



City of Hutto

Agenda

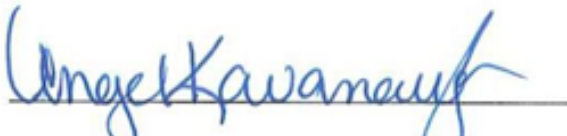
Planning and Zoning Commission
Tuesday, September 7, 2021 at 7:00 PM
City Council Chambers

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

- 1. CALL SESSION TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. AGENDA ITEMS**
 - 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 3, 2021
 - 4.2. Consideration of a public hearing and possible recommendation on a zoning change request known as Carver Ridge Ph. II, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.
 - 4.3. Consideration and possible action on the proposed Hutto Narrows Final Plat, 38.658 acres, more or less, of land, two multi-family lots, located south of FM 1660 along the west side of CR 137.
 - 4.4. 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.
- 5. DEVELOPMENT SERVICES DIRECTOR REPORT**
- 6. ADJOURNMENT**
- 7. CERTIFICATION**

I certify that this notice of the September 7, 2021 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 September 3, 2021 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made

48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 3, 2021
Meeting: Tuesday, September 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Minutes 8.3.2021



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, August 3, 2021 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

7:00PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Jerica Lawyer, Kurt Schwerdtfeger, Randal Clark, Susanna Boyer and David Meyer. Bryan Lee was not in attendance.

3. PUBLIC COMMENT

No 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.

Commissioner Susanna Boyer made a motion to appoint Rick Hudson as Chair of Planning and Zoning Commission, seconded by Commissioner Jerica Lawyer. Commissioner David Meyer recused himself with this being his first meeting and not having previously met anyone. Motion passed 5 Ayes to 0 Nays.

Commissioner Susanna Boyer made a motion to appoint Randal Clark as Vice Chair of Planning and Zoning Commission, seconded by Commissioner Jerica Lawyer. Commissioner David Meyer recused himself with this being his first meeting and not having previously met anyone Motion passed 5 Ayes to 0 Nays

4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 6, 2021.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 6, 2021 with the correction of 4.9 Staff re review and 4.11 Motion to motion to. Seconded by Commissioner Susanna Boyer. Commissioner David Meyer recused himself as this was his first meeting.

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.

Staff presented the applicant request and recommended approval of the minor modification.

Discussion ensued concerning the allowance of later operating times for all food truck vendors.

Staff stated it is an option to look into the hours of operation in the future and that the Historic Preservation Committee would be involved in that process.

Commissioner Randal Clark made a motion to accept staff recommendation of the minor modification application of Que Divino food truck to be located in the Historic District at 101 Main Street excluding the request to extend hours of operation to 10:00 PM as this will be looked at in the UDC for all mobile food vendors, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

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.

Staff presented the applicant request and recommended approval of the minor modification. The applicant was available to answer questions concerning timing for opening.

Commissioner Kurt Schwerdtfeger made a motion to accept the minor modification application of Lala's Kitchen, LLC a new food truck to be located in the Historic District at 209 Farley Street as recommended by staff, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

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.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet to be included prior to plat recordation.

Discussion ensued concerning the access easement to the property. The Planning and Zoning Commission also requested moving forward the comment sheet is included as part of the agenda item.

The applicant was present and answered questions concerning the location of the access easement. They agreed it could be done at a later date through the site plan process and to remove the access easement in question.

Commissioner David Meyer made a motion to accept staff recommendation on the proposed Carver Ridge Final Plat, 7.529 Acres, more or less, of land, one lot, located along CR 137, south of 1660 South with the conditions that the items contained in the review comments and removal of access easement are satisfied prior to plat recordation, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

4.6. Consideration and possible action on the proposed Hutto Crossing Ph 4 Sec 14 Final Plat, 5.948 Acres, more or less, of land, six non-residential lots, located along the west side of Chris Kelley Blvd.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet to be included prior to plat recordation.

Discussion ensued concerning access to Chris Kelley and Carl Stern, as well as the location of monuments and sidewalk placement. Discussion was also heard concerning plat note 12 needing a reference to the approved PUD or UDC.

Commissioner Susanna Boyer made a motion to accept the staff recommendation 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 with the conditions that the items contained in the review comments and that plat note 12 be updated to reference the PUD are satisfied prior to plat recordation, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

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.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet as well as documentation concerning the proposed drainage channel modification to be included prior to plat recordation

Discussion ensued concerning the need for rear utility easements and if the developer would be held to the updated TIF. Staff stated a utility easement requirement change would require a UDC amendment, but it is a possibility. Staff also stated the project is subject to a PID and would not pay the updated TIF Fees.

Commissioner David Meyer made a motion to accept staff recommendation on the proposed Cottonwood Creek Phase 4 Final Plat, 31.608 Acres, more or less, of land, 151 lots, located south of CR199 with the conditions that the items contained in the review comments, including documentation concerning the proposed drainage channel modification, and that plat notes 8 and 9 be updated to reference the UDC are satisfied prior to plat recordation, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

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.

Staff presented the applicant request and recommended approval of the final plat with the addition of minor clean up items on the comment sheet as well as TIA determination to be included prior to plat recordation.

Discussion ensued concerning timing of TIA requirements and warrant requirements for traffic signals. Staff stated TIA's can be required at different steps of the process based on what development is proposed.

Commissioner David Meyer made a motion to accept staff recommendation 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 with the conditions that the items contained in the review comments, including TIA determination and plat notes 7 and 8 be updated to reference the UDC, are satisfied prior to plat recordation, seconded by Commissioner Kurt Schwerdtsfeger. Motion passed 6 Ayes to 0 Nays

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.

Staff presented the applicant request. The zoning request meets the future land use plan and staff recommended approval of the zoning change request. One letter of opposition was received.

Public hearing was opened at 8:02PM Closed at 8:02PM.

Discussion ensued concerning adjacent property owner status.

Commissioner Randal Clark made a motion to recommend approval to City Council for the zoning request for 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 as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Nothing at this time

6. ADJOURNMENT

8:15PM

Chair

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on a zoning change request known as Carver Ridge Ph. II, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.
Meeting: Tuesday, September 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The approximate 3.27 acre property is currently zoned B-2 (General Commercial). It is part of the 21 plus acre Farley tract. It was originally excluded from the adjacent MF (Multifamily) request to allow for a potential corner commercial development. However, the applicant has learned direct access off of FM 1660 would be prohibited and has since revised their plans to include this 3.27 acre corner into the overall multi-family development.

The applicant proposes to construct approximately 276 units in 11-three story apartment buildings and amenities on this site and the adjacent site to the west.

The proposal meets the intent of the Future Land Use Map and meets all of the criteria for rezoning as set forth in the Unified Development Code.

NORTH: FM 1660 Frontage and SF-1 (Single Family) Zoning, Undeveloped

SOUTH: B-2 (General Commercial) Williamson County ESD

EAST: Swindoll Lane frontage, Undeveloped ETJ

WEST: MF (Multifamily), Proposed to be included with this site

Notices were sent to all property owners within 600 ft of this property. At the time of writing, one response has been received in favor (see attached).

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff Recommends approval of the proposed zoning request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT



The City of Hutto Future Land Use map designates this area as Commercial. The request would be a change to High-Density Residential. Due to the access constraints from FM 1660 and possible commercial development, this change does meet the spirit and intent of the Future Land Use map.

ATTACHMENTS:

1. 21-0615_Rezoning Letter of Intent
2. Hutto Rezone Exhibit Update
3. Adjacent Property Owners
4. Carver_Ridge_Ph_II_Future_Land_Use_Map
5. Favor(Farley)



August 6, 2021

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

RE: Letter of Intent for Rezoning ±3.27 Ac. at the SWC of Swindoll Lane & F.M. 1660.

Property Information: **SWC of Swindoll Lane & F.M. 1660**
 Tract Size: ±21.29 Ac. Total with ±3.27 Ac. to be Rezoned
 Tax PIN:
 Proposed Zoning: Multi-Family - MF
 Existing Zoning: General Commercial - B-2

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

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

PROJECT LOCATION / DESCRIPTION:

The Farley Tract property to be rezoned is located in Williamson County in Hutto, TX, at the SEC of Co. Rd. 137 and F.M. 1660. The property is bound by Co. Rd. 137 to the West, School Driveway to the South, and F.M. 1660 to the north. The area to be rezoned consists of approximately ±3.27 acres of the total ±21.29-acre tract. Approximately 18.02 acres of the overall tract is currently zoned Multi-Family (MF) the NEC of the intersection of Co. Rd. 137 and School Driveway (Please see attached Rezoning Exhibit for reference).

