[Signature]
Notary Public Signature

DEBORAH HALLAK
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

March 2020



MINOR MODIFICATION
APPLICATION
Must be accompanied by a
Master Application

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Food truck establishment

PROPERTY ADDRESS: 101 Main St. Hutto TX 78634

Current zoning district: _____ Current use: _____ Occupancy: ☐ Residential ☐ Commercial

Request Type (Check One)

x Function ☐ Use ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Minor Modification application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Letter describing the nature of the request.
- ☐ Letter of response to all five (5) review criteria items.
- ☐ Supporting documentation as required by staff.
- ☐ If applicable: all plans, drawings, photos are to be submitted digitally/electronically (via: email, flash drive, disc).

APPLICABILITY

A Minor Modification request is required for the following:

- ☐ Any specific function and use listed as "allowed by Minor Modification" in Chapter 3 of the UDC.
- ☐ As outlined in section 10.203.7 and 10.203.9 of the UDC.
- ☐ Application submittal and/or commission approval does not constitute building permit approval. Building permit applications must be submitted separately.
- ☐ A Minor Modification shall be considered unique and shall not set precedent for others.

A Minor Modification request is not available for the following:

- ☐ Maximum dimensions of traffic lanes.
- ☐ Required provision of rear alleys and rear lanes.
- ☐ Minimum base residential densities.
- ☐ Permission to build accessory buildings.

REVIEW CRITERIA

- ☐ If in FBC district see section 10.203.7 of the UDC.
- ☐ If in OT DISTRICT SEE Section 10.203.9.2 of the UDC.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling.
- ☐ Administrative decision is provided, in writing, to applicant.
- ☐ If within Old Town: final documents related to Commission action are required at least 7 days prior to scheduled meeting date.
- ☐ Upon approval applicant shall submit the required building permit application(s), if applicable.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Admin/HPC	Determination
					Approved Approved with conditions (attached) Denied

March 2020



ELECTION OF ALTERNATIVE PROCESS

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

Date: 5/25/21

Attention Development Services Department:

As the representative of TAQUIZAS LAS ADELITAS, I hereby voluntarily elect to seek approval of my application TAQUIZAS LAS ADELITAS (Application) under the alternative approval process, in accordance with Texas Local Government Code Section 212.0096, as amended. I further acknowledge the following:

- By seeking approval of the Application pursuant to Local Government Code Section 212.0096, I understand that Local Government Code Sections 212.009, 212.009I, and 212.0093 and the time requirements imposed by those Sections do not apply to this application.
- This alternative approval process is shorter than the process imposed by Local Government Code Section 212.009.
- This Application is required to comply with City of Hutto Unified Development Code at the time of approval.
- All applications are typically reviewed within seven (7) business days under this alternative approval process. Applications are deemed submitted at 12 pm on the first business day of every week.
- If I rescind this election to the alternative approval process, this Application will be deemed withdrawn.

Sincerely,

Applicant/Representative Name (Printed) ESPERANZA MENDOZA // ISAIAS CANALES

Applicant/Representative Name (Signed) E.M. // ISAIAS CANALES

March 2020

FOR STAFF USE

INSPECTIONS

- ☐ Failure to provide parking spaces, which need not be paved, sufficient in number to accommodate the number of automobiles being reasonably expected to be parked at any one time, taking into consideration the type, size and quantity of merchandise to be offered for sale, and in addition to those parking spaces required under the zoning ordinance for existing businesses;
- ☐ The use blocks access or driveway;
- ☐ Failure to provide adequate trash containers for the proposed use;
- ☐ Failure to comply with all the provisions of this Article; or
- ☐ Mental incompetence to a degree that the person is not held responsible for criminal actions in a court of law or is not competent to stand trial.

DENIAL

- ☐ Application denied by _____
Officer Date

Reason for denial:

- ☐ Misrepresentation or false statement contained in the application for permit;
- ☐ A violation of any of the provision of this Article;
- ☐ Conviction of any crime involving moral turpitude;
- ☐ Conviction of any crime constituting a breach of the peace, or violation of any city ordinance or state law, when the incident constituting the basis of such crime occurred during the course of businesses as an itinerant vendor or peddler;
- ☐ The proposed operation would not comply with Federal law, State law or city ordinance, including zoning restrictions;

Exhibit to the deed of conveyance by Joseph G. Galt, deceased, to the County of Williamson, Tennessee, dated and recorded as above.

4853-4854

WILLIAMSON COUNTY, TENNESSEE

1890

THE STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Know all men by these presents:

That we, Joseph G. Galt and wife, Amelia Susan Galt,

of the County of Williamson and State of Tennessee, do hereby certify and acknowledge the fact that on and to-wit: 1890-00

and under separate consideration to the undersigned and by the parties herein named, the record of which is in the office of the

State of Tennessee, and the said Amelia Susan Galt, wife of Joseph G. Galt, deceased, and her heirs, do hereby certify and acknowledge the fact that on and to-wit: 1890-00

of the County of Williamson and State of Tennessee, do hereby certify and acknowledge the fact that on and to-wit: 1890-00

and the said Amelia Susan Galt, wife of Joseph G. Galt, deceased, and her heirs, do hereby certify and acknowledge the fact that on and to-wit: 1890-00

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said parties, their heirs and assigns forever, and we do hereby certify and acknowledge the fact that on and to-wit: 1890-00

Witness my hand and seal of office this 18th day of 1890-00, at the County of Williamson, Tennessee.



CERTIFIED TO BE A TRUE AND CORRECT COPY

NANCY B. RISTER, County Clerk
WILLIAMSON COUNTY

County of ...

...

Name: ...
Address: ...

Name: ...
Address: ...

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CERTIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

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Name: ...
Address: ...

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CERTIFIED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Vallejo, California

Page ... of ...



Mobile Food Vendor Application

City of Hutto Development Services
210 US 79 East, Ste. 103
Hutto, TX 78634
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov/

LENGTH OF PERMIT REQUEST

- ☐ 14-day Mobile Food Vendor Permit \$ 25.00
☐ 90-day Mobile Food Vendor Permit \$ 75.00

- ☐ 30-day Mobile Food Vendor Permit \$35.00
☒ 180-day Mobile Food Vendor Permit \$100.00

APPLICANT INFORMATION:

1. Applicant Name: Isaias Canales
2. Address: 19924 Woodrow Wilson St., Manor TX 78653
3. Phone No.: 817-211-1111
4. Date of Birth: 01/11/1988
5. Driver License Number: N/A State: TX (Include copy of a current driver's license or identification card and a recent photographic likeness of the applicant's face)
6. Present local address: 19924 Woodrow Wilson St., Manor TX 78653
7. Employers name and full address: N/A
8. Year, Make and Model of Vehicle: Home Made
9. Vehicle License Plate No.: 40
10. Color of vehicle to be used: Red (include photograph of vehicle)
11. Description of merchandise or service to be sold: Breakfast, Lunch Dinner: Mexican Food
12. Web address for the organization: La Aurora La Adelitas.com
13. Is written permission from the owner of the land where the sales are to take place attached? Must include a statement from the owner as to the exact dates and times that the applicant is allowed to conduct vendor activities on the owner's property.
☒ Yes ☐ No
14. Is a location map showing where the vehicle will be located attached?
☒ Yes ☐ No
15. Is a copy of the applicant's sales and use tax permit issued by the State of Texas attached? <https://comptroller.texas.gov/taxes/permit/>
☒ Yes ☐ No
16. Is a copy of Williamson County Cities and Health District permit attached? http://www.wcchd.org/services/food_and_restaurant/
☒ Yes ☐ No
17. Attached a copy of Texas Department Of Public Safety Computerized Criminal History for each applicant and each participant issued within 90 days of date of application. <https://records.txdps.state.tx.us/dpswebsite/criminalhistory/>
☒ Yes ☐ No
18. PASSED building inspection notice for food trailer. City of Hutto Development Services, 210 U.S. 79 East, Suite #103, Hutto, TX 78634, (512) 759-3479
☐ Yes ☐ No
19. PASSED fire inspection notice for food trailer. Williamson County ESD #3, Hutto Fire Rescue, 501 Exchange Blvd., Hutto, TX 78634, (512) 759-2616
☒ Yes ☐ No

FOR DEPARTMENT USE ONLY

APPLICATION RECEIVED	PERMIT #	EFFECTIVE DATES	CHECK #	AMOUNT PAID

ADDITIONAL EMPLOYEES OR AGENTS WORKING UNDER THIS PERMIT (include copy of driver's license for each)

Name: _____

Address: _____

Phone No.: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

Name: _____

Address: _____

Phone No.: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

Name: _____

Address: _____

Phone: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

CERTIFICATION

I CERTIFY, under the penalties of perjury, that the information contained in this application is true and correct to the best of my knowledge, information and belief.

Signature of Applicant

Date submitted

Notary Public in and for Williamson County, Texas

My commission expires: _____

Place seal here.

Taquizas Las Adelitas LLC
DBA: QUE DIVINO
Isaias Canales
19924 Woodrow Wilson Street
Manor TX 78653

City of Hutto
Planning and Zoning Commission
City Council Chambers

05/25/2021

IN RE: MINOR MODIFICATION

Que Divino Food truck is currently a Vendor located in OLD Town District at 407 Farley Street,
Hutto TX 78634

We are requesting for the City of Hutto Planning and Zoning Commission to consider the following:

1. The relocation of Que Divino Food Truck inside OLD Town District, 101 Main Street, Hutto TX 78634.
2. Extend hours to 10:00 pm Daily to service Hutto Community.

Please accept this request and consider action on this request as it benefits our small business and helps us serve our community.

Respectfully,

QUE DIVINO,
Isaias Canales

Food Truck Space Lease

Terms

Date: May 15, 2021

Landlord: Esperanza Munoz

Landlord's Address: 206 N HIGHWAY 95
LITTLE RIVER ACADEMY, TX 76554

Tenant: TAQUIZAS LAS ADELITAS LLC/ DBA: QUE DIVINO

Tenant's Address: 19924 Woodrow Wilson St.
Manor, Texas 78653

Tenant's Trade Name: Taquizas "Las Adelitas" LLC

Premises

Street address/suite: 101 W MAIN STREET

City, state, zip: Hutto, TX 78634

Base Rent (monthly): \$800

Lease Term: 2 Year Lease

Term: This lease agreement allows LEO MENDOZA , dba Taquizas "Las Adelitas" to LEASE the lot 101 W MAIN STREET, in Hutto, TX 78634, and operate his food truck business on premises.



101 Main St



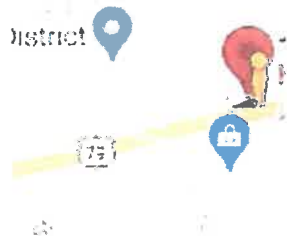
Image capture: Apr 2019 © 2021 Google

Hutto, Texas



Street View

101 Main St
Hutto TX





**Texas Department of Public Safety
Criminal History Search**



Search #23404924

Search Criteria

- Searched for 'CANALES,ISAIAS ENRIQUE [1992-3-15]'
- Searched on 7/27/2020

No Matching Records

There are no records matching your search criteria as of the date and time of this specific search. This includes the Criminal History File, Sex Offender Registration and Name Based Files

A search of the Texas Conviction Database will not provide a definitive match or no-match. Results may or may not be related to the individual that has been searched. Further review of these records is necessary to determine if a possible match exists. The only way a positive match can be obtained is through the submission of fingerprints.

For more information, please contact the Texas Department of Public Safety.



Texas Department of Public Safety
Criminal History Search



Your Search History

- [View Search History](#)
- [View Search History](#)
- [View Search History](#)
- [View Search History](#)
- [View Search History](#)

View a Batch

Batch ID

5038676

Display

Single-Entry Searches for 2020-07-27 (1 Searches)

BatchId	SearchId	Search Date	User	Search	Hits
5038676	23404924	07/27/2020	taquzaslasadelitas@gmail.com	CANALES,ISAIAS ENRIQUE [1992-3-15]	1



TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

TAQUIZAS "LAS ADELITAS" LLC

TAQUIZAS "LAS ADELITAS" LLC

19924 WOODROW WILSON ST

MANOR

TX 78653-2028

TRAVIS COUNTY

NAICS: 722310 Food Service Contractors

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: MANOR

EFF: 07/01/2019

TRANSIT: AUSTIN MTA

EFF: 07/01/2019

You must obtain a new permit if there is a change of ownership, location, or business location name.

Type of permit	SALES AND USE TAX
Taxpayer number	3-20711-4094-4
Location number	00001
First business date of location	07/01/2019


Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.
For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.
If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555

Detach here and prominently display your permit only. Retain the portion below for your records.

Is the Information Printed on this Permit Correct?

The information printed on your permit is public information. It must be accurate and current. If there is an error, make corrections on the form below. Enter the correct information for incorrect items only.
Detach the form and mail it to:

Comptroller of Public Accounts
111 E. 17th Street
Austin, TX 78774-0100

More helpful information about your permit is on the back of this document.

Texas Sales and Use Tax Permit Corrections Form

Taxpayer name shown on the permit TAQUIZAS "LAS ADELITAS" LLC				If you need to make changes to your local sales tax authorities or to the NAICS code printed on your permit, see information on the back of this form.	
Taxpayer number shown on the permit 32071140944		Location number shown on the permit 00001			
Correct business location name .					
Correct business location (no P.O. Box or directions accepted) .					
City .		State .	ZIP code .	County .	
Correct taxpayer name .				Daytime phone (Area code and number) .	
Correct mailing address .					
City .		State .	ZIP code .	Federal Employer Identification Number .	
If you are no longer in business, enter the date of your last business transaction. _____					



Mobile Food Permit

Williamson County and Cities Health
District
355 Texas Ave.
Round Rock, TX 78664
512-943-7620



**Williamson County
and
Cities Health District**

Establishment Code No. MF-110

This is to certify that: LEO MENDOZA

Owner of: TAQUIZAS LAS ADELITAS

Meets the minimum requirements to operate a: Mobile Food Permit

Permit remains in effect for the period 8/27/2020 thru 9/1/2021 or until removed for non compliance with minimum State or Local regulatory standards. Notify the health authority in the event of an imminent health hazard.

Issue Date: 9/1/2020 By: Don L. Murphy, R.S.

Special Restrictions:

Permit Limitations: HUTTO FIRE INSPECTION EXPIRES 08/21/2021; LICENSE PLATE #4089 88K

Note: Permit Must Be Displayed In Location Viewable By Consumer

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of Lala's Kitchen, LLC a new food truck to be located in the Historic District at 209 Farley Street.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Lala's Kitchen, LLC at the southeast corner of Main Street and Farley Street. The property is also leased to two other food trucks with active minor modifications for the use. The property owner has provided their consent with the stipulation that no customer drive-up service or customer parking shall occur on the property, which is included as a condition of approval.

SUMMARY OF REQUEST:

The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity. The ordinance limits hours of operation for any mobile food vendor between 7 a.m. and 8 p.m.

STAFF REVIEW:

As the request meets the requirements adopted in the Unified Development Code, staff recommends approval of the Minor Modification.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

None known.

ATTACHMENTS:

1. Lala's Kitchen Minor Modification Redacted
2. Food Trailer Equipment List



MINOR MODIFICATION
APPLICATION
Must be accompanied by a
Master Application
May 2019

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Lala's Kitchen LHC

PROPERTY ADDRESS: 209 Farley Street, Hutto, TX 78634

Current zoning district: _____ Current use: _____ Occupancy: ☐ Residential ☒ Commercial

Request Type (Check One)

☐ Function ☐ Use ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Minor Modification application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Letter describing the nature of the request.
- ☐ Letter of response to all five (5) review criteria items.
- ☐ Supporting documentation as required by staff.
- ☐ If applicable: all plans, drawings, photos are to be submitted digitally/electronically (via: email, flash drive, disc).

APPLICABILITY

A Minor Modification request is required for the following:

- ☐ Any specific function and use listed as "allowed by Minor Modification" in Chapter 3 of the UDC.
- ☐ As outlined in section 10.203.7 and 10.203.9 of the UDC.
- ☐ Application submittal and/or commission approval does not constitute building permit approval. Building permit applications must be submitted separately.
- ☐ A Minor Modification shall be considered unique and shall not set precedent for others.

A Minor Modification request is not available for the following:

- ☐ Maximum dimensions of traffic lanes.
- ☐ Required provision of rear alleys and rear lanes.
- ☐ Minimum base residential densities.
- ☐ Permission to build accessory buildings.

REVIEW CRITERIA

- ☐ If in FBC district see section 10.203.7 of the UDC.
- ☐ If in OT DISTRICT SEE Section 10.203.9.2 of the UDC.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling.
- ☐ Administrative decision is provided, in writing, to applicant.
- ☐ If within Old Town: final documents related to Commission action are required at least 7 days prior to scheduled meeting date.
- ☐ Upon approval applicant shall submit the required building permit application(s), if applicable.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Admin/HPC	Determination
					Approved Approved with conditions (attached) Denied



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
May 2019

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Lala's Kitchen LLC APPLICATION TYPE Food Trailer (Temporary)

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Laurea Hughes
Company Name: Lala's Kitchen LLC
Address: 1118 Irina Cv, Hutto, TX 78634
Phone: mail:

PROPERTY INFORMATION

Address: 209 Farley Street, Hutto, TX 78634
Legal Description: Lot(s) 13-14 Block 3 Subdivision Railroad
Deed Reference: Volume 50 Page(s) 251 or Document No.
City Limits or ETJ: Current Zoning District:

PROPERTY OWNER INFORMATION

Name: Michael Lee & Celina E. Thomas
Company Name: The Hippo Escape
Address: 202 Bosque Drive, Hutto TX 78634
Phone: mail: 1

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Michael Lee Thomas Michael Lee Thomas 6/4/2021
Property Owner Signature Property Owner Printed Name Date

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Michael Lee Thomas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 4th day of June, 2021 A.D.

Angela V. Dacillo
Notary Public Signature

Angela V. Dacillo
Notary Public Printed Name



(Seal)

If there are multiple property owners attach separate page(s) with notarized signature(s)

**The Hippo Escape
209 Farley Street
Hutto, Texas 78634
Michael Lee Thomas, Owner**

June 4, 2021

To Whom It May Concern:

Laura Hughes owner of LaLa's Kitchen LLC; residence at 1204 R Hondo Cove Hutto, Texas 78634 has entered into an agreement with The Hippo Escape to rent the property located at 209 Farley Street for a period of six months beginning July 1, 2021. We will negotiate extending the rental agreement beyond the six months at a later time.

The property on 209 Farley Street is owned by Michael Lee and Celina E. Thomas. My wife and I live at 202 Bosque Drive, Hutto Texas. The main contact telephone number is noted in the letterhead.

Ms. Hughes will be responsible for using the property to operate their food truck business under City of Hutto guidelines. They have full use of the property with one stipulation which is not to allow customer vehicles to drive upon or park on the property. Customers will be asked to walk up to the food trailer to order their food.

Please contact me if you have any questions regarding the contents of this letter.

Sincerely,

Michael Lee Thomas
Property Owner



Certificate of Occupancy Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto, TX 78634
Phone: 512-846-2640
Fax: 512-759-5962
building@huttotx.gov
www.huttotx.gov
www.mypermitnow.org

- ☐ Change of Business Name
- ☐ Change of Ownership
- ☐ Change of Occupant/Use
- ☐ Change of Tenant

If your business is located in Old Town, be aware that projects at those addresses are subject to HPC approval. You do not need to complete this form if you are doing any construction work that will require a permit (such as walls or partitions, making additions and/or renovations to the electrical, plumbing or HVAC system, signage, etc.) for any REMODEL/FINISHOUT/ADDITIONS you are required to submit plans for review and obtain a building permit. A Certificate of Occupancy will be issued after all inspections required for your project are passed. **If any work begins before a permit is issued, the City will order a Stop Work Order and you will be assessed double the normal permit fees. Please contact WCESD #3 at 512-759-2616 - fire inspections are required for a CO**

APPLICANT INFORMATION (Owner or authorized agent) This will be the City's official contact for this application.

Applicant Name Laura Hughes Business Owners Name Laura Hughes
Business Name Lala's Kitchen LLC Phone _____
Address 1118 Irina Cv City, State, Zip Hutto, TX 78634
Email _____

PROPERTY INFORMATION

Zoning District _____

Business Address 209 Farley St. Hutto TX Lease Space Sq. Ft. 8x16 No. of Restrooms _____
Type of Business Food Trailer Use of Space Food Trailer No. of Exits 1

Fire Sprinkler ☒ Yes ☐ No Fire Alarm ☐ Yes ☒ No Public Access to Restrooms ☒ Yes ☐ No *If yes, must be equipped for handicapped.*

Will you be installing or displaying any signs? ☐ Yes ☒ No *If yes, a sign permit is required.*

PROPERTY OWNER INFORMATION

Name Michael Thomas Phone _____
Address 202 Bosque Dr City, State, Zip Hutto, TX 78634
Email _____

APPLICANT/PROPERTY OWNER AUTHORIZATION

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified or not. The granting of a permit does not presume to give Authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant/Property Owner Signature _____ Applicant/Property Owner Printed Name _____ Date _____

FOR DEPARTMENT USE ONLY

Application Received	Received By	Approved to Issue By & Date Approved	Check # & Fees Paid	Permit Number
Occupancy Classification	Code Edition	Zoning Verified By & Date	Date CO Issued	Notes

Progressive
P.O. Box 94739
Cleveland, OH 44101

1-800-895-2886

PROGRESSIVE
COMMERCIAL

Policy number: 03679721-0

Underwritten by:
Progressive County Mutual Ins Co
May 12, 2021
Page 1 of 1

Certificate of Insurance

Certificate Holder

LALA'S KITCHEN LLC
1204 RHONDA COVE
HUTTO, TX 78634

Insured

LALA'S KITCHEN LLC
1204 RHONDA COVE
HUTTO, TX 78634

Agent/Surplus Lines Broker

PROG COMMERCIAL
PO BOX 94739
CLEVELAND, OH 44101

This document certifies that insurance policies identified below have been issued by the designated insurer to the insured named above for the period(s) indicated. This Certificate is issued for information purposes only. It confers no rights upon the certificate holder and does not change, alter, modify, or extend the coverages afforded by the policies listed below. The coverages afforded by the policies listed below are subject to all the terms, exclusions, limitations, endorsements, and conditions of these policies.

Policy Effective Date: May 12, 2021

Policy Expiration Date: May 12, 2022

Insurance coverage(s)

Bodily Injury/Property Damage

Limits

\$1,000,000 Combined Single Limit

Description of Location/Vehicles/Special Items

Scheduled autos only

2018 FORD EXPLORER 1FM5K7F84JGB17087

Personal Injury Protection	\$2,500
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded

2020 CONCESSION TRAILER 5NHUTW622LY037302

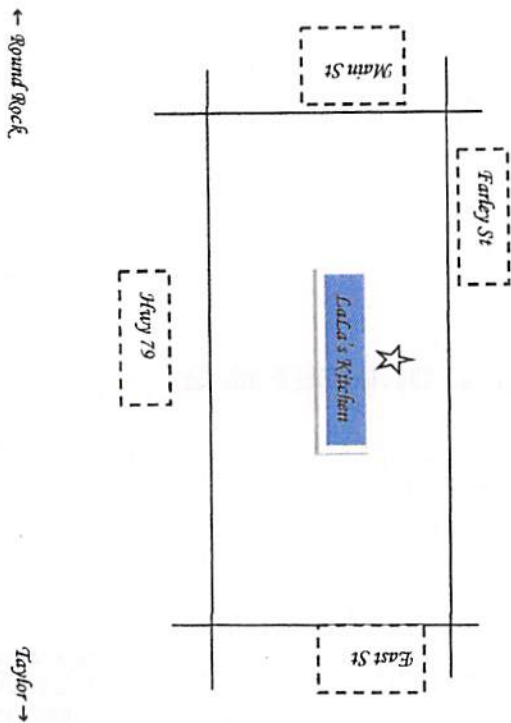
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded

Certificate number

13221A13721



Form 5241 (10/02)



209 Farley Street, Hutto TX 78634

Phone: (737) 356.8248

Hrs: Wed-Sat 11a-2p, 4p-7p

Sunday 11-5p

Days/Times can vary please call for any questions



Menu

Beef Bulgogi Bowl\$9.00

Combo Bowl (beef & chicken).....\$9.00

Kimchi Fried Rice.....\$7.00

Add Protein.....\$2.00

Spicy Chicken Bowl.....\$8.00

Bulgogi Taco w/Kimchi slaw(2).....\$6.00

Kimchi Fries.....\$5.00

Add Protein.....\$2.00

Mandu (fried dumplings) (3).....\$5.00

Regular French Fries.....\$2.00

Beverages.....\$1.00

Coke

Diet Coke

Sprite

Dr. Pepper

Bottled Water

**Sales Tax Included*



Catering Menu

Beef Bulgogi.....\$8.50/plate for 10-15 servings
\$8.00/plate for 16-30 servings

Spicy Chicken.....\$7.50/plate for 10-15 servings
\$7.00/plate for 16-30 servings

Mandu.....\$30.00/plate, 25 pieces

Kimchi Fried Rice.....\$7.00/plate for 10-15 servings
\$6.50/plate for 16-30 servings

**Please contact us if you have any questions or requests*

**Food Allergy Warning*

*Please be advised that food prepared here may contain these ingredients:
Milk, Eggs, Wheat, Cinnamon, Soybean, Peanuts, Tree Nuts, Fish and Shellfish*



Menu

Beef Bulgogi Bowl	\$ 9.00
Combo Bowl (beef & chicken)	\$ 9.00
Spicy Chicken Bowl.....	\$ 8.00
Kimchi Fried Rice.....	\$ 7.00
Add Protein.....	\$ 2.00
Bulgogi Taco(2).....	\$ 6.00
Kimchi Fries.....	\$ 5.00
Add Protein.....	\$ 2.00
Mandu (fried dumplings) (3)	\$ 5.00

Beverages.....\$1.00

Coke

Diet Coke

Sprite

Dr. Pepper

Water

**Sales Tax Included*

**Food Allergy Warning*

Please be advised that food prepared here may contain these ingredients:
Milk, Eggs, Wheat, Cinnamon, Soybean, Peanuts, Tree Nuts, Fish and Shellfish.

ServSafe
National Restaurant Association

ServSafe® CERTIFICATION

LAURA HUGHES

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)-Conference for Food Protection (CFP).

18862496

CERTIFICATE NUMBER

10658

EXAM FORM NUMBER

9/5/2018

DATE OF EXAMINATION

9/5/2023

DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.



#0655

Sherman Brown

Sherman Brown
Executive Vice President, National Restaurant Association Solutions



In accordance with Maritime Labour Convention 2006, Resolution A2.1 (2012) (Regulation 3.2, Standard A3.2)

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This document cannot be reproduced or altered.
17110811

v.1711

Contact us with questions at 233 S. Wacker Drive, Suite 3600, Chicago, IL 60606-6383 or ServSafe@restaurant.org.

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

LALA'S KITCHEN, LLC

LALA'S KITCHEN, LLC

209 FARLEY ST

HUTTO

WILLIAMSON COUNTY

TX 78634-4539

NAICS: 722330 Mobile Food Services

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: HUTTO

EFF: 06/28/2021

You must obtain a new permit if there is a change of ownership, location, or business location name.

Type of permit	SALES AND USE TAX
Taxpayer number	3-20581-7458-5
Location number	00002
First business date of location	06/28/2021

Glenn Hegar
Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business. For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.

If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555.

Detach here and prominently display your permit only. Retain the portion below for your records.

Is the Information Printed on this Permit Correct?

The information printed on your permit is public information. It must be accurate and current. If there is an error, make corrections on the form below. Enter the correct information for incorrect items only. Detach the form and mail it to:

Comptroller of Public Accounts
111 E. 17th Street
Austin, TX 78774-0100

More helpful information about your permit is on the back of this document.

Texas Sales and Use Tax Permit Corrections Form

Taxpayer name shown on the permit LALA'S KITCHEN, LLC				If you need to make changes to your local sales tax authorities or to the NAICS code printed on your permit, see information on the back of this form.
Taxpayer number shown on the permit 32058174585		Location number shown on the permit 00002		
Correct business location name .				
Correct business location (no P.O. Box or directions accepted) .				
City .		State .	ZIP code .	County .
Correct taxpayer name .			Daytime phone (Area code and number) .	
Correct mailing address .				
City .		State .	ZIP code .	Federal Employer Identification Number .
If you are no longer in business, enter the date of your last business transaction. _____				
sign here Taxpayer or authorized agent			Date	





DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 09-01-2015

Employer Identification Number:
47-4939020

Form: SS-4

Number of this notice: CP 575 G

LALA S KITCHEN LLC
LAURA JEAN HUGHES SOLE MBR
1204 RHONDA CV
HUTTO, TX 78634

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-4939020. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is LALA. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.



ATX FOOD TRUCK BUILDER
512-587-3906

10602 Bluff Bend Drive
Austin, Texas
78753
United States

Billed To
Laura Hughes
Lala's Kitchen
morningglory_1998@yahoo.com
Williamson, TX

Date of Issue
05/18/2021

Due Date
05/18/2021

Invoice Number
272

Amount Due (USD)
\$0.00

Description	Rate	Qty	Line Total
ECONOMY TRAILER - 8.5'W X 16'L VIN: 5NHUTW622LY037302 8.5'W X 16'L Diamond Cargo Enclosed Trailer Standard Features 16" On Center Cross Members / 24" On Center Tubing Roof Members 16" On Center Tubing Sidewalls / 2000 lb A-Frame Jack w/ Sand Foot 2 5/16" Coupler / 36" Side Door w/ Flush Lock 6" Tube Steel Main Frame / 16" Flap On Ramp Door .024 Aluminum Metal Semi-Screwed Exterior (MUST REQUEST SCREWED EXTERIOR) Interior Height 78" 3/4" Plywood Floors / 3/8" Plywood Walls (1) 12 Volt Dome Light / (4) 5000 lb D-Rings ST 205 15" Radial Tires / Aluminum Fenders Galvalume Roof / Plastic Side Vents V-Nose w/24" Stone guard / ATP Covered Step Well 3500 lb Drop Leaf Spring Axles / Electric Brakes 7 Way Bargman Plug / No Show Beavertail on 16' and above Heavy Duty Ramp Door w/Flap / Door Hold Back E-Z Lube Hubs / LED Full Light Package MILL FINISH WALLS / MILL FINISH CEILING 50 AMP ELECTRICAL PKG: 2 RECEPTS / 1 SWITCH 2-110V FLAT PANEL LED'S IN CEILING / 60 AMP BOX WITH LIFELINE 13500 BTU AIR CONDITIONER WITH HEAT STRIPS Water Package Large: 42 Gal Water tank / 52 Gal Holding Tank Pex Fresh water Plumbing & PVC Waste water Plumbing: 6 Gal Water Heater / Water Pump 115V City Gravity Water Center 8" MAIN FRAME Sink Package Deep 3 /Bowl w/ Drain Boards Stainless Steel Faucet 10" Hand Wash 15x15 hand wash sink (stainless steel) WITH GOOSENECK FAUCET ALL VENTS / ALL D RINGS		1	

48X36 CONCESSION WINDOW WITH GLASS AND
SCREEN CENTER OF WALL ON PASSENGER SIDE
WHITE EXTERIOR COLOR

PROPANE INSTALLATION

PROPANE INSTALLATION

Main Exterior Shut-Off Valve

Interior Shut off Valves to Each Piece of Gas Equipment

(1) 100lb. Propane Tank

OR (2) 40lb. Tanks

Custom Enclosed Propane Cabinet (Lockable- for Tanks and
Connectors)

Pressure Test Certificate

1

GAS HOSE

LP Gas hose for cooking equipment - NSF - ISO Certified

Commercial Gas Kit - Dormant

4

VENT HOOD SYSTEM, 7ft

COMMERCIAL HOOD VENT SYSTEM, 7ft.

Install Stainless Steel Hood Vent

Install and Seal Commercial Grade Centrifugal Up-blast Extraction Fan

Grease Traps/ Filters

1

FIRE SUPPRESSION SYSTEM

Ansul Fire Suppression System + Installation 3Gal

1

FRYER- 40lb. GAS FLOOR FRYER- AVANTCO

AVANTCO: FF300

1

GRIDDLE- 36"- AVANTCO

AVANTCO:AG36MG

1

HOTPLATE- 2-BURNER- AVANTCO

AVANTCO: RA-2-12

12" 2 Burner Gas Countertop Range

50,000 BTU

1

AVANTCO - Black Glass Door Merchandiser w/ LED

Avantco GDC-23-HC 28 3/8" Black Swing Glass Door Merchandiser
Refrigerator with LED Lighting

1 self-closing, anti-fog dual-pane tempered glass swing door with
magnetic gaskets

Temperature range: 33 to 40 degrees Fahrenheit

Environmentally-safe R290 refrigerant

Interior LED lighting

115V, 1/5 hp

3 amps

1

PREP REFRIGERATOR- 27"- AVANTCO

AVANTCO: APT-27-HC

27.5"W X 31"D X 42.375"H

Cutting Board: 27.5"W X 10"D

Interior: 24"W X 23.75"D X 23.5"H

Work Surface Height: 35.25"H

1Ph/60 Hertz/115V/5.3 Amps

1/6 Size Pan Capacity 6 Pans

1/9 Size Pan Capacity 2 Pans

1 Right-Hinged Solid Swing Door

1

6 cu. ft. Capacity
Compressor Location: Bottom Mounted
Compressor Style: Side /Rear Breathing
Horsepower: 1/5 HP
Refrigerant Type: R-290
Refrigeration Type: Air Cooled
Temperature Range: 33 - 40 Degrees F

WRAP-16ft

CUSTOM VINYL WRAP FOR 16' (Approximately 417sqft @\$12/sqft)
Create Custom Detailed Template of Vehicle Exterior - Scaled to Size
Create Custom Design (Per Customer's Request and Approval)
Print / Laminate Premium Vinyl Wrap
Install Premium Vinyl Wrap
Discounted @ 10% for ATX logos

1

ONAN-7KW GENERATOR POWER PACKAGE

CUMMINS ONAN 7kW SUPER QUIET GASOLINE GENERATOR -
58.3 Rated Amps
Control Panel Switch and Hour Meter
Remote Harness
Tail Pipe Kit
Exhaust Elbow
Transfer Switch
Fabricate Generator Box
Install 16-18 Gallon Fuel Cell/Fill Valve/Fuel Gauge

1

STEAM TABLE- 2 WELL

2 WELL SEALED STEAM TABLE, LP

KTI: WB2H

Steam Table, gas, (2) well, 31-3/4"W x 30-5/8"D x 34"H, 8"W
serving/cutting board, open shelf base, water tank drain, 304 stainless
steel construction, adjustable stainless steel feet, ETL-Sanitation
(includes pressure regulator)
Shipping included in price.

1

SHELF36"W X 14"D

STAINLESS STEEL WALL SHELF

KTI: WS 1436

Shelf, wall-mount, 36"W x 14"D, stainless steel, NSF

3

A/C UNIT, RV ROOF TOP

RV ROOFTOP A/C UNIT WITH INTERIOR CEILING ASSEMBLY
DOMETIC 15,000 BTU
Cut and Frame Out
Install and Seal

1

EQUIPMENT STAND- 48.5"W X 30"D X 26"H

STAINLESS STEEL EQUIPMENT STAND 48.5W X 30D X 26H

KTI: PES 30481/2

Premium Equipment Stand, 24-1/2"W x 30"D x 24"H, stainless steel top
with 2"H up-turn on sides & rear, (3) support channels, stainless steel
adjustable undershelf, legs & bullet feet, NSF
Shipping included in price.

1

TABLE 36"W X 30"D- WITH BACKSPLASH

36"W X 30"D STAINLESS STEEL WORK TABLE WITH BACKSPLASH

KTI: ABST 3036

Work Table, open base, 36"W x 30"D x 38"H, 18/430 stainless steel

1

top, 2"H rear up-turn, turned down edges, reinforced with (3) hat channels, stainless steel undershelf & legs, adjustable bullet feet

TABLE 72"W X 24"D- NO BACKSPLASH

72W X 24D STAINLESS STEEL WORK TABLE, NO BACKSPLASH

KTI: AST 24X72

Work Table, open base, 72"W x 24"D x 36"H, 18/430 stainless steel top, turned down edges, stainless steel undershelf & legs, adjustable bullet feet

1

TABLE 24"W X 24"D- NO BACKSPLASH

24W X 24D STAINLESS STEEL WORK TABLE, NO BACKSPLASH

KTI: AST 24X24

Work Table, open base, 24"W x 24"D x 36"H, 18/430 stainless steel top, turned down edges, stainless steel undershelf & legs, adjustable bullet feet

1

TABLE FILLER 18"W X 30"D- WITH BACKSPLASH

18"W X 30"D STAINLESS STEEL TABLE FILLER WITH BACKSPLASH

KTI: AST 3018

Work Table, open base, (filler table) 18"W x 30"D x 38"H, 18/430 stainless steel top, 2"H rear up-turn, turned down edges, reinforced with (3) hat channels, stainless steel undershelf & legs, adjustable bullet feet

1

WALL CABINET-48", REGENCY

STAINLESS STEEL WALL MOUNT CABINETS

48"W X 15"D X 32"H

Durable, corrosion-resistant 18 gauge type 304 stainless steel construction

2 hinged, locking doors for extra security

Fixed mid-shelf maximizes storage capacity

Sloped top makes cleaning easier

Ventilation slits on sides

1

EXTERIOR SHELF-36"W X 12"D

EXTERIOR STAINLESS STEEL SERVICE SHELF WITH HINGED MOUNTING BRACKETS 36"W X 12"D

1

Total
Amount Paid

Amount Due (USD)

\$0.00

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Carver Ridge Final Plat, 7.529 Acres , more or less, of land, one lot, located along CR 137, south of F 1660 South.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The approximate 7.5 acre property is south of the southeast corner of FM 1660 South and CR 137, adjacent to Farley Middle School. This property is currently undeveloped and has been zoned multi-family since 2016. This plat will create a single, legal lot from an approximate 7.5 acre tract of land. Access to the Farley Middle School driveway is prohibited.

NORTH: B-2, General Commercial, currently undeveloped

EAST: B-2, General Commercial - Hutto ESD Fire station 2 and undeveloped

WEST: The Narrows PUD (commercial and multi-family) undeveloped

SOUTH: Hutto ISD (Farley Middle School)

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

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval with the condition that the minor, clean up items as listed on the comment sheet are updated prior to Final Plat redecoration.

FINANCIAL IMPACT:

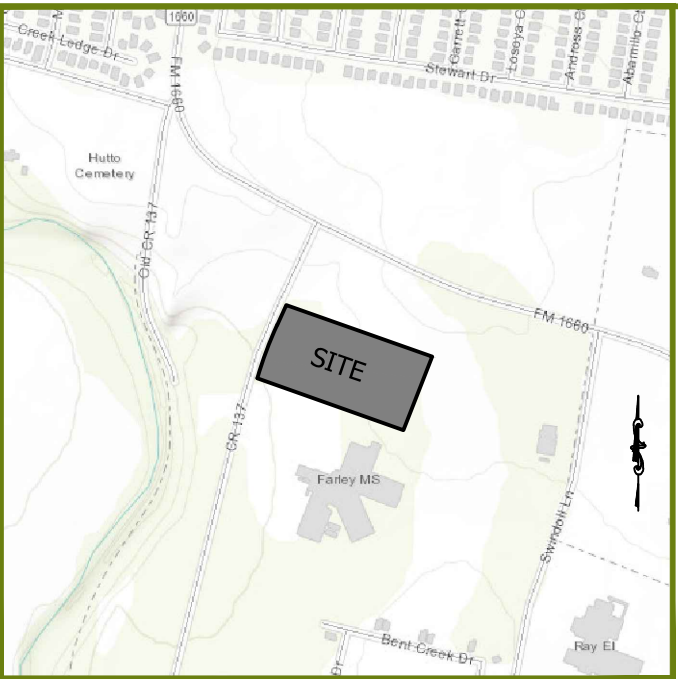
N/A

POLICY IMPLICATIONS:

N/A

ATTACHMENTS:

1. CarverRidgeAptsPh1FP-Init-Plat(7-6-21)



VICINITY MAP

1" = 2000'

METES AND BOUNDS:

BEING a 7.529 acre parcel of land situated in the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas, and being a portion of a called 28.58 acre tract of land described in General Warranty Deed to Stuart Gregory Farley, as recorded in Document Number 2006040534, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and as described in Special Warranty Distribution Deed to Hal Patrick Farley, Stuart Gregory Farley, and Nina Bates, as recorded in Document Number 2003028462, O.P.R.W.C.T., said 7.529 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with cap stamped "Allstar 5729" for the southwest corner of a called 3.9156 acre tract of land described in General Warranty Deed (with Vendor's Lien) to 1660 Real Estate LLC, as recorded in Document Number 2018022871, O.P.R.W.C.T., being on the easterly right-of-way line of County Road 137 (80 foot width), and being locatable by NAD83 Grid Coordinate N=10,163,396.68, E=3,174,773.12, and from which a found 1/2-inch iron rod for corner on said easterly right-of-way line bears North 24 degrees 43 minutes 31 seconds East, a distance of 185.80 feet;

THENCE South 70 degrees 28 minutes 57 seconds East, along the southwesterly line of said called 3.9156 acre tract, passing at a distance of 467.88 feet a found 1/2-inch iron rod with cap stamped "ALLSTAR 5729" for the southeast corner of said called 3.9156 acre tract, and continuing across said called 28.58 acre tract a total distance of 798.36 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for corner;

THENCE South 21 degrees 19 minutes 36 seconds West, continuing across said called 28.58 acre tract, passing at a distance of 27.51 feet a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for corner on the City of Hutto Zoning District limits as described in City Ordinance Number 0-16-08-18-9A, as recorded in Document Number 2016079126, O.P.R.W.C.T., and continuing across said called 28.58 acre tract a total distance of 407.52 feet to a found 1/2-inch iron rod with cap stamped "HEJL, LEE" for corner on the common southerly line of said called 28.58 acre tract and the northerly line of a called 35.67 acre tract of land described in General Warranty Deeds to the Hutto Independent School District, as recorded in Document Numbers 2003108291, 2003108292, and 2003108293, O.P.R.W.C.T.;

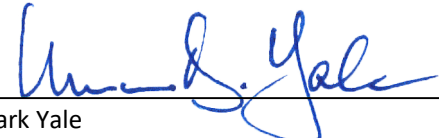
THENCE North 70 degrees 28 minutes 55 seconds West, along said common line, a distance of 800.40 feet to a found 1/2-inch iron rod with cap (illegible) for the common northwest corner of said called 35.67 acre tract and the southwest corner of said called 28.58 acre tract, said point being on the easterly right-of-way line of said County Road 137, and being the beginning of a curve to the right, having a radius of 1,960.00 feet and whose chord bears North 20 degrees 25 minutes 04 seconds East, a distance of 294.62 feet;

THENCE Northeasterly, along the common easterly right-of-way line of said County Road 137 and the westerly line of said called 28.58 acre tract, and along said curve to the right, through a central angle of 08 degrees 37 minutes 14 seconds and an arc length of 294.90 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for the end of said curve;

THENCE North 24 degrees 43 minutes 31 seconds East, continuing along said common line, passing at a distance of 85.58 feet a found 1/2-inch iron rod with cap stamped "HEJL, LEE" for corner on said City of Hutto Zoning District limits, and continuing a total distance of 113.19 feet to the POINT OF BEGINNING and containing 7.529 acres (or 327,942 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE:

I, Mark Yale, do hereby certify that this plat is true and correct and was prepared from an actual and accurate on-the-ground survey of the land, and that all corner monuments shown thereon were properly placed on the ground under my personal supervision. The field work was completed on June 8th, 2021.