Based on on-going discussions with TxDOT, it is understood that this remaining corner lot would not be able to access FM 1660 based on its location within the right turn lane of FM 1660 and Swindoll Lane. This makes the instance of providing a commercial business at this corner undesirable due to the lack of access. Based on the location of the lot as well as the lack of access, it makes much more sense for this lot to also be multifamily and provide additional, much-needed, residential units for the City of Hutto.

The applicant proposes to construct approximately nine (11) three-story apartment buildings with one clubhouse, associated amenities, and infrastructure to serve the site and its tenants. The total number of units anticipated on this site and the adjacent site to the west is approximately 276 units. This provides a density of roughly 20 units per acre, which is within the

range specified by the City of Hutto Unified Development Code (§10.303.5 MF residential: multiple household) for a development of this nature per the zoning classification requirements.

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

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

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

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

DEVELOPMENT REQUEST

The Owner and Applicant request a zone change from B-2 to MF to allow for the development of multi-family residential buildings on approximately ±3.27 acres.

JUSTIFICATION FOR THIS REQUEST:

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

EXISTING AND PROPOSED IMPROVEMENTS:

Proposed improvements will include the construction of drainage and storm water detention facilities will be constructed and maintained in conformance with City standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended for this lot, as necessary. Water and wastewater will be provided to the site per the City of Hutto Engineering Standard Specifications.

LAND DEVELOPMENT CODE & COMPREHENSIVE PLAN CONSISTENCY:

CITY OF HUTTO UNIFIED DEVELOPMENT CODE:

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

Response: The zoning is consistent with the proposed land use anticipated for this development. The applicant proposes to construct approximately eleven (11) three-story apartment buildings with one clubhouse, associated amenities, and infrastructure to serve the site and its tenants. The total number of units anticipated on this site and the adjacent multifamily site is approximately 276 units. This provides a density of roughly 20 units per acre, which is within the range specified by the City of Hutto Unified Development Code shown above.

REZONE APPROVAL CRITERIA:

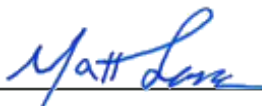
- ✓ Zoning is consistent with all applicable land use and development plans.
 - *Response: The zoning is consistent with the proposed land use anticipated for this development as mentioned in the "Project Location / Description" portion of this LOI.*
- ✓ Zoning is compatible with existing and permitted uses on properties in the neighborhood and does not have an adverse impact on surrounding properties or the natural environment.
 - *Response: The introduction of multi-family residential in this area will be a much-needed residential option in this area. No adverse impacts to the surrounding properties are anticipated as the adjacent zonings appear to allow for an increased density use on this tract. Increased care will be placed on analyzing the surrounding infrastructure to ensure no adverse impacts will be realized on surrounding properties.*
- ✓ Zoning corrects a clerical/administrative error on the zoning map.
 - *Response: This review criteria does not apply to this case.*
- ✓ Zoning results in a logical and orderly development plan.

- ***Response: The rezoning in this area would generally follow a logical and orderly development plan based on previous rezoning's in the area with MF to the south/southwest and a PUD with mixed-uses planned to the west.***
- ✓ Zoning is not merely intended to confer an economic benefit to the property owner.
 - ***Response: The rezoning of this site is being requested to provide additional options for potential residences in this area of the City of Hutto. The introduction of multi-family residential in this area will be a much-needed residential option in this area.***
- ✓ Site is a legal building lot.
 - ***Response: The site will be platted after this rezoning as required by the State of Texas prior to any requests for permits. The site has access to utilities & public R.O.W. as required for the platting of this property.***
- ✓ Will be served by adequate facilities including streets, fire protection, water and sanitation for the proposed use.
 - ***Response: As mentioned in the previous response, the site has access to adequate facilities including streets, fire protection, water, and wastewater for the proposed use.***

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

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

Respectfully,



Matthew K. Loos, PE
Olsson Project Manager

DWG: C:\Users\mloos\OneDrive - Olsson\Desktop\Hutto Rezoning Exhibit.dwg USER: mloos
DATE: Aug 05, 2021 8:43am XREFS:

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

1660 REAL ESTATE LLC.
CURRENT ZONING: B-2

FARLEY, STUART, ET AL
CURRENT ZONING: MF

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

FARLEY, STUART, ET AL
CURRENT ZONING: MF

HUTTO INDEPENDENT
SCHOOL DISTRICT
CURRENT ZONING: SF-1

FARLEY, STUART,
ET AL
CURRENT
ZONING: B-2
PROPOSED
ZONING: MF
±3.27 AC.