Mark Yale
Registered Professional Land Surveyor
Texas Registration No. 5975

NOTE:

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4203, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99989216 was used for this project.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

ENGINEER
OLSSON
302 E. MILLSAP ROAD
FAYETTEVILLE, AR 72703
(479) 443-3404 (PHONE)
(479) 443-4340 (FAX)

OWNER
STUART GREGORY FARLEY,
HAL PATRICK FARLEY,
AND NINA BATES
P.O. BOX 22309
SACRAMENTO, CA 95822

DEVELOPER
ZIMMERMAN PROPERTIES
DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MO 65804
(417) 883-1632 (PHONE)

ENGINEER'S CERTIFICATE:

I, Matthew Loos, do hereby certify that this subdivision is in compliance with the codes and ordinances of the City of Hutto, Texas.

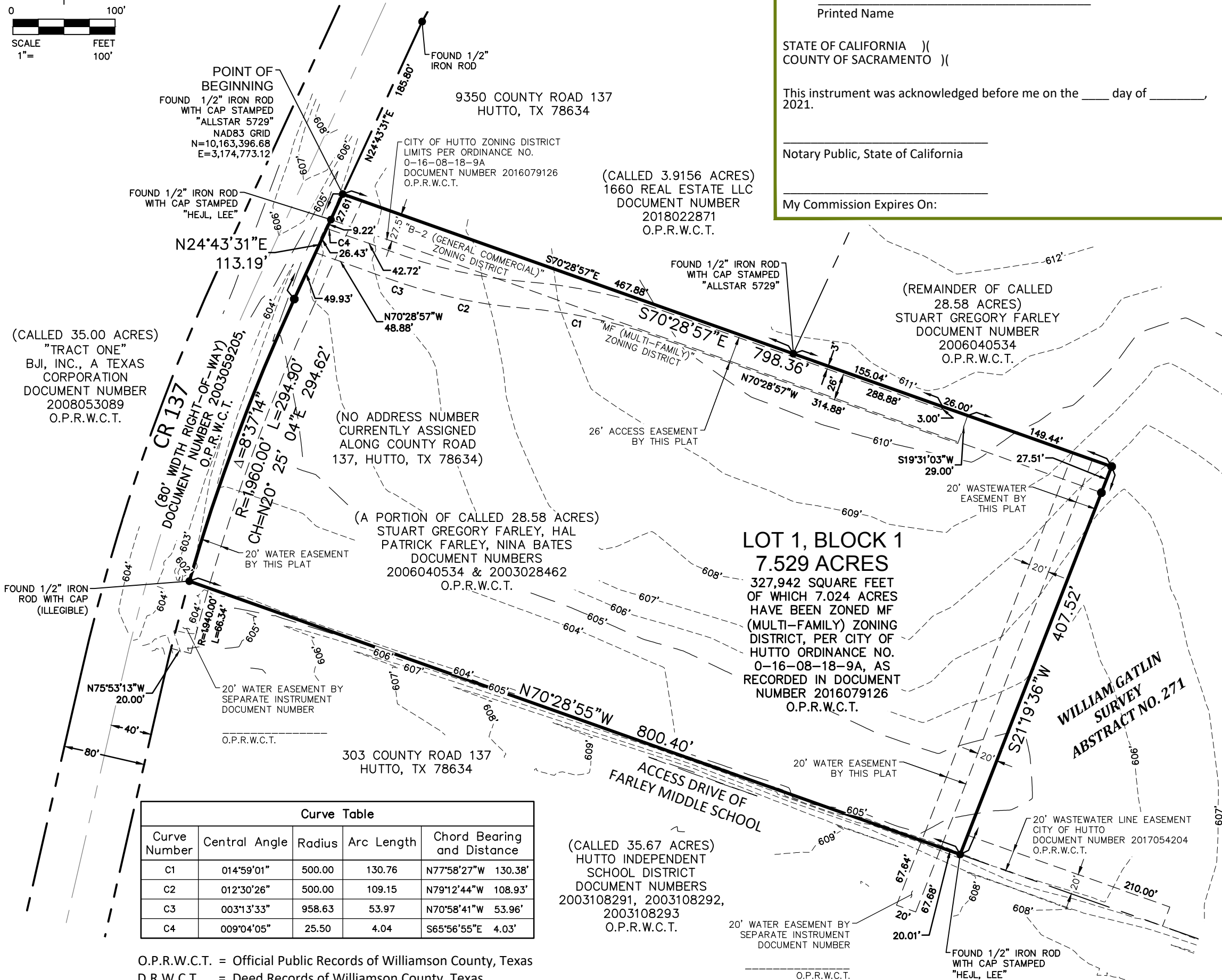

Matthew Loos, P.E.
Licensed Professional Engineer
Texas License No. 128869

07/02/2021

Date

LAND USE DATA:

- Number of Blocks: 1
- Number of Lots: 1
- Area: 7.529 acres
- Site address: County Road 127, Hutto, TX 78634
- Zoning: B-2 (General Commercial), and MF (Multifamily)
- New Roadway: 0 linear feet
- Lot Use: Apartment Community



O.P.R.W.C.T. = Official Public Records of Williamson County, Texas
D.R.W.C.T. = Deed Records of Williamson County, Texas
● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)

CITY MAYOR AND CITY SECRETARY SIGNATURES:

This plat was approved for recorded by the Hutto City Council on the ____ day of ____, 2021.

Mike Snyder, Mayor Date

Holly Nagy, City Secretary Date

CITY DEVELOPMENT SERVICES SIGNATURE:

This subdivision is located within the city limits of the City of Hutto, this the ____ day of ____, 2021.

Ashley Lumpkin, AICP Date
Executive Director of Development Services

COUNTY CLERK:

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 this the ____ day of ____, 2021 A.D., at ____ o'clock, __ M., in the Official Public Records of Williamson County in Document Number

To certify which, witness by my hand and seal at the Williamson County Court, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk of the County Court of Williamson County, Texas

By: _____

OWNER'S CERTIFICATE:

STATE OF CALIFORNIA)(COUNTY OF SACRAMENTO)(KNOW ALL MEN BY THESE PRESENTS

That, Stuart Gregory Farley, being the co-owner of 7.529 acres of land out of the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas. Same being conveyed by deed of record in Document No. 2006040534, 2003028462, of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide said 7.529 acres of land shown hereon, and do hereby forever dedicate to the City of Hutto the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as City of Hutto may deem appropriate. This subdivision is to be known as CARVER RIDGE APARTMENTS PHASE 1.

TO CERTIFY WHICH, witness by my hand this the ____ day of ____, 2021.

BY: _____
Authorized Signature of Owner

Printed Name

STATE OF CALIFORNIA)(COUNTY OF SACRAMENTO)(

This instrument was acknowledged before me on the ____ day of ____, 2021.

Notary Public, State of California

My Commission Expires On:

OWNER'S CERTIFICATE:

STATE OF CALIFORNIA)(COUNTY OF SANTA BARBARA)(KNOW ALL MEN BY THESE PRESENTS

That, Hal Patrick Farley, being the co-owner of 7.529 acres of land out of the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas. Same being conveyed by deed of record in Document No. 2006040534, 2003028462, of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide said 7.529 acres of land shown hereon, and do hereby forever dedicate to the City of Hutto the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as City of Hutto may deem appropriate. This subdivision is to be known as CARVER RIDGE APARTMENTS PHASE 1.

TO CERTIFY WHICH, witness by my hand this the ____ day of ____, 2021.

BY: _____
Authorized Signature of Owner

Printed Name

STATE OF CALIFORNIA)(COUNTY OF SANTA BARBARA)(

This instrument was acknowledged before me on the ____ day of ____, 2021.

Notary Public, State of California

My Commission Expires On:

OWNER'S CERTIFICATE:

STATE OF CALIFORNIA)(COUNTY OF MADERA)(KNOW ALL MEN BY THESE PRESENTS

That, Nina Bates, being the co-owner of 7.529 acres of land out of the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas. Same being conveyed by deed of record in Document No. 2006040534, 2003028462, of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide said 7.529 acres of land shown hereon, and do hereby forever dedicate to the City of Hutto the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as City of Hutto may deem appropriate. This subdivision is to be known as CARVER RIDGE APARTMENTS PHASE 1.

TO CERTIFY WHICH, witness by my hand this the ____ day of ____, 2021.

BY: _____
Authorized Signature of Owner

Printed Name

STATE OF CALIFORNIA)(COUNTY OF MADERA)(

This instrument was acknowledged before me on the ____ day of ____, 2021.

Notary Public, State of California

My Commission Expires On:

SUBDIVISION DEVELOPMENT NOTES:

- No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
- Building setback lines shall conform to UDC requirements.
- A 5' P.U.E. is hereby dedicated along each side of all rear lot lines.
- A 5' P.U.E. is hereby dedicated along and adjacent to all street side property lines.
- No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- Street lighting shall be provided by the developer in conformance with the City of Hutto UDC requirements.
- A 5' sidewalk shall be constructed along County Road 137.
- 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 the site. The City of Hutto assumes no obligations for installing any water and wastewater system improvements required to service the site.
- Utility providers for this site are Water: City of Hutto; Wastewater: City of Hutto; Electric: Oncor; Natural Gas: Atmos
- There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FEMA F.I.R.M. Map No. 48491C0520F, map revised date of December 20, 2019.
- In order to promote drainage away from a structure, the slab elevation shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
- All subdivision construction shall conform to the City of Hutto unified development code, construction standards and generally accepted engineering practices.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- The maximum impervious coverage per non-residential lot is 85%

Received 7/6/2021



FINAL PLAT LOT 1, BLOCK 1 CARVER RIDGE APARTMENTS PHASE 1 1 LOT BEING 7.529 ACRES

Situated in the William Gatlin Survey, Abstract No. 271,
City of Hutto, Williamson County, Texas

JOB NO. B007152.001

DATE: JULY 2, 2021

PAGE 1 OF 1

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Crossing Ph 4 Sec 14 Final Plat Final Plat, 5.948 Acres , more or less, of land, six non-residential lots, located along the west side of Chris Kelley Blvd.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

This property is currently undeveloped and has been zoned PUD for the purposes of a master-planned community allowing for commercial and residential since 2007. This plat will create six commercial lots along the west side of Chris Kelley Blvd. all taking access from a common access easement that runs parallel to Chris Kelley Blvd. north of Carl Stern Drive.

NORTH: Hutto Crossing PUD, developed as commercial

EAST: SF-1, Single Family, Hutto High School

WEST: Hutto Crossing PUD, undeveloped

SOUTH: Carl Stern Drive ROW, Hutto Crossing PUD, developed as commercial

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

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval with the condition that the clean-up items contained in the review comments are satisfied prior to Final Plat recordation (signature block updates, a plat note removed, and an information item about payment of future impact fees during development).

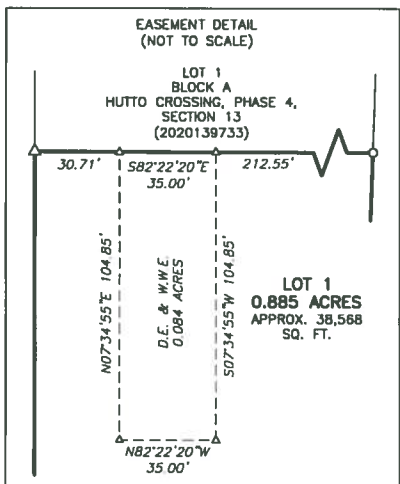
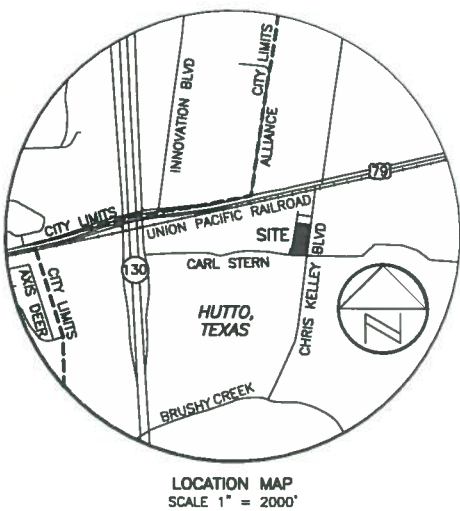
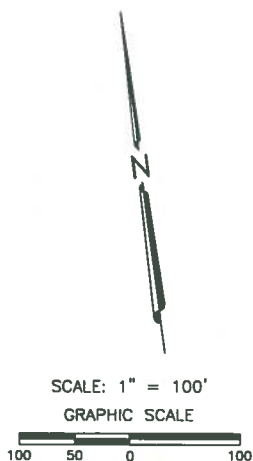
FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HCrossingPh4Sec14FP-Init-Plat(7-12-21)

FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 14



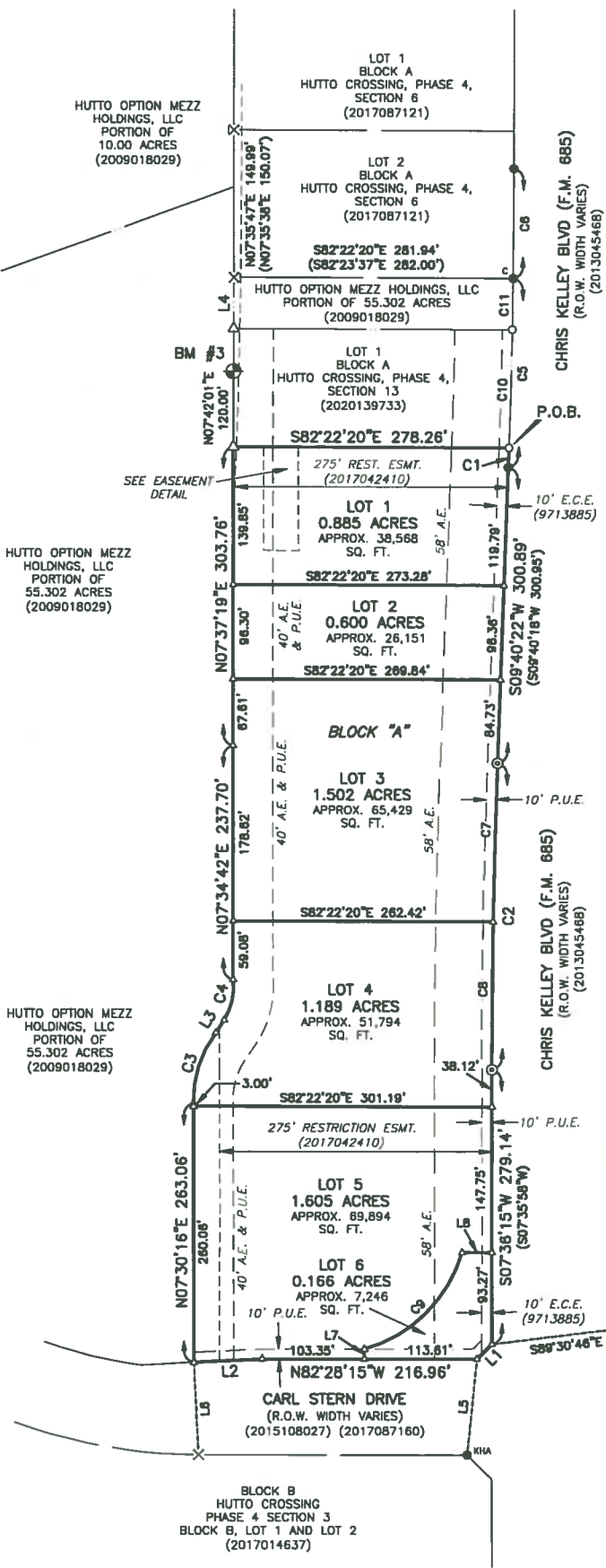
LOT SUMMARY:

LOT 1 = 0.885 ACRES
LOT 2 = 0.600 ACRES
LOT 3 = 1.502 ACRES
LOT 4 = 1.189 ACRES
LOT 5 = 1.605 ACRES
LOT 6 = 0.166 ACRES
TOTAL LOTS: 6
TOTAL BLOCKS: 1
NATHANIEL EDWARDS
SURVEY NO. 21,
ABSTRACT NO. 225

OWNER:
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

ENGINEERING BY:
MURFEE ENGINEERING COMPANY, INC.
CONTACT: KEN MARTIN, PE
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204

SURVEYING BY:
EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR., RPLS
P O BOX 92588
AUSTIN, TX 78709
512-202-8631



BENCHMARK INFORMATION:
BM #3: MAG NAIL WITH WASHER SET ON WEST BACK OF CURB OF A CONCRETE DRIVE, APPROX. 106' SOUTH OF A CURB INLET NEAR THE SOUTHWEST CORNER OF LOT 2, BLOCK A, HUTTO CROSSING, PHASE 4, SECTION 6 AND APPROX. 155' NORTH OF A WASTEWATER MANHOLE LOCATED IN THE CENTER OF THE DRIVE.
ELEVATION = 648.08'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CAPITAL" CAP FOUND
 - 1/2" REBAR WITH "KHA" CAP FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - 5/8" REBAR WITH ALUMINUM "TXDOT" CAP FOUND
 - ✕ "X" IN CONCRETE FOUND
 - △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
 - △ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.C.E. ELECTRIC AND COMMUNICATIONS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - () RECORD INFORMATION

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. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

LINE	BEARING	DISTANCE
L1	S52°33'41"W	21.23'
L2	N85°23'55"W	68.87'
L3	N40°51'40"E	15.50'
L4	N07°42'01"E	51.79'
L5	S13°25'32"W	97.57'
L6	S04°45'50"W	93.59'
L7	N07°31'45"E	9.92'
L8	S82°26'33"E	29.95'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	8400.00'	0°08'15"	20.14'	S09°34'52"W	20.14'	
C2	8600.00'	2°04'18"	310.99'	S08°37'56"W	310.97'	(S08°38'08"W 311.03')
C3	113.83'	38°46'08"	77.02'	N24°59'57"E	75.56'	
C4	61.86'	39°08'31"	42.12'	N20°10'26"E	41.31'	
C5	8400.00'	1°18'34"	191.98'	N08°59'42"E	191.98'	
C6	8400.00'	0°45'44"	111.74'	N07°57'33"E	111.74'	(N07°58'44"E 111.88')
C7	8600.00'	1°04'36"	161.62'	S09°07'48"W	161.61'	
C8	8600.00'	0°59'43"	149.37'	S08°05'38"W	149.37'	
C9	142.46'	58°35'42"	145.69'	N52°39'19"E	139.42'	
C10	8400.00'	0°49'08"	120.04'	N09°06'11"E	120.04'	
C11	8400.00'	0°21'12"	51.80'	N08°31'01"E	51.80'	

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL-P4-S14
PLOT DATE:
7/2/21
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
01 OF 02

DATE OF SURVEY: 9/1/20

FINAL PLAT OF
HUTTO CROSSING PHASE 4, SECTION 14

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

I, HUTTO OPTION MEZZ HOLDINGS, LLC, SOLE OWNER OF THAT CERTAIN 55.302 ACRE TRACT (TRACT 5) DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID 55.302 ACRE TRACT AND DO HEREBY SUBDIVIDE 5.948 ACRES OUT OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4, SECTION 14"

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

HUTTO OPTION MEZZ HOLDINGS, LLC

BY: _____

STEVE TOWLE
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

STATE OF CALIFORNIA {
COUNTY OF _____ { KNOW ALL MEN BY THESE PRESENTS

ON _____ BEFORE ME _____, PERSONALLY APPEARED STEVE TOWLE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

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

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 30TH DAY OF JUNE, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

JOE BEN EARLY, JR., RPLS #8016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487

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

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

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

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

6th DAY OF JULY 2021

Kenneth W. Martin
KENNETH W. MARTIN, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

MURFEE ENGINEERING COMPANY, INC.
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204



CITY DEVELOPMENT SERVICES

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

ASHLEY LUMPKIN
A/C.P., EXECUTIVE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

APPROVAL, CITY OF HUTTO

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

MIKE SNYDER, MAYOR

HOLLY NAGY, CITY SECRETARY

METES AND BOUNDS DESCRIPTION:

BEGINNING at a 1/2" rebar with "Early Boundary" cap set in the west right-of-way line of Chris Kelley Boulevard (F.M. 685) (right-of-way width varies) as described in Document No. 2013045468 of the Official Public Records of Williamson County, Texas, being the southeast corner of Lot 1, Block A, Hutto Crossing, Phase 4, Section 13, a subdivision of record in Document No. 2020139733 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Capital" cap found in the west right-of-way line of Chris Kelley Boulevard (F.M. 685), being the southeast corner of Lot 2, Block A, Hutto Crossing, Phase 4, Section 6, a subdivision of record in Document No. 2017087121 of the Official Public Records of Williamson County, Texas, bears with a curve to the left, having a radius of 8400.00 feet, a delta angle of 01°10'20", an arc length of 171.84 feet, and a chord which bears North 08°55'35" East, a distance of 171.84 feet;

THENCE with the west right-of-way line of Chris Kelley Boulevard (F.M. 685) and crossing the said 55.302 acre tract the following five (5) courses and distances:

1. With a curve to the right, having a radius of 8400.00 feet, a delta angle of 00°08'15", an arc length of 20.14 feet, and a chord which bears South 09°34'52" West, a distance of 20.14 feet to a 1/2" rebar found;
2. South 09°40'22" West, a distance of 300.89 feet to a 5/8" rebar with "TxDOT" cap found;
3. With a curve to the left, having a radius of 8600.00 feet, a delta angle of 02°04'19", an arc length of 310.99 feet, and a chord which bears South 08°37'56" West, a distance of 310.97 feet to a 5/8" rebar with "TxDOT" cap found;
4. South 07°36'15" West, a distance of 279.14 feet to a calculated point;
5. South 52°33'41" West, a distance of 21.23 feet to a calculated point for the intersection of the west right-of-way line of Chris Kelley Boulevard (F.M. 685) and the north right-of-way line of Carl Stern Drive (right-of-way with varies) as shown on Document Nos. 2015108027 and 2017087160 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "KHA" cap found in south right-of-way line of Carl Stern Drive bears South 13°25'32" West, a distance of 97.57 feet;

THENCE with the north right-of-way line of Carl Stern Drive and crossing the said 55.302 acre tract the following two (2) courses and distances:

1. North 82°28'15" West, a distance of 216.96 feet to a calculated point;
2. North 85°23'55" West, a distance of 68.87 feet to a calculated point;

THENCE crossing the said 55.302 acre tract the following six (6) courses and distances:

1. North 07°30'16" East, a distance of 263.06 feet to a calculated point;
2. With a curve to the right, having a radius of 113.83 feet, a delta angle of 38°46'08", an arc length of 77.02 feet, and a chord which bears North 24°59'57" East, a distance of 75.56 feet to a calculated point;
3. North 40°51'40" East, a distance of 15.50 feet to a calculated point;
4. With a curve to the left, having a radius of 61.66 feet, a delta angle of 39°08'31", an arc length of 42.12 feet, and a chord which bears North 20°10'26" East, a distance of 41.31 feet to a calculated point;
5. North 07°34'42" East, a distance of 237.70 feet to a calculated point;
6. North 07°37'19" East, a distance of 303.76 feet to mag nail with "Early Boundary" washer set for the southwest corner of said Lot 1;

THENCE South 82°22'20" East, crossing the said 55.302 acre tract, with the south line of said Lot 1, a distance of 278.26 feet to the POINT OF BEGINNING containing an area of 5.948 acres, more or less.

GENERAL NOTES:

1. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
2. 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.
3. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
4. CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
5. DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
6. NO 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
7. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
8. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
9. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
10. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
12. SIDEWALKS AND TREES SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF F.M. 685 (CHRIS KELLEY BOULEVARD).
13. STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
14. 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CROSSINGS PUD AND THE CITY OF HUTTO UDC.
18. THE 10' P.U.E., 58' ACCESS EASEMENT AND 40' ACCESS EASEMENT AND P.U.E. ARE HEREBY DEDICATED VIA THIS PLAT.

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW 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 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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1083-001
DRAWING NO.:
1083-001-PL-P4-S14
PLOT DATE:
7/2/21
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
02 OF 02

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Cottonwood Creek Phase 4 Final Plat, 31.608 Acres, more or less, of land, 151 lots, located south of CR199.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The approximate 31.6 acre property is south CR 199 within the Cottonbrook Subdivision. This property is currently being developed and has been zoned PUD for the purposes of a master-planned community since 2006. This plat will create 147 single family lots, two open space/drainage lots, two open space lots, and provides for an additional 5.546 acres of right-of-way within the phase.

NORTH: CR 199 ROW, undeveloped ETJ property with a DA in lieu of Annexation agreement

EAST: Cottonwood PUD, developing currently

WEST: Cross Creek PUD, developing currently

SOUTH: Cottonwood PUD, developing currently

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

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval with the conditions that the clean-up items from the review comments are updated (signature block updates, plat note addition) and that the property owner provides documentation/permit from the U.S. Army Corps of Engineers to verify if the proposed channel modification complies with the requirements of CWA Section 404/Section 10 of the Rivers and Harbors Act of 1899.

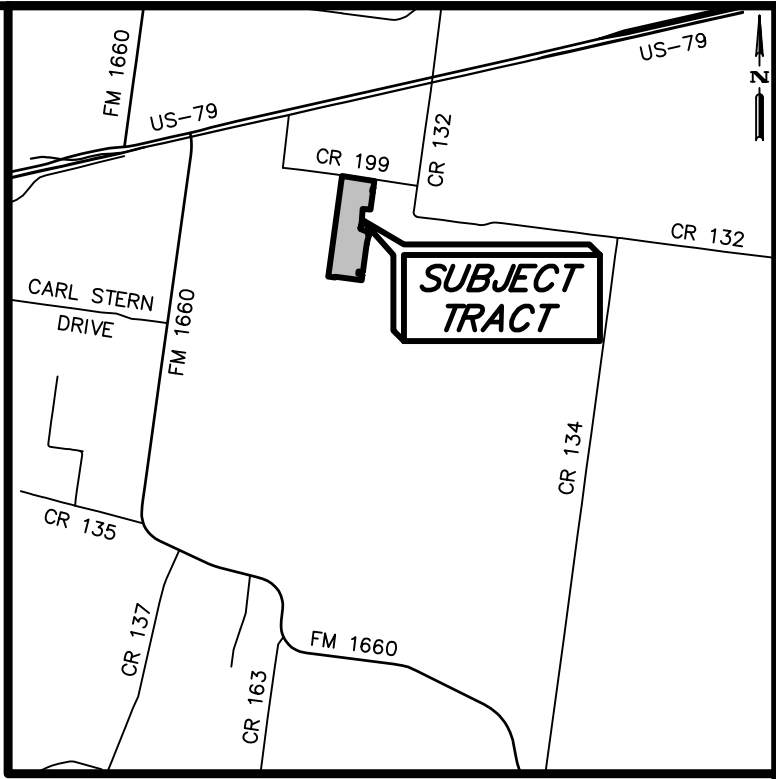
FINANCIAL IMPACT:

POLICY IMPLICATIONS:

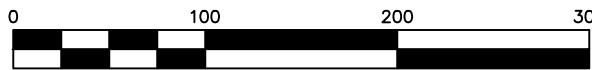
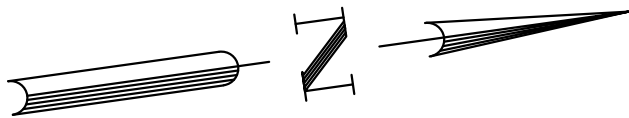
ATTACHMENTS:

1. CWCPH4FP-Init-Plat(6-8-21)

MERITAGE HOMES OF TEXAS, LLC
CALLED 167.461 ACRES
DOC. NO. 2018105406 O.P.R.W.C.



VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.99989025

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ALLEGRO DRIVE	50 FT.	817 FT.
ARNAGE DRIVE	50 FT.	440 FT.
MONTEGO STREET	50 FT.	698 FT.
CANLEY LOOP	50 FT.	1,824 FT.
WATERWAY AVENUE	50 FT.	1,038 FT.
TOTAL LINEAR FEET		4,817 FT.

LAND USE SCHEDULE

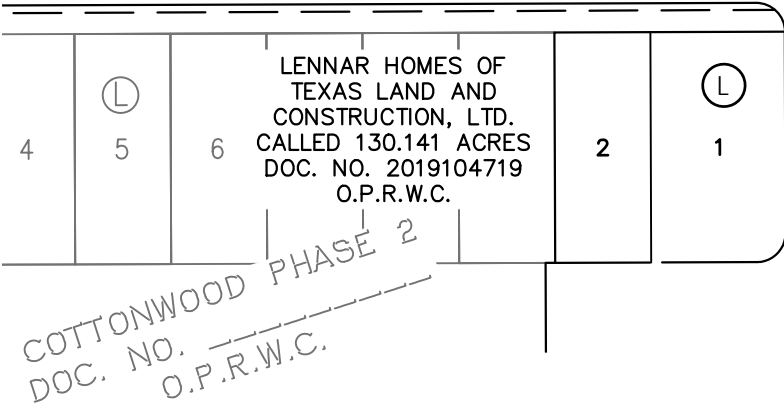
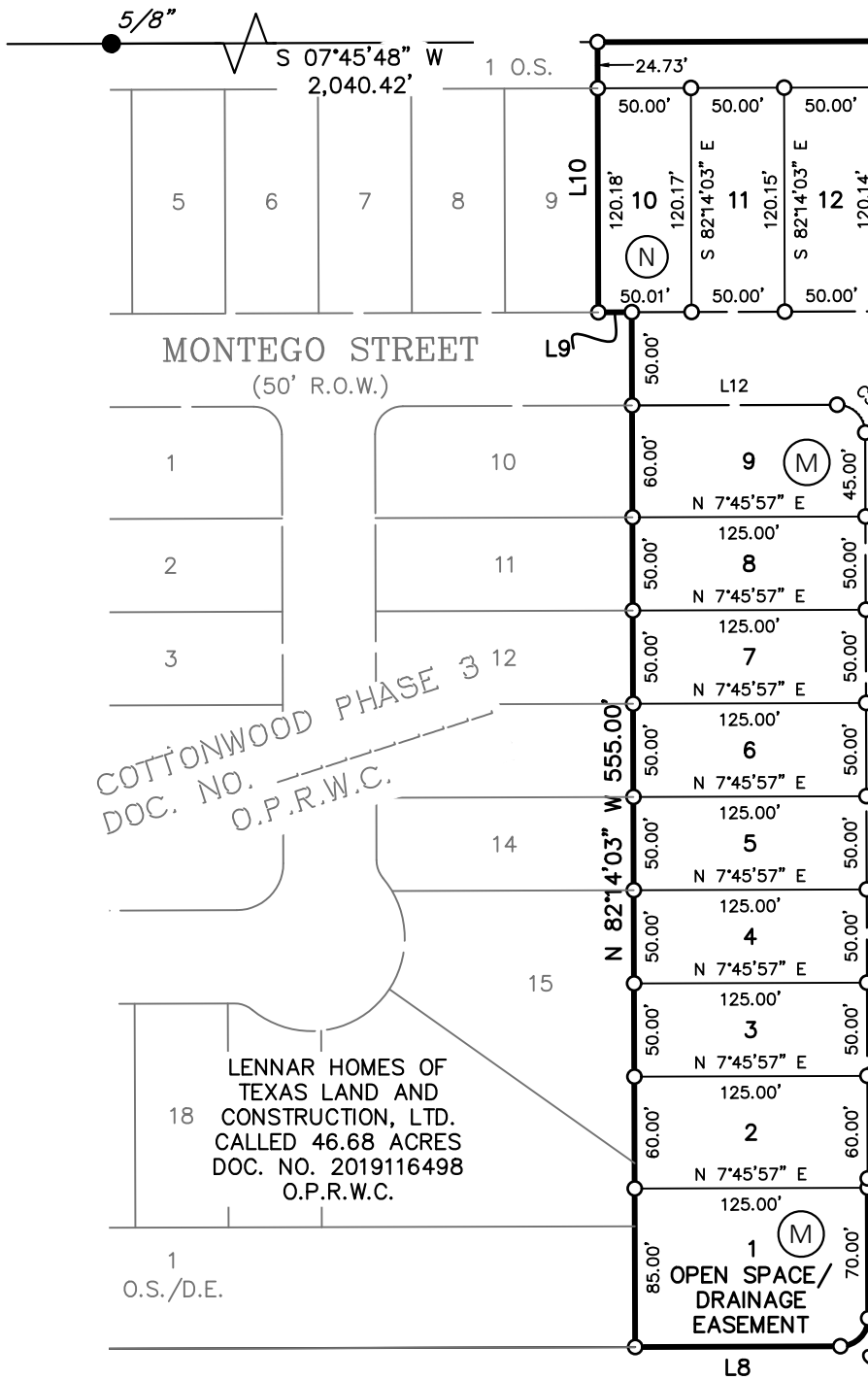
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	147	19.726 AC.
OPEN SPACE/DRAINAGE	2	4.838 AC.
OPEN SPACE	2	1.498 AC.
RIGHT-OF-WAY	-	5.546 AC.
TOTAL	151	31.608 AC.

BENCHMARKS:

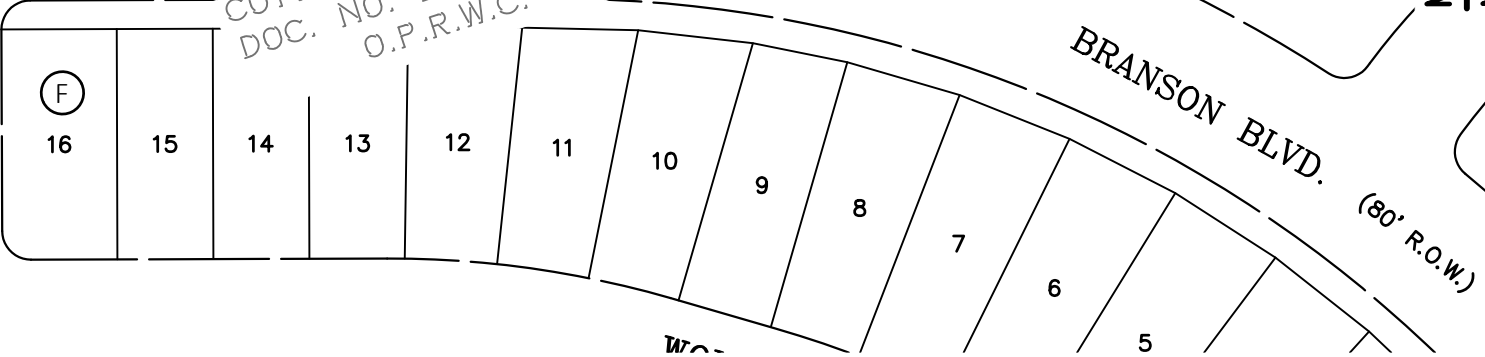
- BENCHMARK #12 MAG NAIL W/ SHINER STAMPED "BGE INC" IN ASPHALT IN THE CENTER OF COUNTY ROAD 199, BEING APPROXIMATELY 1,420 FEET WEST-NORTHWEST OF THE INTERSECTION OF COUNTY ROAD 199 AND COUNTY ROAD 132.
ELEVATION: 648.75 FEET NAVD-88
GRID N: 10171601.73
GRID E: 3178479.93
- BENCHMARK #13 MAG NAIL W/ SHINER STAMPED "BGE INC" IN ASPHALT IN THE NORTHBOUND LANE OF COUNTY ROAD 132, BEING APPROXIMATELY 15 FEET SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 199 AND COUNTY ROAD 132.
ELEVATION: 653.29 FEET NAVD-88
GRID N: 10171379.44
GRID E: 3179884.00
- BENCHMARK #20 MAG NAIL W/ SHINER STAMPED "BGE INC" SET IN ASPHALT IN THE WESTBOUND LANE OF LUNA VISTA DRIVE BEING APPROXIMATELY 500 FEET EAST-SOUTHEAST OF THE INTERSECTION OF LUNA VISTA AND TEA ROSE TRAIL IN FRONT OF THE SOUTHEAST CORNER OF 517 LUNA VISTA DRIVE.
ELEVATION: 619.40 FEET NAVD-88
GRID N: 10166495.17
GRID E: 3177612.50

LEGEND

- DOC. DOCUMENT
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
ELEC. ELECTRIC
ESMT. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.S. OPEN SPACE
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
CALCULATED POINT
SCALE BREAK SYMBOL



LOT	1	2	3	4
23	2	3	4	
22				
21				



Received 6/8/2021



FINAL PLAT COTTONWOOD PHASE 4

A SUBDIVISION OF 31.608 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS



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

WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271

MERITAGE HOMES OF TEXAS, LLC
CALLED 167.461 ACRES
DOC. NO. 2018105406, O.P.R.W.C.

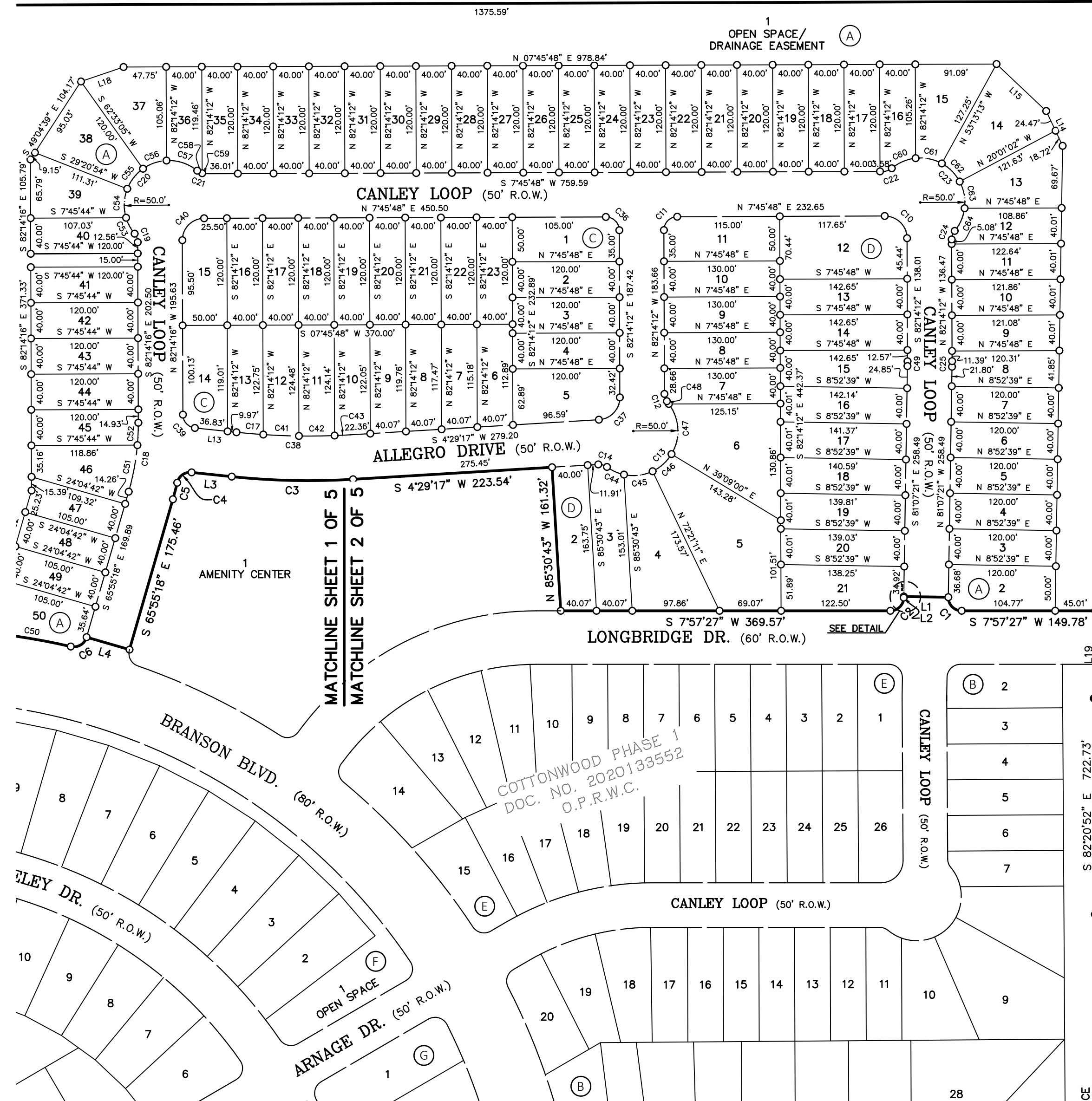
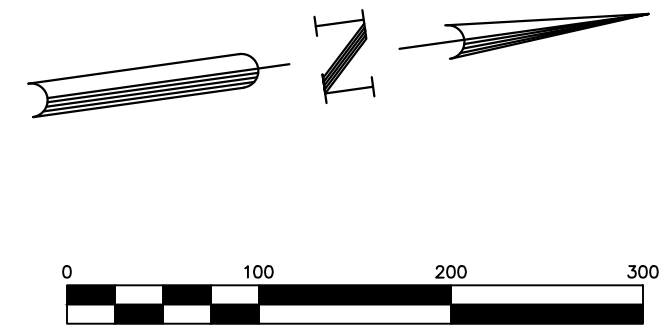
N 7°45'48" E 2,116.89'

1375.59'

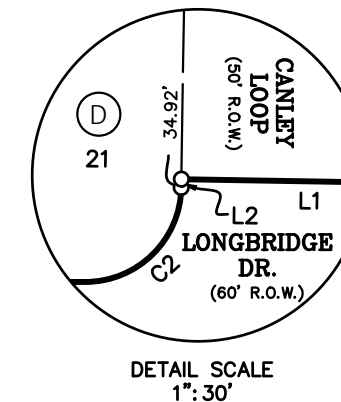
"BASELINE INC"

P.O.B.

"LAND DESIGN"



REBECCA LYNN TEICHELMAN
BORGNE, ROXANA RUTH TEICHELMAN
& TIMOTHY DON TEICHELMAN
CALLED 36.58 ACRES
(A. THIRD TRACT)
DOC. NO. 2015039011 O.P.R.W.C.



DETAIL SCALE
1" = 30'

REBECCA LYNN TEICHELMAN
BORGNE, ROXANA RUTH TEICHELMAN
& TIMOTHY DON TEICHELMAN
CALLED 26.33 ACRES
(A. SECOND TRACT)
DOC. NO. 2015039011 O.P.R.W.C.

FINAL PLAT

COTTONWOOD PHASE 4

A SUBDIVISION OF 31.608 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS



Received 6/8/2021



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

SHEET 2 OF 5

R — RESIDENTIAL O.S. — OPEN SPACE O.S.D. — OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	A	200,180	O.S.D.
2	A	6,065	R
3	A	4,800	R
4	A	4,800	R
5	A	4,800	R
6	A	4,800	R
7	A	4,800	R
8	A	4,884	R
9	A	4,828	R
10	A	4,859	R
11	A	4,890	R
12	A	4,646	R
13	A	6,714	R
14	A	7,947	R
15	A	6,567	R
16	A	4,503	R
17	A	4,800	R
18	A	4,800	R
19	A	4,800	R
20	A	4,800	R
21	A	4,800	R
22	A	4,800	R
23	A	4,800	R
24	A	4,800	R
25	A	4,800	R
26	A	4,800	R
27	A	4,800	R
28	A	4,800	R
29	A	4,800	R
30	A	4,800	R
31	A	4,800	R
32	A	4,800	R
33	A	4,800	R
34	A	4,800	R
35	A	4,799	R
36	A	4,391	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
37	A	6,975	R
38	A	6,784	R
39	A	5,747	R
40	A	4,629	R
41	A	4,800	R
42	A	4,800	R
43	A	4,800	R
44	A	4,800	R
45	A	4,790	R
46	A	5,841	R
47	A	4,232	R
48	A	4,200	R
49	A	4,200	R
50	A	5,656	R
51	A	7,152	R
52	A	6,000	R
53	A	6,000	R
54	A	6,000	R
55	A	6,000	R
56	A	6,000	R
57	A	6,000	R
58	A	6,000	R
59	A	6,000	R
60	A	5,678	R
61	A	10,934	R
62	A	10,230	R
63	A	5,700	R
64	A	6,000	R
65	A	6,000	R
66	A	6,000	R
67	A	6,000	R
68	A	6,000	R
69	A	6,000	R
70	A	6,000	R
71	A	6,000	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	C	5,952	R
2	C	4,800	R
3	C	4,800	R
4	C	4,800	R
5	C	7,018	R
6	C	4,562	R
7	C	4,653	R
8	C	4,745	R
9	C	4,836	R
10	C	4,927	R
11	C	4,979	R
12	C	4,951	R
13	C	4,841	R
14	C	5,778	R
15	C	5,872	R
16	C	4,800	R
17	C	4,800	R
18	C	4,800	R
19	C	4,800	R
20	C	4,800	R
21	C	4,800	R
22	C	4,800	R
23	C	4,800	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
2	D	6,501	R
3	D	6,419	R
4	D	10,070	R
5	D	14,613	R
6	D	11,190	R
7	D	5,182	R
8	D	5,200	R
9	D	5,200	R
10	D	5,200	R
11	D	6,452	R
12	D	9,914	R
13	D	5,706	R
14	D	5,706	R
15	D	5,897	R
16	D	5,670	R
17	D	5,639	R
18	D	5,608	R
19	D	5,577	R
20	D	5,546	R
21	D	6,949	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	M	10,577	O.S.D.
2	M	7,500	R
3	M	6,250	R
4	M	6,250	R
5	M	6,250	R
6	M	6,250	R
7	M	6,250	R
8	M	6,250	R
9	M	7,452	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
10	N	6,009	R
11	N	6,008	R
12	N	6,007	R
13	N	6,007	R
14	N	6,006	R
15	N	6,005	R
16	N	6,005	R
17	N	6,004	R
18	N	6,003	R
19	N	6,003	R
20	N	6,002	R
21	N	6,002	R
22	N	10,910	R
23	N	17,166	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Z	48,077	O.S.
2	Z	6,751	R
3	Z	6,751	R
4	Z	6,751	R
5	Z	6,751	R
6	Z	7,152	R
7	Z	6,000	R
8	Z	6,000	R
9	Z	6,001	R
10	Z	7,066	R
11	Z	6,749	R
12	Z	6,749	R
13	Z	6,749	R
14	Z	6,749	R

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	90°55'11"	23.80'	S 53°25'03" W	21.38'
C2	15.00'	89°04'49"	23.32'	S 36°34'57" E	21.04'
C3	825.00'	9°27'34"	136.21'	S 9°13'04" W	136.05'
C4	15.00'	83°14'37"	21.79'	S 27°40'27" E	19.93'
C5	325.00'	3°22'28"	19.14'	S 67°36'32" E	19.14'
C6	15.00'	86°57'47"	22.77'	S 22°26'24" E	20.64'
C7	740.00'	13°16'32"	171.46'	S 14°24'13" W	171.08'
C8	15.00'	90°00'00"	23.56'	S 52°45'57" W	21.21'
C9	15.00'	90°00'00"	23.56'	S 37°14'03" E	21.21'
C10	25.00'	90°00'00"	39.27'	S 52°45'48" W	35.36'
C11	15.00'	90°00'00"	23.56'	S 37°14'12" E	21.21'
C12	15.00'	39°42'54"	10.40'	N 77°54'21" E	10.19'
C13	50.00'	166°09'18"	145.00'	N 38°52'27" W	99.27'
C14	15.00'	39°42'54"	10.40'	S 24°20'45" W	10.19'
C15	50.00'	34°03'00"	29.71'	S 75°04'20" W	29.28'
C16	740.00'	6°11'40"	80.01'	S 10°51'47" W	79.97'
C17	775.00'	2°13'59"	30.21'	N 12°49'52" E	30.20'
C18	275.00'	16°18'58"	78.31'	N 74°04'47" W	78.05'
C19	15.00'	39°42'54"	10.40'	S 77°54'17" W	10.19'
C20	50.00'	169°25'53"	147.86'	S 37°14'14" E	99.57'
C21	15.00'	39°42'54"	10.40'	N 27°37'15" E	10.19'
C22	15.00'	39°42'54"	10.40'	N 12°05'39" W	10.19'
C23	50.00'	169°25'49"	147.86'	S 52°45'48" W	99.57'
C24	15.00'	39°42'54"	10.40'	S 62°22'45" E	10.19'
C25	325.00'	1°06'51"	6.32'	N 81°40'47" W	6.32'
C26	15.00'	39°42'54"	10.40'	N 77°54'17" E	10.19'
C27	50.00'	169°26'02"	147.86'	N 37°14'09" W	99.58'
C28	15.00'	39°42'54"	10.40'	S 27°37'24" W	10.19'
C29	15.00'	90°00'00"	23.56'	S 37°14'03" E	21.21'
C30	15.00'	90°00'00"	23.56'	S 52°45'57" W	21.21'
C31	15.00'	90°00'13"	23.56'	N 37°14'09" W	21.21'
C32	15.00'	89°59'47"	23.56'	S 52°45'51" W	21.21'
C33	25.00'	90°00'13"	39.27'	N 37°14'09" W	35.36'
C34	15.00'	90°00'00"	23.56'	N 52°45'57" E	21.21'
C35	15.00'	90°00'00"	23.56'	S 37°14'03" E	21.21'
C36	15.00'	90°00'00"	23.56'	S 52°45'48" W	21.21'
C37	25.00'	86°43'29"	37.84'	N 38°52'27" W	34.33'
C38	775.00'	9°27'34"	127.95'	N 9°13'04" E	127.81'
C39	15.00'	83°48'53"	21.94'	N 55°51'18" E	20.04'
C40	24.50'	90°00'04"	38.48'	S 37°14'14" E	34.65'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C41	775.00'	2°57'37"	40.04'	N 10°14'04" E	40.04'
C42	775.00'	2°57'27"	40.01'	N 7°16'32" E	40.00'
C43	775.00'	1°18'31"	17.70'	N 5°08'33" E	17.70'
C44	50.00'	24°07'28"	21.05'	N 32°08'28" E	20.90'
C45	50.00'	37°43'33"	32.92'	N 1°12'57" E	32.33'
C46	50.00'	33°12'11"	28.98'	N 34°14'55" W	28.57'
C47	50.00'	68°32'01"	59.81'	N 85°07'01" W	56.30'
C48	50.00'	2°34'06"	2.24'	S 59°19'56" W	2.24'
C49	275.00'	1°06'51"	5.35'	N 81°40'47" W	5.35'
C50	740.00'	7°04'52"	91.45'	S 17°30'03" W	91.40'
C51	275.00'	11°05'10"	53.21'	N 71°27'53" W	53.13'
C52	275.00'	5°13'48"	25.10'	N 79°37'22" W	25.09'
C53	50.00'	23°20'25"	20.37'	N 69°43'02" E	20.23'
C54	50.00'	37°57'39"	33.13'	S 79°37'56" E	32.52'
C55	50.00'	33°12'11"	28.98'	S 44°03'01" E	28.57'
C56	50.00'	32°23'56"	28.27'	S 11°14'57" E	27.90'
C57	50.00'	42°31'41"	37.11'	S 26°12'52" W	36.27'
C58	15.00'	24°18'03"	6.36'	N 35°19'41" E	6.31'
C59	15.00'	15°24'52"	4.04'	N 15°28'14" E	4.02'
C60	50.00'	33°50'55"	29.54'	S 15°01'39" E	29.11'
C61	50.00'	34°52'58"	30.44'	S 19°20'18" W	29.97'
C62	50.00'	33°12'11"	28.98'	S 53°22'52" W	28.57'
C63	50.00'	35°22'59"	30.88'	S 87°40'27" W	30.39'
C64	50.00'	32°06'46"	28.02'	N 58°34'40" W	27.66'
C65	50.00'	35°46'27"	31.22'	N 29°35'38" E	30.71'
C66	50.00'	49°48'18"	43.46'	N 13°11'44" W	42.11'
C67	50.00'	49°48'18"	43.46'	N 63°00'01" W	42.11'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S8°52'39"W	50.00'
L2	S81°07'21"E	1.28'
L3	S13°56'52"W	45.25'
L4	S24°04'42"W	50.00'
L5	N82°14'03"W	75.00'
L6	S7°45'57"W	50.00'
L7	S82°14'03"E	75.00'
L8	S7°45'57"W	110.00'
L9	S7°45'57"W	17.90'
L10	N82°13'45"W	144.91'
L11	N82°14'03"W	80.00'
L12	N7°45'57"E	110.00'
L13	S13°56'52"W	46.80'
L14	N72°43'50"E	43.19'
L15	N51°20'24"E	76.64'
L16	N25°32'20"W	45.78'
L17	N65°55'18"W	75.36'
L18	N10°51'04"W	50.46'
L19	S81°07'22"E	98.19'
L20	S8°52'38"W	42.62'

FINAL PLAT

COTTONWOOD PHASE 4

A SUBDIVISION OF 31.608 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS



Received 6/8/2021



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

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LEGAL DESCRIPTION

FIELD NOTES FOR A 31.608 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 46.68 ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD IN DOCUMENT NUMBER 2019116498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 31.608 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "Baseline Inc." found on the south right-of-way line of County Road 199 (R.O.W. ~ varies) no reference found, at the common corner of said 46.68 acre tract and a called 167.461 acre tract of land as conveyed unto Meritage Homes of Texas, LLC in Document Number 2018105406, of the Official Public Records of Williamson County Texas for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 81°07'22" E, coincident with the common line of the 46.68 acre tract and said right-of-way, a distance of 683.69 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the northeast corner of Cottonwood Phase 1 as recorded in Document Number 2020133552 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 1/2-inch iron found at the original northeast corner of the 46.68 acre tract, bears S 81°07'22" E, a distance of 98.19 feet;

THENCE, departing said common line, coincident with the west lines of said Cottonwood Phase 1 the following twenty-three (23) courses:

- 1) S 07°57'27" W, a distance of 149.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 15.00 feet, an arc length of 23.80 feet, a central angle of 90°55'11", a chord bearing of S 53°25'03" W, and a chord distance of 21.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re-entrant corner of the herein described tract;
- 3) S 08°52'39" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 4) S 81°07'21" E, a distance of 1.28 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 5) Curving to the right, with a radius of 15.00 feet, an arc length of 23.32 feet, a central angle of 89°04'49", a chord bearing of S 36°34'57" E, and a chord distance of 21.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 6) S 07°57'27" W, a distance of 369.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 7) N 85°30'43" W, a distance of 161.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 8) S 04°29'17" W, a distance of 223.54 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 9) Curving to the right, with a radius of 825.00 feet, an arc length of 136.21 feet, a central angle of 09°27'34", a chord bearing of S 09°13'04" W, and a chord distance of 136.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 10) S 13°56'52" W, a distance of 45.25 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

- 11) Curving to the left, with a radius of 15.00 feet, an arc length of 21.79 feet, a central angle of 83°14'37", a chord bearing of S 27°40'27" E, and a chord distance of 19.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 12) Curving to the right, with a radius of 325.00 feet, an arc length of 19.14 feet, a central angle of 03°22'28", a chord bearing of S 67°36'32" E, and a chord distance of 19.14 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 13) S 65°55'18" E, a distance of 175.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 14) S 24°04'42" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 15) Curving to the right, with a radius of 15.00 feet, an arc length of 22.77 feet, a central angle of 86°57'47", a chord bearing of S 22°26'24" E, and a chord distance of 20.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 16) Curving to the left, with a radius of 740.00 feet, an arc length of 171.46 feet, a central angle of 13°16'32", a chord bearing of S 14°24'13" W, and a chord distance of 171.08 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 17) S 07°45'57" W, a distance of 576.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 18) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 52°45'57" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 19) N 82°14'03" W, a distance of 75.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 20) S 07°45'57" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 21) S 82°14'03" E, a distance of 75.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 22) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 37°14'03" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 23) S 07°45'57" W, a distance of 110.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, departing said west line, over and across the 46.68 acre tract the following three (3) courses:

- 1) N 82°14'03" W, a distance of 555.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 2) S 07°45'57" W, a distance of 17.90 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 3) N 82°13'45" W, a distance of 144.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the 46.68 acre tract and the aforementioned 167.461 acre tract for the southwest corner of the herein described tract;

THENCE, N 07°45'48" E, coincident with said common line, a distance of 2,116.89 feet to the POINT OF BEGINNING and containing 31.608 acres of land, more or less.

FINAL PLAT
COTTONWOOD PHASE 4
A SUBDIVISION OF 31.608 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



Received 6/8/2021

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH KEVIN PAPE, VICE PRESIDENT, BEING THE OWNER OF A CALLED 46.68 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLAMSON COUNTY, TEXAS AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2019116498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 31.608 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 4

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

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

KEVIN PAPE, VICE PRESIDENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 NORTH F.M. 620
BUILDING 1, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

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

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

DATE



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

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

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

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.

FINAL PLAT
COTTONWOOD PHASE 4
A SUBDIVISION OF 31.608 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

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

DOUG GAUL, MAYOR

DATE

LACIE HALE, CITY SECRETARY

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



Received 6/8/2021



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

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Chandler Road Parkade Final Plat, 15.38 Acres, more or less, of land, one lot, located at the northwest corner of Chandler Road and FM 1660 North.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The approximate 15.38 acre property is at the northwest corner of Chandler Road and FM 1660 North. The property was recently annexed and is zoned B-2, General Commercial. This plat will create a single, legal lot for development.

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)

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval with the condition that the acreage be added to the face of the schematic, the signature blocks are updated, and the Final Plat cannot be recorded prior to the finalization of the TIA determination.

FINANCIAL IMPACT:

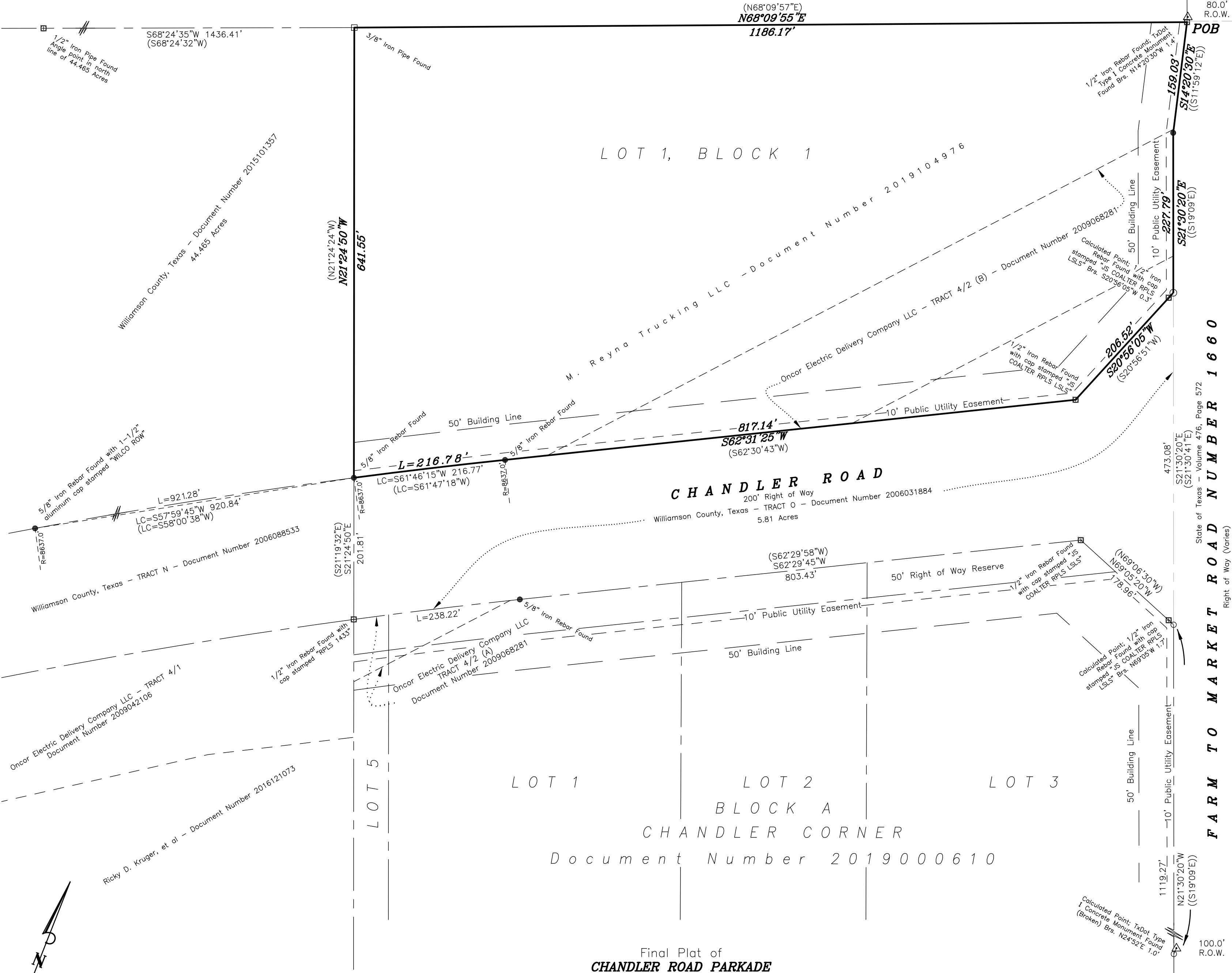
POLICY IMPLICATIONS:

ATTACHMENTS:

1. ChandlerRoadParkadeFP-Init-Plat(7-6-21)

JOHN DYKES SURVEY, Abstract Number 186

Williamson County — Remainder of a Called 201.54 Acres — Case Number 97-012-C277 — (Dennis O. Johnson, et ux — SECOND TRACT— Volume 496, Page 521)



- LEGEND:**
- All Property Corners are 5/8" Iron Rebar Set with cap stamped "RCS INC", unless otherwise stated.
 - ▣ 1/2" Iron Rebar Found with cap stamped "JS COALTER RPLS LSLS"
 - () Deed Calls.
 - (()) TxDot Deed Calls.
 - See Field Notes Attached.

Received 7/6/2021



Final Plat of
CHANDLER ROAD PARKADE
being part of the JOHN DYKES SURVEY, Abstract Number 186, situated
about 9 miles S70E from the courthouse in Georgetown, also
in the Extra Territorial Jurisdiction (E.T.J.) in Hutto,
in Williamson County, Texas.
Surveyed April 19, 2021.
RONALD CARROLL SURVEYORS, INC.

PROPERTY OWNER

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

SHEET 1 OF 2

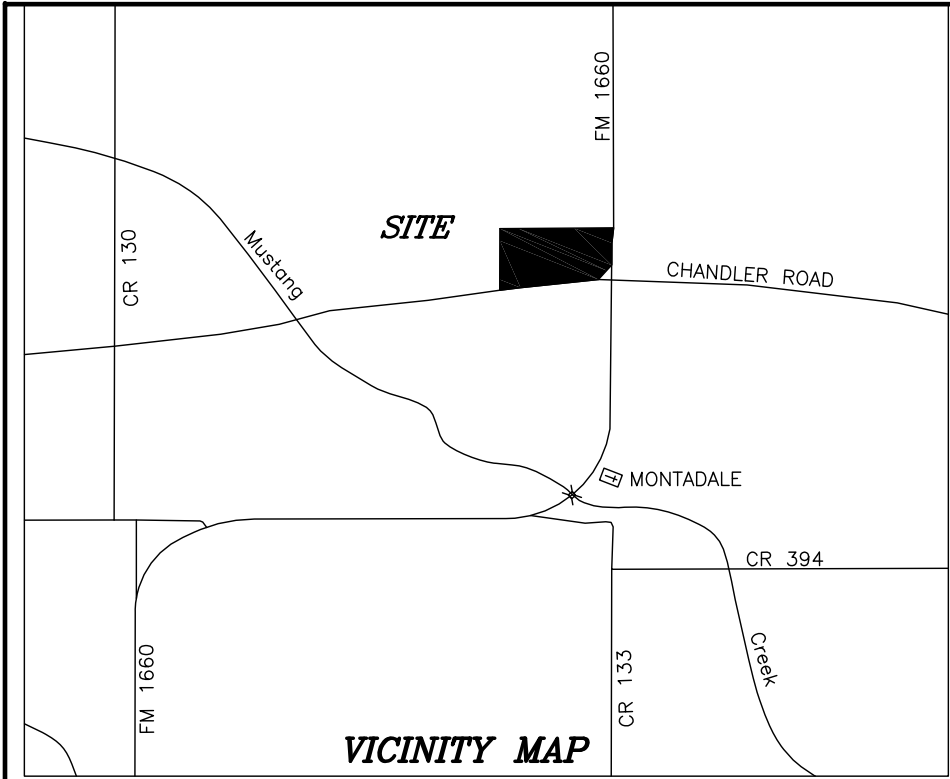
Final Plat of
CHANDLER ROAD PARKADE

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: 6/30/21 DRAWING NAME: 21026-PL-TRUCKING
SHEET SIZE: 18X24 JOB#: 21026 FIELD BOOK: 308 PG 15-16





LEGAL DESCRIPTION:
Part of the JOHN DYKES SURVEY, Abstract Number 186, situated about 9 miles S70E from the courthouse in Georgetown, in Williamson County, Texas, and embracing the tract described in the deed to M. Reyna Trucking, LLC., recorded in Document Number 2019104976 of the Williamson County Official Public Records.

BEGINNING at ½ inch iron rebar found in the west right of way line of Farm to Market (F.M.) Road 1660, and being in the west line of a tract described in the deed to the State of Texas, recorded in Volume 476, Page 572 of the Williamson County Deed Records, for the northeast corner of said Reyna Trucking tract, and the southeast corner of a tract described in the deed to Williamson County, being a remainder of a called 201.54 acres tract, as per Case Number 97-012-C277 of the Williamson County District Clerk Records, also being the same tract as described in the deed to Dennis O. Johnson, et ux, SECOND TRACT, recorded in Volume 496, Page 521 of said Deed Records, from said ½ inch iron rebar found, a Texas Department of Transportation (TXDOT) Type I concrete monument found, bears north 14 degrees-20 minutes-30 seconds west 1-4/10 feet for the northwest corner of said State of Texas tract, and being the southwest corner of a tract described in the deed to the State of Texas, recorded in Volume 476, Page 570 of said Deed Records.

Thence south 14 degrees-20 minutes-30 seconds east (TXDOT deed call is south 11 degrees-59 minutes-12 seconds east) along said west line of F.M. Road and State of Texas tract, for the east line of said Reyna Trucking tract, 159-03/100 feet to a 5/8-inch iron rebar set with a cap stamped "RCS INC" for an angle point in said west line of the F.M. Road and State of Texas tract, and for an angle point in said east line of the Reyna Trucking tract.

Thence south 21 degrees-30 minutes-20 seconds east (TXDOT deed call is south 19 degrees-09 minutes east) continuing along said west line of F.M. Road and State of Texas tract, for said east line of the Reyna Trucking tract, 227-79/100 feet to a calculated point for the northeast corner of a tract described in the deed to Williamson County, Texas, Tract O, recorded in Document Number 2006031884 of said Official Public Records, and known as Chandler Road, and being the northerly southeast corner of said Reyna Trucking tract, from said calculated point, a ½ inch iron rebar found with a cap stamped "JS COALTER RPLS LSLs" bears south 20 degrees-56 minutes-05 seconds west 0-3/10 of a foot.

Thence south 20 degrees-56 minutes-05 seconds west (Reyna Trucking deed call is south 20 degrees-56 minutes-51 seconds west) along the north line of said Chandler Road and Williamson County tract, for the southeast line of said Reyna Trucking tract, 206-52/100 feet to a ½ inch iron rebar found with a cap stamped "JS COALTER RPLS LSLs" for an angle point in said north line of Chandler Road and Williamson County tract, and being an angle point in the south line of said Reyna Trucking tract.

Thence south 62 degrees-31 minutes 25 seconds west (Reyna Trucking deed call is south 62 degrees-30 minutes-43 seconds west) along said north line of Chandler Road and Williamson County tract, for the south line of said Reyna Trucking tract, 817-14/100 feet to a 5/8-inch iron rebar found at the beginning of a curve to the left whose radius is 8637 feet.

Thence southwesterly continuing along said north line of Chandler Road and Williamson County tract, for said south line of Reyna Trucking tract, 216-78/100 feet to a 5/8 inch iron rebar found for the northwest corner of said Williamson County tract, the northeast corner of another tract described in the deed to Williamson County, Texas, TRACT N, recorded in Document Number 2006088533 of said Official Public Records, being the southeast corner of a called 44.465 acres tract described in the deed to Williamson County, Texas, recorded in Document Number 2015101357 of said Official Public Records, and being the southwest corner of said Reyna Trucking tract, the long chord of said 216-78/100 feet arc, is south 61 degrees-46 minutes-15 seconds west (deed call is south 61 degrees-47 minutes-18 seconds west) 216-77/100 feet, from said 5/8 inch iron rebar found, a ½ inch iron rebar found with a cap stamped "RPLS 1433" in the south right of way line of said Chandler Road, and being the southwest corner of said Williamson County TRACT O, for the southeast corner of said Williamson County TRACT N, the northeast corner of a tract described in the deed to Ricky D. Kruger, et al, recorded in Document Number 2016121073 of said Official Public Records, and being the northwest corner of Lot 5 of CHANDLER CORNER, a subdivision to Williamson County, Texas, as it appears upon the map recorded in Document Number 2019000610 of said Official Public Records, bears south 21 degrees-24 minutes-50 seconds east (deed call is south 21 degrees-19 minutes-32 seconds east) 201-81/100 feet.

Thence north 21 degrees-24 minutes-50 seconds west (deed call is north 21 degrees-24 minutes-24 seconds west) along the west line of said Reyna Trucking tract, for the east line of said Williamson County called 44.465 acres tract, 641-55/100 feet to a 3/8 inch iron pipe found in the south line of said Williamson County remainder of a called 201.54 acres tract, for the northeast corner of said Williamson County called 44.465 acres tract, and being the northwest corner of said Reyna Trucking tract, from said 3/8 inch iron pipe found, a ½ inch iron pipe found for an angle point in the north line of said Williamson County called 44.465 acres tract, and being an angle point in the south line of said Williamson County remainder of a called 201.54 acres tract, bears south 68 degrees-24 minutes-35 seconds west (deed call is south 68 degrees-24 minutes-32 seconds west) 1436-41/100 feet.

Thence north 68 degrees-09 minutes-55 seconds east (deed call is north 68 degrees-09 minutes-57 seconds east) along the south line of said Williamson County remainder of the called 201.54 acres tract, for the north line of said Reyna Trucking tract, 1186-17/100 feet to the place of BEGINNING and containing 15-38/100 acres, as surveyed.

- 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 five (5) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines.
 - 4) A five (5) foot Public Utility Easement (PUE) is hereby dedicated on each side of all rear lot lines.
 - 5) A three (3) foot Public Utility Easement (PUE) is hereby dedicated on each side of all interior side lot lines.
 - 6) No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
 - 7) Sidewalk and trees shall be provided on both sides of all streets within this subdivision.
 - 8) Sidewalks and tress shall be provided along all streets bounding this subdivision.
 - 9) An arterial fence shall be constructed per UDC requirements.
 - 10) Street lighting shall be provided by the developer in conformance with the UDC requirements.
 - 11) Utility Notes:
 - Water service for this subdivision will be provided by Jonah Water Supply Corp.
 - Wastewater service for this subdivision will be provided by on-site sewage facilities.
 - Natural gas service for this subdivision will be provided by Atmos Energy.
 - Electric service for this subdivision will be provided by Oncor Electric Delivery Company LLC.

Existing Floodplain
No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as per graphical representation and identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number 48491C0510F, effective date December 20, 2019, for Williamson County, Texas. This statement does not imply this tract will never flood nor does it create liability on the part of this Surveyor or Company.

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.

The research for the land boundary property line of this tract has been provided by this surveyor or his associates. That research includes the names and references to the adjoining property owners. Those adjoiners referenced are for compliance to the Texas Board of Professional Engineers and Land Surveyors regulations, and are shown for information purposes only. All other research for documents such as, but not limited to, easements, deed restrictions, restrictive covenants, leases, etc. are the responsibility of the client's Title Company or other third parties other than this Surveyor or Company.

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS
I, Miguel Reyna sole owner of the certain tract of land shown hereon and described in a deed recorded in Document Number 2019104976 of the Official Records of Williamson County, Texas, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights of way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as **CHANDLER ROAD PARKADE**.

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

Miguel Reyna owner

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

Before me, the undersigned authority, on this day personally appeared Miguel Reyna, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

Notary Public printed or typed name
My commission expires on: _____

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

I, First United Bank and Trust Company, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document Number 2019104976 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to 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 **CHANDLER ROAD PARKADE**.

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

Melody Landolt
Vice president/Community Loan Officer
418 US Highway 281 Marble Falls Texas 78654
830-798-6963

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

Before me, the undersigned authority, on this day personally appeared Melody Landolt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

Notary Public printed or typed name
My commission expires on: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW 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 _____, 2021, A.D., at _____ o'clock ____M. and duly recorded this _____ day of _____, 2021, A.D., at _____ o'clock ____M., in the Official Public Records of said County, in Instrument Number _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court of Williamson County, Texas

By: _____, Deputy

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

J. Terron Evertson, PE, DR, CFM
County Engineer
Date

City mayor and city secretary signatures:
This plat was approved for recording by the Hutto City Council on the on the _____ day of _____, 2021.

Mike Snyder, Mayor

Date

Holly Nagy, City Secretary

Date

City Development Services signatures:
This subdivision is located within the extraterritorial jurisdiction of the City of Hutto, this the _____ day of _____, 2021.

Ashby Grundman, Development Services Director

Date

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

I, Ronald Carroll, Registered Public Surveyor Number 2025, in the State of Texas, hereby certify that this plat is true and correct as per compliance with the Texas Board of Professional Engineers and Land Surveyors regulation, 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 April 19, 2021.

Ronald Carroll, RPLS 2025
State of Texas
5203 South 21st Street
Temple Texas, 76502
1(254)773-1447

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

I, Joel Bock, Registered Professional Engineer in the State of Texas, 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 Hutto, Williamson, Texas, this _____ day of _____, 2021.

Joel Bock, PE, 11652
1812 Centre Creek Dr #350
Austin, TX 78754
1(512)494-0208

Received 7/6/2021



Final Plat of
CHANDLER ROAD PARKADE
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: 6/30/21 DRAWING NAME: 21026-PL-TRUCKING
SHEET SIZE: 18X24 JOB#: 21026 FIELD BOOK: 308 PG 15-16

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on a zoning change request Tex Mix 685 from SF-1, Single Family to General Commercial (B-2) for an approximate 20.063 acre side, more or less, generally located along Chris Kelley Blvd/FM 685.
Meeting: Tuesday, August 3, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The approximate 20 acre property has historically been the home of the Tex-Mex industrial ready-mix plant. As part of a development agreement, Tex-Mix agreed to zone this property General Commercial/B-2 Zoning District when the Tex-Mix relocated to SH130. The proposal is in compliance with the Future Land Use Map and meets all of the criteria for rezoning as set forth in the Unified Development Code.

North: Brushy Creek and Hutto Crossing PUD, existing residential
South: Undeveloped, ETJ
East: Chris Kelley Blvd. ROW, commercial and single-family
West: Undeveloped, ETJ

Notices were sent to all property owners within 600 ft of this property. At the time of writing, no responses have been received.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

The request is in compliance with the Future Land Use Map.

ATTACHMENTS:

1. Fully Executed Development Agreement 5.10.19 - Final
2. Tex Mix 685 Hutto LOI Rezoning Letter

AGENDA ITEM REPORT



-
3. 1200CKB-TexMix-Survey(20.063ac)

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this 2nd day of May, 2019 (the "Effective Date"), by and between the City of Hutto, Texas, a Texas home rule municipal corporation (the "City"), on the one hand, and Tex Mix Land, Ltd., its successors and assigns ("TML"), and Tex-Mix Partners, Ltd., its successors and assigns ("TMP"), on the other hand. The City, TMP, and TML are sometimes referred to individually as a "Party" and collectively as the "Parties."

Terms not otherwise defined herein shall have the meaning given in Appendix I.

RECITALS

WHEREAS, TML intends to acquire and develop an approximately 126-acre tract of land, which is referred to as Tract 2 in Exhibit A to this Agreement (the "Property"); and

WHEREAS, TMP intends to relocate and conduct its operations of supplying ready-mix concrete to residential, commercial, industrial, and government projects from its existing facilities in the City to certain portions of the Property upon completion of improvements to the Property; and

WHEREAS, the City has determined that relocation of certain TMP operations within the City will be a public benefit.

NOW THEREFORE, in consideration of the promises and mutual covenants hereinafter set forth, the Parties hereby agree as follows:

ARTICLE I PROJECT DESCRIPTION

- 1.1 **Purpose.** The "Project" means (i) the purchase of the Property by TML; (ii) engineering and architectural design work for development of the Property; (iii) the relocation and/or construction of a ready-mix concrete plant and related facilities by TMP on approximately 25 acres of the Property (the "Company Property"); and (iv) the subdivision, marketing for sale, and sale of one or more parcels of the remaining Property (the "Other Property") to one or more future owners ("Future Owners").

ARTICLE II TML AND TMP COVENANTS

- 2.1 **Acquisition of the Property.** TML will complete acquisition of the Property no later than December 31, 2019.
- 2.2 **Permits and Permission.** TML and/or TMP will ensure that they or their developer(s) or contractor(s) will make timely application to the City or other regulatory authorities for permits and approvals necessary to develop the Project.

- 2.3 TML and TMP Operations. TML is a family-owned and operated limited partnership, owning and leasing lands in the Austin, San Antonio, and surrounding communities. TMP is a family-owned and operated limited partnership, supplying ready-mix concrete for residential, commercial, industrial and government projects in the Austin, San Antonio, and surrounding communities from various plant sites in and around the communities it serves. At the start of operations on the Company Property, TMP will commence operations with at least twenty (20) employees and plans to grow to approximately thirty (30) employees within ten (10) years.
- 2.4 Project Development. TML and/or TMP will use reasonable best efforts to purchase material, including construction material, within the City limits of the City or as close to the City limits as possible, for the Project.
- 2.5 Anticipated Costs. TML and/or TMP estimates that it will spend more than three million dollars (\$3,000,000) on the Project including land, planning, relocation expenses, equipment and construction.

ARTICLE III CITY OBLIGATIONS

- 3.1 City Obligations. Contingent upon TML and TMP meeting its obligations set out herein, the City agrees to provide the following:
- (a) City hereby agrees to authorize the use of septic on the Property until such time as the City delivers wastewater infrastructure to the Property line.
 - (b) City shall request and in good faith pursue with Jonah SUD a Certificate for Convenience and Necessity ("CCN") swap to service the Property. If a CCN swap is not feasible, TML and/or TMP shall still connect to City of Hutto Water as a portion of the Hutto CCN covers the Company Property, provided that the City delivers adequate infrastructure, as reasonably determined by the Parties, to the Property. If the City fails to deliver adequate infrastructure to the Property to service the needs of TML and/or TMP, TML and/or TMP shall be permitted to connect to the Jonah SUD to serve the portion of the Property covered by the Hutto CCN.
 - (c) The City agrees, to the maximum extent permitted by law, to process TML's and/or TMP's applications for approval to re-zone the Property to allow for industrial uses of the Property and additional development modifications as set forth in Subsections 2.2.2.4 (Industrial Uses) and 3.4.4 (Industrial Building Design in Development Area C), respectively, of the revised Hutto Crossing Planned Unit Development ("PUD") in Exhibit C to this Agreement.
 - (d) City shall facilitate discussions between TML and/or TMP and TxDOT to allow access from the Property to State Highway 130.

- (e) City shall facilitate discussions between TML and/or TMP and Union Pacific Railroad to allow adequate access from the Property to State Highway 79.
- (f) City shall assist TML and/or TMP with marketing efforts for the Other Property to attract additional end users.
- (g) City shall waive all application and review fees associated with the Project to facilitate relocation of TMP's existing facilities within the City limits to the Property.

ARTICLE IV TML AND TMP OBLIGATIONS

4.1 TML and TMP Obligations.

- (a) Within two hundred and seventy (270) days of wastewater infrastructure being delivered by the City to the Property line, TMP will extend sewer to the Company Property and remove its use of septic in accordance with industry standards and TCEQ requirements. TML and/or TMP agree that any Future Owners will be contractually required to likewise extend sewer to and remove septic from Other Property, as well.
- (b) TML and TMP shall utilize the City of Hutto for water service on Company Property, provided that the City delivers adequate infrastructure, as reasonably determined by the Parties, to the Property. If the Parties determine that the City has not provided adequate infrastructure to the Property to service the needs of TML and TMP, TML and TMP shall be permitted to connect to the Jonah SUD.
- (c) Within thirty (30) days of obtaining a certificate of occupancy to begin operations on the Company Property, but prior to the sale of TML and TMP's existing site within the City limits (as more particularly described in Exhibit B to this Agreement), TML and/or TMP agree to submit and seek approval of a rezoning application for such site (Exhibit B) to zone it for B-2 Commercial.

ARTICLE V TERM

- 5.1 Term of Agreement. The term of this Agreement shall commence on the Effective Date and shall terminate ten (10) years after the Effective Date, or upon notice by TML and TMP to the City that the Project is complete, whichever occurs first.

ARTICLE VI REPRESENTATIONS AND WARRANTIES

- 6.1 Representations and Warranties of TML and TMP.

- (a) Authorization. TML and TMP are limited partnerships duly organized, validly existing, and in good standing under the laws of the State of Texas with authority to perform its obligations under this Agreement.
- (b) Performance. Performance of this Agreement will not result in any breach of, or constitute any default under, any agreement or other instrument to which either TML or TMP is a party or by which either TML or TMP may be bound.
- (c) Execution. The execution and delivery by TML and TMP of, and TML's and TMP's performance under, this Agreement are within TML's and TMP's powers and have been duly authorized by all requisite organizational action. The Person executing this Agreement on behalf of both TML and TMP has the authority to do so. This Agreement constitutes the legal, valid and binding obligation of both TML and TMP, enforceable in accordance with its terms.
- (d) Litigation. Neither TML nor TMP has received written notice and has actual knowledge of any litigation pending or threatened against either TML or TMP that might adversely affect the Property or the Project or TML's or TMP's ability to perform their respective obligations under this Agreement.

6.2 Representations and Warranties of City.

- (a) Authorization. The City is a municipal corporation with full right and authority to enter into this Agreement and to consummate the transactions described in this Agreement.
- (b) Performance. Performance of this Agreement will not result in any breach of, or constitute any default under, any agreement or other instrument to which the City is a party or by which the City may be bound.
- (c) Execution. The execution and delivery of, and the City's performance under, this Agreement are within the City's powers and have been duly authorized by all requisite municipal action. Each of the Persons executing this Agreement on behalf of the City is duly authorized to do so. This Agreement constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms.

**ARTICLE VII
DEFAULTS; REMEDIES; TERMINATION**

7.1 Default by TML or TMP. The following shall constitute an "Event of Default" under this Agreement by TML or TMP:

- (a) Abandonment or Suspension. Following commencement of construction at the Property, either TML or TMP voluntarily abandons or substantially suspends such construction for more than forty-five (45) consecutive days; provided, however, that a suspension for purposes of this Section 8.1(b) shall not include any delay

caused by a Force Majeure event or the regulatory authority of the City or other regulatory agencies.

- (b) Failure to Perform Obligations. Without limiting any other provision of this Section, either TML or TMP fails to materially perform any other obligation or duty provided in this Agreement, except as caused by a Force Majeure event or the regulatory authority of governing regulatory agencies, after the time for any cure or expiration of any grace period specified therefor, or if no such time is specified, within thirty (30) days after the date of written demand, via certified mail, by the City to TML or TMP to perform such obligation and duty, or in the case of a default not susceptible of cure within thirty (30) days, either TML or TMP fails promptly to commence to cure such default and thereafter to prosecute diligently such cure to completion within a reasonable time, but in no event longer than one hundred twenty (120) days after the date of the written demand.
- (c) Assignment. Either TML or TMP attempts to assign rights under this Agreement, unless the assignee assumes all obligations of TML and TMP and provides prior written notice, via certified mail, to the City.
- (d) Receiver and Bankruptcy. A receiver, trustee or custodian is appointed for, or takes possession of, all or substantially all of the assets of TML or TMP, either in a proceeding brought by TML or TMP or in a proceeding brought against TML or TMP, and such appointment is not discharged or such possession is not terminated within ninety (90) days after the effective date thereof or TML or TMP consents to or acquiesces in such appointment or possession; TML or TMP files a petition for relief under the Federal Bankruptcy Code or any other present or future federal or state insolvency, bankruptcy or similar law (all of the foregoing collectively, "Applicable Bankruptcy Law") or an involuntary petition for relief is filed against TML or TMP under any Applicable Bankruptcy Law and such petition is not dismissed within ninety (90) days after the filing thereof, or an order for relief naming TML or TMP is entered under any Applicable Bankruptcy Law, or any composition, rearrangement, extension, reorganization or other relief of debtors now or hereafter existing is requested or consented to by TML or TMP.