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

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

Mark D. Yale, RPLS # 5975

8/5/2021

Date

PROJECT NO: 020-38940

DRAWN BY: MKL

DATE: 07/28/2021

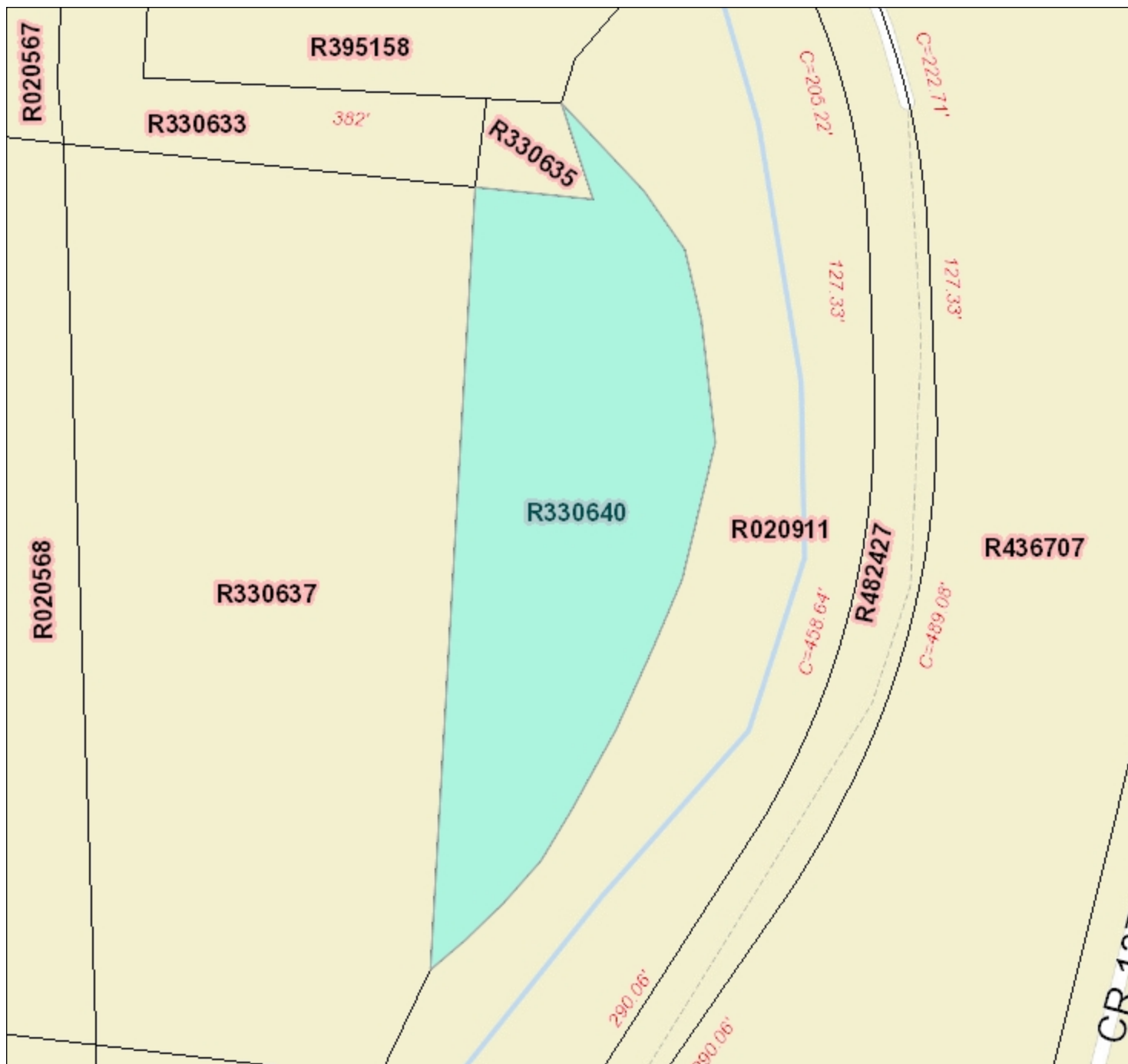
REZONING EXHIBIT CARVER RIDGE PH. II

olsson

302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404

EXHIBIT

1

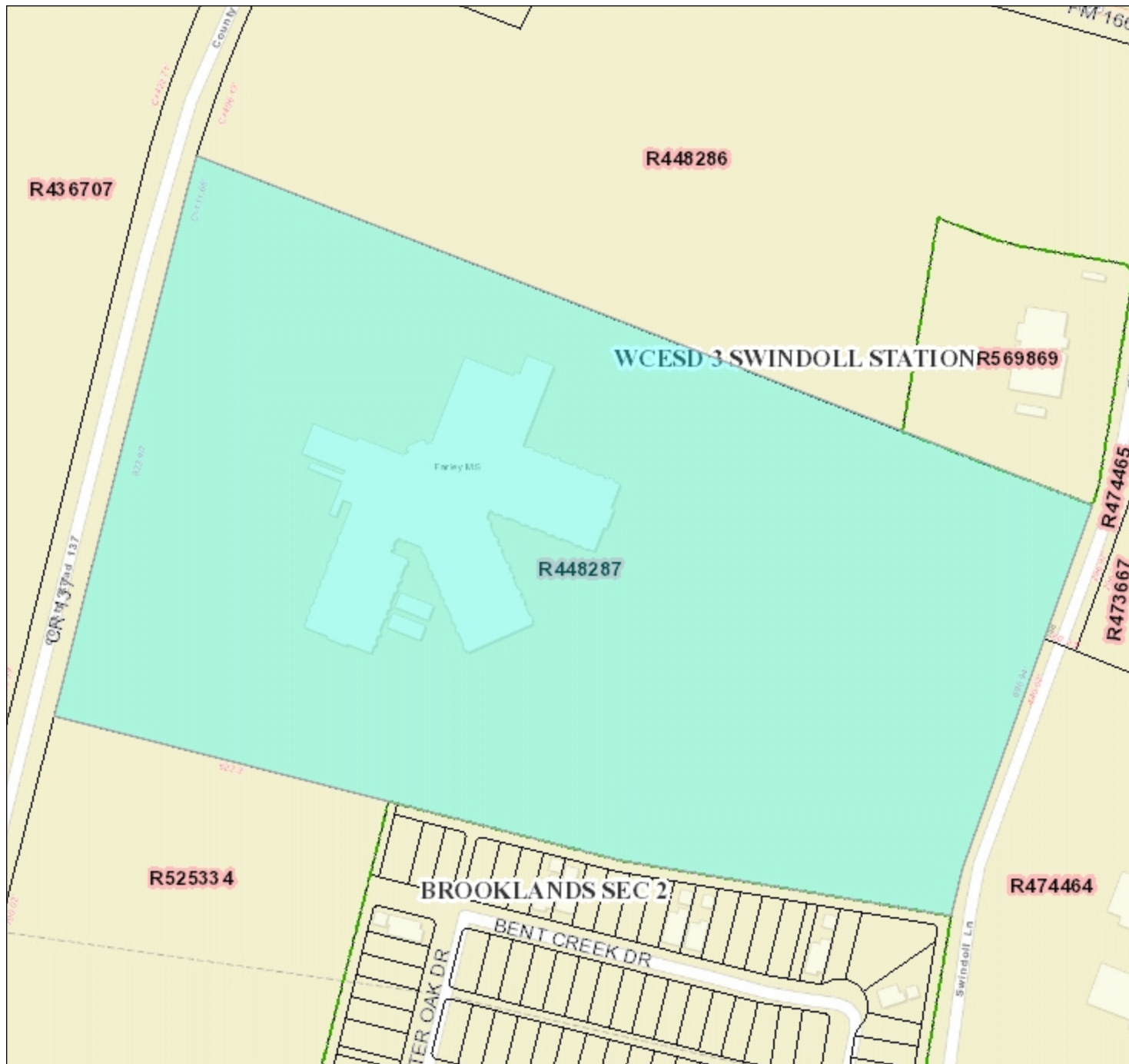


PIN: R330640
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 Owner: KEY, PHILIP KNOX
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 Entities: CAD,F00,GWI,RFM,SHU,W09,J02
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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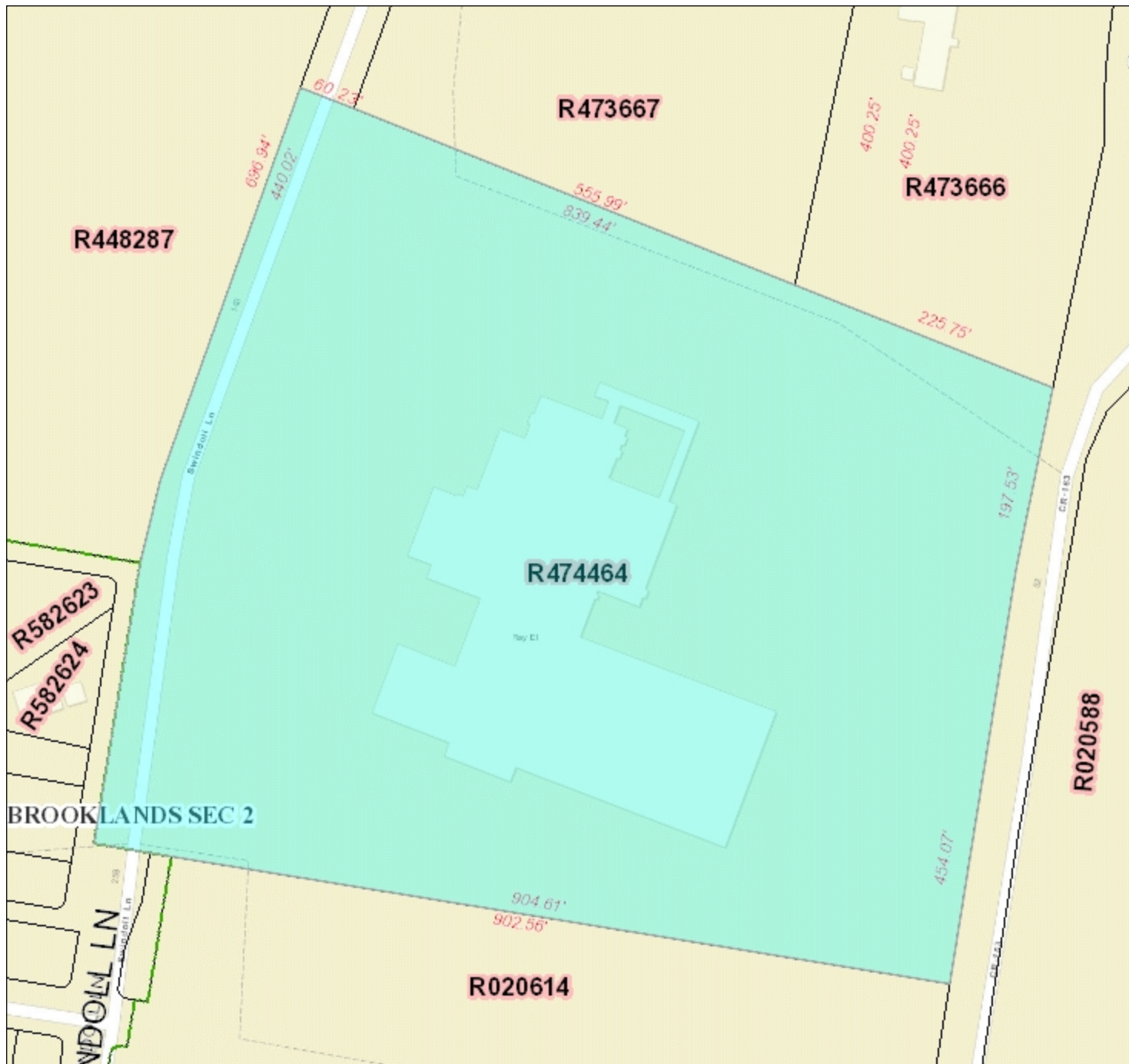
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R020612
 STATEDAREA: 2.0086
 Owner: PEREZ, FRANCISCO J & MARTHA G
 SiteAddress: 9553 FM 1660, HUTTO, TX 78634
 Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
 Entities: CAD,F00,GWI,RFM,SHU,J02,W13
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R474464
 STATEDAREA: 15.01
 Owner: HUTTO ISD
 SiteAddress: FM 1660, HUTTO, TX 78634
 Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
 Entities:
 CAD,CHU,F00,GWI,RFM,SHU,W09,J02
 Book: 0
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R482427
 STATEDAREA: 3.68
 Owner: DOBIAS, ANTHONY D & BJI INC
 SiteAddress: CR 137, HUTTO, TX 78634
 Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
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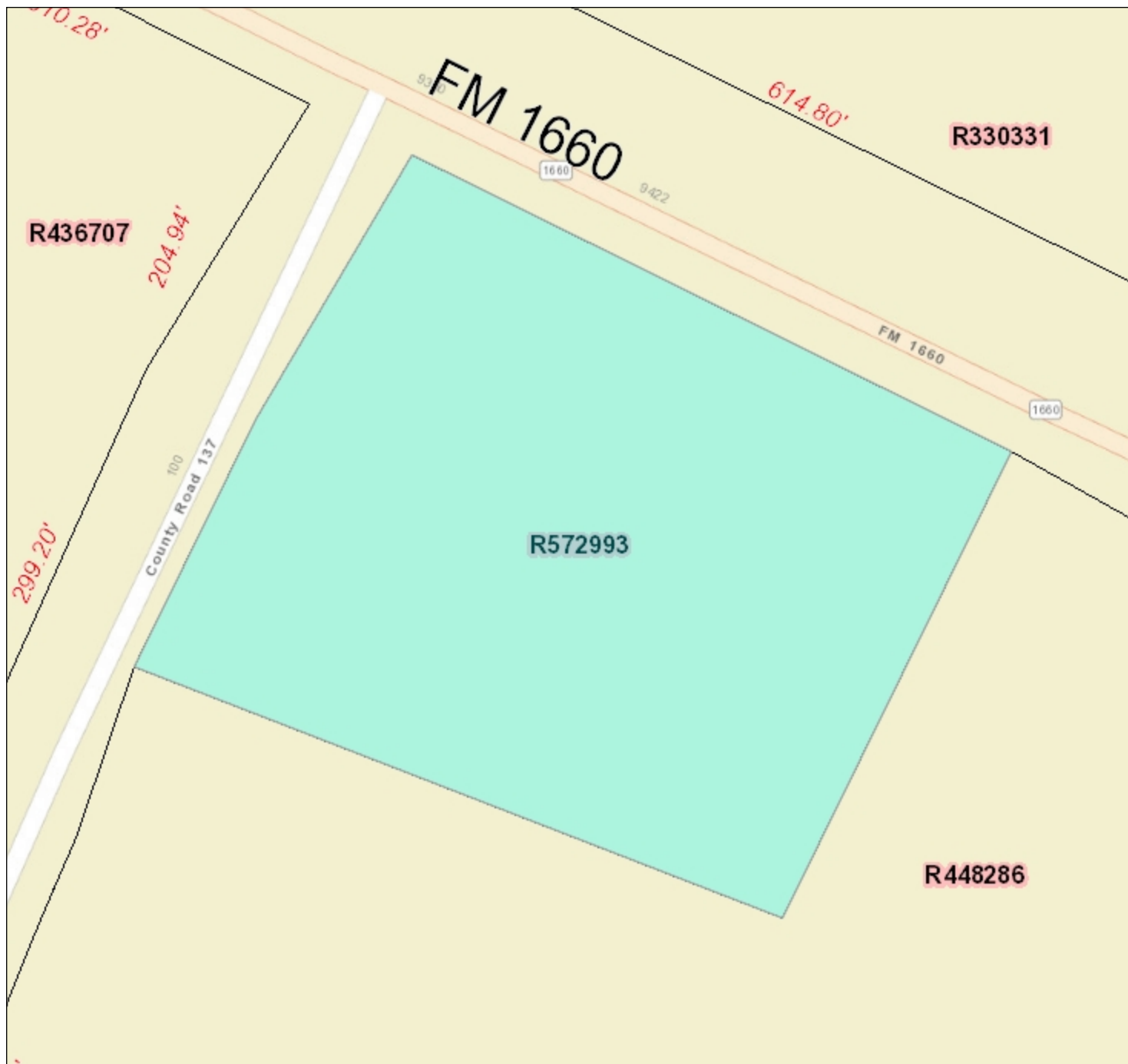
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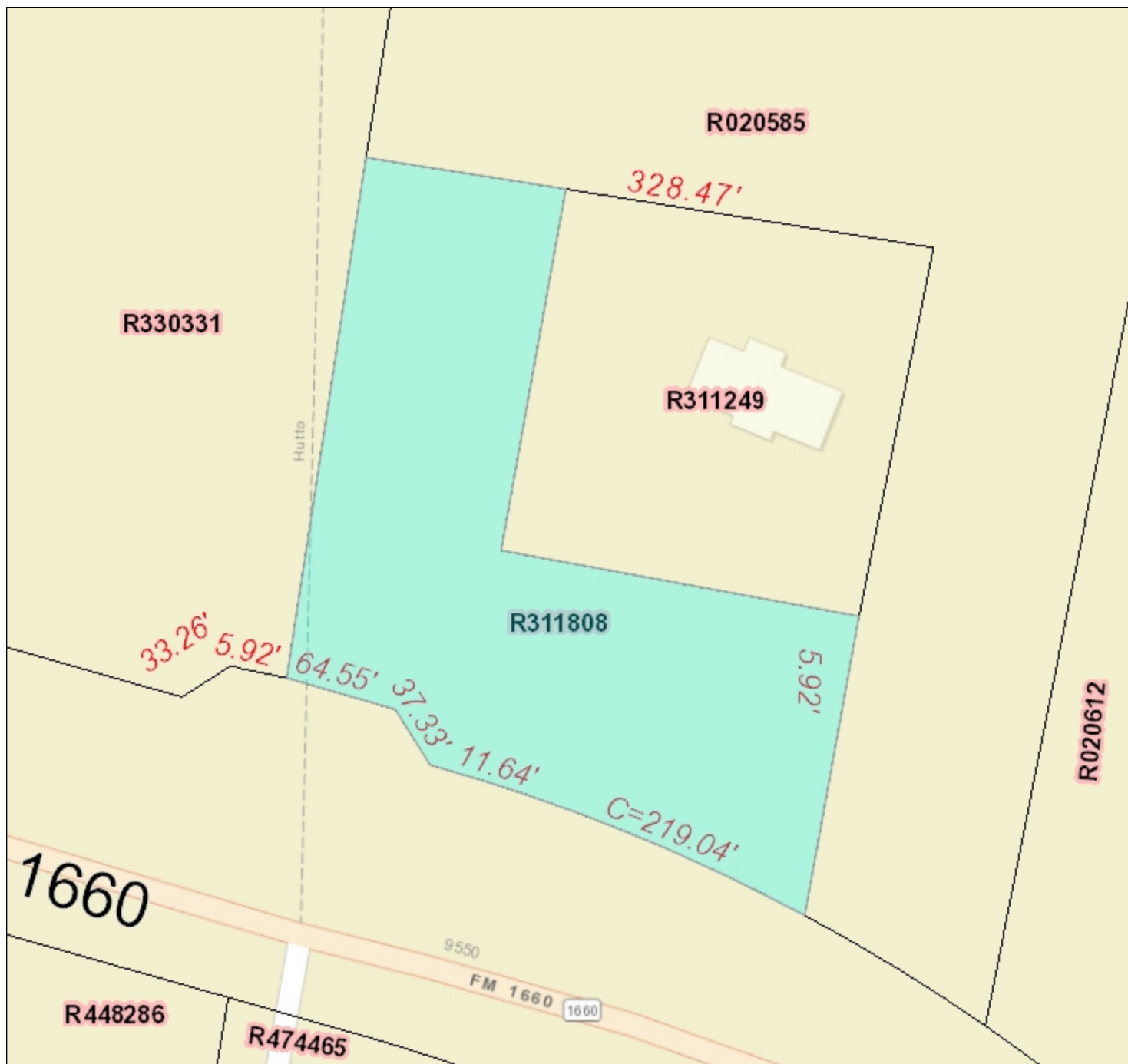
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R572993
STATEDAREA: 170563 sq.ft
Owner: 1660 REAL ESTATE LLC
SiteAddress: 9350 COUNTY ROAD 137,
HUTTO, TX 78634
Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
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InstrumentNumber: 0
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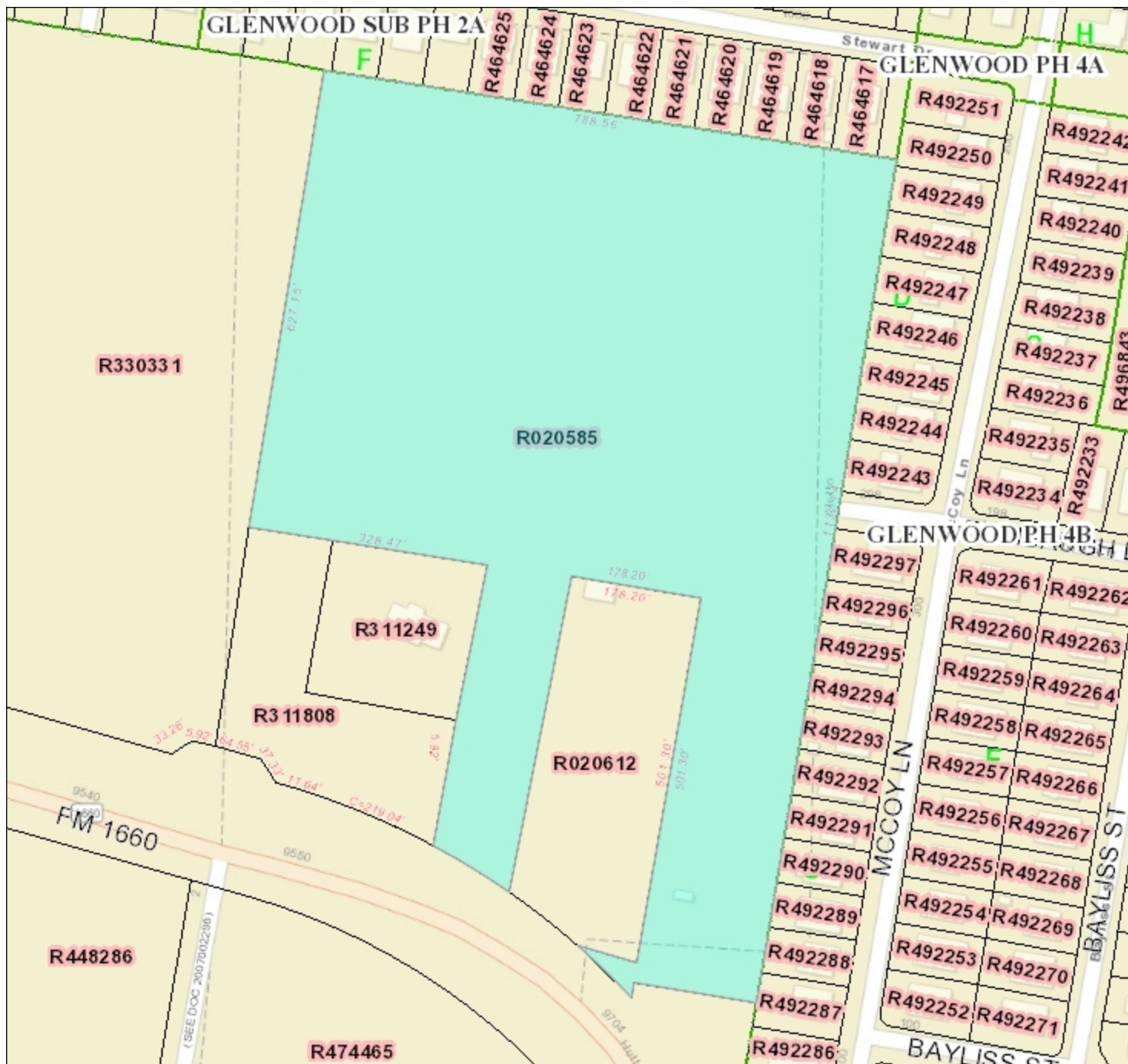
PIN: R311808
STATEDAREA: 1.5627
Owner: MALONE, PATRICIA ANN SHARPE
SiteAddress: 9551 FM 1660, HUTTO, TX 78634
Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
Entities: CAD,F00,GWI,RFM,SHU,J02,W13
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InstrumentNumber: 0
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MapName: 3-5157
Shape.STLength(): 1337.78121442276