7.2 Default by City. The following shall constitute an "Event of Default" under this Agreement by the City:

- (a) Failure to Perform Obligations. Without limiting any other provision of this Section, City fails to materially perform any other obligation or duty provided in this Agreement, except as caused by a Force Majeure event, after the time for any cure or expiration of any grace period specified therefor, or if no such time is specified, within thirty (30) days after the date of written demand, via certified mail, by either TML or TMP to City to perform such obligation and duty, or in the case of a default not susceptible of cure within thirty (30) days, City fails promptly to commence to cure such default and thereafter to prosecute diligently such cure to

completion within a reasonable time, but in no event longer than one hundred twenty (120) days after the date of the written demand.

- (b) Receiver and Bankruptcy. A receiver, trustee or custodian is appointed for, or takes possession of, all or substantially all of the assets of City, either in a proceeding brought by the City or in a proceeding brought against the City, and such appointment is not discharged or such possession is not terminated within ninety (90) days after the effective date thereof or the City consents to or acquiesces in such appointment or possession; the City files a petition for relief under the Federal Bankruptcy Code or any other present or future federal or state insolvency, bankruptcy or similar law (all of the foregoing collectively, "Applicable Bankruptcy Law") or an involuntary petition for relief is filed against the City under any Applicable Bankruptcy Law and such petition is not dismissed within ninety (90) days after the filing thereof, or an order for relief naming the City is entered under any Applicable Bankruptcy Law, or any composition, rearrangement, extension, reorganization or other relief of debtors now or hereafter existing is requested or consented to by the City.

7.3 City Remedies. Upon the occurrence and during the continuance of an Event of Default by TML or TMP, in addition to any other remedies at law or in equity, the City may pursue the remedies set forth below:

- (a) Specific Performance. The City may institute an action for specific performance, to the extent permitted by Legal Requirements.
- (b) Damages. The City may pursue a claim against either TML or TMP for, and TML and/or TMP shall be liable for, actual, but not punitive or consequential, damages.
- (c) Tolling of Other Obligations. The City may toll performance of its obligations under this Agreement and any required time for performance thereof will be extended by the number of days either TML's or TMP's Event of Default existed.

7.4 TML and TMP Remedies. Upon the occurrence and during the continuance of an Event of Default by the City, in addition to any other remedies at law or in equity, TML and/or TMP may pursue the remedies set forth below:

- (a) Termination of the Project. TML and TMP may terminate its obligations under this Agreement.
- (b) Damages. TML and/or TMP may pursue a claim against the City for, and the City shall be liable for, actual, but not punitive or consequential, damages.

7.5 Cumulative Rights/Remedies. The rights and remedies of the Parties to this Agreement are cumulative and the exercise by either Party of any one or more of such remedies will not preclude the exercise by it, at the same or a different time, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by

the other Party. No waiver made by either Party with respect to the performance, or manner or time thereof, of any obligation of the other Party or any condition to its own obligation under this Agreement will be considered a waiver with respect to the particular obligation of the other Party or condition to its own obligation beyond those expressly waived and to the extent thereof, or a waiver in any respect in regard to any other rights of the Party making the waiver or any other obligations of the other Party.

ARTICLE VIII MISCELLANEOUS

- 8.1 Notices. All notices and other communications hereunder shall be in writing and, shall be delivered by hand delivery, expedited courier delivery or mailed (if mailed, by registered or certified mail, return receipt requested, postage prepaid) addressed as follows, and shall be effective upon actual delivery if delivered by hand or by expedited courier delivery or, if mailed, three days after deposit in the United States mail:

If to TML and TMP, to:

R. Logan Owens, CEO
Tex-Mix Partners, Ltd.
P.O. Box 830
Leander, Texas 78641
Phone: (512) 759-1438

With a copy to:

Kelley Drye & Warren LLP
Attn: William C. Petit
515 Post Oak Blvd., Suite 900
Houston, Texas 77027
Phone: (713) 355-5023

If to the City, to:

Odis Jones, City Manager
500 W. Live Oak St.
Hutto, Texas 78634
Phone: (512) 759-4030

With a copy to:

William H. Bingham
McGinnis Lochridge & Kilgore, L.L.P.
600 Congress Avenue, Suite 2100
Austin, Texas 78701

Phone: (512) 495-6000
Facsimile: (512) 495-6093

Any party may change its address for receiving notice by giving notice of a new address in the manner herein provided; however, if mailed, notice of such new address will be effective only upon actual receipt by the other party.

- 8.2 Independent Contractor. TML and TMP are independent contractors with respect to the Project and is not serving as the employee or agent of the City. Nothing contained in this Agreement shall be construed as creating or constituting any partnership, joint venture, employment or agency between the Parties. Each of TML, TMP, and the City has sole authority and responsibility to employ, discharge and otherwise control its own employees, and the respective employees of TML, TMP, and the City are not, and shall not be deemed to be, employees of the other. Neither Party has the right or power to bind or obligate the other Party for any liabilities or obligations without the prior written consent of the other Party.
- 8.3 Severability. If any clause or provision of this Agreement is or should ever be held to be illegal, invalid, or unenforceable under any present or future law applicable to the terms hereof, then and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and that in lieu of each such clause or provision of this Agreement that is illegal, invalid, or unenforceable, there be added as part of this Agreement a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible, and be legal, valid, and enforceable such that the intention of the Parties is effected as closely as is possible.
- 8.4 Construction of Agreement. This Agreement has been reviewed and revised by legal counsel for TML, TMP, and the City, and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.
- 8.5 Entire Agreement. This Agreement, including the Exhibits hereto, constitutes the entire agreement among the Parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the Parties in connection therewith. No representation, warranty, covenant, agreement or condition not expressed in this Agreement shall be binding upon the Parties hereto or shall affect or be effective to interpret, change or restrict the provisions of this Agreement.
- 8.6 No Waiver. The Parties may waive any of the conditions contained herein or any of the obligations of the other Party hereunder, but any such waiver shall be effective only if in writing and signed by the Party waiving such conditions or obligations.
- 8.7 Governing Law; Venue. THIS AGREEMENT SHALL BE CONSTRUED AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE OBLIGATIONS OF THE PARTIES HERETO ARE AND SHALL BE

PERFORMABLE IN THE COUNTY WHEREIN THE PROPERTY IS LOCATED, AND IF LEGAL ACTION IS NECESSARY BY EITHER PARTY WITH RESPECT TO THE ENFORCEMENT OF ANY TERM OF THIS AGREEMENT, EXCLUSIVE VENUE FOR SAME SHALL LIE IN THE COURTS OF WILLIAMSON COUNTY, TEXAS. BY EXECUTING THIS AGREEMENT, EACH PARTY HERETO EXPRESSLY (A) CONSENTS AND SUBMITS TO PERSONAL JURISDICTION AND VENUE CONSISTENT WITH THE PREVIOUS SENTENCE, (B) WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ALL CLAIMS AND DEFENSES THAT SUCH JURISDICTION AND VENUE ARE NOT PROPER OR CONVENIENT, AND (C) CONSENTS TO THE SERVICE OF PROCESS IN ANY MANNER AUTHORIZED BY TEXAS LAW.

- 8.8 Waiver of Jury Trial. EACH PARTY HERETO ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS AGREEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES, AND THEREFORE EACH SUCH PARTY HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT SUCH PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT. EACH PARTY CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE, AGENT OR ATTORNEY OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER, (B) EACH PARTY UNDERSTANDS AND HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (C) EACH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) EACH PARTY HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.
- 8.9 Attorney's Fees. Should any legal action be brought by either Party because of a breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and such other costs as may be found by the court or arbitrator.
- 8.10 Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of all Persons required to bind any Party appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the Parties hereto.
- 8.11 Successors and Assigns. Except as provided in this Section, this Agreement will be binding upon and inure to the benefit of the permitted successors and assigns of the City, TML, and TMP, and where the terms "TML," "TMP," or the "City" are used in this Agreement, they

mean and include their respective permitted successors and assigns. If any Party hereto assigns its interest herein as permitted hereby, the assigning Party will not be released from its obligations hereunder, except to the extent it obtains a written release from the beneficiary Party to such obligations, which such beneficiary Party may give or withhold in its sole and absolute discretion.

- 8.12 Assignment. Neither TML nor TMP shall assign any or all obligations under this Agreement without the written consent of City, which may be withheld by City in its sole discretion. In the event that such consent is given, it shall not relieve TML or TMP from any of the obligations of this Agreement or of any order (whether written or oral) between City and TML and TMP. Any such assignee shall be considered the agent of TML and TMP and, as between the Parties hereto, TML and TMP shall be and remain liable as if no such assignment or subletting had been made.
- 8.13 Force Majeure. Either Party hereto shall have the right to suspend performance of an obligation due to a Force Majeure event which interferes with such Party's ability to act in a manner necessary to perform its obligations hereunder. Force Majeure shall mean any event or circumstances (whether arising from natural causes, human or governmental agency or otherwise) beyond the reasonable control of the Party invoking Force Majeure, including strikes, lockouts or other labor disputes, civil strife, war, terrorist attack, casualty, earthquake, riot, heavy rains, flood, fire, or acts of God, or any other cause beyond the reasonable control of the Party invoking this section, and if such Party shall have used its commercially reasonable efforts to mitigate such effects, and such Party shall have given written notice to the other Party, and the time for performance shall be extended for the period of delay or inability to perform due to such occurrence.
- 8.14 Further Acts. In addition to the acts and deeds recited in this Agreement and contemplated to be performed, executed, and/or delivered by the Parties, the City and TML and TMP agree to perform, execute, and/or deliver or cause to be performed, executed, and/or delivered at such time or times as may be necessary or appropriate under this Agreement any and all further lawful acts, deeds, and assurances as are reasonably necessary or appropriate to consummate and implement the transactions and agreements reasonably contemplated hereby.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, each Party hereto has signed this Agreement or caused this Agreement to be signed in its corporate name by its officer thereunto duly authorized, all as of the date first above written.

TEX-MIX PARTNERS, LTD., a Texas limited partnership

Waco Tex Mix, Inc., its General Partner

By: [Signature]
Its: Vice President

Date: 5/2/19

TEX MIX LAND, LTD., a Texas limited partnership

Waco Tex Mix, Inc., its General Partner

By: [Signature]
Its: Vice President

Date: 5/2/19

CITY OF HUTTO, a municipal corporation

[Signature]

By: Odis Jones
Its: City Manager

Date: 5/10/19

Attest: [Signature]
Lisa L. Brown, City Secretary

Date: 5/10/19

APPENDIX I

DEFINED TERMS

1. "Agreement" means this Development Agreement.
2. "Applicable Bankruptcy Law" has the meaning given in Section 7.1(e).
3. "City" means the City of Hutto, Texas, a municipal corporation.
4. "Claim" has the meaning given in Section 6.1(a).
5. "Effective Date" has the meaning given in the introductory paragraph.
6. "Force Majeure" means acts of God, strikes, lockouts or other industrial disturbances, shortages of labor or materials, war, acts of public enemies, terrorism, orders of any kind of the government of the United States, the State of Texas, Williamson County, Texas, City of Hutto, or any other civil or military authority, insurrections, riots, epidemics, landslides, earthquakes, lightning, fires, hurricanes, storms, floods, washouts, other natural disasters, a party not receiving a governmental permit, license, approval or inspection in time to meet a contractual time period imposed hereunder provided that party, in good faith, was diligent in the application or request for and prosecution of the process to obtain that permit, license, approval or inspection, restraint of government and people, civil disturbances, explosions, acts or omissions of either party (or a subdivision thereof) to this Agreement or other causes not reasonably within the control of the party claiming such inability (except that in no event shall Force Majeure include (a) financial inability to perform unless such event, act or cause results primarily from the occurrence of a Force Majeure event described above, or (b) acts of the party claiming such inability, or a subdivision thereof, including without limitation any ordinances, regulations, orders or similar action by such party or a subdivision thereof).
7. "Hazardous Materials" means any substance that is now or hereafter defined or listed in, or otherwise classified pursuant to, any Legal Requirements or common law, as "hazardous substance," "hazardous material," "hazardous waste," "acutely hazardous", "extremely hazardous waste," "infectious waste," "toxic substance," "toxic pollutant" or any other formulation intended to define, list, or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, or toxicity, including any petroleum, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas) or derivatives thereof. "Hazardous Materials" also include, without limitation, those substances listed in the United States Department of Transportation Table (49 CFR 172.101, as amended).
8. "Legal Requirements" mean applicable restrictive covenants, service extension requests, zoning ordinances, and building codes; access, health, safety, environmental, and natural resource protection laws and regulations and all other applicable federal, state, and local laws, statutes, ordinances, rules, design criteria, regulations, orders, determinations and court decisions.

9. "Party" and "Parties" have the meaning given in the introductory paragraph.

10. "Person" means an individual, corporation, partnership, limited liability company, unincorporated organization, association, joint stock company, joint venture, trust, estate, real estate investment trust, government, agency or political subdivision thereof or other entity, whether acting in an individual, fiduciary or other capacity.

Exhibit A

Legal Description of the Property (Tract 2)

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

p Bury+Partners
ENGINEERING SOLUTIONS

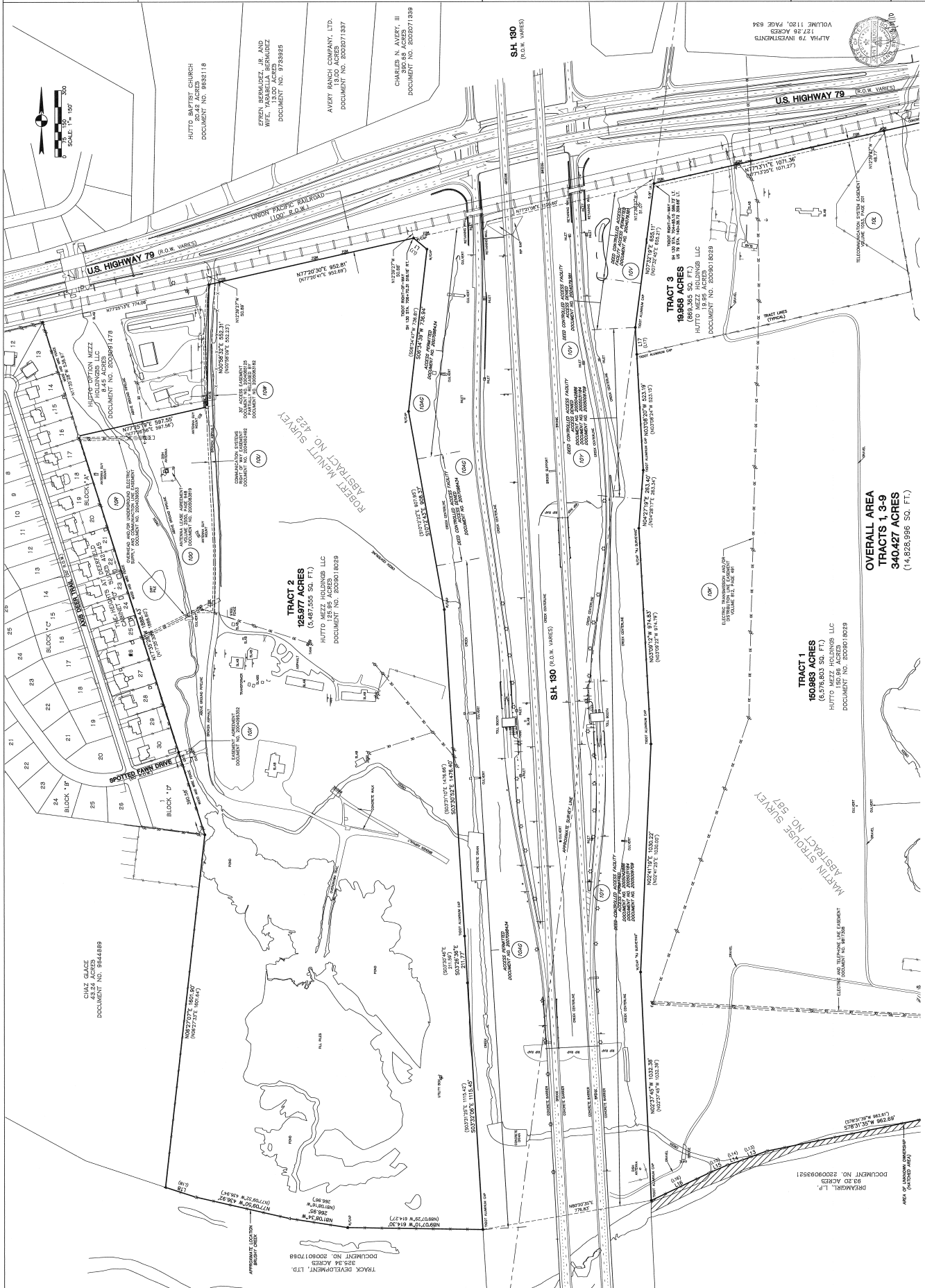
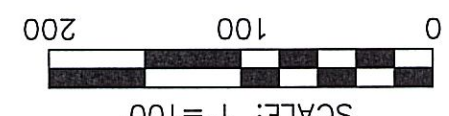


Exhibit B

Legal Description of existing concrete facility site



MTR

Moy Tarin Ramirez Engineers, LLC

FIRM TYPE NO. F-5257 FIRM DIVERSITY F-01031500

12770 OMAKARON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 596-5051
FAX: (210) 595-5085

- Engineers
- Surveyors
- Planners

BOUNDARY SURVEY OF
BEING A 20.063 ACRE (873,948.08 SQUARE FEET) TRACT IN THE CITY OF HUTTO, WILLAMSON COUNTY, TEXAS, OUT
OF THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, WILLAMSON COUNTY, TEXAS AND BEING ALL OF THE
REMAINING PORTION OF 23.75 ACRE TRACT CONVEYED TO TEX MIX LAND, LTD BY DOCUMENT NO. 2008042720,
OTHOLO PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS

DATE: 2015-05-11
SAN ANTONIO, TEXAS 78249
12770 CHARRON PARK, SUITE 100
MOY RAIN RAMIREZ ENGINEERS, LLC
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
STEPHANIE L. JAMES

AT THE TIME OF THIS SURVEY, THIS IS TO CERTIFY THAT CORRECTLY REPRESENTS THE FACTS FOUND
ON THE GROUND.
SURVEYORS CERTIFICATE

Exhibit C

Hutto Crossing Planned Unit Development

Hutto Crossing Planned Unit Development

April 16, 2013

Applicant's PUD Amendment: January 25, 2018

PUD Amendment #3: April 18, 2019

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Attachment A – Use-specific Design Standards for Self-storage Facilities

Attachment B – Additional Permitted Uses and Design Standards for Development Area D

1. GENERAL PROVISION

1.1. Title

This ordinance is known as “Hutto 465 Ac Tract Planned Unit Development Ordinance”, and may be cited as “Hutto 465 Ac Tract PUD” , “this PUD” or “the District”.

1.2. Purpose and Intent

Hutto 465 Ac Tract PUD Ordinance is intended to encourage innovative planning and flexibility in land use, density, site planning and design for development of the 465-acre property. This PUD accommodates development with a mixed of uses, and allows a degree of flexibility in the application of standards and rules based the Unified Development Code of the City of Hutto.

Designation of a single use zoning district and application of standard development provisions would be too rigid for practical application on the unique and bifurcated property, challenged with difficult access constraints, including the abutting Union Pacific Railroad ROW, Brushy Creek and SH130.

This ordinance is enacted to promote the following:

- Promote good planning practice, design, architecture and urban design; and orderly land use
- Preserve open space and prevent overcrowding.
- Provide the physical infrastructure needed to serve city residents and visitors
- Secure safety from fire and other dangers, and provide for adequate sun, light and air.
- Merge rules governing land use and development into one accessible and comprehensible document for the property.

1.3. PUD Criteria

The PUD plan and development standards set forth in this Ordinance are consistent with the following criteria:

- The PUD would not adversely affect property near the site, and it achieves the benefits of an improved design
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value
- The PUD will give benefits through providing City parkland, open space, harmonious design, and energy efficient site design
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation
- Architectural design, landscaping, hardscaping and signage parameters set forth in this PUD give evidence of compatibility with adjacent development and internal consistency of design.

1.4. Compatibility with Gateway Overlay

Hutto 465 Ac Tract PUD Ordinance acknowledges the design principles and intent of the Gateway Overlay District as stated in the Gateway Overlay intent statement. The PUD recognizes that the Gateway Overlay District goals set forth below are to be reflected in the PUD standards:

- Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

- Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.
- Ensure new development incorporates the following:
 - Pedestrian-friendly environment with wide sidewalks, tree-lined streets, active shopfronts, short blocks and variety of uses
 - Variety of public gathering places such as squares and civic greens
 - Naturally calmed streets, shaded by rows of trees that allow for on-street parking
 - Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development
 - Variety of compatible uses, allowing people the opportunity to live, work and play near one another, including, specifically, residential uses above ground floor commercial uses, as appropriate
 - Opportunities for housing choice and variety, including attached and detached homes available for both rental and ownership
 - Buildings placed close to the local or internal collector streets, oriented to the sidewalk and street front, providing easy access for pedestrian activity
 - Building facades that create visual interest through horizontal and vertical articulation with windows, multiple entrances facing streets and sidewalks, and no blank walls
 - Parking located to the rear or side of buildings (to the extent practical)
 - Central Texas native landscaping and trees in parking areas and along bordering walkways
 - Protection and enhancement of the natural features of the site, using them as the framework in creation of any site plans
 - Internal principal (“main”) street as part of the organization of development on the site
 - Development that does not turn its back on arterial streets (to the extent practical), but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features

1.4.1. General applicability and interpretation

Hutto 465 Ac Tract Planned Unit Development Ordinance applies to all regulations and other matters regarding land use and development of land within the PUD boundary, including zoning, subdivision, platting and urban design.

This ordinance is referenced to the “**Unified Development Code of the City of Hutto, Texas**” (amended 03-09-2012) in effect on the date of adoption of this ordinance, which may also be cited as the “UDC”. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.5. Severability

If a regulation, article, section, phrase, clause, term, word, or part of this PUD is considered invalid, it will not affect the applicability and enforceability of the remaining portions.

1.6. Amendments to Ordinance

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

- An administrative approval is a ruling that would permit a practice that is not consistent with a specific provision of this Ordinance but is justified by the provisions of the Section 1.2 Intent and Purpose and Section 1.3 PUD Criteria above. The Development Services Department shall have the authority to approve or disapprove administratively a request for an administrative approval pursuant to regulations established by the Development Services Department and approved by the City Council. Where no specific criteria for granting of the modification are specified, an administrative approval may be granted only for a dimensional deviation of less than 10% of the specified standard.
- 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.

1.7. Definitions

Definitions set forth in **Section 10.202 of the UDC**, including general abbreviations, terms, definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

Sign height: distance from the bottom of the sign face to the top of the sign.

Sign, PUD identification: sign identifying the name and/or logo of the Hutto PUD district without advertising individual developments within the PUD. A PUD identification sign is characterized by expressing a coherent character or features of the District and is distinct from a development sign internal to the PUD that identifies a neighborhood, apartment, residential subdivision or other development within the PUD.

Sign, wayfinding: sign which provides orientation, information, directions or wayfinding within or about the District. Wayfinding signs may be free standing (pole), kiosk, monument wall or other permitted sign type for the District.

Sign face area: area of the smallest rectangle enclosing the extreme limits of the sign lettering. The sign area calculated shall be measured on a single side. Sign face area does not include a supporting structure, monument, monument base, pole cover, or landscape feature unless used to convey a message.

Clear vision area: unobstructed view area at corner lots and curb cuts. The clear vision area is a triangle formed between points on flow lines following property lines 30 ft. from the point of intersection at a corner lot, and 20 ft. along a property line and a driveway edge of pavement at a curb cut.

Fence height: distance from the top of the fence or wall to the finish grade of the lot directly under it. Berms, walls or similar features constructed for increasing the height of a fence or wall are considered part of the fence or wall.

1.8. Development Review Process

The development review process for property within the boundary of this PUD shall comply with the **Section 10.203 the UDC**, except that applications under this PUD shall be eligible to utilize the following by right:

- Applications shall be processed with priority over those under the existing conventional zoning code or the UDC, including those with earlier filing dates.

1.9. Vested Development Rights

The effective date and expiration of vested development rights for property within the boundary of this PUD shall comply with **Section 10.204 the UDC**.

1.10. Reviewing and Administration Parties

The reviewing and administrative parties, their responsibilities and processes established in **Section 10.208 of the UDC** shall apply for development of this PUD.

Development Services staff as identified in this PUD shall include City of Hutto Planning, Engineering, Parks and Recreation and other City departments as appropriate.

1.11. Interpretation

Interpretation of this PUD shall follow the procedures established in **Section 10.209 of the UDC**.

Photos are not considered official, adopted parts of the PUD.

Photos and drawings used in this PUD are examples intended to explain certain design concepts. Some features shown in photos and drawings may not conform to other sections of this PUD. If there is a conflict of meaning or implication between the text of this PUD and any heading, drawing, table, figure or illustration, the text will control.

Images depicting a business are not considered an official endorsement.

2. DEVELOPMENT PLAN

2.1. Permitted Uses in the PUD

Permitted uses within the boundaries of the PUD are as follows:

2.1.1. Residential Uses

2.1.1.1. Single household detached, village, and zero lot line

The single household use is a setting for single household residential development of a medium density detached, village or zero lot line character, with support facilities and services that are compatible with single household residences. Density may range from four to eight dwelling units per acre, depending on the context of the development.

2.1.1.2. Two to four household

The two to four household use is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas. Density may range from eight to 14 dwelling units per acre, depending on the context of the development.

2.1.1.3. Single Household attached (Townhouse and condominium)

The single household attached use is a setting for townhouse and condominium attached residential structures of a medium density character, along with support facilities and services that are compatible with a range of residential areas. Density may range from six to 20 dwelling units per acre, depending on the context of the development.

2.1.1.4. Multiple unit household

The multiple unit household use 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 may range from 14 to 25 dwelling units per acre, depending on the context of the development.

2.1.2. Commercial and retail use

2.1.2.1. Commercial and retail use

The commercial and retail use is a setting for low to mid intensity retail uses, offices and personal services intended to serve residents of a neighborhood and surrounding community. Additionally, commercial and retail use is a setting for development of a wide range of retail uses, offices and personal and business services. Commercial and retail use should be clustered at locations accessible to the community. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to adjacent residential uses.

2.1.3. Industrial Uses

2.1.3.1. Light industry

Light industry use is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. Light industry uses should be grouped together in large, contiguous areas, close to transportation facilities, well separated or buffered from low density residential areas. See Attachment B for additional light industry uses and design standards limited to Development Area D, Attachment B is part of the Hutto Crossing PUD.

2.1.3.2. General Industry

General industry uses are limited to Development Area D. See Attachment B for general industry use description and design standards. Attachment B is part of the Hutto Crossing PUD.

2.1.3.3. Heavy Industry

Heavy Industry uses are limited to Development Area D. See Attachment B for heavy industry use description and design standards. Attachment B is part of the Hutto Crossing PUD.

2.1.4. Recreational Uses

2.1.4.1. Recreation use

The recreation use accommodates recreation and resort uses that take advantage of the land, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits commercial and service uses connected with recreational activities. Recreation use should be generally separated or buffered from low density residential areas.

2.2. Use Descriptions and Standards

Refer to **Sections 10.306 – 10.311 of 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 permitted in the PUD.

2.2.1. General performance standards

The general performance standards for property within the boundary of this PUD shall comply with **Section 10.312 the UDC**.

2.2.2. PUD uses

Permitted uses set forth in this section 2.2.2 in the PUD must conform to **Exhibit A, PUD Development Plan**.

2.2.2.1. Permitted Use table abbreviations

	Context
X	Permitted use permitted by right, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in Section 10.202 of the UDC .
-	Not a permitted use
*	Permitted use permitted by right within the designated overlay area and shown on Exhibit A – PUD Development Plan, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in Section 10.202 of the UDC

Permitted Uses

2.2.2.2 Residential Uses

Residential Uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Assisted living facility	X	X	X	X
Boarding and rooming house	-	-	-	-
Dwelling: live-work	X	X	X	X
Dwelling: accessory unit	X	X	X	X
Dwelling: manufactured	-	-	-	-
Dwelling: multiple unit	X	X	X	X
Dwelling: single household attached	X	X	X	X
Dwelling: single household detached	-	X	X	X
Dwelling: single household village	-	X	X	X
Dwelling: single household zero lot line	-	X	X	X
Dwelling: two to four household	-	X	X	X
Group home	-	-	-	-
Halfway House	-	-	-	-
Independent living facility	X	X	X	X
Manufactured home park	-	-	-	-
Nursing home	X	X	X	X

2.2.2.3 Commercial and Retail Uses

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Adult oriented use	-	-	-	-
Bakery: retail	X	X	X	X
Bank	X	X	X	X
Campground, recreational vehicle park	-	-	-	-
Car wash	-	-	-	-
Club/lodge facility	X	X	X	X
Convenience store	X	X	X	X
Convenience store: with gasoline sales	X	X	X	X
Day care: child (1-6 children)	X	X	X	X
Day care: child (greater than 6 children)	X	X	X	X

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Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Day care: adult (1-4 persons)	X	X	X	X
Day care: adult (greater than 4 persons)	X	X	X	X
Day care: pet	X	X	X	X
Day labor agency	-	-	-	-
Entertainment facility, theater	X	-	X	X
Farm product sales	X	X	X	X
Food catering	X	X	X	X
Funeral home	X	-	X	X
Gas station	X	-	X	X
Grocery store	X	X	X	X
Indoor recreation facility	X		X	X
Instructional facility	X	X	X	X
Kennel	-	-	-	-
Large item sales and rental: class 1	X	-	X	X
Large item sales and rental: class 2	X	-	X	X
Lodging establishment	X	X	X	X
Lodging establishment: bed and breakfast	X	X	X	X
Manufactured home sales	-	-	-	-
Nightclub	X	-	X	X
Office: medical	X	X	X	X
Office: professional	X	X	X	X
Outdoor recreation facility	X	X	X	X
Personal and business service shop	X	X	X	X
Print shop	X	X	X	X
Restaurant, bar	X	X	X	X
Retail store (no more than 10,000 sq. ft.)	X	X	X	X
Retail store (greater than 10,000 sq. ft.)	X	-	X	X
Special services	-	-	-	-
Travel plaza, truck stop	-	-	-	-
Vehicle auction	-	-	-	-
Veterinary clinic	X	X	X	X
Enhanced architectural self-storage facilities		*	*	X

2.2.2.4 Industrial Uses

Industrial uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
General industrial use	-	-	-	X
Heavy industrial use	-	-	-	X
Junkyard	-	-	-	-
Light industrial use	-	-	X	X
Research laboratory	-	-	X	X
Self-storage facility	*	-	*	X
Trade use	X	-	X	X
Vehicle minor repair facility	X	-	X	X
Vehicle major repair facility	-	-	-	X
Vehicle storage facility	-	-	-	-
Warehouse and distribution facility	-	-	X	X

2.2.2.5 Institutional Uses

Institutional and civic uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Amenity center	X	X	X	X
Aquatic facility	X	X	X	X
Athletic facility	X	X	X	X
Cemetery	-	-	-	-
Community facility	X	X	X	X
Golf course	-	-	-	-
Hospital	X	-	X	X
Park	X	X	X	X
Park and ride lot (as principal use)	X	-	X	X
Place of worship or assembly	X	X	X	X
Public utility substation	X	X	X	X
School: no more than 5 students	X	X	X	X
School: at least 6 students	X	X	X	X
Transit station	X	-	X	-

2.2.2.6 Temporary Uses

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Construction equipment storage lot	-	-	X	X
Construction field office	X	X	X	X
Garage sale	X	X	X	X
Model home / lot sales	X	X	X	X
Portable storage container	X	X	X	X
Temporary building	-	-	X	X

* A self-storage facility overlay area within Development Areas A and C extending south 300 feet from the northern property line adjacent to the Union Pacific Railroad and east within Development Area A to the private drive serving the commercial pad site uses fronting Chris Kelley Boulevard (see Exhibit A – PUD Development Plan). Within this overlay area, self-storage facilities are a permitted use.

2.2.2.7. Accessory uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

Accessory uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Antenna, radio hobbyist $\leq$ max ht in district	X	X	X	X
Antenna, radio hobbyist $\geq$ max ht in district	-	-	-	-
Antenna, non-residential: $\leq$ 15 ft. above roofline	X	X	X	X
Antenna, non-residential use: other	X	X	X	X
Wireless facility: attached	X	X	X	X
Wireless facility: concealed	X	X	X	X
Wireless facility: freestanding	-	-	-	-
Donation drop-off box	X	X	X	X
Drive through facility	X	X	X	X
Home occupation	X	X	X	X
Residential accessory structure	X	X	X	X
Satellite dish	X	X	X	X
Swimming pool	X	X	X	X
Vending machine (outdoor)	X	X	X	X

Accessory uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Free-standing cisterns	X	X	X	X
Wind energy system	X	X	X	X

2.2.3. Applicability and enforcement

2.2.3.1. 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 city. To provide for contingencies, Development Services staff will consider the appropriateness of an undefined use in this PUD and may administratively approve such uses. 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 not similar in nature and impact to a use defined and listed as a prohibited use in the PUD, or prohibited in the PUD but permitted in a different district
- The use conforms to the intent of this PUD
- The interpretation does not lower the protection given to the public by this PUD
- 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
- Performance standards and conditions for uses similar in nature and impact are also considered

If Development Services staff finds the proposed land use is not appropriate for the district, the applicant may appeal the decision to the City Council within 60 days of determination.

2.3. Use Specific Design Standards

2.3.1. Large item sales and rental (Class 1, 2, and 3)

2.3.1.1. Architecture

Separate structures (service building, car wash, used car sales building, etc.) on a site must share architectural detail and design elements similar or compatible to the host building to provide a cohesive project site.

Vehicle service areas and bays must be screened or sited so they are not visible from the street.

Garage doors cannot face the street.

Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

2.3.1.2. Parking, circulation, and stacking

Vehicle display parking and inventory areas are not exempt from site planning standards.

Large expanses of concrete or asphalt must be avoided. Unrelieved pavement in vehicle display areas and other areas often visited by customers must be limited by using landscaping, contrasting colors and banding or pathways of alternate paver material.

Vehicle/pedestrian conflict points must be clearly defined with textured and colored pavement or pavers.

Service areas must provide adequate stacking space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

2.3.1.3. Landscaping

Vehicle display parking and inventory areas are not exempt from landscaping standards.

Inventory cannot be stored, parked or displayed in landscape areas.

2.3.2. Vertical mixed use

2.3.2.1. Definition

A single building containing more than one type of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary, cohesive whole. Vertical mixed use buildings are building where two or more different uses occupy the same building usually on different floors, for instance, retail on the ground floor and office and/or residential uses on the second and/or third floors.

2.3.2.2. Applicability

Vertical mixed use buildings and development containing residential uses permitted in table 2.2.2.2 and commercial and retail uses permitted in table 2.2.2.3 are permitted in designated areas conforming to **Exhibit A, PUD Development Plan.**

2.3.3 Self-storage facilities

Use specific design standards for self-storage facilities are set forth in Attachment A – Use-specific Design Standards for Self-storage Facilities and made a part of the Hutto Crossing PUD.

Exhibit A- PUD Development Plan



3. Site Design Standards

3.1. General Standards

3.1.1. Utilities

3.1.1.1. Utility lines

All new utility service lines must be placed underground. Transmission lines are exempted.

3.1.1.2. Utility boxes

- Utility boxes must be as small as practical.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
Utility boxes in the front yard on a block must be painted a uniform earth tone color.

3.1.2. Lot dimensions and area

Required lot dimensions and area are as follows:

	Single Family				Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Detached alley load, cul-de-sac or detached garage	Zero Lot Line	Village						
Lot area (min)	5,175 sq. ft.	5,500 sq. ft.	4,950 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	1,500 sq. ft. per unit	20,000 sq. ft.	10,000sq. ft.	10,000sq. ft.	10,000 sq. ft.
Lot width at front setback line (min) *	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	20 ft.	100 ft.	75 ft.	75 ft.	75ft.

* except flag lots, which shall be 30 ft.

- Flag lots must have at least 30 ft. frontage along a public right-of-way.

3.1.3. Building envelope

3.1.3.1. General

If there is a conflict among the setback and landscape/buffer yard standards in this PUD when applied to a certain site, the setbacks set forth in this section will apply.

3.1.3.2. Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Single Family			Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Zero Lot Line	Village						
Front yard (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 FT	15 ft.	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	20 ft.; 20 ft. side load yard	20 ft.; 20 ft. side load yard	20 ft.; 20 ft. side load yard	20 ft.	20 ft.; 20 ft. side load yard	25 ft.	20 ft.	25 ft.	25 ft.
Side yard (min)	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	15 ft.	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses
Rear yard (min)	15 ft.	10 ft.	15 ft. (house and garage)	15 ft.	15 ft.	25 ft.	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses
Side and rear yard for accessory building (min)	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	5 ft.	15 ft.	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	10 ft.	10 ft.	10 ft.	10 ft.; 0 ft. for common walls	10 ft.; 0 ft. for common walls	20 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft
Building height (max)	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	3 stories	3 stories	3 stories; 5 stories along US 79, FM 685 and SH 130	3 stories; 5 stories along US 79, FM 685 and SH 130	5 stories*
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	80 ft *

	Single Family			Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Zero Lot Line	Village						
*Height of main or accessory structures, exclusive of appurtenances, such as railings, light fixtures and antennas, for permitted heavy industrial use in Development Area D may exceed maximum height limitations with administrative approval by Development Services staff. Accessory structures are prohibited between the front building line of the primary building and the public right-of-way, except for industrial uses permitted in Development Area D. The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located, except for industrial uses in Development Area D. Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser, except for industrial uses in Development Area D. Building permitting and setback standards do not apply to accessory structures no more than 20 sq. ft. in area Required buffer yards may result in larger required setbacks.									

3.1.4. Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands), wherein structures are defined as substantial impervious cover improvements, are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100-year flood plains, and Category 3 wetlands: 0 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 5 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 10 ft.

3.1.5. Setback encroachment and exceptions

These uses and structures may encroach into a yard or required setback as follows:

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck and covered patio in which the finish grade is greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck and covered patios in which the finish grade is no more than 5 ft. above grade	No more than 10 ft. into rear setback	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Side and rear yard, at least 10 ft. from PL	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

3.1.6. Buffer yard

3.1.6.1. Buffer yards between lots

Buffer yards planted and/or screened in conformance to landscape and/or fencing standards in this PUD, are required between adjacent lots as follows. A buffer yard shall be measured from property line of the adjacent development use. Sidewalks and internal walkways are a permitted use within a buffer yard. A public street and private drive may cross a buffer yard.

Proposed development	Adjacent development				
	Residential 1-4 Units	Residential 4+ Units	Vertical Mixed Use, Institutional	Commercial and Retail	Industrial
Residential: 1-4 Units	n/a	5 ft.	5 ft.	25 ft.	50 ft.
Residential: 4+ Units	5 ft.	n/a	n/a	n/a	50 ft.
Vertical Mixed Use, Institutional	10 ft.	10 ft.	n/a	n/a	25 ft.
Commercial and Retail	25 ft.	10 ft.	n/a	n/a	25 ft.
Industrial	50 ft. + 6 ft. min tall masonry wall or 6 ft. min tall earthen berm (both wall/berm and footage required)	50 ft. + 6 ft. min tall masonry wall or 6 min ft. tall earthen berm (both wall/berm and footage required)	25 ft.	25 ft.	n/a
A 6ft ht. min. tall masonry (brick, stone, decorative CMU, similar materials) wall or 6 ft. ht. min. tall earth berm may substitute for buffer yard up to 100 ft. in depth.					
Buffer yards must be landscaped per Section 3.5.					

3.1.6.2. Landscape buffer yards between parking lots and streets

Landscape buffer yards, planted per applicable landscaping standards in Section 3.5.3.4, are required between a parking lot and a street with the intent to screen prominent views of parking lots and streets from off-site views as follows:

- SH 130 and FM 685: 10 ft. buffer yard setback from right-of-way.
- Other streets: 5 ft. buffer yard setback from right-of-way.
- A landscape buffer yard is not required along the UP Railroad in Development Area D.

A 10 ft. landscape buffer yard shall be required in Development Area D along SH 130 right-of-way. In addition to a landscape buffer yard complying with this Section, the following buffering techniques meet the intent of a landscape buffer yard in Development Area D between parking lots and streets to SH 130: a 6 ft ht. min. tall masonry wall (brick, stone, decorative CMU or similar durable materials) or 6 ft. tall earthen berm. A landscape buffer yard, or its equivalent described in this Section, shall be provided to the extent practical and only to the extent that it is deemed functional and appropriate by Development Services staff. If the landscape buffer yard, or equivalent techniques described in this Section, does not achieve the intended objective of this Section, this requirement shall be administratively waived by Development Services staff.

3.1.6.3. Landscape buffer yards elsewhere

- Landscape buffer yards, planted per landscaping standards in Section 3.5, are required between a development perimeter wall along a street between wall and sidewalk or right-of-way edge: 5 ft. from sidewalk or right-of-way.

3.1.7. Residential adjacency

3.1.7.1. Loading area screening

Off-street loading areas must be screened from view, to the greatest extent practical, using one or more of the following: Wing walls, changes in building orientation, and/or other architectural elements, and/or landscape screening or earthen berms to buffer loading docks located less than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.2. Vehicle intensive use screening

One or more of the following: wing walls, changes in building orientation, and/or other architectural elements, and/or landscape screening or earthen berms must be used to the greatest extent practical to buffer drive-through aisles and mechanical commercial uses when they are located less than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.3. Vehicle service bays

Vehicle service bays and loading area garage doors located less than 150 ft. from a residential use must face away from residential uses, unless separated by a building, permanent architectural feature and/or landscape screening or earthen berms. Walls 6 ft. ht. min. separating service bays from a residential use must be masonry (stone, brick, decorative CMU, or similar solid and durable material) with limited openings shall satisfy this screening requirement.