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R569869
 STATEDAREA: 146161 sq.ft
 Owner: WILLIAMSON COUNTY ESD #3
 SiteAddress: 180 SWINDOLL LN, HUTTO, TX 78634
 Abstract: S11733 - WCESD 3 SWINDOLL STATION
 Entities: CAD,CHU,F00,GWI,RFM,SHU,W09,J02
 Book: 0
 Page: 0
 InstrumentNumber: 0
 Shape.STArea(): 146165.87109375
 MapName: 3-5157,3-5957
 Shape.STLength(): 1542.0804053897

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



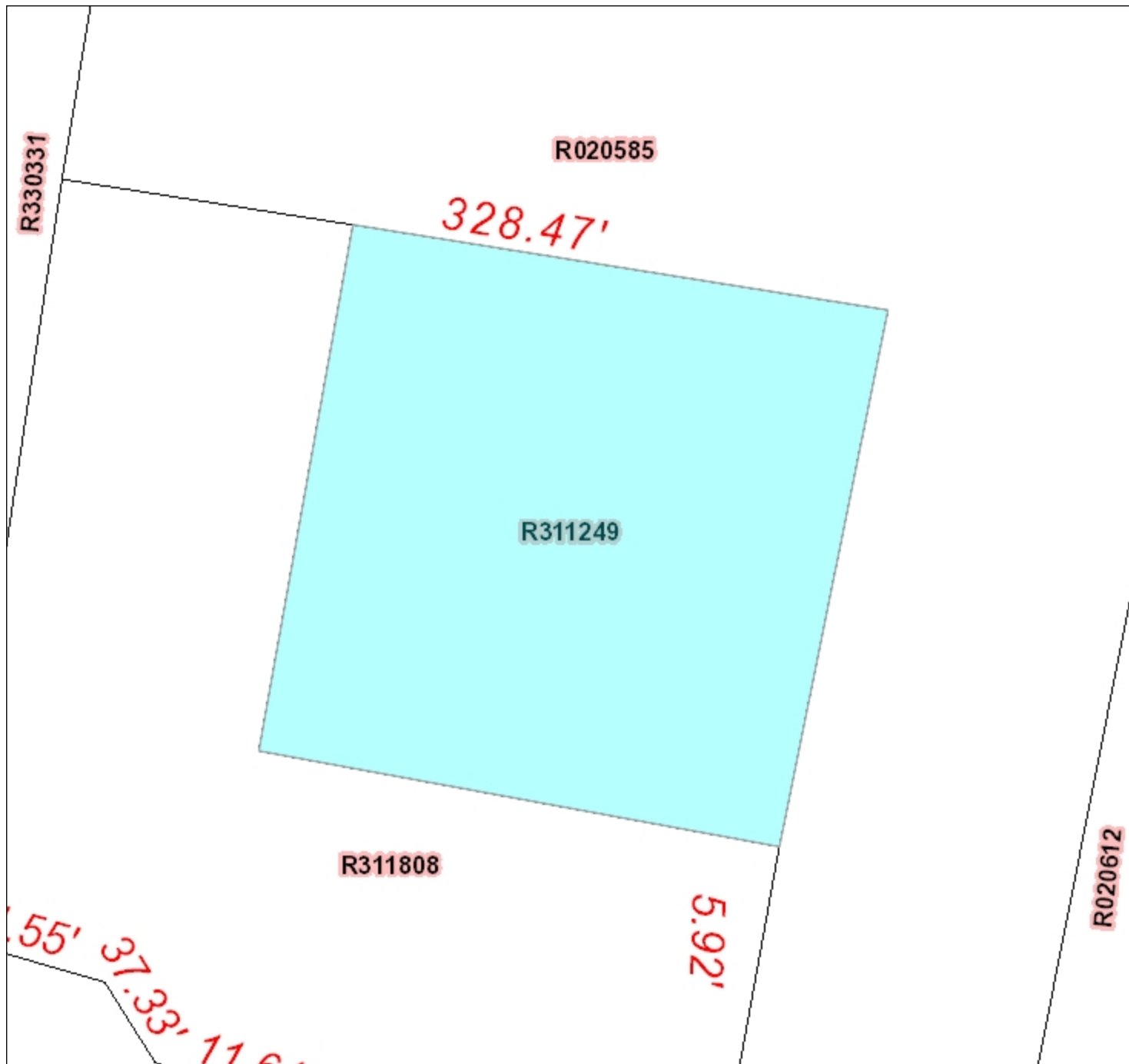
PIN: R020585
 STATEDAREA: 14.5615
 Owner: PEREZ, FRANCISCO J & MARTHA G
 SiteAddress: FM 1660, HUTTO, TX 78634
 Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
 Entities: CAD,F00,GWI,RFM,SHU,J02,W13
 Book: 0
 Page: 0
 InstrumentNumber: 0
 Shape.STArea(): 632276.6640625
 MapName: 3-5157
 Shape.STLength(): 4899.75985516614