3.1.7.4. Dumpster enclosures

Dumpster enclosures in nonresidential areas of the PUD must be located at least 50 ft. from a residential use.

3.2. Site Design

3.2.1. Siting and Orientation

3.2.1.1. One to Four Household, Attached Single Family Dwellings and Developments

3.2.1.1.1. Applicability

These standards apply to all development with residential uses other than multiple unit dwellings.

3.2.1.1.2. Building orientation

One and two household dwellings must be oriented where the front façade is parallel to and facing the street as much as possible, and not another dwelling on an adjacent lot. On corner lots, houses may face the corner of either fronting street.

3.2.1.2. Multiple Unit Household Development and Structures

3.2.1.2.1. Applicability

These standards apply to all residential development with multiple unit dwelling uses.

3.2.1.2.2. Building orientation

Buildings must be oriented towards the perimeter streets, or an internal drive or road network, rather than orientation only to internal parking lots.

3.2.1.2.3. Common open space

3.2.1.2.3.1. Common open space required

The minimum amount of common open space (as a percentage of net land area) for a multiple household development is 10%.

3.2.1.2.3.2. Common open space siting

Common open space must be amassed into meaningful, quality open spaces. Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

Common open space must be reasonably accessible to all residents of the development.

3.2.1.2.3.3. Areas not considered as common open space

The following do not count towards required common open space:

- Private lots, yards, balconies and patios dedicated for use by a specific unit.
- Public right-of-way or private streets and drives.
- Parking areas and driveways for dwellings.

- Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.
- Designated outdoor storage areas.
- Land areas between buildings less than 30 ft., and land area between a building and parking lots or driveways less than 30 ft.
- Required rear and side yard setbacks. Detention/retention facilities, including drainage swales, unless for use as accessible and useable year-round community amenities for residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).
- Wetlands that are saturated for greater than 50% of the year.

3.2.1.3. Non-Residential Sites of Structures

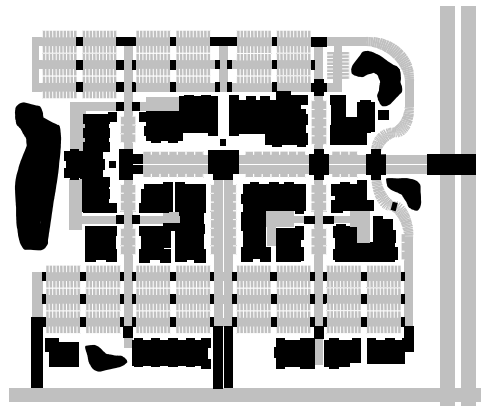
3.2.1.3.1. Applicability

These standards apply to all development with commercial and retail uses.

3.2.1.3.2. Orientation to streets

The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way when not facing an internal street or drive.

In shopping, commercial centers and developments with multiple buildings, buildings must be oriented towards either the perimeter streets or an internal drive or road network that orients buildings towards an internal street, rather than orientation only to internal parking lots.



Retail Village

3.2.1.3.3. Orientation to walkways

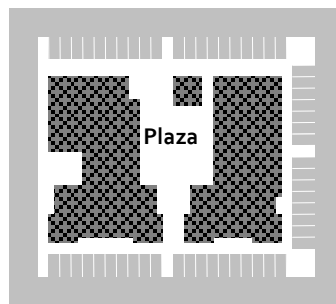
One building entrance must open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street must have one or more customer entrances.

3.2.1.3.4. Plazas

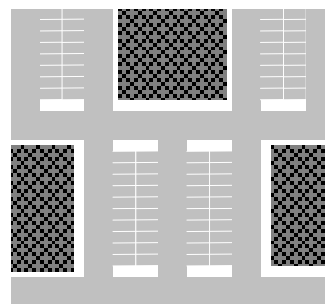
Commercial buildings 25,000 SF and larger must be placed in a way that creates plazas and/or pedestrian gathering areas that are large enough to encourage active pedestrian use and buffer pedestrians from street traffic .

3.2.1.3.5. Clustering

Clustering of buildings in larger master planned and multiple building developments is required, to the greatest extent practical.



Do this: cluster buildings to create plazas and pedestrian gathering areas



Don't do this : separate buildings with parking lots

3.2.1.3.6. Building perimeter wall spacing from driving surfaces

Building walls must be placed at least 5 ft. from drive aisles and parking areas. This buffer area may be breached for loading areas, drive-through windows, garage access and similar uses.

3.2.1.3.7. Solar orientation

When building orientation to the east and west is unavoidable, landscaping, canopies, arcades, roof overhangs, or similar features must be used to shade facades and building walls that face into the summer afternoon sun to the greatest extent practical.

3.2.2. Sidewalks

3.2.2.1. Sidewalks required

Sidewalks in conformance to Section 4.8 and Section 4.9 must be provided along both sides of public or private street frontages to promote an active pedestrian environment and reduce potential conflicts.

3.2.2.2. Sidewalks required for use change

Sidewalks in conformance to Section 4.8 and Section 4.9 must be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed and accepted by the city.

3.2.3. Internal Pedestrian Circulation

3.2.3.1. Applicability

The following standards apply to all development with residential uses with multiple unit dwellings, and commercial, retail and industrial uses.

3.2.3.2. Internal walkways

Internal walkways must be provided along all façades featuring a customer entrance and along all façades abutting public parking areas. Internal walkways must be placed at least 4 ft. or more from the façade or wall along at least 30% of its length, to provide opportunities for beds for foundation landscaping, outdoor seating and patios, and building articulation (except for storefronts with a zero setback). Sidewalks are not required within service areas, loading docks and other non-customer areas.

3.2.3.3. Pedestrian connectivity

Connecting walkways, at least 5 ft. wide for a commercial development and at least 5 ft. for MF development, must link perimeter public sidewalks to primary building entries, including through parking areas, and to buildings on adjacent parcels, to the greatest extent practical. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered to minimize shortcuts to the extent practical through parking and landscape areas.

3.2.3.4. Conflict points

Internal pedestrian walkways must be distinguished from driving surfaces by textured and colored pavement or similar contrasting technique, to emphasize conflict points and enhance pedestrian safety.



Well-defined conflict point

3.2.3.5. Aggregation of plazas

Pedestrian areas and plazas shall be aggregated in high activity areas to the greatest extent practical, and not distributed in low impact areas such as building peripheries, areas behind blank walls.

3.2.3.6. Orientation of plazas

Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or useable open space wherever possible.

3.2.4. Public transit facilities

Commercial and residential developments that could generate high volumes of transit use must accommodate the potential for public transit facilities. If the development is in an existing transit service area, it must provide for an appropriately scaled transit facility; otherwise, the development must make accommodations for a potential future public transit facility.

Transit routes, access points and shelter locations should be addressed along city adopted transit streets in and on the perimeter of nonresidential projects. Bus stop areas and bus shelters within a city adopted transit service area must be placed close to significant clusters of buildings.

There must be an uninterrupted durable pedestrian path connecting transit stops and/or shelters with the nearest sidewalk or pedestrian path.

3.2.5. Service Areas

3.2.5.1. Applicability

These standards apply to all development with multiple unit residential dwellings, commercial, retail and industrial uses. Uses in Development Area D shall comply with requirements set forth in this Section to the extent practical.

3.2.5.2. Orientation

Service entrances, loading docks, waste disposal areas and similar uses, also referred to as 'back of house uses' must be oriented toward service roads and drives internal to the development to the greatest extent practical and away from the public right-of-way and residential areas, unless adequately screened to the extent practical. It is recognized that uses in Development Area D will inherently contain a large amount of back of house uses that do not require screening within Area D. Screening and orientation of back of house uses shall comply with requirements set forth in this Section to the extent practical from prominent views from SH 130. The following screening techniques meet the intent of this Section in Development Area D between back of house use to SH 130: landscape buffer screening as set forth in Section 3.1.6.2, a 6 ft ht. min. tall masonry wall (brick, stone, decorative CMU or similar durable materials) or 6 ft. tall earthen berm. Orientation and screening, as described in this Section, shall be provided to the extent practical and only to the extent that it is deemed functional and appropriate by Development Services staff. If back of house orientation or screening described in this Section does not achieve the intended objective of this Section, this requirement shall be administratively waived by Development Services staff.

Service areas may not be located where they will be readily visible from primary facades of adjacent buildings without appropriate screening to screen service area views from the primary facades of adjacent or where they will harm important or identified view corridors. This requirement does not apply to service area orientation to primary facades of adjacent buildings within Development Area D.

3.2.5.3. Screening

Service entrances, loading docks, waste disposal areas and similar uses must be screened from public streets, pedestrian gathering areas and primary building entrances with fencing, walls and/or landscaping, with design elements compatible with the architectural theme of the host building. Uses in Development Area D shall comply with screening requirements set forth in this Section to the extent practical.



Effective use of wing wall used to screen loading dock

3.2.5.4. Coordination of service area locations

Service area location must be coordinated with adjacent developments wherever possible to promote use of shared service drives.

3.2.5.5. Access routes

Service circulation in a development must be designed to provide safe movement for anticipated vehicles.

Fire lanes and routes for service, emergency and utility access must be clearly marked.

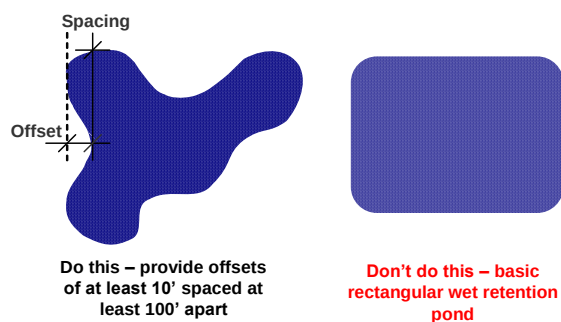
3.2.5.6. Gas tank bed pipes

Tank vent pipes must be screened, placed in an inconspicuous location and painted a dark color, or integrated into or adjacent to the building.

3.2.6. Water Bodies and Retention Areas

3.2.6.1. Shape

Permanent wet retention ponds visible from a street or other public area must be designed to appear natural by having edge alignment offsets to the greatest extent practical.



3.2.6.2. Project incorporation

Natural and manmade water bodies at least 20,000 sq. ft. that are located next to a public right-of-way must be integrated into the overall design of a development in one of the following ways:

- Provide a walkway at least 5 ft. wide, with native tall trees on average 30 ft. centers and a bench and/or picnic table next to the water body every 150 ft.
- Provide a plaza or pedestrian gathering area at least 200 sq. ft. with a bench and/or picnic table close to the water body.

3.2.6.3. Slope

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

Fenced retention basins will be approved administratively by City Engineer staff, only in extreme situations, and may be placed to the side and/or rear of the parcel as far from a public street as possible.

3.2.6.4. Fencing

Metal decorative fences may be used to fence manmade water bodies and retention basins.

3.2.7. Land Disturbance

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible. Over lot grading to create a large level lot or site shall be limited to disturbed sites and in all cases minimized to the extent practical.

Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Berms, channels, swales, and similar man-made changes to the landscape must be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

3.3. Parking and Access

3.3.1. General standards

3.3.1.1. Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites in Development Area C are not exempt. Parking, access and design standards for customer and visitor parking in Development Area D shall comply with requirements set forth in this Section to the extent practical; however, it is recognized that permitted uses in Development Area D typically have limited customers and visitors and therefore will have limited application. Circulation in industrial uses in Development Area

D shall prioritize functionality, operations, safety and efficiency of heavy vehicle circulation, storage and loading. Parking, access and design standards for industrial equipment and industrial use vehicles do not apply in Development Area D.

3.3.1.2. Large vehicles and equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least 17,000 pounds is prohibited in residential and commercial use areas, except within commercial service or storage yards and loading areas. Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Construction equipment may only be stored on lots in residential and commercial use areas while construction is permitted.

3.3.2. Access

3.3.2.1. Shared access

- Shared and master planned access, rearage roads and/or access easements across parcels are permitted and encouraged and will be required where considered necessary by Development Services staff and/or city engineer, with administrative approval, to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.
- Commercial and individual development must be designed to provide for shared access with adjacent commercial and industrial parcels to the greatest extent practical. Provisions must be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.
- Property owners cannot block access to parking lot connections on adjacent parcels.
- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements may be specifically defined or blanket access easements.

3.3.2.2. Curb cuts

- Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide adequate circulation and workable access to a parking area.
- Commercial and industrial driveway connections to public streets shall be designed to align with opposing driveways or be offset a minimum of 80 feet, measured from face of curb or edge of pavement to face of curb or edge of pavement on undivided streets.

- Curb cuts must be spaced at intervals of at least 250 ft., or at least 500 ft. along major arterials, unless this would prevent access to a separate property (not an outparcel) and a rearage road is not possible.
- When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification unless otherwise administratively approved by Development Services staff.
- Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through aisles and outdoor trash storage and collection areas.

3.3.2.3. Driveway throats

- Driveway throats to parking areas serving <50,000 sq. ft. of commercial, industrial or civic GFA accessing non-arterial streets must be at least 20 ft. long.
- Driveway throats to parking areas serving at least 50,000 sq. ft. of commercial, industrial or civic GFA, and those accessing arterial streets, must be at least 30 ft. long.
- Driveway throat length is measured from the right-of-way line.

3.3.2.4. Entry orientation

Entrance drives should align with focal points in a development such as landmark towers or landscape features, whenever practical.

3.3.2.5. Emergency access

Site design elements must reasonably accommodate access standards of emergency vehicles and services.

3.3.2.6. Service functions

Service functions must be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

3.3.2.7. Connectivity for multi-family residential development

Multifamily residential development must not be planned as “pods”, isolated from surrounding development, but instead must be integrated into the larger grid of public streets and internal access driveways. Residential development with multiple unit dwellings must have pedestrian and vehicular connections to adjacent residential and commercial development.

3.3.3. Circulation

3.3.3.1. Circulation routes

- Circulation and parking areas in a development must be designed to be safe, efficient and attractive, considering use by all modes of available transportation.
- Parking lots must provide well-defined circulation routes for vehicles, bicycles and pedestrians that minimize conflicts to the greatest extent practical.
- Circulation routes must focus on main entries and exits, and provide for secondary access points to the greatest extent practical.
- Redundant circulation cannot reduce land available for landscaping or walkways.

- Vehicle circulation paths must be designed and sited to calm traffic where practical without the required need for vertical deflection devices such as speed bumps and humps. Horizontal deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, landscape medians, small turn radii, decorative paving) is encouraged.

3.3.3.2. Safety and conflict points

Circulation areas must be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.

To the maximum extent practicable, pedestrians and vehicles must be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods must be used to delineate pedestrian areas and other conflict points.

3.3.4. Parking Aisles

3.3.4.1. Aisle and curb cut dimensions

Access drive lanes and aisles must have the following widths (excluding added width from curb return areas) at the gutter line:

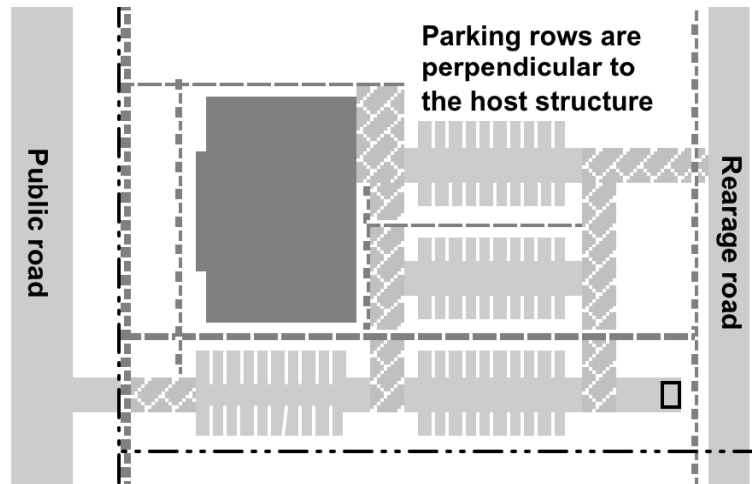
- Residential driveway: 8 ft. - 24 ft.
- Residential parking lot: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot to 99 spaces: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot 100 spaces or more: 10 ft. - 24 ft. one way, 24 ft. - 36 ft. two-way
- Service access driveways: drive width sized for adequate vehicular access and turning movement

Parking area aisles must have these minimum widths:

- Angle 0° / parallel to aisle: at least 12 ft. one way, at least 20 ft. two-way.
- Angle 30°: at least 11 ft. one way, at least 20 ft. two-way.
- Angle 45°: at least 13 ft. one way, at least 21 ft. two-way.
- Angle 60°: at least 18 ft. one way, at least 23 ft. two-way.
- Angle 90°: at least 24 ft.

3.3.4.2. Aisle orientation

In large parking lots, parking aisles must be oriented perpendicular to buildings where practical in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.



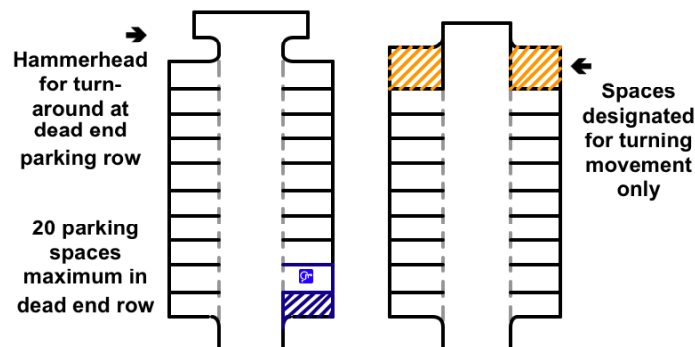
3.3.4.3. Mixture of angles and one-way and two-way aisles

Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscape buffer at least 5 ft. wide.

3.3.4.4. Dead end aisles

Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided.

Dead end aisles may contain no more than 20 parking spaces.



3.3.4.5. Head-in/head-out and parallel parking from the public right-of-way

Parking areas larger than 12 spaces fronting on residential local street or lower must be designed so vehicles can leave without backing or fronting out onto a public street, or having to reenter a public street to access another aisle on the same lot. Driveways for single household dwelling units are exempted.

3.3.5. Stacking/Queuing Areas

3.3.5.1. Drive-through aisles

Minimum length of off-street stacking lanes for drive-through aisles must be provided as follows:

Bank teller window, ATM: at least 50 ft. measured from teller, window or ATM.

Restaurant drive-through: at least 50 ft. measured from order box, at least 30ft. between order box and first payment or pick-up window.

Other uses with drive-through windows (pharmacy, dry cleaners, etc.): at least 50 ft. measured from window.

Drive-through aisles must be physically separated from parking and circulation areas, and:

- Cannot interfere with the on-site parking and circulation for other vehicles on the site.
- Cannot interfere with on-site parking.
- Cannot result in traffic queuing into a drive aisle, adjacent property or street.

Drive-through aisles must be 10 ft. - 12 ft. wide.

Drive-through aisles and pickup windows cannot be on a street-facing side of the building.

Reduction of minimum length of queuing length may be approved by Development Services staff if it can be demonstrated that it is necessary and feasible.

3.3.5.2. Gas pumps

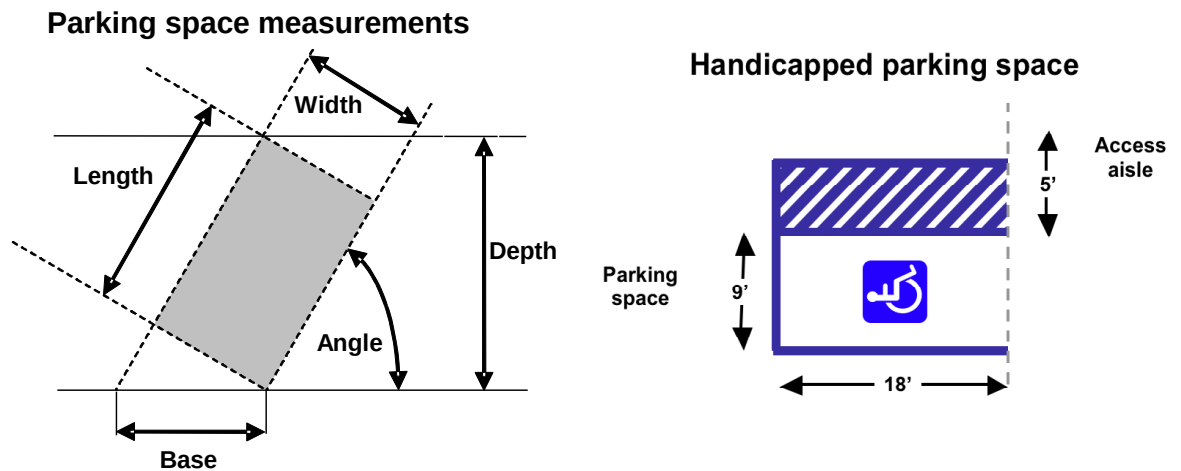
There must be at least 20 ft. space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

3.3.6. Parking and Loading Space Bulk Standards

3.3.6.1. Parking space dimensions

Parking spaces must have the following dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 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.



3.3.6.2. Parking space location

3.3.6.2.1. Lots and Parcels Fronting along FM 685, Carl Stern Boulevard and SH 130 in Development Area C

Parking for non-residential buildings on non-corner lots must have at least 50% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 30% of the parking spaces placed behind the front building line.

Parking for non-residential buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.2. Lots and Parcels Fronting along internal streets

Parking for non-residential buildings on non-corner lots must have at least 70% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 50% of the parking spaces placed behind the front building line.

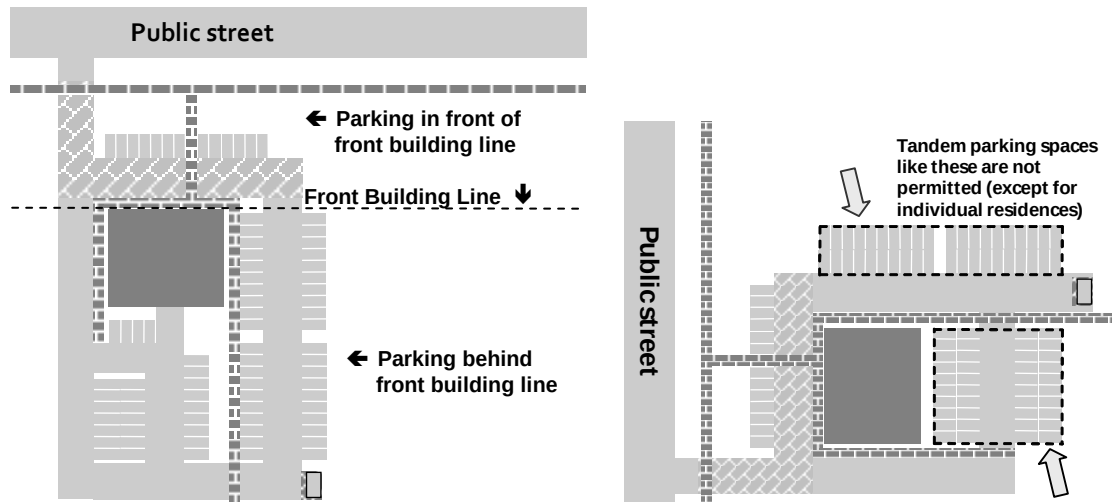
Parking for retail, commercial and industrial uses in buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.3 Lots and Parcels Fronting along UP Railroad Right-Of-Way and SH 130 in Development Area D

Parking for non-residential uses may be located without limitation, provided that landscape screening is provided along the UP Railroad right-of-way and the SH 130 ROW in Development Area D that comply with requirements set forth with Section 3.1.6.2 Landscape buffer yards between parking lots and streets.

3.3.6.3. Tandem parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.



Parking for non-residential buildings

3.3.7. Parking and Loading Space Number Standards

3.3.7.1. Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a

Commercial use classification	Required spaces (minimum)		Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	n/a	1 per tenant; may be administratively waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge	1 per 150 sq. ft. GFA	n/a	1
Retail uses, including: art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	n/a	1 per tenant; may be administratively waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	n/a	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	n/a	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	n/a	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	n/a	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a
Enhanced architectural self-storage facilities	1 per 2,500 sq. ft. GFA	n/a	1 per building

Industrial use classification	Required spaces (minimum)		Required loading spaces (minimum)
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA in Development Area C No set requirement in Development Area D	n/a	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more in Development Area C No set requirement in Development Area D
Research laboratory	1 per 400 sq. ft. GFA in Development Area C No set requirement in Development Area D	n/a	1 per building in Development Area C No set requirement in Development Area D
Warehouse and distribution facility	1 per 2000 sq. ft. GFA in Development Area C No set requirement in Development Area D	n/a	1 per 5000 sq. ft. GFA in Development Area C No set requirement in Development Area D
General industry use	No set requirement		No set requirement
Heavy industry use	No set requirement		No set requirement
Self-storage facilities	1 per 1,000 sq. ft. GFA	n/a	1 per 10,000 sq. ft. GFA
Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	n/a	n/a

Note: parking space count and off-loading space count for industrial uses in Development Area D shall be based on the intended use and as necessary to meet the normal day-to-day needs of the use and administratively approved.

Institutional use classification	Required spaces (minimum)		Required loading spaces (minimum)
Community facility, amenity center	1 per 500 sq. ft. GFA	n/a	n/a
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	n/a	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	n/a	Required for accessory uses (school, etc.)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	n/a	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales-off site	No set minimum; parking plan requires approval by CD staff	No set maximum n/a	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	n/a	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

Accessory use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool	No requirements	No requirements	No requirements
CMRS facility (freestanding), public utility substation	No requirements	No requirements	1 per site
Drive-through facility	Refer to queuing area standards	n/a	n/a

3.3.7.2. Variance to minimum parking requirements and parking space location

Reducing minimum parking requirements may be approved by the Board of Adjustment if it can be demonstrated that the parking space location or required minimum number of spaces are not necessary to meet the normal day-to-day needs of a proposed use. Reducing any established minimum parking and off-street loading space requirements in Development Area D may be approved administratively if it can be demonstrated that the parking space location or required minimum number of spaces are not necessary to meet the normal day-to-day needs of a proposed use.

3.3.7.3. Handicap designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	<25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2%	20 + 1 per additional 100 total spaces

3.3.7.4. Motorcycle parking spaces

One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

3.3.7.5. 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. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

3.3.7.6. Shared parking facilities

Agreements which share parking between uses with non-conflicting parking demands (eg. a church and a bank) are encouraged as a means to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible. Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels is permitted to justify reducing the amount of required parking.

3.3.7.7. On-street parking

Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for commercial and retail use. These spaces do not count towards the permitted parking space location requirements. Designated on-street parking spaces no more than 100 ft. from the entrance of a building may be counted towards the required amount of parking spaces for residential use with multi-unit dwellings. On-street parking being counted towards the required amount of parking spaces for any use or business, other than a residential amenity center, recreation use, common open space use, or parkland must not encroach into single family detached residential areas.

3.3.7.8. Building or use enlargement

When a building or use is enlarged 25% or more, additional parking and loading spaces, in compliance with Section 3.3.7, minimum required parking, must be provided based on the building area associated with the enlargement.

3.3.7.9. Space computation and fractions

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

3.3.8. Landscaping Areas

3.3.8.1. Applicability

These standards do not apply to single household dwellings, two to four household dwellings, single family attached dwellings, parks and common open space, or industrial uses in Development Area D.

Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and buffer yard standards are detailed in the bulk standards section in this PUD.

3.3.8.2. Parking lot interior landscaping

Landscape areas must consist of at least 10% of the interior area of a parking lot. Landscaped islands may be clustered or evenly distributed.

3.3.8.3. Parking lot entrances

Landscape islands at least 10 ft. wide must be used to define primary parking lot entrances.

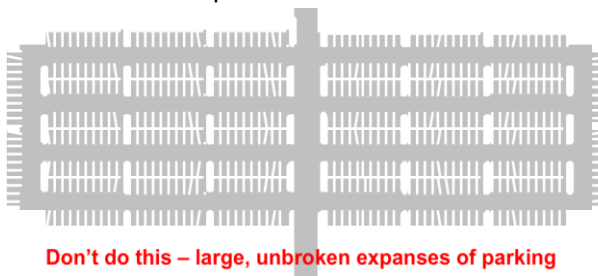
3.3.8.4. Parking rows

Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.

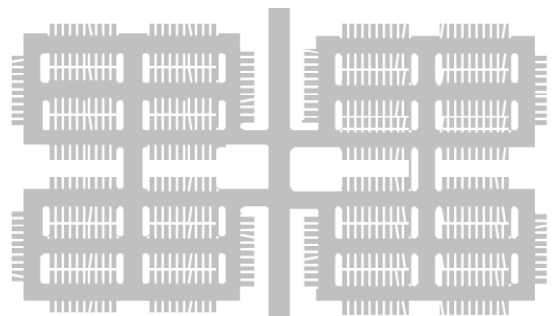
Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft.

3.3.8.5. Division of large parking lots

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 10 ft. wide, to the greatest extent practical.



Don't do this – large, unbroken expanses of parking



Do this – divide large parking areas into a series of connected lots.

3.3.8.6. Connecting walkways

The landscape area following a connecting walkway within a commercial center must be at least 5 ft. wide.

3.3.8.7. Parking overflow to landscape areas

Parking cannot overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

3.3.8.8. Street corners

A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be at least 30 ft. from the intersection point of property lines at the corner.

3.3.9. Development Standards

3.3.9.1. Surface standards and paving materials

3.3.9.1.1. Permanent surfacing

- Parking and loading areas must have a permanent surface of asphalt, concrete, brick, paver blocks or a solid surface of similar or better durability and performance characteristics. Designated office facilities and designated customer and visitor parking areas in Development Area D shall have permanent surfacing.
- Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.
- Parking and loading areas for heavy use and industrial vehicles ~~in heavy~~ serving industrial uses in Development Area D may be surfaced with ~~consist of~~ compacted gravel, which is not considered a permanent surfacing. Compacted gravel yards shall be fenced, to the extent practical and only to the extent that it is deemed functional and appropriate by Development Services staff. If the fencing described in this Section does not achieve the intended objective of this Section, this requirement shall be administratively waived by Development Services staff.

3.3.9.1.2. Permanent surfacing exception: single and two-household dwellings

- Porous pavement may be used as a parking surface for single and two household dwellings.
- Driveways may have a "Hollywood driveway" design, where the driving surface is broken up into paved tracks at least 2.5 ft. wide for the wheels, separated by a planted strip.
- Driveway width shall be no wider than a 2-door garage at property line; driveways for 3rd garage door must flare out.
- Parking on an unpaved surface is prohibited.



Separated Hollywood driveway strips

3.3.9.1.3. Permanent surfacing exception: temporary uses

Permanent parking surfaces are not required for temporary uses. A parking plan must be approved for temporary uses, subject to Development Services staff review.

3.3.9.2. Grading and drainage

Parking and loading areas must be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

3.3.9.3. Markings

Parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials must be marked to show their location.

Handicapped parking spaces must be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

Motorcycle parking spaces must be marked with a sign at the head of the space, from 3 ft. and 5 ft. above the parking surface.

Parking space markings for one, two and three household dwellings are not required.

3.3.10. Shopping cart return areas

Shopping cart return areas must be defined by curbs and landscaping.

3.4. Architectural design

3.4.1. Single Household and Two- to Four-Household Residence Design

3.4.1.1. Mandatory homeowner association

A mandatory homeowner association shall be created and maintained for all single household and two-to-four-household residential development.

3.4.1.2. Required elements

Single household and two to four household dwellings must include at least one of the following elements:

- Side, detached, rear or alley-loaded garage
- Masonry (brick, stone) wainscot at least 4 ft. on front and side exterior walls, if the side walls are not those materials
- One story scaled entries recessed or covered with a porch, canopy, or other shading device
- Functional front porch at least 72 sq. ft.
- One of the following green building certifications:
National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold.

U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.

3.4.1.3. Exterior Wall Standards:

- Exterior surface area (all stories) of primary buildings shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit, cementitious-fiber planking (not panels) or similar material approved by the Development Services staff.
- Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Development Services staff may be used for accent features.
- A minimum of fifteen percent (15%) of the front primary building façade for buildings shall consist of window or door openings.
- All building fronts shall have at least four different design features to break the wall plane. The following are examples of the types of design features that meet this requirement: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Development Services staff. Windows shall have a maximum exterior reflectivity of twenty percent (20%).
- Design elements and detailing, including the presence of windows and window treatments, trim detailing, and exterior wall materials, must be continued around the structure. The percentage of design elements and detailing are not required to be consistent on all facades.



Façade with elevation design features, first floor articulation and detached rear garage



Example of façade with elevation design features, individual garage doors (projecting), and articulation of first story



Example of façade treatment through first and second floor articulation, elevation design features, color selection of garage doors (projecting)



Example of elevation design features



Example of elevation design features, first floor articulation, and individual garage doors (flush)



Avoid - flat and boxy 2-story facade with low-pitched roof and lacking elevation design features



Avoid – façade with flat pitch roof, lack of pedestrian-scaled entry and elevation design features

3.4.1.4. Facades - corner

Houses on corner lots shall be articulated on both street facades; continue siding material palette on both street-facing facades and incorporate architectural elements such as side porches, bay windows, gable roofs and similar design elements and detailing on side street facing façade. The percentage of design elements and detailing are not required to be consistent on both facades.



Corner lot/street facing facades - example of elevation detailing continued on both façades



Corner lot/ street facing facades – continuation of elevation design features



Avoid: Side street facing façade that lacks elevation design features



Avoid: Side street-facing facade that lacks elevation design features

3.4.1.5. Garages

3.4.1.5.1. Front-loaded garages

A front-loaded garage may occupy no more than 70% of the house frontage.

3.4.1.5.2. Garage doors - articulation

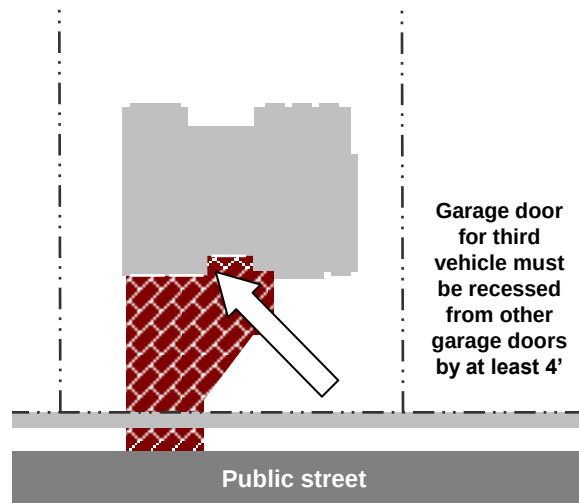
- Garage doors articulation shall include detailing and/or relief in the surface using wood or wood-like finished materials, windows are a preferred element
- Paint colors and/or stain for garage doors shall be compatible with the color palette of the building elevation on which the garage door is located
- Individual garage doors are preferred on street facing facades; garage doors are limited to 2-car garage size.
- The use of 3 garage doors on a street facing facade is discouraged; At least one of the 3 garage doors must be side facing or recessed a minimum of 4 ft. from the other garage doors.



Detailing of the wooden garage door provides required garage door articulation on street facing facades



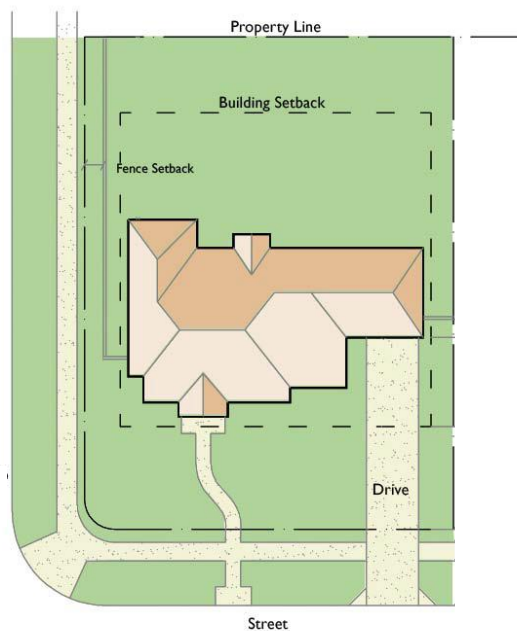
Three-car garage with detailed, individual garage doors; note required recess of two doors on right



Driveway flares out are required from the property line to accommodate the 3 garages

3.4.1.5.3. Orientation: corner lots and open space lots

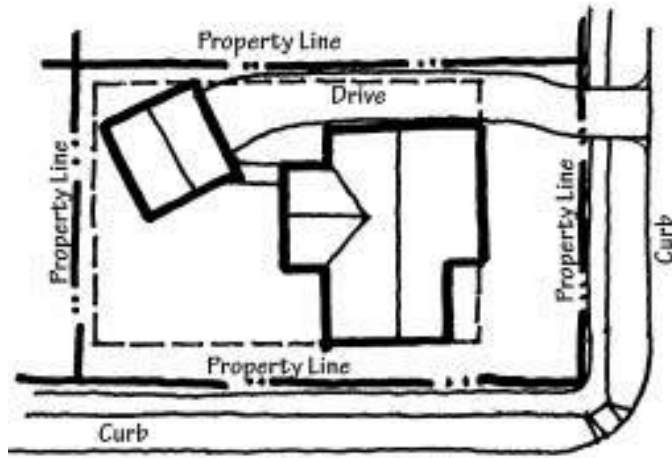
Garages for one and two household dwellings accessed from the fronting street must be located on the interior lot line side of the lot, opposite from the corner or open space lot.



Corner lot: locate garage/driveway away from the corner

3.4.1.5.4. Types of garages

3.4.1.5.4.1. Garage – detached rear



A detached rear garage is a permitted garage type.



Example of detached rear garage



Example of detached rear garage



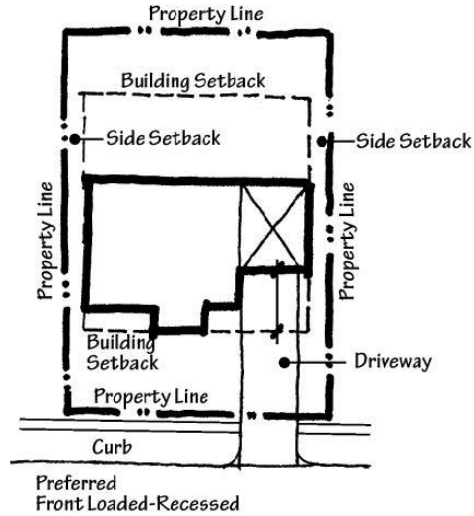
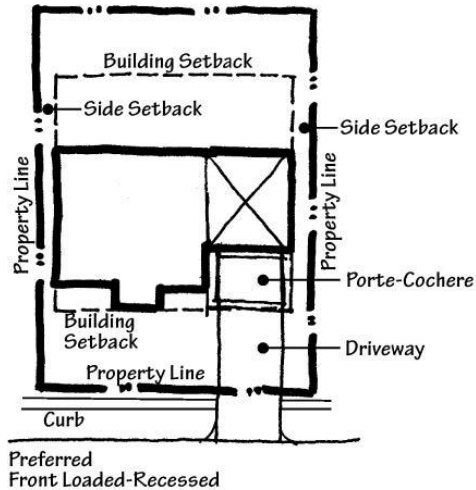
Example of detached rear garage



Example of detached rear garage

3.4.1.5.4.2. Garage - recessed

A garage door recessed from the face of the front façade is a permitted garage type. An overhead eave is a preferred detail element above the garage



Street facing garage with a large eave and individual garage doors



Recessed, tandem garage with individual garage door and detailing above



Recessed front garage creates a shadow line and emphasis on the rest of the facade

3.4.1.5.4.3. Garage - flush with façade

Garage doors flush with the street facing façade require detailing on the façade to de-emphasize the visual impact of the garage, including the following:

Trim or banding around the garage door

Garage door relief detailing and windows are a preferred element

Coordinated color selection to de-emphasize the garage door

Individual garage doors are preferred



Avoid - flush garage with completely flat 2- car garage door, no detailing or relief, highlight paint color on door inadvertently attracts attention, lack of trim around door, lack of first floor façade articulation above garage

3.4.1.5.4.4. Garage – projecting

Garages projecting in front of the street facing façade may protrude in front of the façade provided that detailing is provided on all exposed garage facades to de-emphasize the visual impact of the garage.

Windows and individual garage doors are preferred element.

The following are required on projecting garage:

- Integrated trim or banding around the garage door that matches the residential building
- Detailing and articulation of the door facade
- Color selection that does not emphasize the garage door
- An architectural top to the garage, such as a gabled roof



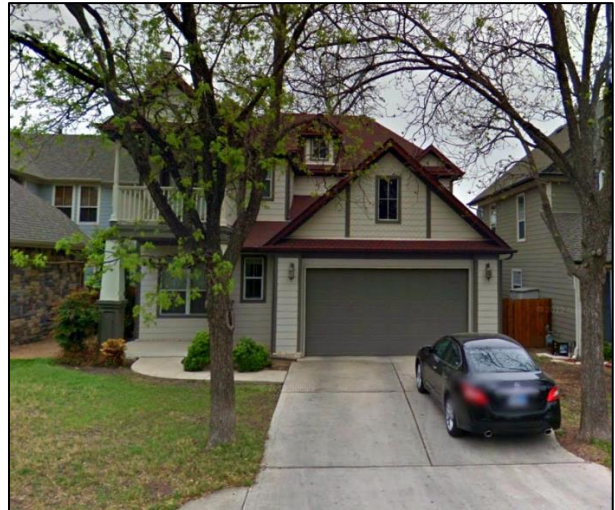
Projecting garage- example of integration of matched house/garage siding, trim detailing above, garage door detailing, accent colors, articulation of first floor level above garage, and use of gable above



Projecting garage – example showing windows on door, detailing and trim and good color selection



Projecting garage – example integration of masonry siding matching façade, good detailing, trim and color selection (note: garage door lacks adequate detail)



Projecting garage- example of integration of siding on garage trim, accent lights, accent colors, articulation of first story level, detailing on garage door, gable and centered window above

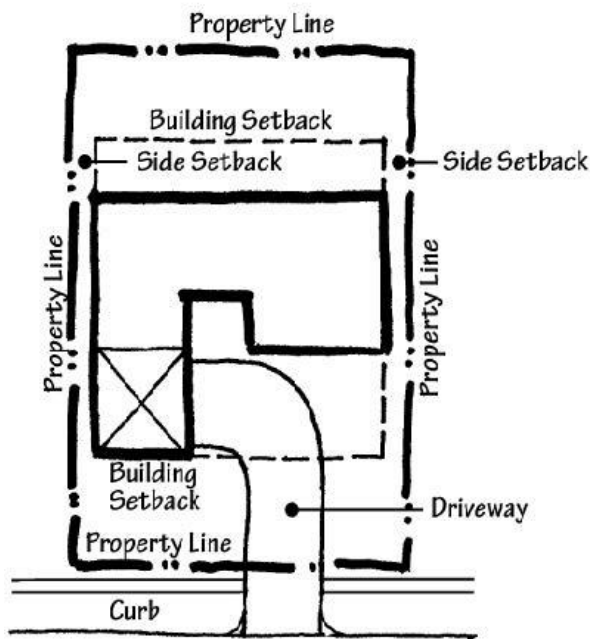


Avoid - projecting garage with completely flat 2-car garage door, no detail, paint color not complimentary to house façade. Light color masonry poor selection choice as it highlights the garage

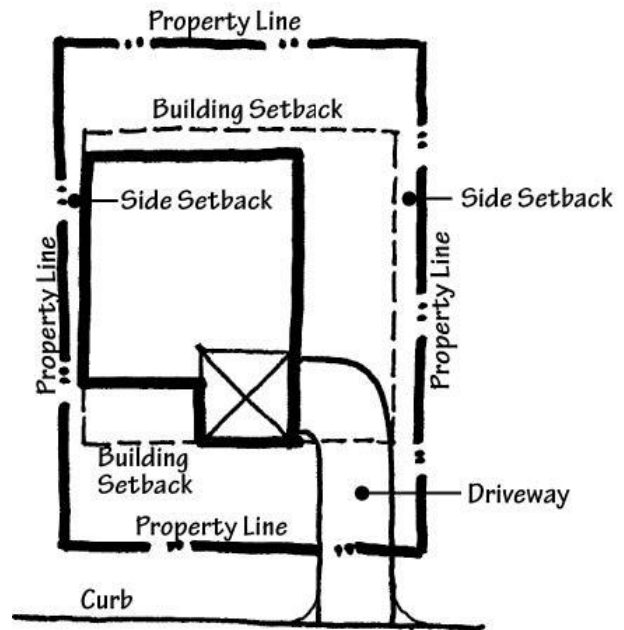
3.4.1.5.5. Garage - side-loaded

Garages that are side-loaded (in relation to the street) are a preferred and permitted garage type provided the following requirements are incorporated:

- Garage door articulation requirements are incorporated
- Placement of driveway pavement meets setback restrictions
- Driveway pavement is limited to the minimum necessary for safe vehicular movement



Inside Swing Side Loaded



Outside Swing Side Loaded



Side-loaded garage with individual doors and windows

3.4.1.5.6. Garage – Rear alley loaded

Alley loaded garages is a permitted garage type. Alley loaded garages may be attached or detached from the home.