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R330331
 STATEDAREA: 36.6429
 Owner: FARLEY, STUART G & HAL P
 SiteAddress: CR 137, HUTTO, TX 78634
 Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
 Entities:
 CAD,CHU,F00,GWI,RFM,SHU,J02,W13
 Book: 0
 Page: 0
 InstrumentNumber: 0
 Shape.STArea(): 1615090.78515625
 MapName: 3-5157
 Shape.STLength(): 5944.33450261553

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R311249
STATEDAREA: 1.0
Owner: MALONE, PATRICIA ANN SHARPE
SiteAddress: 9551 FM 1660, HUTTO, TX
78634
Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
Entities: CAD,F00,GWI,RFM,SHU,J02,W13
Book: 0
Page: 0
InstrumentNumber: 0
Shape.STArea(): 44473.537109375
MapName: 3-5157
Shape.STLength(): 843.697600457267

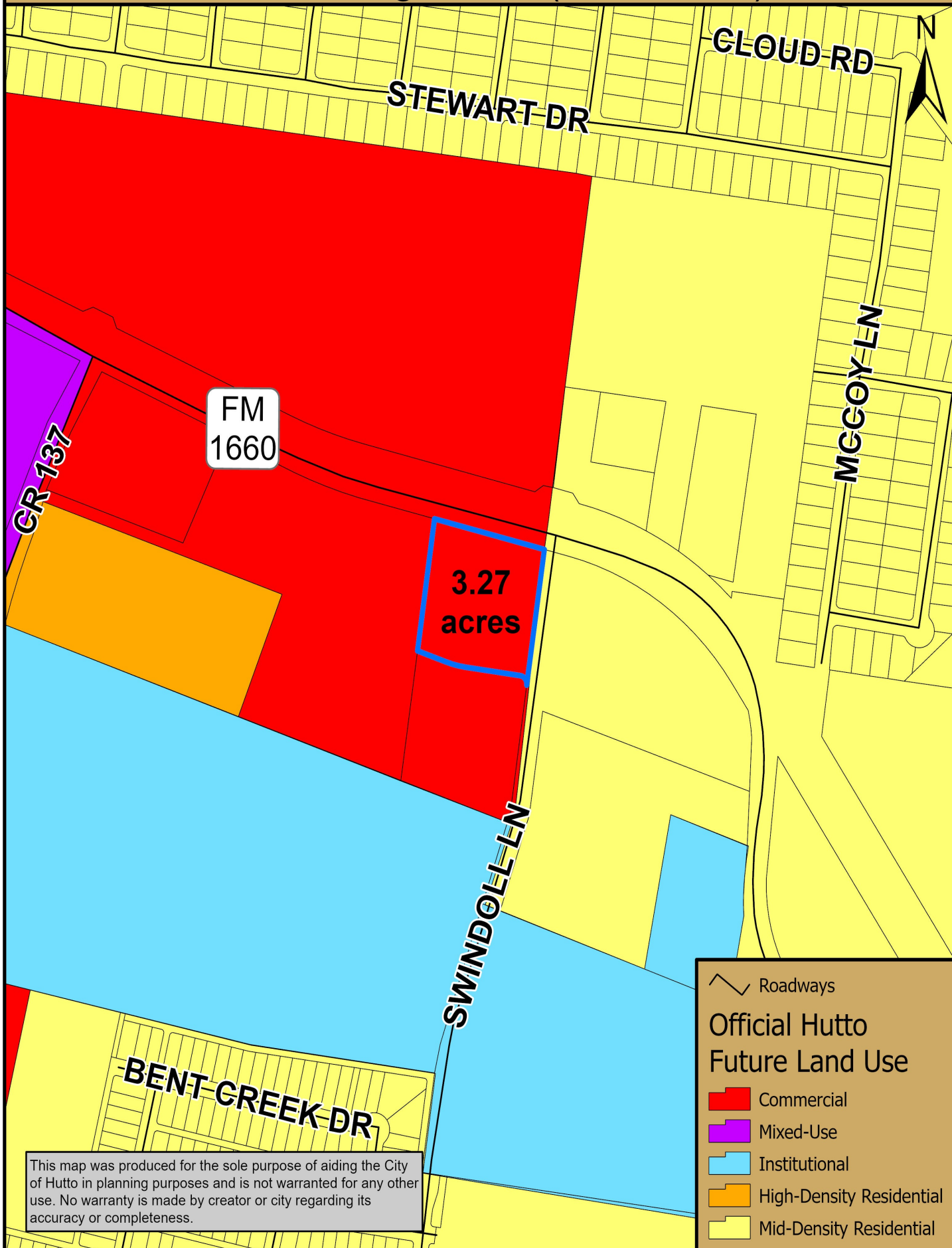
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PIN: R448286
 Owner: FARLEY, STUART ET AL
 SiteAddress: CR 137, HUTTO, TX 78634
 Abstract: AW0271 - Gatlin, Hrs. Wm. Sur.
 Entities:
 CAD,CHU,F00,GWI,RFM,SHU,W09,J02
 Book: 0
 Page: 0
 InstrumentNumber: 0
 Shape.STArea(): 948473.935546875
 MapName: 3-5157,3-5957
 Shape.STLength(): 4845.6428023932

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Carver Ridge Ph II (3.27 acres)



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

⚡ Roadways

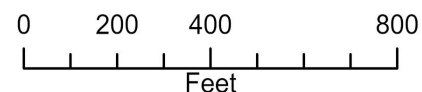
Official Hutto Future Land Use

- Commercial
- Mixed-Use
- Institutional
- High-Density Residential
- Mid-Density Residential

Map Document: (K:\Site_Location_Maps\2021_Site_Location_

Maps\Carver_Ridge_Ph_II_Future_Land_Use_Map.mxd)

8/30/2021 -- 2:12:06 PM





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

PLANNING & ZONING COMMISSION ON: **SEPTEMBER 7, 2021**
CITY COUNCIL ON: **SEPTEMBER 16, 2021**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** and **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the proposed zoning change request for the property known as **Carver Ridge Ph. II**, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php or City Council agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php. You may also do one of the following before the meeting date:

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

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

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Zoning change request for the property known as **Carver Ridge Ph. II**, 3.27 acres, more or less, of land, from B-2 (General Commercial) to MF (Multifamily) use, located on CR 137 at FM 1660 South.

Name:

Stuart Gregory Farley

Address:

P O Box 22309, Sacramento CA

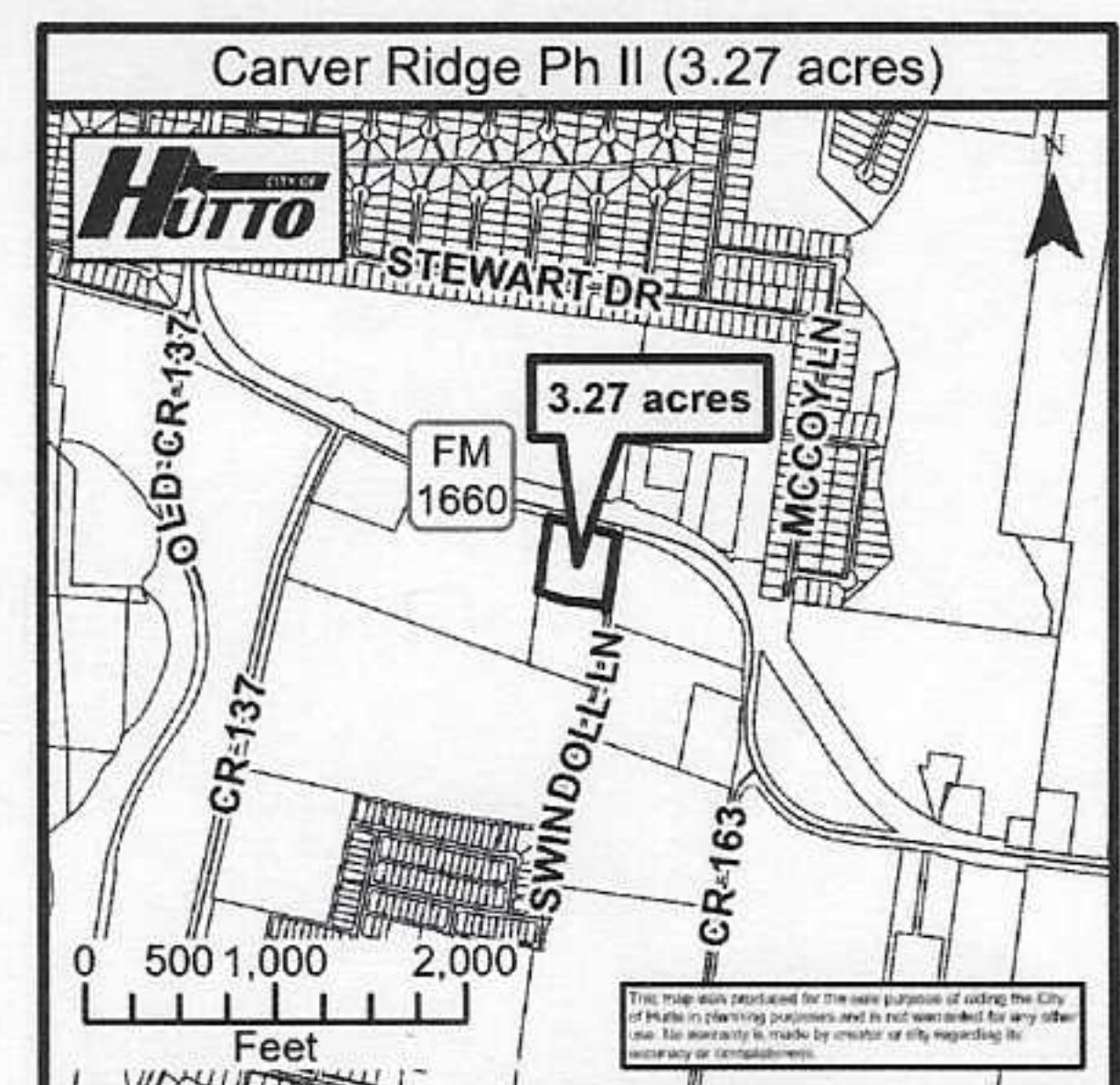
95822

☒ I AM IN FAVOR

☐ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Narrows Final Plat, 38.658 acres, more or less, of land, two multi-family lots, located south of FM 1660 along the west side of CR 137.
Meeting: Tuesday, September 7, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposal consists of a final plat for two lots that have been zoned PUD for the purposes of multi-family and commercial uses since 2012. Lot one is 17.123 acres and lot two is 20.262. The Final Plat mirrors the recently approved Preliminary Plat with the two proposed lots.

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

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

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

SOUTH: ETJ (Brushy Creek and floodplain)

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

The Narrows development has scoped a Traffic Impact Analysis that is currently underway. The TIA will provide a level of service analysis for the intersection of CR 137 and FM 1660, CR 137 and Brooklands Blvd and the proposed site driveways and existing school driveways. The development will be providing additional ROW for the future expansion of CR 137 and will be paying a Transportation Impact Fee of \$2,478.42 per unit for a total of approximately \$743,500. The TIF will be due at time of Building permit according to the City Impact Fee Ordinance and the TIA will be approved prior to plat recordation.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the Final Plat with the following condition:

1. The TIA will be approved prior to plat recordation.

FINANCIAL IMPACT:

AGENDA ITEM REPORT



None at this time.

POLICY IMPLICATIONS:

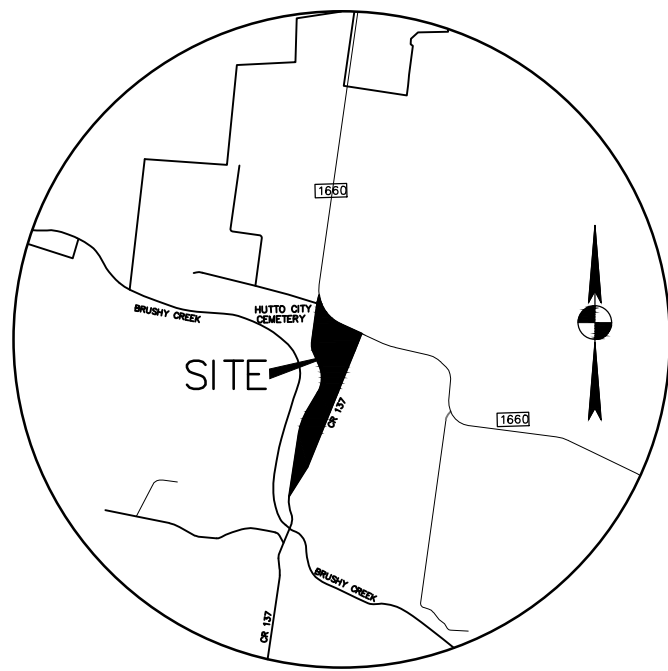
Not applicable

ATTACHMENTS:

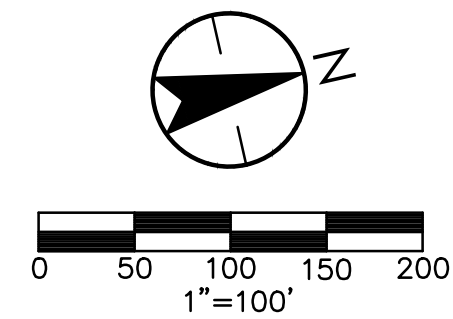
1. Hutto Narrows Final Plat Plat 09-03-21

FINAL PLAT OF HUTTO NARROWS

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



VICINITY MAP
N.T.S.



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

JAMES S. PATTERSON
SURVEY PATENT NO. 324

14.33 ACRES
HUTTO 1SD
VOL. 2208, PG 717

100 YEAR
FLOODPLAIN
(SEE NOTE 7)

ZONE "X"
SHADED

ETJ OF THE
CITY OF HUTTO

MATCH LINE
SHEET 1 OF 3
SHEET 2 OF 3

APPROXIMATE
SURVEY LINE

LOT 2
20.262 ACRES

LOT 1
17.123 ACRES

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

10.000 ACRES
DAIRE OCEALLAG
DOC. NO. 2020128742

35.67 ACRES
HUTTO 1SD
DOC. NOS. 2003108291,
2003108292 & 2003108293

FINAL PLAT OF HUTTO NARROWS

OWNER: BJI, INC
ACREAGE: 38.658
SURVEY: JAMES S. PATTERSON SURVEY PATENT NO.
324 & WILLIAM GATLIN SURVEY ABSTRACT NO. 271
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
DATE: 07-28-2021
SURVEYOR: STANTEC CONSULTING SERVICES INC.
ENGINEER: STANTEC CONSULTING SERVICES INC.

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPELS # 10194230 & F-6324
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FN NO. FN21-038(ABB) Drawn by: ABB Approved by: JTB Project No.: 222012253 File: V:\2220\active\222012253\survey\222012253V01_PL01.dwg

SHEET
1
OF 3

WILLIAM GATLIN SURVEY
ABSTRACT NO. 271

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

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

LOT 16
OPEN SPACE/LANDSCAPE
BLOCK A
BROOKLAND SECTION ONE
DOC. NO. 2019042618
BROOKLAND PARTNERS, LTD
DOC. NO. 2017023768 & 2017023803

BROOKLAND PARTNERS, LTD
DOC. NO. 2017023768

BROOKLANDS BLVD
(R.O.W. VARIES)

BLOCK HH
BROOKLAND SECTION THREE
DOC. NO. 2020108750

1.273 ACRE
15' RIGHT-OF-WAY
HEREBY DEDICATED

15' PUBLIC UTILITY EASEMENT
HEREBY DEDICATED

FULL PURPOSE OF
THE CITY OF HUTTO

125' RIPARIAN SETBACK
CITY LIMITS

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

20' PEDESTRIAN HIKE &
BIKE TRAIL EASEMENT
HEREBY DEDICATED

ZONE "X"
UNSHADED

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

RIGHT-OF-WAY EASEMENT
VOLUME 2078, PAGE 189

125' RIPARIAN SETBACK

ZONE "X"
UNSHADED

CITY LIMITS

FULL PURPOSE OF
THE CITY OF HUTTO

500 YEAR
FLOODPLAIN
(SEE NOTE 7)

N08°06'10"W 709.98'
680.15'

ETJ OF THE
CITY OF HUTTO

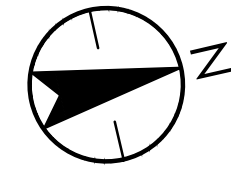
6.078 ACRES
CHRISTOPHER G. CAGLE
DOC. NO. 2014006158

ZONE "AE"

ZONE "AE"

FINAL PLAT OF HUTTO NARROWS

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

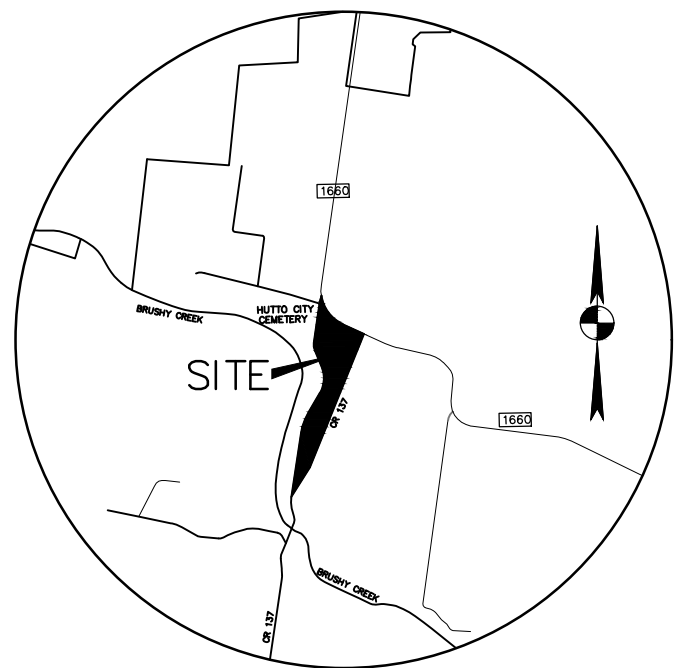


0 50 100 150 200
1"=100'

BEARING BASIS NOTE:

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

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



VICINITY MAP
N.T.S.