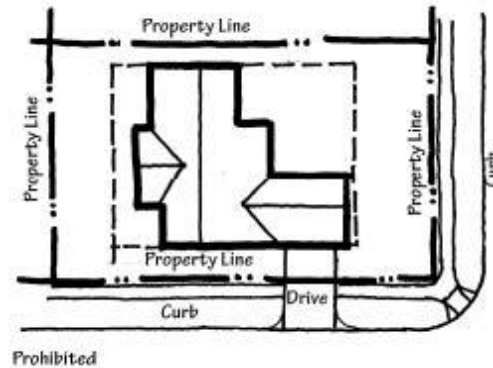
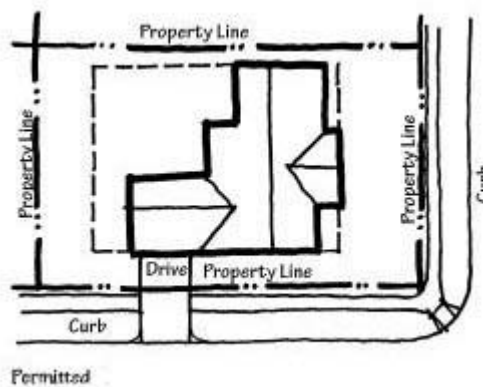


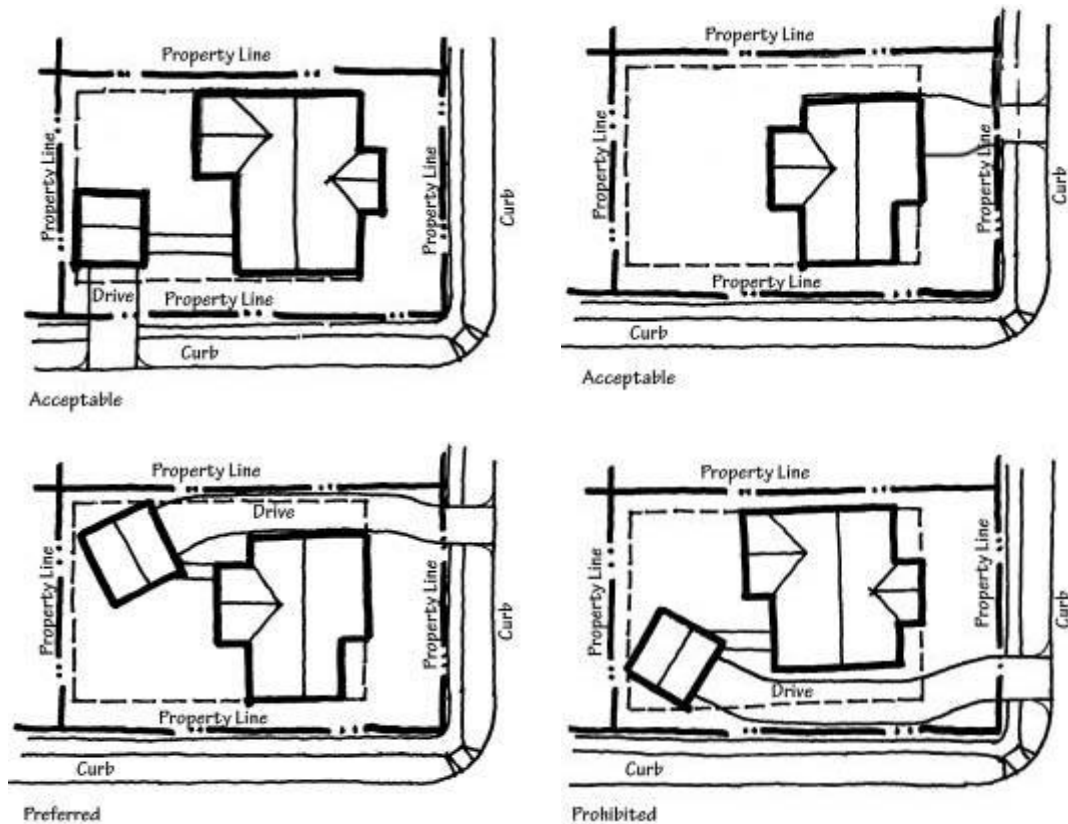
Garages access from rear alley

3.4.1.5.7. Corner lot garage placement

Minimize the visual prominence of garage and driveway placement on corner lots by incorporating the following:

- Avoid garage placement/driveway access from a side street that is:
 - Centered on an approaching street. It is visually prominent
 - Placed close to the street corner
- Avoid garage placement/driveway access from the fronting street that is:
 - Placed close to the street corner



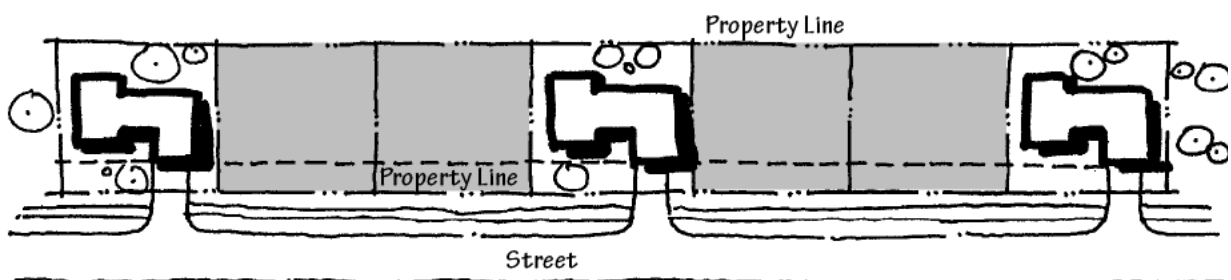


3.4.1.6. Plan spacing and repetition

No two elevations of the same style and plan type are permitted side-by-side within a given block face. Developments with single household and two household dwellings must adhere to the following minimum standards:

3.4.1.6.1. Same plan, different elevation, same side of the street

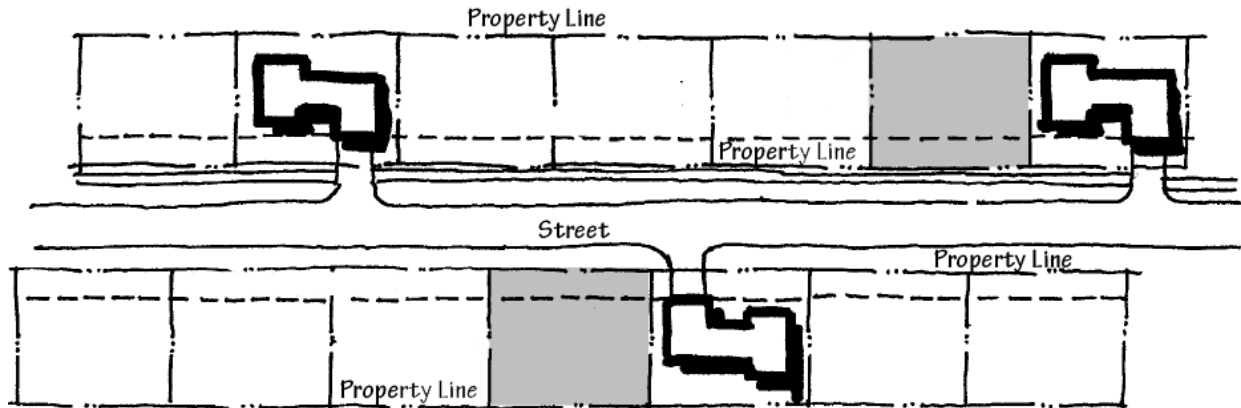
When building different elevations of the same plan on the same side of the street, two lots must be skipped and the home (same plan, different elevation) shall be placed on the third lot.



Same Plan, Different Elevation, Same Side of the Street

3.4.1.6.2. Same plan, different elevation, opposite side of the street

When the same plan, different elevation is on the opposite side of the street, the lot fronting the property, and the one beside it shall be skipped, for a total of two skipped lots, and the home (same plan, different elevation) shall be placed on the third lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.

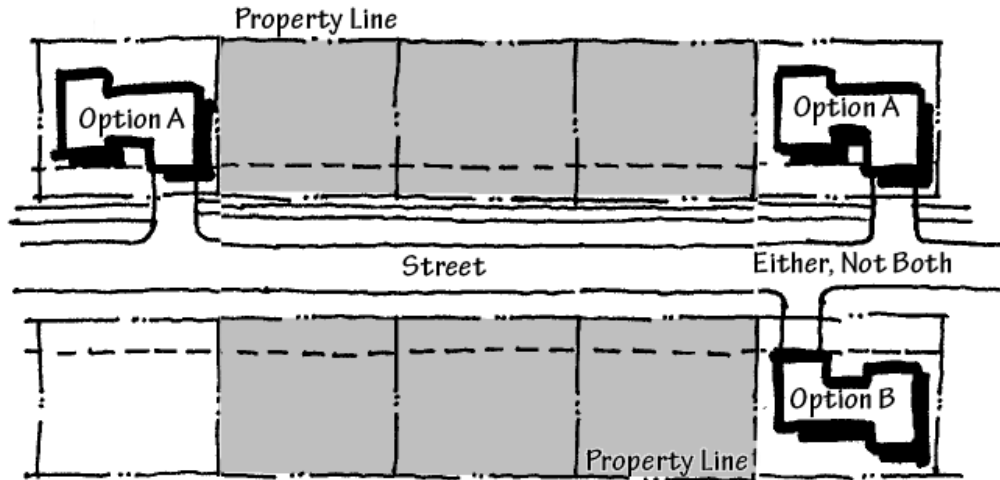


Same Plan, Different Elevation, Opposite Side of Street

3.4.1.6.3. Same plan, same elevation, same or opposite side of the street

When the same plan, same elevation is on the same side of the street, three lots shall be skipped and the home (same plan, same elevation) shall be placed on the fourth lot.

When the same plan, same elevation is on the opposite side of the street, the lot fronting the property shall be counted as the first lot, then count an additional two lots and place the home (same plan, same elevation) on the fourth lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.



Same Plan, Same Elevation, Same or Opposite Side of Street



Same elevation on non-adjacent lots (2 lots must be skipped)



Diversity in elevations (even within the same architectural style), no duplicate elevations adjacent

3.4.1.7. Roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12. Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity galvanized metal roofing materials.

3.4.1.8. Mechanical equipment screening

Rooftop mechanical equipment is prohibited unless placed where they are not visible from the public ROW.

Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened with architecturally integral wing walls or landscape screening material that will grow to the same height as the equipment being screened, or placed where they are not readily visible from a public street, to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

3.4.2. Single Household Attached and Multiple Unit Household Residence Design

3.4.2.1. Architectural style

Distinct groups of buildings on a site must share common, identifiable, complementary design elements and/or detailing in a multiple household residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

3.4.2.2. Form and mass

A single, large, dominant building mass should be avoided.

Multiple household residential building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base.

Changes in mass or form should be related to entrances, the integral structure and/or the interior space organization, and not just for cosmetic effect.

3.4.2.3. Exterior walls

3.4.2.3.1. Pattern

Facades must be articulated with bays, insets, balconies, porches, stoops or other similar design elements related to entrances and windows.

3.4.2.3.2. Four-sided design

All walls viewed must include materials and design characteristics consistent with those on the front. Lesser quality materials for side or rear walls are prohibited.

3.4.2.3.3. Long walls and facades

- The maximum length of a multiple household residential building is 200 ft.
- Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 2 ft. every no more than 50 ft.
- Up to six townhouse units may be attached in a single row.

3.4.2.3.4. Building entries

- Common balconies on perimeter walls providing access to two or more units are prohibited.
- Building entries next to a public street, private drive or parking area must be articulated to provide an expression of human activity or use in relation to building size through the use of doors, windows, entranceways, and other design features such as corners, setbacks, and offsets can be used to create articulation.

3.4.2.3.5. Garage doors

Front loading garage doors on multiple household residential building must include the following elements:

- Front-loaded garage doors may comprise no more than 50% of the total length of the front façade of a multiple residential building's front façade. Every two single-bay garage doors or every double garage door must be offset by at least 4 ft. from the plane of an adjacent garage door,
- Garage doors must integrate into the overall building design with color, texture or other similar design elements.

3.4.2.3.6. Windows and transparency

- All walls and elevations on all floors of multiple household buildings must include windows, except when necessary to assure privacy for adjacent property owners.
- Exterior windows should be located to promote occupant surveillance of entryways and common areas.

3.4.2.3.7. Building roofs

- On buildings with pitched roofs, the minimum roof pitch is 6:12.
- Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades
- On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall façade. Exceptions to the parapet standards may be administratively approved by Development Services staff if it can be demonstrated that the building design character meets the intent of this Section.
- On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms

3.4.2.4. Materials and color

3.4.2.4.1. Building materials

- Building exterior materials must be high quality and durable. Masonry, stone and/or brick must be used as exterior materials for at least 40% of exterior facades, excluding doors, windows and trim. Wood, fiber-cement siding, corrugated metal, and stucco are suitable examples of appropriate secondary exterior materials.
- Deviations up to 10% to building material standards may be administratively approved by Development Services staff if it can be demonstrated that the building material meets the design intent of this Section.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered buildings are prohibited.

3.4.2.4.2. Roof materials

- Roof materials must be high quality and durable. Acceptable roof materials include concrete tile, architectural asphalt shingles, metal shingles and split seam metal.
- Flat roofs may utilize any roofing material but must include a parapet.

3.4.2.4.3. Material or color changes

- Material or color changes must only occur at a change of plane or reveal line.
- Exceptions to location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.
- Piecemeal embellishment and frequent material changes are prohibited.

3.4.2.4.4. 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. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

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

Mechanical equipment must be located where their acoustics will not be disruptive to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

3.4.3. Commercial, Office, Public, Institutional and Mixed-Use Building Design

3.4.3.1. Architectural style

Attached or distinct group of buildings on a site must share common identifiable, complementary design elements and/or detailing. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

A building must have a single definitive, consistent style; mixing of various architectural styles on the same building is discouraged.

3.4.3.2. Form and mass

A single, large, dominant building mass must be avoided in new building additions involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities.

3.4.3.3. Exterior walls

3.4.3.3.1. Base and top

Façades and walls must have a recognizable base, with design examples achieving this criteria including (but not limited to):

- thicker walls, ledges or sills;
- integrally textured materials such as stone or other masonry;
- integrally colored and patterned materials such as smooth-finished stone;
- lighter or darker colored materials, mullions or panels; or
- planters;
- wainscoting or plinth course

Façades and walls must have a recognizable top, with design examples achieving this criteria including (but not limited to):

- cornice treatments, other than colored stripes or bands alone, with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs extending a minimum of 18 inches;
- stepped parapets.



Example of sloping roofed building with recognizable base and top.



Example of flat roofed building with recognizable base and top.

3.4.3.3.2. Four-sided design

All walls must include use materials and general design characteristics consistent those on the front.



Example of four sided design

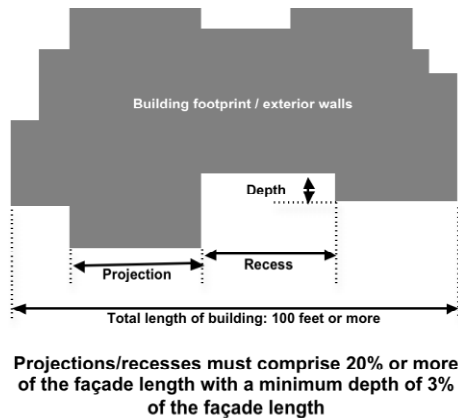


Example of four-sided design



3.4.3.3.3. Long walls and façade; projections and recesses

- Walls at least 100 ft. long must include wall plane projections or recesses having at least 3% depth of the façade length, and extending at least 20% of the façade length.
- Deviations up to 10% to wall plane projections or recesses may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.



Large retail store with projections and recesses

3.4.3.3.4. Exterior walls

- Exterior walls cannot have a blank, uninterrupted length. greater than 50 ft. without including one or more of these the following design features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use. Deviations up to 10% to side or rear wall articulation may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.

3.4.3.3.5. Primary building entrances

Primary building entrances must be clearly defined and shall be recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.



Well-defined building entrance

3.4.3.3.6. Retail building entrances

Anchor stores (defined as a retail building containing greater than 25,000 sf), and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements (but not limited to):

- Arcades
- Arches
- Canopies or porticos
- Details such as tile work and moldings integrated into the building structure and design
- Display windows
- Integral planters or wing walls that include landscaped areas and/or places for sitting
- Outdoor patios
- Overhangs
- Peaked roof forms
- Raised corniced parapets over the door
- Recesses and/or projections
- Clinging vines
- Bas-relief artwork or mosaics
- Trellis

At least 25% of the additional stores in a shopping center must have two or more of the elements listed above.



Projections, arches, raised cornice parapet, integrated tile work and molding



Outdoor patio, display windows



Peaked roof form, canopy, display windows, projections



Peaked roof form, projections, arcade, display window, arches

3.4.3.3.7. Awnings

Awnings may only be used in detached increments above individual windows, doors and entries.



Separate awnings above individual windows

3.4.3.3.8. Transparency in commercial buildings

At ground level floors, buildings must have a high level of transparency: façades and walls that face a public street, plaza, or primary customer parking areas (excluding the building rear and side facades and service areas) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 50% of its length along the front facade, except where the internal arrangement of a building makes it impractical to provide transparency along a portion of a wall. In these conditions, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 25% of required transparent areas, except when fronting on plaza areas.



Good door and window coverage on prominent elevations

3.4.3.3.9. Garage doors

- Garage bay doors fronting on a public street: design elements shall include the following: doors must be segmented, with windows covering at least 25% of the garage surface. Roll-up garage doors are prohibited. Garage doors must be recessed at least 2 ft. behind the building façade. Garage bay doors must be integrated into the overall design of the host building with color, texture, windows and similar or compatible design elements. Bay doors may not be visible from a residential use.
- Vehicle service areas and bays must be screened or sited so visibility from a public street is as low as possible: landscape screening shall comply with requirements set forth with Section 3.5.3.4 Parking lot and vehicular use screening.
- Roll-up garage doors are permitted in vehicle service areas and bays.



Garage doors integrated into building architecture

3.4.3.4. Building roofs

3.4.3.4.1. Roof form design

Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings to the greatest extent practical.

3.4.3.4.2. Required features

Sloping roofs must have one of the following features:

- Overhanging eaves, extending at least 1.5 ft. past the supporting wall or facade.

- Sloping roofs that do not have an overhanging eave, or with an eave less than 1.5ft past the supporting wall or facade must have an average slope of at least 1 ft. of vertical rise for every 3 ft. of horizontal run and no more than 1 ft. of vertical rise for every 1 ft. of horizontal run.

3.4.3.4.3. Roof lines

The continuous plane of a roof line must be no more than 100 ft. unless it can be demonstrated it meets the intent of this Section. Exceptions may be administratively approved by Development Services staff.



Example of varied roof line plane

3.4.3.4.4. Drive through facilities

Drive through facilities must be architecturally integrated into the host structure.

Drive through facilities must be located to minimize or avoid conflict with internal pedestrian routes. Pedestrian paths must be distinguished from vehicular driving surfaces by textured and colored pavement or other contrasting design element to emphasize conflict points and enhance pedestrian safety.



Drive-through architecturally integrated into host structure

3.4.3.5. Canopies

3.4.3.5.1. Architectural integration

Canopies must include design elements found on the main building, such as color, exterior materials and/or roof pitch.

3.4.3.5.2. Canopy support poles

Canopy support poles must include design elements consistent with the overall architectural theme of the primary building, or pole covers at least 18 in. in diameter or width, with a similar surface material and architectural treatments as the dominant material on the host building.

3.4.3.5.3. Canopy fascia

Canopy fascia must be the same color as the dominant color of the host building. Striping and banding on canopies is prohibited.



Canopy design integrated into site

3.4.3.6. Materials and color

3.4.3.6.1. Building materials

- Predominant building exterior materials must be high quality and durable. Masonry (stone, brick, decorative CMU and similar materials) must be used as exterior materials for at least 40% of exterior facades, excluding doors, windows and trim. Wood, fiber-cement siding and textured concrete/EIFS are examples of appropriate secondary exterior materials.
- Corrugated metal is an acceptable material. Corrugated metal and ACM panels are examples of acceptable accent materials, and may have a cumulative surface area of no more than 30% of the area of all exterior walls on a building.
- Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.
- Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated metal buildings and panels are prohibited.

3.4.3.6.2. Roof materials

- Roof materials must be high quality and durable. Acceptable roof materials include concrete tile, architectural asphalt shingles, metal shingles, split seam metal, photovoltaic roof tiles and shingles, and solar panels.
- Planted green roofs are permitted and strongly encouraged.
- Flat roofs may utilize any roofing material but must have a continuous parapet.

3.4.3.6.3. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors should be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, black, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- High intensity colors, and black or grey, may be used on building trim and accents.

3.4.3.6.4. Material or color changes

- Material or color changes must occur only at a change of plane or reveal line, unless when administratively approved by Development Services staff.



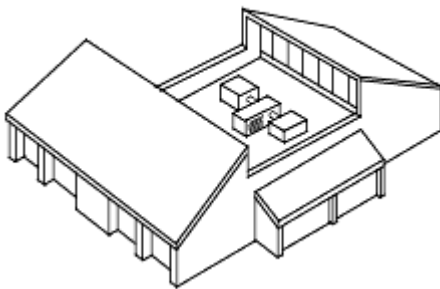
Change in materials at a change in plane.

3.4.3.7. Mechanical equipment screening

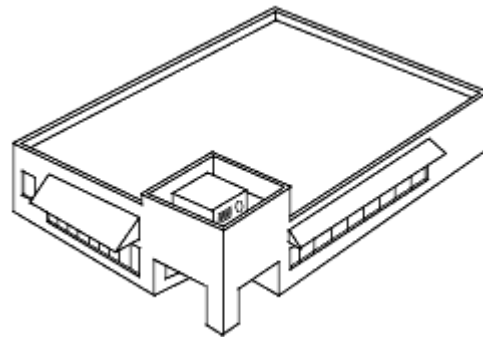
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at a height least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.



Example of appropriate screening for rooftop mechanical equipment



Example of appropriate screening for rooftop mechanical equipment

3.4.3.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location practical.

Utility equipment must be painted or coated to match the color of the mounting surface, to the greatest extent practical.

Utility equipment located in an area that may be frequently seen by the general public must be screened to the extent practical with landscape screening or a wing wall architecturally integrated into the host building structure.



Utility equipment at back of building painted to match wall



Utility equipment in more visible location screened by wing wall

3.4.3.8.1. Cobranded uses

Cobranded uses such as restaurants and convenience stores must be well integrated into the host structure. Using disharmonious architectural elements, such as a non-compatible façade materials or disharmonious roof pitch from the host building structure is prohibited, unless it can be demonstrated that it meets the intent of this Section.



Cobranded uses with harmonious architectural elements

3.4.4. Industrial building design in Development Area C

3.4.4.1. Intent

This section shall not apply to industrial structures over 200,000 sq. ft. in area.

3.4.4.2. Character and image

In industrial developments located on a single site, each building must include compatible building design characteristics shared by all buildings in the development, such as façade materials and colors, so the development forms a cohesive place.

Distinct groups of buildings on a site must share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

3.4.4.3. Form and mass

A single, large, dominant building mass should be avoided in new buildings and, as much as possible, in projects involving changes to the mass of existing buildings. Changes in mass must be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

3.4.4.4. Exterior walls and facades

3.4.4.4.1. Pattern

Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers; and any of the following elements:

- color change
- texture change
- material module change

Design elements must repeat at intervals of no more than 60 ft. Deviations up to 10% to the interval repetition may be administratively approved by Development Services staff.

3.4.4.4.2. Four-sided design

All façades and walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

3.4.4.4.3. Garage doors

Bay doors must be screened using wing walls, carefully placed berms on the site, or other effective screening and site planning techniques, or otherwise sited so visibility from the public streets is minimized. Bay doors must be integrated into the overall design of the host building with color, texture, windows and similar or compatible design elements. Segmented garage bay doors with windows are preferred to roll-up garage doors.

3.4.4.4.4. Primary building entrances

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

3.4.4.5. Building roofs

3.4.4.5.1. Planted green roofs

Planted green roofs, solar panels and rain collection tanks are strongly encouraged

3.4.4.6. Materials and color

3.4.4.6.1. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors must be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- Brighter colors, and black or grey, may be used on building trim and accents.
- An exception to the color standards may be administratively approved by Development Services staff if it can be demonstrated that the color selection meets the design intent of this Section.

3.4.4.6.2. Building materials

Durable, high quality building materials must be used. Brick, stone, split-face CMU, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials.

- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are prohibited.

3.4.4.6.3. Material or color changes

- Material or color changes must occur only at a change of plane or reveal line.
- An exception to the location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.
- Piecemeal embellishment and frequent material changes are prohibited.



Industrial building design: appropriate



Industrial building design: appropriate



Industrial building design: appropriate



Industrial building design: appropriate

3.4.4.7. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at a height at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

3.4.4.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location practical.

Utility equipment must be painted or coated to match the color of the mounting surface to the greatest extent practical.

Utility equipment located in an area that may be frequently seen by the general public must be screened to the extent practical with landscape screening or with a wing wall architecturally integrated into the host building structure.

3.5. Landscaping

3.5.1. General standards

3.5.1.1. 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.

3.5.1.2. Utilities

Tree trunks must be placed at least 10 ft. from streetlights and 5 ft. from wet utilities. Tree trunks must be placed at least 4 ft. from gas lines.

3.5.1.3. Clear zone at intersections

Trees in tree lawns must be at least 15 ft. from the curb return corner at street intersections.

3.5.2. Required landscaping: single and two-household dwellings

3.5.2.1. Tree number

Lots with single household and two household dwellings must have at least the following number of trees:

- Street tree - one native tall tree shall be installed per 25 ft. - 30 ft. of linear street frontage within the tree lawn area provided trees are set back from utilities. Required street trees may be installed in the front yard only if inadequate tree lawn area is available to meet the street tree frontage requirements. It is the responsibility of the installer to insure there are no conflict with utilities and complies with clear vision area

requirements. Intersection clear zones and curb cut visibility areas are not included in the street frontage calculations.

- One native tall tree or two native short trees for every 3,000 sq. ft. of lot area.

Existing native tall and short trees conforming to Section 3.18.3.3 may be used to meet minimum tree planting requirements.

3.5.2.2. Shrub number

Lots with single household and two household dwellings must have one or more native shrubs for every 1,000 sq. ft. of lot area. All of the required shrubs must be placed in the front half of the lot. Lots at least 50,000 sq. ft. do not need more than 100 shrubs.

3.5.2.3. Tree and shrub size

Native tall trees must have a trunk of at least 2 in. caliper and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have at least 1-gallon container or be at least 2 ft. tall, and grow to a height of at least 2 ft.

3.5.2.4. Groundcover

Groundcover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.3. Required landscaping: non-residential and 3+ household residential development

3.5.3.1. Landscaping areas

Parcels with a non-residential use or 3+ household residential structures must be landscaped as follows. Additional plants may be required per buffer yard standards in Section 3.1.6, and mechanical equipment screening requirements.

Street tree - one native tall tree shall be installed per 25 ft. - 30 ft. of linear street frontage within the tree lawn area provided trees are set back from utilities. Required street trees may be installed in the front yard only if inadequate tree lawn area is available to meet the street tree frontage requirements. It is the responsibility of the installer to insure there are no conflict with utilities and complies with clear vision area requirements. Intersection clear zones and curb cut visibility areas are not included in the street frontage calculations.

Planting requirements set forth in this Section shall comply with standards set forth in Section 3.5.1. Minor deviations to the standards set forth in this Section may be administratively approved by Development Services staff if it meets the intent of this Section.

3.5.3.2. Minimum percentage

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

- Commercial uses: 15%

- Commercial pad sites: 5%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses in Development Area C: 10%
- Light and general industrial or manufacturing uses in Development Area D: 5%
- Heavy industrial uses in Development Area D: 2%

3.5.3.3. Tree and shrub requirement

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

3.5.3.4. Parking lot and vehicular use screening ~~—non-industrial uses~~

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way, including the UP Railroad and SH 130, by a continuous landscaped area not less than 10 ft. deep, as described in Section 3.1.6.2.
- Vehicular use areas shall be screened from all abutting residential property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. This requirement does not apply to Development Area D.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat. This requirement does not apply to Development Area D.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island. This requirement does not apply to Development Area D.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs. This requirement does not apply to Development Area D.
- Driveways and entry throats accessing lots from public streets shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 3.5.3.2.

3.5.3.5. Tree and shrub standards applicable to this Section

The following standards apply to trees and shrubs:

- Planting areas for each tree provided shall have a minimum undisturbed pervious area of at least 100 square feet and shall be planted or covered with grass, mulch, or other appropriate ground cover.
- Each development shall provide at least three (3) different species. No more than 50% of all trees, per development, shall be of the same species.

- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

3.5.3.6. Tree and shrub size

Native tall trees must have a caliper of at least 2 in. and 10-12 ft. ht. Native tall trees used as street trees in tree lawns must have a caliper of at least 4 in. and 12-14 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have minimum 1-gallon container or be at least 18 in. tall.

3.5.3.7. Tree and shrub placement

Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless otherwise permitted. If Development Services staff finds that it is impractical to plant trees and/or shrubs on parcels being developed, those trees and/or shrubs may be planted elsewhere in the PUD. Minor deviations may be administratively approved by Development Services staff in cases where necessary due to site constraints.

3.5.3.8. Groundcover

Groundcover must be planted on areas on a developed parcel that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.4. Materials, maintenance, and replacement

3.5.4.1. Plant materials

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

3.5.4.2. Native tall trees

Native and adapted tall trees that can be planted or used to meet landscaping requirements include the following.

Anaqua	(Ehretia anacua)
Bald Cypress	(Taxodium distichum var. distichum)
Bigtooth Maple	(Acer grandidentatum)
Black Walnut	(Juglans nigra)
Blackjack Oak	(Quercus marilandica)
Bur Oak	(Quercus macrocarpa)
Cedar Elm	(Ulmus crassifolia)
Chinquapin Oak	(Quercus muhlenbergii)
Durand Oak	(Quercus sinuate)
Escarpment Live Oak	(Quercus fusiformis)
Lacebark Elm	(Ulmus parvifolia)
Monterey Oak	(Quercus polymorpha)
Montezuma Cypress	(Taxodium mucronatum)

Pecan	(Carya illinoensis)
Red Maple	(Acer rubrum)
Red Oak	(Quercus lobatae)
Sawtooth Oak	(Quercus acutissima)
Shumard Oak	(Quercus shumardii)
Southern Live Oak	(Quercus virginiana)
Texas Ash (female only)	(Fraxinus texensis)
Texas Red Oak	(Quercus texana)
Western Soapberry	(Sapindus drummondii)
Winged Elm (female only)	(Ulmus alata)
Yellow Buckeye	(Aesculus pavia var. flavescens)

Established deciduous and semi-deciduous (not coniferous or palm) canopy trees at least 30 ft. tall with a trunk of at least 4 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.3. Native short trees

Native and adapted short trees that can be planted or used to meet landscaping requirements include the following.

American Smoke Tree	(Cotinus obovatus)
Anacacho Orchid Tree	(Bauhinia lunarioides)
Big Tooth Maple	(Acer grandidentatum)
Blackhaw Viburnum	(Viburnum prunifolium)
Carolina Buckthorn	(Frangula caroliniana)
Cherry Laurel	(Prunus caroliniana)
Chitalpa	(Chitalpa)
Crape Myrtle	(Lagerstroemia indica)
Desert Willow	(Chilopsis linearis)
Downy Serviceberry	(Amelanchier arborea)
Eve's Necklace	(Styphnolobium affine)
Evergreen Sumac	(Rhus virens)
Goldenball Lead Tree	(Leucaena retusa)
Kidneywood	(Eysenhardtia texana)
Lacey Oak	(Quercus laceyi)
Mexican Buckeye	(Ungnadia speciosa)
Mexican Plum	(Prunus Mexicana)
Mexican Poinciana	(Caesalpinia mexicana)
Mexican Redbud	(Cercis canadensis var. Mexicana)
Mountain Laurel	(Calia secundiflora)
Possumhaw Holly	(Aquifoliaceae Ilex decidua)
Red Buckeye	(Aesculus pavia)
Rough Leaf Dogwood	(Cornaceae Cornus drummondii)
Rusty Blackhaw Viburnum	(Viburnum rufidulum)
Saucer Magnolia	(Magnolia x soulangiana)
Smokeberry	(Cotinus coggygria)
Soapberry	(Sapindus drummondii)
Spicebush	(Lauraceae Lindera benzoin)
Texas Mountain Laurel	(Sophora secundiflora)
Texas Persimmon	(Diospyros texana)
Texas Pistachio	(Pistacia texana)
Texas Redbud	(Cercis canadensis var. texensis)
Western Soapberry	(Sapindus drummondii)

Yaupon Holly

(Ilex vomitoria)

Established deciduous and semi-deciduous trees 10 ft. to 30 ft. tall with a trunk of at least 3 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.4. Native shrubs

Recommended native and adapted shrubs that can be planted or used to meet landscaping requirements include the following.

Abelia	(Abelia)
Agarita	Mahonia trifoliolata)
Agave	(Agavaceae)
American Beautyberry	(Callicarpa Americana)
Bamboo Muhly	(Muhlenbergia dumosa)
Barbados Cherry	(Malpighia glabra)
Beautybush	(Kolkwitzia amabilis)
Big Muhly	(Muhlenbergia lindheimeri)
Black Dalea	(Dalea frutescens)
Burford Holly	(Ilex cornuta 'Burfordii')
Bush Germander	(Teucrium fruticans)
Butterfly Bush	(Buddleja davidii, Buddleja marrubiifolia)
Caellia	(Camellia)
Cenizo/Texas Sage	(Eucophyllum frutescens)
Coralberry	(Symphoricarpos orbiculatus)
Cotoneaster	(Cotoneaste)
Deer Muhly	(Muhlenbergia rigens)
Dwarf Chinese Holly	(Ilex cornuta Rotunda)
Elaeagnus	(Elaeagnus pungens)
Flame Acanthus	(Anisacanthus quadrifidus)
Flowering Senna	(Senna corymbosa)
Forsythia	(Forsythia x intermedia)
Fragrant Mimosa	(Mimosa borealis)
Fragrant Sumac	(Rhus aromatica)
Germander	(Teucrium fruticans)
Gulf Muhly	(Muhlenbergia capillaris)
Inland Sea Oats	(Chasmanthium latifolium)
Japanese Barberry	(Berberis thunbergii)
Mexican Feather Grass	(Nassella tenuissima)
Mock Orange	(Philadelphus coronarius)
Mountain Sage	(Salvia regal)
Nandina	(Nandina domestica compacta)
Primrose Jasmine	(Jasminum mesnyi)
Rose of Sharon	(Hibiscus syriacus)
Sage	(Salvia)
Sideoats Grama	(Bouteloua curtipendula)
Skull Cap	(Leguminosae Scutellaris)
Sweet Mockorange	(Philadelphus coronarius)
Texas Dwarf Palmetto	(Sabal minor)
Texas Lantana	(Lantana horrida)
Texas Sage	(Leucophyllum frutescens)
Texas Sotol	(Dasylirion texanum)
Turk's Cap	(Malvaviscus arboreus)

Upright Rosemary	(Rosmarinus officinalis)
Viburnum (all)	(Viburnum)
Witch Hazel	(Hamamelidaceae Hamamelis
virginiana)	
Wooly Butterfly Bush	(Buddleia marrubiifolia)
Yellow Bells	(Tecoma stans)
Yucca	(Yucca)

3.5.4.5. Nuisance plants

Nuisance plants include the following. Nuisance plants may not be planted or used to meet the City's landscaping requirements, and are not protected by tree preservation, replacement, protection and removal standards.

Trees:

American Sweetgum	(Liquidambar styraciflua)
Arizona Ash	(Fraxinus velutin)
Bois d'arc	(Maclura pomifera)
Boxelder Maple	(Acer negundo)
Bradford Pear	(Pyrus calleryana bradfordii)
Brazilian Pepper	(Schinus terebinthifolius)
Chinaberry	(Melia azedarach)
Chinese Parasol Tree	(Firmiana simplex)
Chinese Tallow	(Sapium sebiferum)
Elephant Ear	(Alocasia spp., Colocasia spp.)
Eucalyptus (all)	(Eucalyptus)
Euonymus (all)	(Euonymus)
Hackberry	(Celtis occidentalis)
Honey Locust	(Gleditsia triacanthos)
Honeysuckle (all)	(Lonicera)
Japanese Zelkova	(Zelkova serrata)
Juniper (males)	(Juniperus)
Leland Cypress	(Cupressocyparis leylandii)
Lombardy Poplar	(Populus nigra)
Mesquite	(Prosopis glandulosa)
Mimosa, Silk Tree	(Albizzia julibrissin)
Monkey Puzzle	(Araucaria araucana)
Mulberry (all)	(Morus)
Olive	(Olea, Elenganus)
Paulownia	(Paulownia tomentosa)
Red-Tipped Photinia	(Photinia x fraseri)
Silver Maple	(Acer saccharinum)
Tree of Heaven	(Ailanthus altissima)
Vitex	(Vitex agnus-castus)

Shrubs:

Chinese Photinia	(Photinia spp.)
Common Privet	(Ligustrum sinense, L. vulgare)
Japanese Ligustrum	(Ligustrum lucidum)
Nandina (berrying varieties)	(Nandina domestica)
Photinia (all)	(Photinia)
Pyracantha, Firethorn	(Pyracantha spp.)
Russian Olive	(Elaeagnus angustifolia)

Wax Leaf Ligustrum

(Ligustrum japonicum)

Vines:

Cat's Claw Vine

(Macfadyena unguis-cati)

English Ivy

(Hedera helix)

Japanese Honeysuckle

(Lonicera japonica)

Kudzu

(Pueraria lobata)

Poison Ivy

(Toxicodendron radicans)

Vinca

(Vinca major, V. Minor)

Other:

Eurasian Watermilfoil

(Myriophyllum spicatum)

Giant Cane

(Arundo donax)

Hydrilla

(Hydrilla verticillata)

Johnson Grass

(Sorghum halepense)

Running Bamboo

(Phyllostachys aurea)

Water Hyacinth

(Eichhornia crassipes)

All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.

3.5.4.6. Low water use plants

Low water use trees, shrubs and groundcovers shall be used to the greatest extent practical.

3.5.4.7. Planting beds

Shrub and ground cover planting beds must be separated from turf grass with edging, and must have open surface areas covered with mulch or gravel.

3.5.4.8. Topsoil

Topsoil removed during construction activity must be conserved for later use on areas requiring re-vegetation and landscaping, to the maximum extent practicable.

3.5.4.9. Plant quality

Landscape plants must be free of defects, and of normal health, height, leaf density and spread appropriate to the species, as defined by American Association of Nurserymen standards.

3.5.4.10. Installation

Landscaping must be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with a letter of credit, escrow or performance bond for 150% of landscaping value before a certificate of occupancy for any building in a phase is issued.

3.5.4.11. 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. Landscaping must be maintained free from disease, pests, weeds and litter.

3.5.4.12. Replacement

Required landscape elements that are removed or dead must be promptly replaced.

3.5.5. Irrigation

3.5.5.1. Automatic irrigation required

All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated with underground or drip irrigation, with these exceptions:

- Plants that do not require irrigation for establishment.
- Mature xeriscape (drought tolerant) areas, with established plants that do not require irrigation for survival.
- Trees established for two years or more.
- Parkland or land designated for parkland in this PUD
- Xeriscape planting areas may be established with temporary irrigation for a period of no less than two years.

3.5.5.2. Irrigation plan required

An irrigation plan must be included in the landscape plan for site plan review, if applicable.

3.5.6. Tree preservation and removal

3.5.6.1. Tree preservation, removal and replacement: undeveloped and redeveloped sites

3.5.6.1.1. Nuisance trees

Nuisance trees, as defined in Section 3.6.4.5, may be removed from a developed or undeveloped lot anytime. Replacement of nuisance trees is not required.

3.5.6.1.2. Diseased, dangerous and dead trees

Diseased, dangerous and dead trees of all species may be removed from an undeveloped lot anytime. Replacement of removed diseased, dangerous and dead trees is not required.

3.5.6.1.3. Healthy, protected trees (native, tall, and small trees)

Protected trees (trees with a DBH of at least 18 in. which are not nuisance trees) that are healthy and located on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped. A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with a preliminary subdivision, site plan or building permit for a development, whichever comes first.

Site features must be designed to minimize disturbance to protected trees. Tree wells or cut areas may be used to preserve the original grade around an existing tree to the extent practical.

At least 50% of the total number of healthy protected trees must remain on the site or be relocated on a site within the PUD. Gross DBH loss of protected trees to be removed must be replaced at a 1:1 ratio. Replacement trees must be planted either on the development site or elsewhere in the PUD, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2 in.

A protected tree may be designated for removal if it meets one of the following criteria.

- It is in an existing or proposed easement or stormwater management system and cannot practically be saved.
- It is located where it will create a potential safety or health hazard, or a nuisance to existing or proposed structures or vehicle or pedestrian routes.
- It is located where it interferes with the installation, delivery, or maintenance of existing utility services to the site.

3.5.6.2. Tree preservation, removal, and replacement: developed lots

3.5.6.2.1. Nuisance trees

Nuisance trees may be removed from a developed lot anytime. Replacement of nuisance trees is not required.

3.5.6.2.2. Diseased, dangerous, and dead trees

Diseased, dangerous and dead trees of all non-nuisance species may be removed from a developed lot anytime.

3.5.6.2.3. Healthy, protected trees (native, tall, and small trees)

Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed from a lot if the gross DBH loss is replaced at a 1:1 ratio (1 in. replaced for every 1 in. lost of caliper inches DBH). At least 50% of the total number of replacement caliper inches must be planted on the lot, to the extent practical, or may be planted elsewhere within the PUD as approved by Development Services staff. Required mitigation trees planted elsewhere in the PUD shall be noted on the site plan, as well as the other site plan, and may not be counted towards future mitigation tree requirements on the other site plan.

3.5.6.3. Tree removal and replacement: signs

Healthy trees of all species and sizes, except species defined as nuisance trees, may not be removed with the intent of increasing the visibility of an existing sign, unless with administrative approval of Development Services staff.

3.5.6.4. Tree replacement conditions

3.5.6.4.1. Replacement plant types

Replacement trees may be any combination of native tall and short trees that keeps or brings the site in conformance with minimum required landscaping standards.

3.5.6.4.2. Replacement trees

Replacement trees must be placed on site, or in areas approved by Development Services staff within the PUD.

3.5.6.4.3. Landscape requirements

Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to conform to landscaping requirements.

3.5.6.4.4. Maintenance

Replacement trees must be maintained in good condition for one year after planting. In that year, the property owner must guarantee survival.

3.5.6.4.5. Unauthorized removal

The gross DBH loss of trees that are removed in violation of this section by the property owner, developer or any party acting on their behalf must be replaced at a 2:1 ratio (2 in. replaced for every 1 in. lost of caliper inches) with native tall trees. For illegal vegetation clearance to increase the visibility of signs per Section 3.5.6.3, replacement native tall trees must be planted in the cleared area, with 1 in. DBH for every 10 sq. ft. cleared.

3.5.6.5. Tree protection during construction

3.5.6.5.1. Tree protection zone

During construction, perimeter fencing must be erected around protected trees, at least at one-half of the drip line to the greatest extent practical, to establish a tree protection zone, unless otherwise approved by Development Services staff. Large parcels with protected trees that are separated from construction or land clearing areas, street rights-of-way and utility easements may be "ribboned off," by placing post stakes at least 50 ft. apart and tying ribbon or rope from stake to stake along the perimeter. Storage or movement of equipment, material, debris or fill in the tree protection zone is prohibited.

3.5.6.5.2. Storage near trees

During construction, equipment cleaning or storage or disposal or waste material such as paints, oils, solvents, asphalt, concrete, motor oil or other material harmful to trees cannot be placed in the drip line of protected trees or group of trees.

3.5.6.5.3. Attachment to trees

Damaging attachments, wires, signs or permits cannot be fastened to protected trees.

3.5.6.5.4. Trenching

Trenches or footings must be outside the inner one-half of the dripline, to the greatest extent practical. Under the drip line of protected trees, no cut or fill may exceed 4 in. unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under roots greater than 8 in. diameter is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees, to the extent practical.

3.5.6.5.5. Root preservation

During grading, roots at least 1 in. in must be cut off cleanly with a handsaw about 12 in. behind the line of excavation. Exposed roots must be protected with moist backfill soil.

3.5.6.5.6. Grades

Raising the grade more than 6 in. around tree trunks is prohibited. This can cause trunk rotting, and serious damage or death to the tree. Finished grades must slope away from trunks to avoid water concentrated at tree bases.

3.5.7. Required site furniture

A parcel with a non-single family residential and a non-industrial use must have the following furniture installed, provided the condition(s) described in this Section exist on the site. Furniture must be functional. All amenities located on a site shall be owned, operated and maintained by the private property owner.

- Internal walkways: (choose 1 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 150 ft. linear walkway.
- Plazas: 1 bench per 50 sq. ft. and 1 trash can per 100 sq. ft. plaza area.
- Colonnades, loggias: 1 bench and 1 trash can per 50 ft.
- Bus stops: 2 benches and 1 trash can per stop (applicable to city adopted transit streets only).

3.6. Common Open Space

3.6.1. Required common open space

The PUD shall provide for a collection of privately owned, common open space lots set within a street system with access to the Brushy Creek park land. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

A minimum of 5 acres of land located within the Carmel Creek 100-year floodplain shall be established and maintained as common open space. An additional 15 acres of common open space shall be established within the PUD at locations within or adjacent to residential areas.

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

Each lot designated as common open space shall include at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the affected lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer. On-street parking will be credited toward the required parking spaces of the affected lot.

Except for undisturbed and reestablished native landscape areas, common open space shall be maintained by one of the following watering methods: an underground irrigation system; a drip irrigation system; or a hose attachment within two hundred (200) feet of all landscaping. Watering may be suspended in times of drought.

Common open space may include detention ponds that are primarily earthen, planted with plants, and functionally serve as an aesthetic and/or recreational amenity for residents. Such elements may include trails on the pond lot, water aeration fountains, shade trees and other plantings and seating. Such detention or wet ponds do not require screening.

3.6.2. Access

Common open space must be reasonably accessible to all residents of the PUD. Convenient pedestrian and vehicular access to open space must be provided. Green links and trails must be provided to common open space not readily accessible to a public street.

3.6.3. Common open space design

Common open space must be configured as a meaningful and functional space. Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a greenway or other linear park. Small, narrow, or unassigned strips behind or between buildings is unacceptable. Designated common open space may be in a natural, undisturbed state, landscaped for more formal, open play areas, or developed for active and/or passive recreation.

Common open space lots shall include park improvements, such as trails, lighting, seating, landscape planting, irrigation and accessory buildings and shade structures that are appropriate for the intended use and site conditions of that site. Access for police, fire or ambulance emergency providers shall be provided to private and common open spaces.

3.6.4. Areas not considered as common open space

The following do not meet the requirement for common open space:

- Private lots or yards not available for common use
- Public right-of-way or private streets and drives.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos, picnic shelters or meeting rooms
- Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).

Good Open Space Examples	Open Space Examples to Avoid
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Functional common open space, including shade trees, jogging trail, sports court, and irrigated grass turf fronting on a public street



Avoid - expansive, unmaintained area with scattered play structures, lack of shade, trees and walking paths and perimeter fence separating residents from open space



Wide concrete trail graded for bike and pedestrian use within linear open space area accessible from street, undisturbed wooded and natural area and perimeter stone wall



Avoid - left over strip of land between street ROW and perimeter fence, lack of tree cover and perimeter fence separating residents from open space



Concrete trail, native tall trees, natural wooded area, play area, seating, planted trees, and neighborhood pool and pool house



Avoid - expansive area with limited improvements, lack of shade trees, poorly located bike parking

3.7. Fences and Walls

3.7.1. General standards

3.7.1.1. Placement

3.7.1.1.1. Public right-of-way

Fences and walls cannot be placed in the public right-of-way.

3.7.1.1.2. Tree preservation

Fences must be placed where they will not threaten significant vegetation.

3.7.1.2. Materials

3.7.1.2.1. Finished side out

Fences with an unfinished or rough side and a finished or smooth side must be placed so the finished or smooth side faces out.

3.7.1.2.2. Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

3.7.1.2.3. Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

3.7.1.2.4. Columns

Columns, pilasters, piers, finials and posts may be no more than 6 in. taller than the fence it joins.

3.7.1.3. Maintenance

3.7.1.3.1. General maintenance

Fences and adjacent landscaping must be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials of equal or better quality that are consistent in design. Fences, walls and hedges must be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

3.7.1.3.2. Development perimeter walls

Individual property owners cannot alter development perimeter walls that are owned or controlled by a property owner's association without prior permission of the property owner's association.

3.7.1.4. Landscaping

Landscaping at a fence or wall may be required per landscape requirements in Section 3.5.

3.7.2. Permitted fences, walls, and hedges

The following fence, wall and hedge types are *permitted* and optional. Minor deviations to the fence standards set forth in this Section may be administratively approved by Development Services staff.

Permitted fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Agricultural use	no more than 5 ft.	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Chain link Pipe Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Residential front yard	no more than 3 ft. (36 in.)	At least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Residential side and rear yard	no more than 6.0 ft. (72") except that 8.0 ft. permitted on rear and side fences: 1) to stair step in height to finish grade at the base of the fence or slope changes and 2) where adjacent to a commercial or other non-single family use.	at least 25%, excluding columns, when next to trail or park; otherwise, may be solid	Wood frame wire Chain link (plastic coated; no slats. Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Tennis / basketball court	no more than 15 ft.	at least 50%	Ornamental (metal, plastic) Chain link (plastic coated only)
Cannot substitute for other fence types when forming a boundary fence.			
Perimeter security fencing (Industrial and recreational uses only)	no more than 8 ft., except that 12 ft. permitted for industrial uses	at least 75%, excluding columns in front yard; may be solid for industrial uses	Ornamental (metal) Masonry (stone, brick, split face CMU, similar materials)
	Outdoor storage area fencing requirements apply to equipment storage yards and similar areas visible from a street. Outdoor storage areas shall be fenced, to the extent practical and only to the extent that it is deemed functional and appropriate by Development Services staff. If the fencing described in this Section does not achieve the intended objective of this Section, this requirement shall be administratively waived by Development Services staff.		
Temporary perimeter security fencing (construction sites only)	no more than 8 ft., except that 12 ft. for industrial uses	Any	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Chain link
	The fence must be removed when construction ends.		

Permitted fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Park, open space	no more than 4 ft. 5 ft. for dog park	at least 25%, excluding columns	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, decorative CMU, similar materials) Shrubby hedge Chain link (plastic coated, for dog parks and athletic fields only)
	Outdoor storage area fencing requirements apply to equipment storage yards and similar areas visible from a street.		
Parking area: non-residential and 3+ household residential development	no more than 3.5 ft. (42 in.)	at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials) Shrubby hedge
Retention and detention pond or basin	no more than 6 ft.	at least 50%, excluding columns	Ornamental (metal)
Development perimeter walls along SH 130, FM 685 and UP Rail Road	6 ft. to 12 ft.	may be solid	Masonry (stone, brick, split face CMU, similar materials) or Shrubby hedge

3.7.3. Required fences, walls, and hedges

The following fence, wall and hedge types are required. Minor deviations to the fence standards set forth in this section may be administratively approved by Development Services staff.

Required fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Swimming pool	4 ft. - 6 ft.	at least 50%	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Chain link (but not at a public pool)
	Openings or gaps in the fence must be no more than 4 in. If the perimeter fencing on the lot meets these standards, an added fence surrounding the swimming pool is not required. Construction of fence must comply with ICC Building Code requirements, as adopted.		
Outdoor storage area (for industrial uses, required fencing applies to screen prominent	6 ft. - 8 ft.; may be taller if it screens tall objects.	no more than 25%; must be solid when next to or visible from residential use	Privacy (plastic) Masonry (stone, brick, decorative CMU, similar materials)

Required fence Area / purpose	Height	Fence transparency	Acceptable types/materials
views from US 79 and SH 130 rights-of-ways)	Should include the same, similar or compatible materials, finishes and detailing as the host structure, except for industrial uses in Development Area D. Masonry (stone, brick, decorative CMU, similar materials) is required when the storage area is visible from a residential use. Outdoor storage areas shall be fenced, to the extent practical and only to the extent that it is deemed functional and appropriate by Development Services staff. If the fencing described in this Section does not achieve the intended objective of this Section, this requirement shall be administratively waived by Development Services staff.		
Vehicle inventory area next to residential districts	6 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure.		
Residential development RV storage area	8 ft. - 10 ft.	Must be solid; gate may have transparency	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and architectural detailing as the development perimeter wall; otherwise, must conform to development perimeter wall design standards.		
Dumpster and utility area	7 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same, similar or compatible materials, finishes and detailing as the host structure, except for industrial uses in Development Area D. 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, or on an industrial site outside prominent views from US 79 and SH 130 in Development Area D.		
Loading area wing wall, not required for industrial uses, except for prominent views from US 79 and SH 130, per Section 3.1.6.2 Landscape buffer yard for requirements in Development Area D	Up to the building parapet; height determined in site plan review	Must be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials)
	Must include the same, similar or compatible materials, finishes and detailing as the host structure, except for industrial uses in Development Area D.		
Utility substation or facility	6 ft. - 12 ft., or sufficient to conceal the substation or height required by the utility provider.	Must be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials)
Development perimeter wall	6 ft. min. 8 ft. max. 4ft. max.(or 6 ft. ht. max with 10% fence transparency) when adjacent to open space, except for industrial uses in Development Area D	Any	Ornamental (metal) Masonry (stone, brick, decorative CMU, similar or compatible materials) Ornamental metal or combination metal and wood must be used in areas adjacent to common open space to promote views. Precast concrete walls (h-post and single panel) may only be used to replace existing stockade fence-based perimeter walls, except for industrial uses in Development Area D.

Required fence Area / purpose	Height	Fence transparency	Acceptable types/materials
	Required for residential subdivisions with more than one double frontage or corner lot, where the adjacent street at the rear or side of the lots is a minor arterial or major arterial street. Walls must include masonry columns at least 18 in. x 18 in. at no more than 50 ft. intervals, and turning and end points of the wall. A development perimeter wall is not required for industrial uses in Development Area D		

Fencing may also be required under buffer yard requirements in Section 2.3.5.

3.7.4. Gated communities

Gated communities are prohibited.

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 and adjacent rights-of-ways. Dark sky lighting that prevents or minimizes uplighting is encouraged to the greatest extent practical.

Illumination at the property line in Development Areas A-C and the boundary line of Development Area D must be no more than 5 lux for non-cut-off lights, and no more than 15 lux for cut-off lights. Streetlights are exempted.

Illumination spillover onto adjacent residential used properties must be no more than 5 lux. Streetlights are excepted

Streetlights in public right-of-way shall be solar-powered wherever possible.

3.8.1.2. Shielding

Outdoor lighting must be shielded. Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture. The cone of illumination must be at least 30° downward from the horizontal plane to the greatest extent practical.

3.8.1.3. Illumination of background and foreground spaces

Background spaces such as parking lots must be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

Foreground spaces, such as building entrances and plaza seating areas, must use proximate lighting that defines the space without glare to the extent practical.

3.8.1.4. Confusion with warning devices

Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

3.8.2. Permitted on-site light sources

The following light sources are permitted:

- Incandescent. Fluorescent. Warm white and natural lamps must be used to reduce detrimental effects.
- Metal halide. Light must be filtered with a glass, acrylic or translucent enclosure of the light source.
- High-pressure sodium. Must be color corrected.
- Light-emitting diode. Warm white and natural lamps must be used to reduce detrimental effects.
- Glass tubes filled with neon, argon, or krypton. Limited decorative lighting only.

Types of light sources must be compatible throughout a commercial center lot, to the extent practical.

Street light source shall be consistent throughout each development within the PUD, to the extent practical and as permitted by the utility provider.

3.8.3. Prohibited lighting

The following light sources are prohibited:

- Laser source light.
- Strobe light.
- Flashing, blinking, or variably intense light, intentional or resulting from a defect.
- Search lights
- Unshielded exposed bulbs

Exceptions are:

- Traditional holiday lighting not used to draw attention to a sign.
- Flashing or blinking lights required by law.
- Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

3.8.4. Light poles

3.8.4.1. Height

Maximum light pole heights are as follows: Streetlight light pole height shall be coordinated with the utility provider.

Parking areas: 20 ft.

Pedestrian areas and drive aisles: 16 ft.

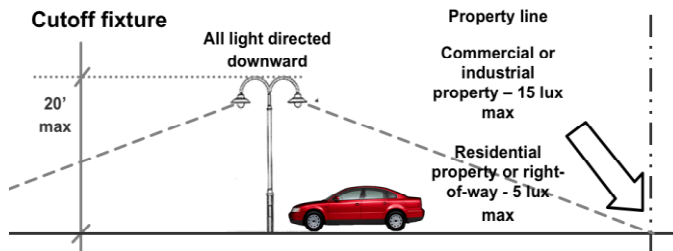
Sports fields and industrial uses in Development Area D: 50 ft.

Temporary lighting at construction sites: 50 ft.

Alley: 12 ft.

Street-local and collector: 16 ft.

Street-arterial: 24 ft.



3.8.4.2. Design

Light poles should have a base, middle and top. This requirement does not apply to industrial uses in Development Area D.

Light pole design must be consistent or compatible with the style and character of the building design on the site. This requirement does not apply to industrial uses in Development Area D.

Cobra head light poles are prohibited on pedestrian-oriented commercial streets, unless required by the utility provider. Cobra head street light poles may be used on arterial streets, and streets and private drives in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles must incorporate a supplemental non-cobra style light mounted at a 12 ft. - 14 ft. height to illuminate the sidewalk, to the extent practical and as permitted by the utility provider, except in industrial areas in Development Area D where this requirement is waived.

Bare metal poles are prohibited, except in industrial areas in Development Area D.

Elevated form bases greater than 4 in. above grade are prohibited, except in industrial areas in Development Area D.

Light poles must be placed in landscape areas wherever practical. Light poles must not obstruct sidewalks or bicycle paths.

The maximum lumen output for any light fixture serving industrial uses in Development Area D is 47,000 lumens, where their use is limited to meet functional needs of circulation, operations, security and safety.

3.8.5. Attached light features

3.8.5.1. Sconces

Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces must direct light downward against the building wall and immediately adjacent areas.

Light fixture design must be compatible with the style and character of the host structure.



An example of contemporary gooseneck lighting.

3.8.5.2. Wall packs

Wall packs may only be used on industrial buildings to light security areas. They cannot be used to draw attention to the building or provide general building or site lighting, except for security or safety lighting on industrial sites. Wall packs must illuminate as unobtrusively as possible to meet the functional needs of circulation, security and safety

Wall packs must be fully shielded to direct the light downward.

Source output per wall pack must be no more than 1500 lumens, except for industrial uses for security, operations or safety purposes, where they are limited to 47,000 lumens.

Wall packs must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare beyond the Development Area D boundary line.

3.8.5.3. Awnings

Awnings and canopy fascia cannot be internally illuminated.

3.8.6. Gas station canopies

3.8.6.1. Design

Lighting fixtures, including lenses, must be completely recessed into to the canopy ceiling if it is flat or no lower than 1 ft. above the lowest point of the canopy roof or fascia if it is sloped.

Source output per fixture must be no more than 3750 lumens.

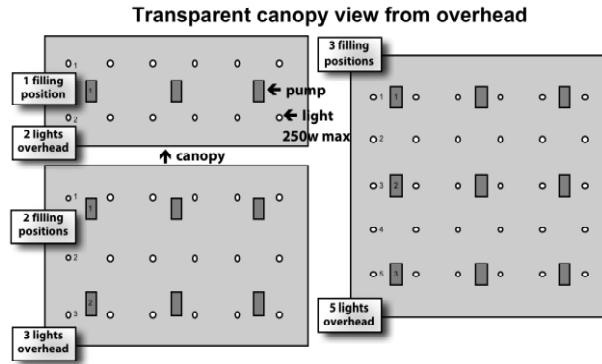
Canopy fascia cannot be illuminated, except logo signs permitted by sign requirements in Section 3.9.

3.8.6.2. Number

Canopies one pump deep may have up to two lighting fixtures per filling space.

Canopies two pumps deep may have up to three lighting fixtures per two filling spaces.

Canopies three pumps deep may have up to five lighting fixtures per three filling spaces.



3.8.7. Flood lights

Floodlights may be used only to light sports fields, outdoor recreation areas, construction sites and industrial uses only where necessary to illuminate as unobtrusively as possible to meet the functional needs of circulation, operations, security and safety. Source output per floodlights in Development Area D must be no more than 47,000 lumens.

Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare beyond the Development Area D boundary line.

3.8.8. Accent lighting

Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

Pole mounted accent lighting greater than 1 ft. tall is prohibited.

Roof-mounted and rooftop accent lighting is prohibited except for industrial uses in Development Area D, where their use is limited to meet functional needs of circulation, operations, security and safety.

Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

3.8.9. Signs

Signs may be illuminated internally.

Ground mounted lights may illuminate a monument sign. Lighting should not spill over the edge of the sign wall face and must be shielded from oncoming traffic.

Exposed bulbs that outline a sign are prohibited.

Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

Open faced neon channel letters are prohibited.

3.8.10. Alternative conformance

Development Services staff may administratively approve an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff will consider whether the proposed alternative lighting design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

3.9. Signs

3.9.1. Permitted signs

3.9.1.1. Undeveloped parcels

The following signs are permitted on lots with agricultural uses, and vacant or undeveloped parcels:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Temporary: real estate	Freestanding (pole) or attached (wall)	1 per 1,000 ft. of street frontage	64 sq. ft. per sign	Freestanding: 10 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall)	50 ft. min. separation	32 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per 1,000 ft. of street frontage	64 sq. ft. per sign	Freestanding: 10 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	As permitted in Section 3.9				

3.9.1.2. Residential uses

The following signs are permitted on lots with residential uses:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent: PUD identification	Freestanding (pole, monument or integrated into entry feature)	2 per entrance into the PUD and 1 along each PUD property frontage	128 sq. ft. per sign	12 ft.; 40 ft. ht if integrated into entry feature, sculpture, monument wall, fountain, etc.)	n/a
Permanent: development	Freestanding (pole, monument or attached (wall))	1 per each entrance into the development	32 sq. ft.	6 ft.	n/a
Permanent: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft.	6 ft.	n/a
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	16 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per each entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (pole)	1 per 50 linear feet of frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	6 ft.	n/a
Temporary displays	Only for multiple unit household dwelling developments, subject to Section 3.9				

3.9.1.3. Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses.

Type		Number	Maximum sign face 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: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary displays	Subject to Section 3.9				

3.9.1.4. Commercial, retail and industrial uses.

The following signs are permitted on lots with commercial, retail and industrial uses:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent: PUD identification	Freestanding (monument, pole or integrated into project entry feature)	2 per entrance into the PUD and 1 along each PUD property frontage	128 sq. ft. per sign	12 ft.; 40 ft. if integrated into entry feature (wall, architectural or sculptural feature, fountain, etc.)	n/a
Permanent	Freestanding (monument): single use/building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot	64 sq. ft. per sign	8 ft.	n/a 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/commercial or industrial center <100,000 sq. ft. GFA	1 per street frontage and 1 per 500 ft. of property frontage	96 sq. ft. per sign	12 ft.	n/a 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail commercial or industrial center ≥100,000 sq. ft. GFA	1 per street frontage and 1 per 1000 ft. of linear frontage	128 sq. ft. per sign	18 ft.	n/a 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. 32 sq. ft. minimum signage allocation	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; in addition to freestanding signs)	1 on each side	no more than 32 sq. ft. per sign, (including logo)	n/a	n/a

Type		Number	Maximum sign face area	Maximum height	Minimum setback
	Attached (sculptural)	1 per building or tenant space	no more than 64 sq. ft. (height at tallest point x width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a
Permanent: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft.	6 ft.	n/a
Temporary: property with construction	Freestanding	2 per vehicle entrance	32 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole) or attached (wall)	50 ft. min. separation	48 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per 1,000 sq. ft per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 8 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 3.9				

3.9.1.5. Open space and recreational uses.

The following signs are permitted on common open space lots and lots with recreational uses.

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), within open space lot and recreational uses	1 per street frontage	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Permanent: District-oriented	Freestanding (pole) or attached (wall)	Unlimited; 50 ft. min. separation	32 sq. ft.	6ft.	n/a
Temporary: Wayfinding	Freestanding (pole) or attached (wall)	50 ft. min. separation	32 sq. ft.	6ft.	n/a
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 displays	Allowed only for open space or recreational uses Subject to Section 3.9				

3.9.2. Exempted signs, not requiring a sign permit

These signs are permitted in all development areas, unless noted. A sign permit is not required for exempt signs provided the sign complies with the standards set forth in this Section 3.9:

Wayfinding signs

A-frame signs, up to 12 SF in area

Address numbers and family name identification on residences.

City-owned/operated signs. On and Off-site directional kiosk signs authorized by the City of Hutto.

Directional sign: one freestanding sign per curb cut in commercial, retail and industrial uses. Signs may be no more than 6 ft. tall and no more than 18 sq. ft. in area.

For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.

Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day

of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.

Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.



Native hippopotamus statue

Historical markers, plaques, grave markers, cornerstones and commemorative tablets.

Works of fine art that in no way identify or advertise a product or business.

National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.

Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall.

Public Information Signs, provided such signs are removed no more than 3 days after event.

Public utility warning and underground utility identification signs.

Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.

Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.

Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.

Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.

Signs identifying zones in parking lots, no more than 6 sq. ft. in area.

Signs on concessions and rides at special events such as fairs and festivals.

Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.

Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

3.9.3. Prohibited signs

The following signs are prohibited in all areas of the PUD, unless noted.

Off-premise signs, except for directional kiosk signs.

Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:

- Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
- Electronic message centers.
- Signs incorporating “eye catchers” and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
- Signs with animated or rotating parts.
- Signs emitting flame, smoke, steam or other visual matter.

This prohibition does not apply to:

- 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.
- Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
- Holiday decorations and light strings displayed during November, December and January. Light strings cannot outline or highlight a sign.
- Rotating barber poles at a legitimate barber or beauty shop.
- Rudimentary time and temperature displays that are not potentially distracting to drivers.

- Warning signs and markers placed by, or authorized by and on behalf of government agencies.

Temporary signs placed in or over the public right-of-way or public property require a sign permit. Permanent signs are not permitted in the right-of-way. The city may remove signs installed without a sign permit that are located in the public right-of-way or on public property. Temporary signs placed in or over the public right-of-way or public property are permitted with an approved R.O.W. permit and City license agreement.

This prohibition does not apply to:

- 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.
- Kiosk signs.
- Wayfinding signs.
- Temporary garage sale and open house signs in compliance with Section 3.22.4 and this PUD.
- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
- Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
- Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 3.22.4.

Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.

Attached domed, bullnose and bubble-style awning signs.

Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.

Signs that closely resemble or imitate official signs and traffic control devices.

Signs blocking doors, windows, vents, stairs and ramps.

Signs built and displayed without a sign permit, if a sign permit is required.

Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign

Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.

Snipe, spam, and bandit signs.

Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.

Signs not expressly permitted in this section or elsewhere in this PUD.

3.9.4. Temporary signs and displays

3.9.4.1. Temporary displays

Temporary displays may include these items:

- Banners, no more than 32 sq. ft.
- Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.
- Pennants, streamers, and small (no more than 12 in. diameter) balloons.
- Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.
- New development marketing flags.
- A business may have up to six temporary displays in a calendar year, with a time of no more than 30 days for each display.

3.9.4.2. Construction sign display time

Temporary signs on property under construction must be removed in 7 days after construction is complete.

3.9.4.3. Real estate sign display time

Temporary signs on property for sale or rent must be removed in 7 days after the lease or sale of the identified property.

3.9.4.4. Temporary development sign display time

Temporary signs within the PUD may be displayed as long as the sign is maintained in good repair and has a valid sign permit for up to 2 years, at which time a new permit application must be submitted.

Temporary development signs at rental communities may be displayed as long as the sign is maintained in good repair and has a valid sign permit for up to 2 years, at which time a new permit application must be submitted.

3.9.5. Substitution of non-commercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

3.9.6. Sign design

3.9.6.1. Color

Colors for permanent on-site sign frames and supports must match, compliment or be compatible with the primary finish and colors of buildings on the site.

3.9.6.2. Illumination

Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.

Illumination must be steady and even over the entire sign face, to the greatest extent practical. The full number of lighting elements must be kept in working condition.

3.9.6.3. Materials

Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.

The sign base of permanent freestanding signs must match, compliment or be compatible with the dominant surface material of the main building on the site.

3.9.6.4. Attached sign placement

Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements, except with administrative approval of Development Services staff.

Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

3.9.6.5. Attached sign height

Attached signs must be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.

The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

3.9.6.6. Window sign area

Window signs may cover no more than 25% of a window area.

Window signs are not considered in measuring the overall sign face area on a wall.

3.9.6.7. Free-standing sign placement

Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area of a public street.

3.9.6.8. On-site free-standing sign landscaping

Landscaping must form a cluster or massing at the base of freestanding signs, in an area at least 25% of the sign height around the footprint, except with administrative approval of Development Services staff.

3.9.6.9. A-frame signs

A-frame signs must be secured in place, to the extent practical.

3.9.6.10. Sign master plans

A Sign Master Plan is not required for the PUD, provided signs comply with provisions of this Section 3.9. If a lot contains multiple businesses and uses, the applicant may submit a Sign Master Plan. The plan shall be submitted with a site development plan permit for a parcel or site. Sign type, color, scheme, size and illumination of the signs being submitted for approval must be coordinated and compatible with the architectural character on the site.

3.9.7. Sign permits

3.9.7.1. Sign permit required

Sign permits are required for the following sign types:

- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

3.9.7.2. Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

3.9.7.3. Sign permit not required

Sign permits are not required for the following sign types:

- Wayfinding signs
- Exempted signs
- Window signs

3.9.7.4. Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

3.9.7.5. Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this PUD, except to replace an illegal sign with a legal sign.

3.9.7.6. Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

3.9.8. Sign maintenance

3.9.8.1. Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the most current International Building Code, as adopted by the City.

3.9.8.2. Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

3.9.8.3. Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

3.9.8.4. Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this PUD.

3.9.8.5. Removal

When sign removal is required, the entire sign, supporting structure and any exposed foundation must be removed.

Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.9. Non-conforming and abandoned signs

3.9.9.1. Non-conforming signs

Provisions for nonconforming and abandoned signs are in **Section 10.206 of the UDC**.

3.9.9.2. Abandoned signs

Signs are considered abandoned if they:

Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or

Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.10 On-premise signs

All permanent and temporary signs located within the PUD shall be considered on-premise signs.

4. SUBDIVISION STANDARDS

4.1. Lot Division and Adjustment Processes

4.1.1. Amended plat

4.1.1.1. Applicability

The amended plat process may be used for the following in the PUD:

- Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.
- Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.
- Correct an error or omission on an approved plat.
- Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.
- Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

4.1.1.2. Criteria and process

The amended plat process and review criteria are described in **Section 10.203.2 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.2. Major subdivision

4.1.2.1. Applicability

A major subdivision permits the division of a parcel into two or more lots and/or tracts. The major subdivision process may be used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision process.

4.1.2.2. Criteria and process

The major subdivision process and review criteria are described in **Section 10.203.7 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.2.3 Private drive as an acceptable alternative street type in Development Area D

A private drive that is open to public use is approved as an acceptable alternative street type instead of a public street dedicated to the City of Hutto in Development Area D. A private drive that meets design criteria acceptable to Development Services shall satisfy all City of Hutto subdivision requirements for a public street with regard to approval of a major subdivision.

4.1.2.4 Legal lots fronting on a private drive in Development Area D

Lots fronting on an approved private drive in Development Area D that meet the lot standards set forth in Section 3.1.2 shall satisfy the City of Hutto subdivision requirements for a legal lot.

4.1.3. Short form subdivision (short form final plat, minor subdivision)

4.1.3.1. Applicability

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public facilities. The short form subdivision process may be used for the following land divisions:

- Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.
- Division of an unplatted lot into four lots or less, with no new streets, with the condition that further subdivision must be approved through the major subdivision process.
- Divisions of land for public utilities, open space, schools or other public uses.

4.1.3.2. Criteria and process

The short form subdivision process and review criteria are described in **Section 10.203.14 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.4. Plat vacation

4.1.4.1. Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

4.1.4.2. Criteria and process

The plat vacation process and review criteria are described in **Section 10.203.11 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.5. Right-of-way vacation

4.1.5.1. Applicability

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, City Council may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction. Right-of-way vacation results in a new lot configuration, and also requires an amended plat.

4.1.5.2. Criteria and process

The right-of-way vacation process and review criteria are described in **Section 10.203.13**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.2. Plat Types

4.2.1. Preliminary plat

4.2.1.1. Purpose

A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land. The preliminary plat includes the location of required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded or used as a plat of record.

4.2.1.2 Acceptance of private drive and legal lot for a preliminary plat in Development Area D

A private drive that is open to public use may substitute for a public street in Development Area D. A private drive that meets design criteria acceptable to Development Services shall satisfy all requirements for a public street with regard to approval of a Preliminary plat. Lots fronting on an approved private drive design that meet the lot standards of Section 3.1.2 shall satisfy the requirements for a legal lot in Development Area D.

4.2.1.2. Criteria and process

Information required for preliminary plat submittal is described in the **City of Hutto Development Administrative Guide Manual**.

4.2.2. Final plat

4.2.2.1. Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

4.2.2.2. Criteria and process

Information required for final plat submittal is described in the **City of Hutto Development Administrative Guide Manual**.

4.2.2.3 Acceptance of private drive and legal lot for a final plat in Development Area D

A private drive that is open to public use may substitute for a public street in Development Area D. A private drive that meets design criteria acceptable to Development Services shall satisfy all requirements for a public street with regard to approval of a final plat. Lots fronting on an approved private drive design that meet the lot standards of Section 3.1.2 shall satisfy the requirements for a legal lot in Development Area D.

4.3. General Provisions

4.3.1. Required improvements

4.3.1.1. Required features

The developer or applicant must make all of the following improvements:

- Dedicate right-of-way necessary to achieve the width required by applicable transportation-related plans for streets, or private drives in Development Area D, adjoining the property.
- Reserve, but not dedicate, right-of-way for controlled access highways.
- Pave and install curbs and gutters along streets, or private drives in Development Area D, adjoining the property. An 18-inch ribbon curb may be permitted instead of curb and gutter on private drives in Development Area D, if approved by Development Services.
- Install sidewalks and pedestrian pathways.
- Install street/private drive signs.
- Install street/private drive lighting.
- Install development perimeter walls, if walls are required.
- For residential development, provide open space and recreational facilities.
- Install all utilities underground, excluding transmission lines.
- Provide landscaping, drainage, fire protection required for the project.

4.3.1.2. Developer responsibilities

All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this PUD or related development agreement. The City may contract with a developer to construct public improvements relating to the development in accordance with **Chapter 212, Subchapter C of the Texas Local Government Code**, as amended.

4.3.2. Timing and inspection of improvements

Unless otherwise stated, a subdivider developer cannot begin construction activities in the PUD, including clearing and/or rough grading, before first obtaining all city approvals required by this chapter.

4.3.3. Phasing plan requirements

Projects to be developed in multiple phases must meet all the following requirements unless otherwise approved by the Development Services staff.

If requested in the original application, a major subdivision may be considered for approval for phased development.

Phasing plans must be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

Each phase of a development needs to be "stand alone" for utilities, fire protection, streets and stormwater management. Phase lines must follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

Phases must be constructed in the approved manner to ensure orderly and planned development.

Phases must be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

Lot numbers shall not be duplicated in different phases of the same subdivision.

Each proposed phase must, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

Right-of-way and/or easements for public infrastructure servicing the respective phase must be recorded with the first plat.

Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

4.3.4. Construction plans submission

4.3.4.1. Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

4.3.4.2. Developer must retain engineer

The developer must retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the "Manual of Professional Practice – General Engineering Services," published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

4.3.4.3. Submittal content

Except as provided in this code, after preliminary plat approval, subdivision improvement construction plans may be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the Development Administrative Guide.

4.3.4.4. State review

All subdivision improvement construction plans must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

4.3.4.5. Expiration of approval subdivision improvement construction plan

The subdivision improvement construction plans will expire 2 years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire 3 years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

4.3.4.6. Pre-construction conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. Said conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

4.3.5. Construction of public improvements

4.3.5.1. Requirement

All public improvements required by these regulations shall be installed and constructed by the developer, or his successors in title, within 3 years from the approval of the subdivision improvement construction plans. All improvements shall conform to the provisions of this PUD and approved plans.

4.3.5.2. Failure to complete improvements

Where public improvements are not completely installed and constructed within 3 years, the City may do the following:

- Where an additional fiscal surety was required, obtain the funds to complete the public improvements using a third party selected by the City; and/or
- Exercise any other rights available under the law.

4.3.5.3. Sidewalk construction

- Sidewalks for single-family and two-family lots

Except as provided in this PUD, a developer shall install sidewalks on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

- Sidewalks for single family attached, multifamily, and non-residential lots

A developer shall install sidewalks for single family attached, multifamily, and non-residential lots that abut a public street or private drive and where shown on the subdivision improvement construction plans. A subdivision shall not be accepted until

the sidewalk has been constructed in accordance with the regulations of this PUD and has been inspected and approved by the City Engineer.

- Deferment of sidewalk construction

Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

- Where the existing cross-section of street makes immediate construction of a sidewalk impractical;
- Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or
- Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the 3-year period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

- State review

All sidewalks must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection, and must submit to the City evidence of payment of all required inspection fees.

4.3.5.4. Benchmarks

- *Designation*

A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of the City Engineer, will ensure the integrity of the benchmark.

- *Installation*

Prior to the acceptance of the public improvements, benchmarks shall be installed by

the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.

- *Modification*

The City Engineer may modify the benchmark requirement if he/she determines one of the following:

- The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;
- The requirement creates undue hardship on the developer;
- There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or lack of development within the subdivision or addition

4.3.6. Restrictions on certificate of occupancy

City staff cannot issue certificates of occupancy for development until staff certifies the developer or subdivider has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements must be functional and under the warranty period for maintenance.

4.3.7. Construction traffic and alternative routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until 75% of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used.

4.3.8. Street signs

Street/private drive name signs conforming to city design standards must be placed at street/private drive intersections. The subdivider or developer must install the signs before city acceptance of required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The subdivider or developer is required to replace or repair street signs that are damaged during construction.

4.3.9. Street lights

The property owner or developer must install street lighting along proposed public and/or private streets, private drive in Development Area D and along existing streets or private drives adjoining the property. Development Services and Public works staffs approve street light location and design. Illumination must conform to lighting regulations in Section 3.22. The subdivider or developer is required to replace or repair lights that are damaged during construction.

4.4. Assurances for Improvement Completion

4.4.1. Improvements or surety instrument before final plat recording

On approval of a final plat by City Council, but before recording, the applicant must:

Hutto Crossing

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Construct all improvements as required by this chapter, and provide a surety instrument guaranteeing their maintenance as required in this code; or

Provide a surety instrument in accordance with this PUD guaranteeing construction of all improvements required by this article and in this PUD and other applicable regulations.

4.4.2. Completion of improvements

Before the final plat is recorded, the developer must:

Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as otherwise provided.

Construct all sidewalks in common areas and at street/private drive corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks must be constructed and approved for each lot before a certificate of occupancy is issued.

4.4.3. Fiscal security

A developer must post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

4.4.3.1. Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent to complete the public improvements that have not been accepted. The developer's engineer must provide the City Engineer with a sealed opinion of the probable cost for his approval.

4.4.3.2. Types

- A developer may post as fiscal security:
- A performance bond; or
- A letter of credit, approved by the City Attorney.

4.4.3.3. Return of fiscal security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

4.4.3.4. Expenditures of fiscal security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the 3-year time period for the installation of the required public improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

4.4.4. Inspection and acceptance
4.4.4.1. Entry and inspection

The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to insure compliance.

Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

4.4.4.2. Acceptance of improvements

Request acceptance of improvements

Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the Development Administrative Guide.

4.4.5. Maintenance of improvements

The developer shall be responsible for the maintenance and repair of all public improvements for 2 years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 4.4.4.2, a 2-year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

4.5. Construction Standards

4.5.1. General

Construction for streets and drainage must conform to the City of Hutto Standard Details and the City of Georgetown Construction Specifications and Standards.

Construction standards and specifications for electrical and gas utilities must be in conformance to the standards of the approved utility provider.

4.6. Lot Configuration

4.6.1. Lots

4.6.1.1. General standards

Size, shape, and location of lots must be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

Lot sizes and building setback lines must conform to the minimum lot area, minimum lot width, and minimum yard standards required in the PUD.

Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, should be minimal or avoided.

Side lot lines must be substantially at right angles or radial to street alignments.

4.6.1.2. Lot width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve must be at least 20 ft., to accommodate driveways, drainage facilities and utilities.

4.6.1.3. Lot shape

Lots should be as rectangular as practicable. Sharp angles between lot lines should be avoided.

4.6.1.4. Lot numbering

Lots must be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

Blocks must be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

4.6.2. Easements

Easements must be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

Utility easements should be located where they will not prevent tree planting in tree lawns.

4.7. Parkland Dedication

4.7.1. Dedication procedure

4.7.1.1. Parkland Dedication

Parkland dedication requirements set forth in this Ordinance shall satisfy all parkland requirements of the City with respect to the PUD. A minimum of 26.9 acres of land within the Brushy Creek 100-year floodplain within the PUD, as generally depicted **Exhibit A, PUD Concept Plan**, shall be dedicated to the City as parkland.

With the consent of the City, parkland may be conveyed to a third party for later conveyance to the City of Hutto, provided no additional costs are incurred by the developer.

Except as provided herein, no parkland dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland dedication shall be required for the PUD. The area to be dedicated must be shown on the preliminary plat and final plat; and must be included in the dedication statement. Dedicated parkland must meet the requirements and guidelines of this section.

4.7.1.2. Parkland trail improvement

The developer shall be responsible improving the parkland with a 10 ft. wide concrete shared use trail that is consistent with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan. The 10 ft. trail shall be located in the Brushy Creek 100-year floodplain and extend from the FM 685 ROW to the SH 130 ROW. The alignment of the trail shall be approved by the Parks and Recreation Director prior to construction. The trail improvements must be shown on a detailed exhibit accompanying the final plat of the parkland.

At the City's option, the trail may be constructed by the developer and conveyed to the City upon acceptance, or cash may be paid to the City in lieu of the trail construction. The cash amount will be based on a construction estimate of the trail. If constructed by the developer, the trail construction must be constructed and accepted at a date mutually agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trail shall be the responsibility of the City of Hutto upon City acceptance.