JAMES S. PATTERSON
SURVEY PATENT NO. 324

CARRIE SWANN KEY WICKER
DOC. NO. 2020119994

HUTTO CEMETERY
ASSOCIATION
VOL. 361, PG. 427

ZONE "AE"

ZONE "AE"

ZONE "X"
UNSHADED

ETJ OF THE
CITY OF HUTTO

100 YEAR
FLOODPLAIN
(SEE NOTE 7)

14.33 ACRES
HUTTO ISD
VOL. 2208, PG. 717

ZONE "AE"

ETJ OF THE
CITY OF HUTTO

ZONE "X"
SHADED

APPROXIMATE SURVEY LINE

CITY LIMITS

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

125' RIPARIAN SETBACK

ZONE "X"
UNSHADED

500 YEAR
FLOODPLAIN
(SEE NOTE 7)

20' PEDESTRIAN HIKE
& BIKE TRAIL EASEMENT
HEREBY DEDICATED

125' RIPARIAN SETBACK

FULL PURPOSE OF
THE CITY OF HUTTO

WATER & WASTEWATER
LINE EASEMENT
DOC. NO. 2007097043

FULL PURPOSE OF
THE CITY OF HUTTO

40.846 ACRES
STUART G. FARLEY
DOC. NO. 2006032605

LOT TABLE

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

FINAL PLAT OF HUTTO NARROWS

OWNER: BJL, INC
ACREAGE: 38.658
SURVEY: JAMES S. PATTERSON SURVEY PATENT NO. 324 & WILLIAM GATLIN SURVEY ABSTRACT NO. 271
NO. OF BLOCKS: 1
NO. OF LOTS: 2
NEW STREETS: NONE
DATE: 07-28-2021
SURVEYOR: STANTEC CONSULTING SERVICES INC.
ENGINEER: STANTEC CONSULTING SERVICES INC.

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

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

SHEET
2
OF 3

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

_____ ANTHONY DOBIAS, BJI, INC, A TEXAS CORPORATION P.O. BOX 817 HUTTO, TEXAS 78634	_____ DATE	_____ JACK PAYNE, PRESIDENT BJI, INC, A TEXAS CORPORATION P.O. BOX 817 HUTTO, TEXAS 78634	_____ DATE
---	---------------	--	---------------

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY DOBIAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY DOBIAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

SURVEYOR’S CERTIFICATION:

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

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

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

TEXAS, THIS _____ DAY OF _____, 20____.

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

DATE

ENGINEER’S CERTIFICATION:

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

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

THIS ____ DAY OF _____, 20____.

ALYSSA N. CAMPBELL, P.E.
TEXAS REGISTRATION NO. 129292
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF HUTTO, THIS

THE ____ DAY OF _____, 20____.

CITY OF HUTTO STAFF SIGNATURE

DATE

FIELD NOTES:

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

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

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

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

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

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

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

- 1) S65°37’55”E, A DISTANCE OF 347.80 FEET TO A 1/2 INCH IRON ROD ‘STANTEC’CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 2) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 9°14’22”, AN ARC LENGTH OF 209.64 FEET, AND A CHORD WHICH BEARS, S60°26’22”E, A DISTANCE OF 209.41 FEET TO A 1/2 INCH IRON ROD ‘STANTEC’CAP SET;
- 3) S65°05’48”E, A DISTANCE OF 310.13 FEET TO A 1/2 INCH IRON ROD ‘STANTEC’CAP SET AT THE INTERSECTION OF THE SOUTHERLY LINE OF F.M. 1660 AND THE WESTERLY LINE OF COUNTY ROAD 137, BEING THE NORTHEASTERLY CORNER OF SAID 38.68 ACRE TRAT AND HEREOF;

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

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

PLANNING AND ZONING COMMISSION SIGNATURES:

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

PLANNING AND ZONING COMMISSION CHAIR

DATE

FINAL PLAT OF HUTTO NARROWS

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

GENERAL NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO THE NARROWS PLANNED UNIT DEVELOPMENT (PUD) AND UDC REQUIREMENTS AS AMENDED.
- 3) A SIDEWALK AND TREES SHALL BE PROVIDED ALONG CO RD 137 AND F.M. 1660.
- 4) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 5) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE NARROWS PUD AND UDC REQUIREMENTS AS AMENDED.
- 6) UTILITY NOTE:

WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

FLOODPLAIN NOTES:

A. ULTIMATE FLOODPLAIN

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

B. EXISTING FLOODPLAIN

A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS."

- 8) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 9) SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED, CONSTRUCTION STANDARDS, NARROWS PUD AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 10) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 12) A WASTEWATER EASEMENT FOR THE PROPOSED LIFT STATION SHALL BE RECORDED BY SEPARATE INSTRUMENT PRIOR TO APPROVAL OF ANY PUBLIC IMPROVEMENTS OR SITE PLANS. (DOC. NO. _____).
- 13) THIS SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE 0-17-12-07-8E.
- 14) PARKING AND LANDSCAPE SETBACKS FOR THIS SUBDIVISION ARE ESTABLISHED BY CITY ORDINANCE 0-17-12-07-8E.
- 15) THE OVERALL IMPERVIOUS COVER WITHIN THE NARROWS PUD SHALL NOT EXCEED 75% OF THE TOTAL GROSS LAND AREA WITHIN THE PUD. AN IMPERVIOUS COVER TRACKING TABLE SHALL BE PROVIDED WITH EACH SITE PLAN.
- 16) NO HABITABLE BUILDINGS ARE ALLOWED WITHIN THE RIPARIAN SETBACK PER THE HUTTO UDC, AS AMENDED.
- 17) A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO THE CR 137 PROPERTY LINE.
- 18) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES EXCEPT WHERE ALREADY EXISTS.
- 19) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG THE FM 1660 PROPERTY LINE.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

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

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

IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT _____

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

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF HUTTO NARROWS



Stantec

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Austin, Texas 78723
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OF 3

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage.
Meeting: Tuesday, September 7, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

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

SUMMARY OF REQUEST:

As an update, this item was first discussed at the July 2021 Planning and Zoning Commission. At that meeting, the Commission postponed the item to provide staff time to determine the timing of temporary signage in surrounding communities.

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

Pflugerville permits banners for 30 days up to six times within any 12-month consecutive time frame. Round Rock permits banners for 30 days up to three times within any consecutive 12-month period with a provision to allow new occupancy banners up to 60 days from the opening with removal upon a permanent sign installation.

Taylor permits banners for up to 90 days within a calendar year.

STAFF REVIEW:

Staff recommends approval of the amendment.

FINANCIAL IMPACT:

No financial impacts at this time.

POLICY IMPLICATIONS:

No policy impacts with this proposal.

AGENDA ITEM REPORT



ATTACHMENTS:

1. ATTACHMENT- Hutto Sign Ordinance Amendment- 7.1.2021

10.409 Signs

10.410.1 Intent

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

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

10.410.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes; except Section 10.410.4	Yes; except Section 10.410.3	Yes; except Section 10.410.3	Yes

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

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

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

10.410.3.2 Residential uses

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

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

10.410.3.3 Institutional and civic uses

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

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

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

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

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

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

10.410.4 Permitted signs in FBC and OT District Sign Standards

10.410.4.1 Applicability:

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

10.410.4.2 Prohibited Signs:

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

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

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

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

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

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

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

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

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

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