4.7.1.3. Dedication required before plat recording

Land requirements must be met before the plat is recorded.

4.7.1.4. Dedication by warranty deed

Parkland must be dedicated to the city by general warranty deed, and acceptable evidence of clear title and payment of all taxes must be provided to the city.

4.7.1.5. Improvements by park site

The subdivider or developer is responsible for installation of public improvements next to the park site including, but not limited to, curb and gutters, streets, sidewalks, and storm drainage facilities made necessary by the development.

4.7.2. Nature of parkland

4.7.2.1. Access

Convenient pedestrian and vehicular access to park land must be provided. In areas of parkland not fronting a public street, access by frequent green links or public paths must be provided.

4.8. Pedestrian and Bicycle Facilities

4.8.1. Sidewalks

4.8.1.1. Location

Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.

Sidewalks must be placed inside the public right-of-way as close to the outer edge of the right-of-way as possible, to provide a tree lawn at least 5 ft. deep to the extent practical, except that sidewalks may be placed in an access easement on private property. Development Services staff may administratively approve exceptions to the tree lawn requirement and sidewalk location where conditions warrant, such as provision for accessible routes.

Sidewalks may meander to avoid trees, utility poles and boxes, and other obstacles; for aesthetics and to meet universal accessibility requirements.

4.8.1.2. Timing of sidewalk construction

The builder or developer of a site must build a sidewalk when the adjacent site is developed. When streets are built, the subdivider or developer must also build sidewalks along streets adjacent to amenity centers, open space, easement rights-of-way, and land dedicated for parks and other purposes.

Sidewalks located along collector and arterial streets must be built at when the thoroughfare is constructed.

All required sidewalks must be built before a certificate of occupancy is issued.

4.8.1.3. Connectivity

Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking in the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of at least 50 ft. without an improvement to protect pedestrians from vehicles.

Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including schools, parks and playgrounds, places of worship and assembly, shopping centers, amenity centers, and public transit stops, wherever possible.

4.8.1.4. Pedestrian crossing

Pedestrian crossings must be made safer for pedestrians whenever possible by shortening crosswalk distance with curb extensions, reducing sidewalk curb radii, and eliminating free right-turn lanes, where practical. Signals allowing longer crossing times

in shopping districts, mid-block crossings in high-pedestrians use areas, corner neckdowns, textured pavement, and medians must be provided as appropriate.

Adequate signs and street markings must be provided for all crosswalks

4.8.1.5. Easements

Easements for sidewalk connections to adjacent required sidewalks not yet built are required. Easements for all accessways are required.

Easements must be established to provide public access for sidewalks, pedestrian paths/ trails / greenbelts, or bicycle trails identified in applicable city plans.

4.8.2. Bicycle paths and lanes

4.8.2.1. Location

Bicycle lanes must be incorporated in the design of arterial streets located within residential areas of the PUD, and wide outside lanes must be incorporated in the design of major collector streets. On local streets and residential collectors low traffic speeds and volumes allow bicyclists and motorists to safely share the street and bike lanes, therefore, are not required.

4.8.2.2. Construction standards

Design and construction of all bicycle facilities must meet or exceed standards in the "Guide for Development of Bicycle Facilities" published by the American Association of State Highway and Transportation Officials (AASHTO). Signing and pavement markings for such facilities must conform to the Manual on Uniform Traffic Control Devices (MUTCD).

4.8.3. Multi-use paths

While not encouraged to substitute for a good system of on-street facilities, multi-use paths may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these patrons well or provide corridors free of obstacles. Paths must connect to the street and sidewalk system safely and conveniently, and must meet the following requirements and those in city design standards.

Path connections must be well signed with destination and directional signing.

Paths must be located in corridors that serve origin and destination points such as residential areas, schools, shopping centers, and parks.

Paths must be built in locations that are visible and easily accessible, for the personal safety of users.

Whenever possible, paths must be designed so motor vehicle crossings are removed or significantly minimized. Where crossings exist, they must be carefully designed to ensure the safety of the users. Where multi-use paths are proposed to run parallel with streets, they must be offset at least 6 ft. from the back of the curb.

Paths must be constructed of durable, low-maintenance materials, with sufficient width and clearance to allow users to walk or bike at reasonable speeds. Paths must be at least 8 ft. wide.

Where multiple uses are intended (e.g., shared pedestrian and bicycle traffic) the path should be 8 ft. wide whenever possible.

4.9. Street Classifications

4.9.1. Alley

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 are required for all residential lots fronting on a Residential Lane
- Alleys are 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 and are subject to block length criteria included in this PUD.

Alleys shall be dedicated to the public.

4.9.2. Green lane

A green lane has no road surface, but rather takes the form of a park or pedestrian plaza fronted by single household dwellings, two to four household dwellings, and/or townhouses or rowhouses.

- Green lanes cannot access arterial streets
- Facades and front porches (if any) of dwellings on lots fronting green lane must face the lane, not the alley

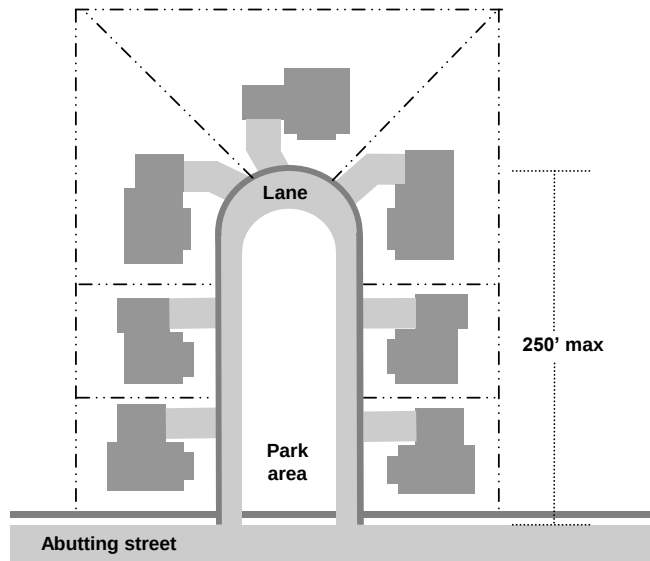
A homeowner association shall maintain the groundcover and vegetation of the green lane.

4.9.3. Loop lane

A loop lane is an alternate street design that offers a turnaround in place of a cul-de-sac. A loop lane provides open space instead of the expanse of asphalt paving found in a standard cul-de-sac.

- Loop lanes may not access arterial streets.
- The lane must be dedicated to the city.
- A homeowner association shall maintain the green space.
- A sidewalk is not required inside the interior green space.

Utilities and water detention may be located in the green space.



4.9.4. Residential lane

A residential lane serves up to 80 dwelling units is expected to carry less than 800 vehicles per day.

- On-street parking, where provided, shall be provided in additional bays.
- Continuous sidewalks and street trees at regular intervals are required on both sides of the residential lane

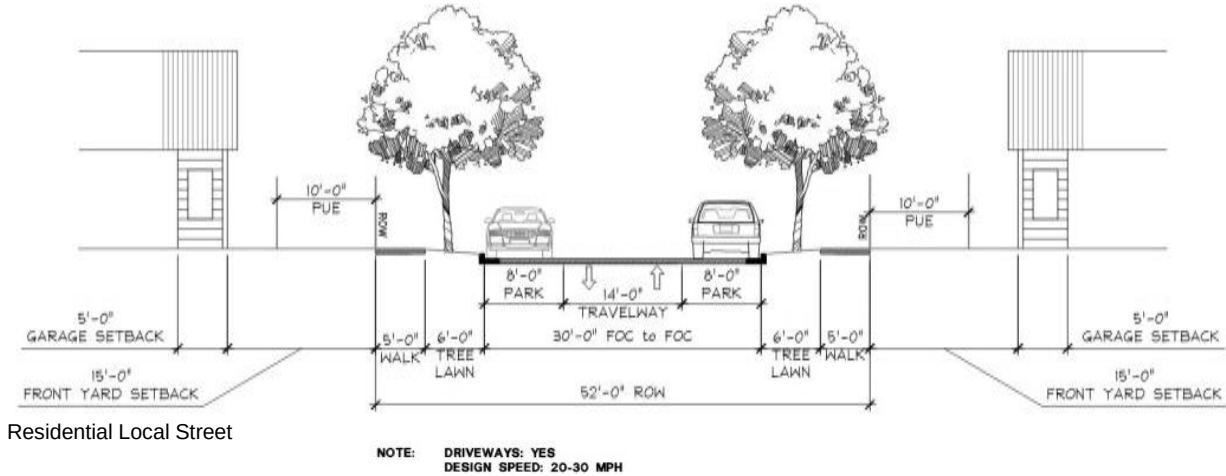


Street Trees in the tree lawns

4.9.5. Residential local street

A Residential Street generally serves up to 80 dwelling units and is expected to carry less than 800 vehicles per day.

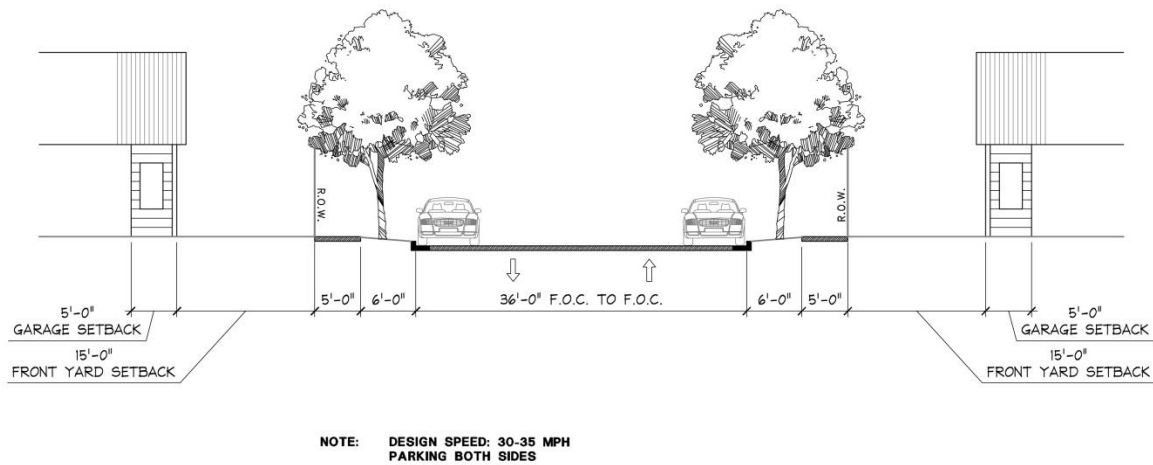
- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential street
- Driveway access to residential units is permitted.
- Alleys are permitted in conjunction with Residential Streets, but are not required.
- On local streets, no driveway is permitted closer to a corner than 50 feet, except that if a lot is less than 50 ft. in width, then the driveway must be placed as close as possible to the property line opposite the street right of way line.



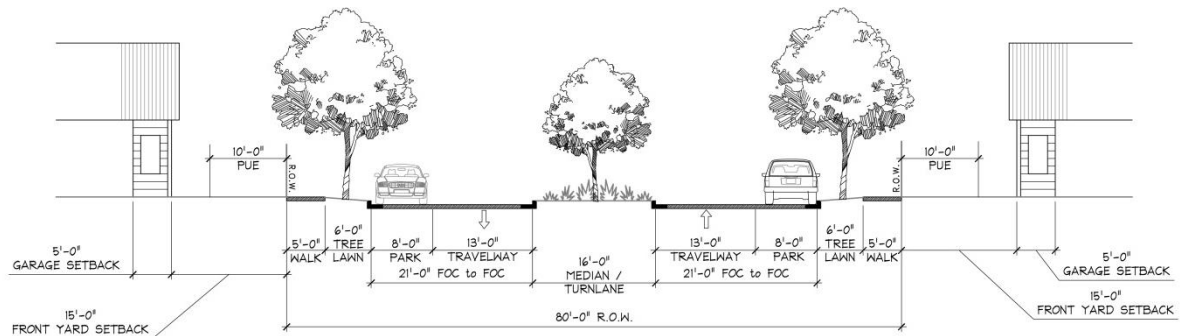
4.9.6. Residential collector

A Residential Collector and Divided Residential Collector is a street type that has an actual or anticipated traffic flow of 800 average daily trips (ADT) or greater.

- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential collector.
- A Residential Collector may provide access to any type of residential unit.
- A Residential Collector shall provide two-through lanes for traffic
- A Residential Collector shall provide parking on both sides of the roadway.
- Driveway access to single-family or two-family dwelling units is permitted when spaced no less than 50 feet apart measured from center to center.
- On collector streets, no driveway is permitted closer to a corner than 100 feet.
- Planted medians are permitted on a Divided Residential Collector.



Residential Collector



Divided Residential Collector

4.9.7. Major collector street

A Major Collector is a street that has an actual or anticipated traffic flow of 2500 ADT or greater.

- A Major Collector is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- A Major Collector shall provide access to all types of commercial and industrial uses.
- A Major Collector shall provide for two through lanes with parking on each side or four through lanes.
- No driveway access to single-family or two-family dwelling units is permitted.
- Medians may be allowed with approval of City Staff.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major collector street.

4.9.8. Minor arterial street

A Minor Arterial is a street whose main purpose is to serve as a major route through and between different areas of the City.

- A Minor Arterial is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- Minor Arterials have two through lanes in each direction separated by a median.
- No parking is permitted.
- No driveway access to single-family or two-family dwelling units is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a minor arterial street.

4.9.9. Major arterial street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of or across the City.

- These streets are generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on size and density of development.
- Major Arterials have at least three lanes in each direction separated by a median.
- Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.
- No parking is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major arterial street.

4.9.10. Private interior drive

Development within the PUD, including multifamily and single family uses, may be organized to include private interior drives which serve residents. Private interior drives, if any, shall be maintained by the Property Owners Association (POA) and shall comply with all City fire and emergency regulations. All private interior drives shall be a minimum pavement width of twenty (20) feet.

4.9.11 Private drive – Development Area D

A Private Drive is an alternative street type in the PUD whose main purpose is to serve permitted industrial and commercial uses in Development Area D.

- A private drive shall be 30 feet wide and open to the public.
- The design speed is 25 – 30 mph.
- An 18-inch ribbon curb may be permitted instead of curb and gutter, if approved by Development Services.
- Sidewalks, street lights and street signs shall be required for a private drive accessing lots in Development Area D.
- A minimum of two private drives shall provide ingress and egress for Development Area D.

- A gated emergency access may be provided at Spotted Fawn Drive at the western property boundary if required by Development Services.

4.9.11. Street classification standards

Standard	Alley	Green Lane	Loop Lane	Residential Lane	Residential Local	Residential Collector	Divided Residential Collector	Major Collector	Minor Arterial	Major Arterial
ADT (Avg Daily Traffic)	---	--	<150	< 800	< 800	> 800	>800	> 2500	> 12,500	> 24000
Min. ROW (Right of Way)	20	50	90	49	52	58	80	66	110	135
FOC – FOC (Face of curb to Face of curb)	--	--	20	24	30	36	2 @21	44	82	106
Length	--	< 250	< 250	#	#	#	#	#	#	#
Lanes	1	n/a	1	2	2	2	2	2-4	4	6
Lane Width	20	36-40	11-12	10-12	8-14 (includes parking)	10	10	10-12	12	12
Median Width	---	---	---	---	---	---**	16'	---**	24	24
Design Speed	---	---	15	20-25	20-25	25-30	25-30	30-35	35-45	35-45
Driveways	Yes	Alley	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parking	No	#	Yes	Yes*	Both Sides	Both Sides	One Side, Each Way	Both Sides***	No	No
Tree Lawn	No	No	No	5', both	6', both	6', both	6', both	6', both	6', both	6', both
Sidewalks	No	4', both	4', both	4', both	5', both	5', both	5', both	5', both	5', both	5', both
Commercial Driveway Spacing for City / County Controlled Roadways and State System Highways										
Posted Speed (MPH)					Driveway Spacing (Feet)					
< 30					200					
35					250					
40					305					

45					360					
50					425					

Unless otherwise specified, all width dimensions are in feet and speeds are in mph.

Refer to standards defined elsewhere in this chapter

* On-street parking, where provided, shall be provided in additional bays

** Median allowed with approval of City Staff

*** 2 Lane Roadways Only

4.10. Street Design

4.10.1. Right-of-way width measurement

Right-of-way width is measured from front lot line to front lot line of opposite lots.

4.10.2. Geometry

4.10.2.1. Horizontal alignment

Maximum deflection in alignment permitted without the use of a curve shall be ten degrees.

4.10.2.2. Arterial street curves

Curves in arterial streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.3. Collector street curves

Curves in collector streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.4. Local street curves

Curves in local streets shall be designed in accordance with design speed standards found in AASHTO manual. The requirement for local streets exempts 90-degree or 'elbow' curves provided a radius of 50 ft is provided.

4.10.2.5. Reverse curves

Reverse curves shall be separated with a minimum tangent of 100 feet.

4.10.2.6. Vertical curves

Vertical curves shall be designed in accordance with AASHTO standards.

4.10.2.7. Cul de sacs and temporary turnarounds

- Cul-de-sac bulbs or turnarounds must have a paved radius of at least 50 ft. for single household and two-household use, and at least 60 ft. for other uses. A landscape island located in the center of the bulb is permitted.

- No more than 200 projected average daily trips (using ITE standards) shall be allowed for any cul-de-sac longer than 200 feet.
- Temporary turnarounds meeting the requirements outlined in the most recently adopted IFC shall be provided at the end of streets more than 100 feet long that will be extended in the future. The following note should be placed on the plat: "Crosshatched area is temporary easement for turn-around until street is extended (give direction) in a recorded plat." No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. A sign must be posted at the turnaround stating the street may be extended in the future.

4.10.2.8. Reserve strips

Reserve strips or "spite strips" at the end of streets are prohibited.

4.10.3. Intersections

4.10.3.1. Intersection angle

Streets must generally intersect at a 90° angle, except that variations of greater than 10° on collector and local streets and greater than 5° on major and minor arterials must be approved by the city engineer.

4.10.3.2. Radius at corners

Local and collector street corners must have a 10 ft. - 15 ft. radii; acute corners must have a 20 ft. - 25 ft. radii.

Arterial street corners must have a 20 ft. - 25 ft. radii.

Buildings, signs or parking is prohibited in the area between the corner curves and the chord connecting the ends of the curves except as approved by planning staff or the city engineer.

Street intersections with one or more residential collector level and higher classified streets must include 25 ft. right of way flares/cutbacks. The flare/cutback is measured along tangents from the point of intersection of the two right of way lines.

4.10.3.3. Center line tie with existing streets

New streets intersecting with or extending to meet existing streets must be tied to the existing street on centerline with dimensions and bearings to show relationship.

4.10.3.4. Partial or half streets

Partial or half streets are strongly discouraged. Partial or half streets may be provided only where the city finds a street should be located on a property line, where the proposed road has a center median.

4.10.4. Traffic calming

4.10.4.1. Horizontal deflection improvements

Traffic calming improvements that use horizontal deflection, including traffic circles, corner neckdowns, chicanes, tapers, landscape medians, are permitted. Horizontal deflection improvements may encroach into the required paved area for a street type described in this Ordinance, if reasonable access is not obstructed. The city engineer and Development Services staff must approve the design and implementation of horizontal deflection improvements.

4.10.4.2. Vertical deflection improvements

Traffic calming improvements that use vertical deflection, including speed bumps, speed humps, speed cushions, and speed tables, are strongly discouraged. The city engineer and Development Services staff must approve the design and use of vertical deflection improvements.

Speed tables, if used, should be integrated into pedestrian crossings at intersections and green links.

Speed humps and speed cushions, while strongly discouraged, are preferable to speed bumps.

4.11. Street Grid, Circulation, and Connectivity

4.11.1. General alignment

The precise alignment of thoroughfares included in the Plan may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures or existing roadways.

4.11.2. Street arrangement and internal connectivity

4.11.2.1. Conformity to plan

Width and location of streets must conform to the underlying concept plan and the transportation element of community, neighborhood and other applicable land use and development plans.

4.11.2.2. Topography

The street system must have a logical relationship to the natural topography of the ground.

4.11.2.3. Street Connectivity

The street network in a residential development must be strongly promoted, unless Development Services staff finds it impractical due to creek and drainageways, existing right-of-way, and/or natural features. If this requirement is administratively waived, 5 ft. wide pedestrian trails in at least 15 ft. green links must link cul-de-sacs and provide

through-block access where Development Services staff finds pedestrian connectivity is needed.

4.11.2.4. Collector street connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street.



4.11.2.5. Blocks

4.11.2.5.1. Maximum block length

Residential local street block lengths shall be no more than 600 ft., excepting along SH 130, the Union Pacific railroad right-of-way, 100 year floodplain and streets crossing a transmission line easement. Block lengths shall be measured along the block face from intersecting curb to intersecting curb. Block lengths for Development Area D shall be determined at time of platting.

4.11.2.5.2. Block depth

Blocks should have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

4.11.2.5.3. Single-tier blocks and double-frontage lots

- Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential development from through traffic and arterials, or placement of higher density multiple household residential development along arterial streets, is encouraged.
- For residential double frontage lots, there must be an easement at least 10 ft. deep abutting a traffic arterial or other disadvantageous use, dedicated to the appropriate governmental entity, with no right of cross

access. There must also be at least a 10 ft. deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

4.11.2.6. Mid-block green lengths

Except for perimeter block frontages along SH130, UP railroad and FM 685, green links at least 12 ft. wide including a sidewalk that is at least 5 ft. wide must be placed near the center and entirely across blocks that are greater than 800 ft. long, to give convenient pedestrian circulation through the development. Green links must be landscaped in conformance to landscaping standards for connecting walkways in this PUD, and maintained by the underlying homeowner association.

4.11.2.7. Circulation

- Each subdivision shall provide for the continuation of all arterial streets and highways as shown on the City's Comprehensive Plan. Arterial streets should be located on the perimeter of the residential neighborhood.
- Collector and local streets should be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They should be planned so that future urban expansion will not require the conversion of minor streets to arterial routes.
- Collector streets should be designed to provide a direct route from other minor streets to the major street and expressway system and to provide access to public facilities within the neighborhood; however, collector streets should not be aligned in a manner that will encourage their use by through traffic.
- Collector-designated streets must connect on both ends to an existing or planned collector or higher-level street.

Permitted alternatives to cul-de-sacs include loop lanes and T-streets, and any similar alternative approved by the City Engineer.

4.11.2.8. Required subdivision access points

- To the extent practical, subdivisions with <100 residential units must provide vehicular access to two or more existing or planned public streets
- To the extent practical, subdivisions with 100 to 199 residential units must provide vehicular access to three or more existing or planned public streets.
- To the extent practical, one or more additional access points must be provided for each 100 lots exceeding 199 lots.
- Development Services staff may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments, or other constraints including SH130, Brushy Creek floodplain, and Union Pacific railroad.
- Access points must be shown on the plat and construction plans for the development. Construction of the street may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

4.11.2.9. Relation to adjoining street systems

To provide connectivity to other neighborhoods existing streets in adjacent or adjoining areas shall be continued in the new development, in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. The permit-issuing authority may also require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available.

- *Street jogs*
Offsets in street alignment are permitted, provided the distance between center lines is not less than 125 feet.
- *Large lot subdivision*
If the lots in the proposed subdivision are large enough to suggest re-subdivision in the future, or if part of the parent tract is not platted, consideration must be given to possible future street openings and access to future lots which could result from such re-subdivision.
- *Through traffic*
Local streets shall be designed so as to meet the local street connectivity requirements of Section 4.12.2.3.
- *Half streets*
No half streets shall be platted or constructed except for arterial streets.
- *Dead-end streets*
Dead-end streets shall be prohibited except short stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the stub declaring that the particular street will connect with future development.
- *Topography*
The street system shall bear a logical relationship to the natural topography of the ground.
- *Private streets*
 - Private streets are prohibited.
 - All streets shall be constructed to City standards for public streets. Common access easements may be required.
- *Unpaved street rights-of-way*
The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the City's Construction Standards and Specifications for Roads, Streets, Structures and Utilities.

- Access to public streets from private property
 - No person shall cut a curb or gutter Section nor pave a street right-of-way without first obtaining a permit from the City, and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street Section without first obtaining a permit from the City and complying with City Code.

No temporary utility service will be provided to the building lot or site until a curb cut, street right-of-way permit has been issued and no permanent utility service will be provided until the work authorized by permit is satisfactorily completed and approved by the City.

4.11.2.10. Intersections

- Sight triangle

According to the following requirements, a sight triangle shall be established at all intersections.

 - On local streets the sight triangle shall be based on the back of the curb, on all other streets it shall be based on the right-of-way.
 - The sides of the sight triangle shall extend for 25 feet along the right-of-way/curb from the projected intersection of said right-of-way/curb. Where the right of-way/curb curves as the intersection is approached, the tangents at the points of beginning for the corner curve shall be projected to determine the origination of the sides of the sight triangle.
 - No construction, planting or grading shall be permitted to interfere with the sight triangle between the heights of three and seven feet as measured from the crowns of the adjacent streets.
- Angle of intersection

Except where existing conditions will not permit, all streets, major and minor, shall intersect at a 90 degree angle. Variations of more than ten degrees on minor streets and more than five degrees on major streets must first be approved by the City Engineer.
- Radius at corners
 - All local and collector street corners shall have 15 foot radii and shall meet required fire apparatus access, except acute corners which shall have a radius of 25 feet. Arterial streets shall have a minimum corner radius of 25 feet. No buildings, sign or parking shall be allowed in the area between the corner curves and the chord connecting the ends of the curves.
 - All street intersections containing one or more residential collector level and above streets shall include 25 foot right of way flares/cutbacks. The 25 foot flare/cutback will be measured along the tangents from the point of intersection of the 2 right of way lines.

- Center line tie with existing streets

Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions and bearings to show relationship.

4.12. Driveways and Easements

4.12.1. Easements

4.12.1.1. Utility easements

All easements must be dedicated to the City and their locations shall be clearly denoted on plat documents.

- Uniform and continuous easements shall be provided along lot lines for utility service. The City may approve a location other than along a lot line.
- Easements for water, sewer, and storm sewer lines shall be at least 20 feet in total width if between lots. 10-foot public utility easements should be included along all street rights-of-way.

Other utility easements (for other than water, sewer, and storm sewer lines) shall be a minimum of five feet in width when abutting the street lot lines and at least three feet in width when abutting interior lot lines.

4.12.1.2. Emergency access easements

Emergency access easements shall be defined by the local fire code as amended. Emergency access easements shall not be divided by lot lines.

4.12.2. Driveway spacing from intersections

4.12.2.1. No driveway is permitted closer to a corner than the driveway separation standard provided in Section 4.7.12.

4.12.2.2. Driveway spacing shall be measured from the edge of the street to the center of the driveway.

4.12.2.3. Any request to deviate from these standards may be submitted to the City Engineer.

4.12.3. Design requirements and standards

4.12.3.1. Additional access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during Site Plan review provided that the number and location of access points onto local streets and the additional access points onto collector and arterial streets must be approved by the highway authority having jurisdiction over the roadway from which access is being taken.

4.12.3.2. Width of access

The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than 35 feet. Where a highway authority has not

established driveway width requirements and standards, the standards and requirements of the Texas Department of Transportation shall apply.

4.12.3.3. Closure or relocation of existing access points

The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

4.12.3.4. Curb cuts at intersections

A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the center of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut must be approved by the highway authority having jurisdiction over the street from which access is being taken. Where a highway authority has not established curb cut requirements and standards, the standards and requirements used by the Texas Department of Transportation shall apply.

4.13. Road Adequacy Standards

4.13.1. Street naming

Proposed street names must appear on a preliminary plat. Street names become official with the city after the following takes place:

- The plat is recorded; and Williamson County 911 Addressing accepts the street name.

4.13.2. Traffic impact analysis, when required

The TIA shall conform to the requirements set forth in **Section 10.515.4 of the Hutto UDC**. A Traffic Impact Analysis shall be required with any application for a subdivision or plat approval, Site Plan approval, or other procedure for which the proposed development generates traffic in excess of 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. In the event that specific land uses for the development are not specified at the time of subdivision or plat application, the daily trip generation rate for the most intensive land use from the ITE Manual for the land use classification of the application shall be used to compute the estimated average daily trips.

4.13.3. Stormwater and drainage standards

Except as set forth in this Section 4.14.3, the stormwater and drainage standards established in **Section 10.701 of the UDC** shall apply to development of this PUD.

4.13.3.1. Stormwater drainage system

- Drainage channels and detention ponds that are to be maintained by the public shall be contained within drainage lots. Adequate room for access shall be provided for drainage channels and detention ponds. Ramps no steeper than 5 feet horizontal to 1 foot vertical shall be provided at appropriate locations to allow access to drainage channels and detention ponds. The minimum bottom width for any channel with vegetative side slopes shall be 8 feet, except that drainage channels associated with streets have no minimum width. If required, a 5-inch thick reinforced concrete trickle

channel shall be provided in all newly constructed channels and from detention pond inlets to outlets. The area adjacent to trickle channels shall slope at a minimum of 2 percent.

- Open drainage sections:
Minor collectors (draining less than 20 acres) shall be constructed using best practices for stormwater drainage to the greatest extent practical. Surface conveyance may be utilized if it can be established to the satisfaction of the City Engineer that it is physically feasible and preferred to storm sewers. Open ditches may be used, provided that such ditches are lined with permanent materials accepted by the City Engineer.

4.13.4. Grading

Grading of lots with existing slopes of 1 percent or greater will not be required, provided it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

4.13.5. Water and wastewater standards

The water and wastewater standards established in **Section 10.801 of the UDC** shall apply to development of this PUD.

Attachment A – Use-specific Design Standards for Self-storage Facilities

2.3.3 Self-storage facilities

2.3.3.1 Architectural theme

Building design must conform to architectural design standards for commercial uses in Section 3.4, except that contemporary architectural design and massing, material use, articulation, color use and theming, as expressed in the enhanced architectural self-storage buildings set forth and graphically depicted in this section, are also permitted and encouraged.

Enhanced architectural self-storage buildings are defined as self-storage buildings that have a commercial appearance and character, two or more stories in height, where a minimum of 80 percent of the individual storage units are accessed from a common entry and comply with design standards set forth and depicted in this section.

Colors with a high intensity may not be used as a primary building color element but are permitted as accent areas on building facades and visible interiors as a part of an integrated design element.

Prefabricated and pre-engineered metal buildings are prohibited.

2.3.3.2 General architectural standards

Buildings must include design elements such as columns, ribs or pilasters, piers, quoins, and fenestration patterns to prevent a utilitarian, industrial, warehouse-like appearance, except that contemporary building massing, material use and design features included in enhanced architectural self-storage buildings as set forth and depicted in this section are permitted.

Maximum length of a building on the site perimeter is 60 ft, except enhanced architectural self-storage buildings as set forth and depicted in this section shall have a maximum length of 250 feet.

Unit doors must be screened or sited so they are not visible from the street or residential properties, except that unit doors located within interior corridors that are visible are permitted, provided that the unit doors are integrated into the overall building design using color, articulation, rhythm or other design elements.

Unit doors must be integrated into the overall architectural design theme of the building through design elements such as color, texture, rhythm and articulation.

2.3.3.3 Roof design

Buildings must include a roof pitch of at least 30°, with roofs incorporating a high quality surface such as architectural shingles, split seam metal or clay tile. Flat roofs are permitted, provided a parapet of at least 12 inches is incorporated into the building design.

2.3.3.4 Parking, circulation and stacking

Drive aisles must be at least 24 ft. wide. Drive aisles and unit access points must be surfaced in impervious or permeable pavement.

Units and drive aisles must be sited so a vehicle parked at a unit cannot trap another vehicle and prevent it from leaving the facility.

Parking spaces cannot be located in the street yard, except that parking for enhanced architectural self-storage buildings shall comply with commercial parking standards.

2.3.3.5 Landscaping

Landscaping must conform to landscaping standards in Section 3.5.

Landscaping and/or berming must screen storage buildings from an adjacent public right-of-way and adjacent residential buildings, except that landscaping for enhanced architectural self-storage buildings shall comply with commercial landscape standards.

Landscaping outside a perimeter fence visible from a public street must conform to landscape standards in this code. Inside a perimeter fence visible from a public street, at least 10% of the surface area must be a groomed permeable surface (grass, xeriscape ground cover, turf block), with at least 50% of that surface next to the perimeter fence.

One or more native tall trees for every ten units must be provided inside the perimeter fence, with trees placed inside the perimeter fence and at the ends of buildings runs. Shrubbery forming a dense cluster is required at the base of building walls at least 10 ft. long without doors. This requirement does not apply to enhanced architectural self-storage buildings.

2.3.3.6 Fencing and screening

Fencing must conform to fence and wall standards in Section 3.7.

Perimeter fencing, security fencing, and entry gates must be constructed of materials that are compatible with the design and materials used throughout the site. Acceptable fencing types include masonry (brick, stone, decorative CMU), decorative metal and wrought iron.

2.3.3.7 Outdoor lighting

Lighting must conform to lighting standards in Section 3.8.

Exterior lights at self-storage facilities located next to residential and lodging uses must be designed, installed and maintained to comply with Section 3.8.1.1 Display levels and light pollution, 3.8.1.2 Shielding and 3.8.1.3 Illumination of background and foreground spaces.

2.3.3.8 Signs

Signs must conform to sign standards in Section 3.9. Attached signs are permitted only on the main office, and are prohibited on storage unit buildings, except that signs on enhanced architectural self-storage buildings shall comply with commercial sign standards.

2.3.3.9 Examples of enhanced architectural self-storage buildings



Interior unit doors integrated into overall building design theme. Contemporary building façade materials. First floor articulation at office entry.



Contemporary use of traditional stone masonry façade treatment, architectural massing, window design and overhanging eaves. Overall building façade composition and varied articulation and building massing.



Well-articulated common entry, material use of metal and glass siding color use and rhythm of building massing. Overall building façade composition and varied articulation.



Overall building façade composition and varied articulation. Contemporary material use of articulated glass and metal. Use of high intensity color as accent and integrated into the overall façade composition. Interior unit doors integrated into overall building design theme.



Building with flat roof incorporating a parapet. First story articulated with metal eave overhang. Façade articulation.



First floor articulation at office entry. Contemporary material use of articulated glass and metal and rhythm of building massing.

Attachment B

Additional Permitted Industrial Uses and Design Standards for Development Area D

2.1.3 Industrial uses in Development Area D

2.1.3.1 General Intent

By their inherent character, industrial uses and their built environment must be utilitarian and functional. Additionally, the public infrequently visits industrial sites. Therefore, site development standards for industrial uses within Development Area D are less restrictive than permitted industrial uses located in Development Area C. These less restrictive standards include architectural, site and other development standards. Conversely, these standards set forth a high-quality standard for development within Hutto Crossing east of SH 130.

Public visibility of Development Area D from US 79, located north of the UP RR, is limited. Grades changes along the main lanes of SH 130 and its frontage road limit views to Development Area D. Adjacency to existing residential uses west of Development Area D are factored into the development standards for Development Area D. Building facades and site areas directly fronting along the northern boundary line of Development Area D fronting the UP RR and the northern end of the eastern boundary (SH 130) provide for standards that reflects positively on Hutto and its businesses.

2.1.3.2 Light industrial use

2.1.3.2.1 Intent

Light industrial uses provide for a wide variety of nuisance-free industrial uses and compatible related uses. The area, height, yard and other site requirements are designed to maintain long-term quality and economic vitality of development and uses that may accommodate the public.

2.1.3.2.2 Definition

Light industry use is composed of land and structures used primarily to provide space for light manufacturing, commercial enterprises involved in research and development, packaging, microbrewing facilities, warehousing, distribution and skilled mechanical trades. Light industrial uses also provide for a mix of office park, flex-space with limited retail and service uses that may also serve industrial development. Light industrial use includes custom manufacturing for on-site production of goods using hand tools, domestic mechanical equipment, kilns, and the incidental sale of those goods. This use includes examples such as candle-making shops and custom jewelry manufacturing. Examples of permitted uses also include equipment and event rentals, self-storage facilities, cabinet/carpenter shop, auto sales and repair, wrecker services, can recycle collection station, lumber yard and building materials, mobile vending base operations, machine shop, tree service and moving companies.

2.1.3.3 General industrial use

2.1.3.3.1 Intent

General industrial is composed of land and structures used primarily to accommodate fabrication, manufacturing and industrial uses. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. This use is intended to provide for all types of industrial uses, with area, height and yard requirements designed to accommodate major industries and other uses whose operating characteristics require utilitarian sites and infrequented by the public.

2.1.3.3.2 Definition

Examples of permitted general industrial uses include manufacturing of many types, including abrasives, food and drug, motor and transit vehicles, recreational vehicles and watercraft, vehicle parts (excluding tires), trailers, modular and manufactured buildings, manufactured homes/oversized vehicles sales, sand and gravel storage and sales, auto & light truck auction, service and storage, bottling plants, and breweries.

2.1.3.4 Heavy industrial use

2.1.3.4.1 Intent

Heavy industrial use is composed of land and structures used primarily to provide for all types of industrial uses, with area, height and yard requirements designed to accommodate major industries and other uses that typically generate very high volumes of truck traffic and whose operating characteristics require very utilitarian and functional sites which very rarely accommodate the public.

2.1.3.4.2 Definition

Examples of heavy industrial use include use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or engaged in storage of, or manufacturing processes using flammable materials, or storage or manufacturing processes that may generate high volumes of truck traffic. Heavy industry uses also includes work processes involving solvents, recycling establishments, and transport terminals (truck and rail terminals, container storage). Permitted heavy industrial use include ready-mix facilities, concrete plants and asphalt plants.

Design standards for industrial uses in Development Area D:

2.1.3.5 Contemporary agricultural industrial building character for light industrial use and facilities

Contemporary agricultural industrial buildings are defined as buildings clad with architectural designed corrugated metal siding that embodies the character of Hutto's agricultural past as represented in the Coop redevelopment. This building character is

intended to both recall and reflect positively on Hutto. The architectural theme incorporates articulated glass and metal siding and windows. The use of corrugated metal siding as a primary material in a contemporary design that has an appealing appearance and character that is distinctive characteristic of Hutto.

More traditional materials of stone and concrete are primarily used as accent materials. Overhangs and rhythm of material use are other building characteristics indicative of contemporary agricultural industrial buildings. Pictorial examples are depicted below in this section. Façades and walls of these buildings are appropriate for light industrial uses facing US 79 and SH 130 in Development Area D.

2.1.3.5.1 Examples of contemporary agricultural industrial buildings



Hutto Crossing
April 16, 2013
PUD Amendment #3 March 18, 2019

2.1.3.6 Industrial Facilities Character

2.1.3.6.1 Standard light and general industrial exterior walls and facades

2.1.3.6.1.1 Wall and façade pattern

Façades and walls facing US 79 and must include a repeating pattern with an expression of architectural or structural bays through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers; and any of the following elements:

- color change
- texture change
- material module change

Design elements must repeat at intervals of no more than 60 ft. Deviations up to 10% to the interval repetition may be administratively approved by Development Services staff.

These standards do not apply to contemporary agricultural industrial buildings or heavy industrial facilities.

2.1.3.6.1.2 Building design

All façades and walls facing US 79 must include consistent materials, or a rhythm of various materials and forms, designed in a unified, cohesive pattern. Inferior or lesser quality materials for facades and walls are otherwise permitted. This standard does not apply to heavy industrial facilities.

2.1.3.6.1.3 Garage doors

Bay doors facing US 79 must be screened using wing walls, landscape screening, berms, or other effective screening and site planning techniques, or otherwise sited so visibility is minimized.

2.1.3.6.1.4 Primary building entrances for light industrial buildings

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather. This standard does not apply to general industrial facilities or heavy industrial facilities.

2.1.3.6.2 Building roofs

2.1.3.6.2.1 Planted green roofs

Planted green roofs, solar panels and rain collection tanks are encouraged.

2.1.3.6.3 Materials and color

2.1.3.6.3.1 Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors must be muted and compatible with the dominant building color. This standard does not apply to heavy industrial facilities.
- High intensity colors, metallic colors, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- Brighter colors, and black or grey, may be used on building trim and accents.
- An exception to the color standards may be administratively approved by Development Services staff if it can be demonstrated that the color selection meets the design intent of this Attachment A.

2.1.3.6.3.2 Building materials

Durable, high quality building materials must be used. Brick, stone, split-face CMU, corrugated metal, metal and glass, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials for light and general industrial buildings. This standard does not apply to heavy industrial facilities.

- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are permitted for general industrial and heavy industrial facilities.

2.1.3.6.3.3 Material or color changes for light industrial buildings

- Material or color changes must occur only at a change of plane or reveal line. This standard does not apply to heavy industrial facilities.
- An exception to the location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.
- Piecemeal embellishment and frequent material changes are prohibited. This standard does not apply to heavy industrial facilities.



Appropriate standard light and general industrial building design



Appropriate standard light and general industrial building design



Appropriate standard light and general industrial building design



Appropriate standard light and general industrial building design

2.1.3.6.4 Mechanical equipment screening for industrial uses

Rooftop mechanical equipment must be hidden or screened from public view from US 79 and SH 130 to the greatest extent practical with architecturally integral elements at a height at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical. This standard does not apply to general industrial or heavy industrial facilities.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

2.1.3.6.5 Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location practical, if frequently seen by the general public. This standard does not apply to heavy industrial facilities.

Utility equipment must be painted or coated to match the color of the mounting surface to the greatest extent practical. This standard does not apply to heavy industrial facilities.

Utility equipment located in an area that may be prominently seen by the general public must be screened to the extent practical with landscape screening or with a wing wall architecturally integrated into the host building structure, per the requirements set forth in Section 3.1.6.2. This standard does not apply to heavy industrial facilities.

Tex-Mix Land, Ltd.

July 12, 2021

City of Hutto
Planning & Development Services
c/o Ashley Lumpkin
500 W. Live Oak Street
Hutto, TX 78634

Re: Zoning Change Request for 1200 Chris Kelley Blvd in Hutto, TX

Ms. Lumpkin,

Thank you for the opportunity to rezone our property at 1200 Chris Kelley Blvd. We look forward to working with the City of Hutto in this process.

The reason for this zoning change request for B-2 Commercial is to redevelop a site that was previously an industrial ready-mix plant into a commercial/retail center along one of Hutto's most travelled thoroughfares. We believe this will benefit the City of Hutto, and provide useful services to the nearby neighbors.

Thank you for your time and consideration of this zoning change request. We look forward to working with you and the City of Hutto to achieve the approval of this application.

Sincerely,

Greg Gitcho
Archer Creek, LLC
greg.gitcho@archercreek.com
512-698-6019

