



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, October 12, 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 September 7, 2021.
 - 4.2. Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VI site at the southwest corner of Limmer Loop and Innovation Blvd.
 - 4.3. Consideration and possible action on the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd.
 - 4.4. Consideration of a public hearing and possible action on the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street.
 - 4.5. Consideration of a public hearing and possible action on the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.
 - 4.6. Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop.
 - 4.7. Consideration of a public hearing and possible action on the proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132.
 - 4.8. Consideration of a public hearing and possible recommendation to City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South.
- 5. DEVELOPMENT SERVICES DIRECTOR REPORT**
- 6. ADJOURNMENT**

7. CERTIFICATION

I certify that this notice of the October 12, 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 October 8, 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 September 7, 2021.
Meeting: Tuesday, October 12, 2021
Department: City Secretary
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Minutes 9.7.21



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, September 7, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

7:01 PM

2. ROLL CALL

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

3. PUBLIC COMMENT

There was no public comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 3, 2021

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 3, 2021, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

- 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.

Chair Rick Hudson opened the Public Hearing at 7:06 PM and Closed at 7:06 PM

Staff presented the applicant request and recommended approval of the 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.

Discussion ensued with questions directed to the developer about the number of additional units proposed and access from FM 1660.

Commissioner Susanna Boyer made a motion to accept 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, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

- 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.

Staff presented the applicant request and recommended approval of the final plat with the condition that the TIA be approved prior to plat recordation.

Discussion ensued concerning drainage and flooding issues on CR 137. Engineering staff stated that drainage will go towards the creek and there will be a proposed retention pond, and that developer will be responsible for drainage issues on their side of CR 137. There were also concerns of traffic from Farley Middle school and work traffic going to the future South loop. Staff stated the proposed driveways do show to match up across CR 137. It was also mentioned that the proposed hike and bike trail is in an area that often floods. Staff mention that an all-weather surface may be considered and that this dedication was part of the Parks Master Plan.

Commissioner Kurt Schwerdtfeger made a motion to accept staff recommendation 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. With the condition that the TIA be approved prior to plat recordation and that plat note 3 needing a reference to the approved PUD or UDC, seconded by Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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.

Chair Rick Hudson opened to public at 7:50 PM closed at 7:50 PM

Staff presented the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage.

Discussion ensued with staff and Commissioners on proposed modifications and other cities banner ordinances. The Commissioners were concerned about limiting the number of banners for City event and HISD event.

Commissioner Randal Clark made a motion to accept recommendation on the proposed Unified Development Code (2020 Edition, as amended), Chapter 4 Sections 10.410 Signs, to add language for temporary signage, with recommendation that banners will be allowed up for 14 days , then remain down 14 days before they can be permitted again, recurring only 4 times per year, Certificate of Occupancy permits will get 45 days of 1 banner that will not count as one of the 4 times per year, and that the City and HISD will be exempt. Seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin introduced Autumn Speer the new Planning Manager, and she told a bit about herself.

She also gave an update to the Commissioners that Council will be choosing members of the Comp plan Committee.

6. ADJOURNMENT

7:57 PM

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.

Chair

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VI site at the southwest corner of Limmer Loop and Innovation Blvd.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Autumn Speer

BACKGROUND INFORMATION:

The applicant is requesting a twenty-eight (28) percent reduction in the required site trees. They are proposing to pay for the reduction fee in lieu, which, if approved, would be placed in the Parks Improvement Fund. Three proposals have been submitted. The Planning and Zoning Commission can select the most appropriate bid or average the three amounts for \$60,420.

Section 10.407.5.1.3 of the UDC allows the Planning and Zoning Commission to approve a reduction in the required tree planting with a fee in lieu when tree planting is shown not to be feasible or practical.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the request.

FINANCIAL IMPACT:

Three proposals have been submitted. The Planning and Zoning Commission can select the most appropriate bid or average the three amounts for \$60,420. This money will be placed in the Parks Improvement Fund for future trees and irrigation.

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Preliminary Landscape Plan
2. Developer Submittal - Three Landscaping Bids



TITAN HUTTO VI
SITE DEVELOPMENT PERMIT
HUTTO, TEXAS

OWNER:



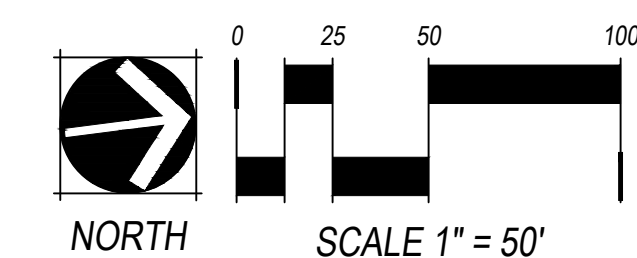
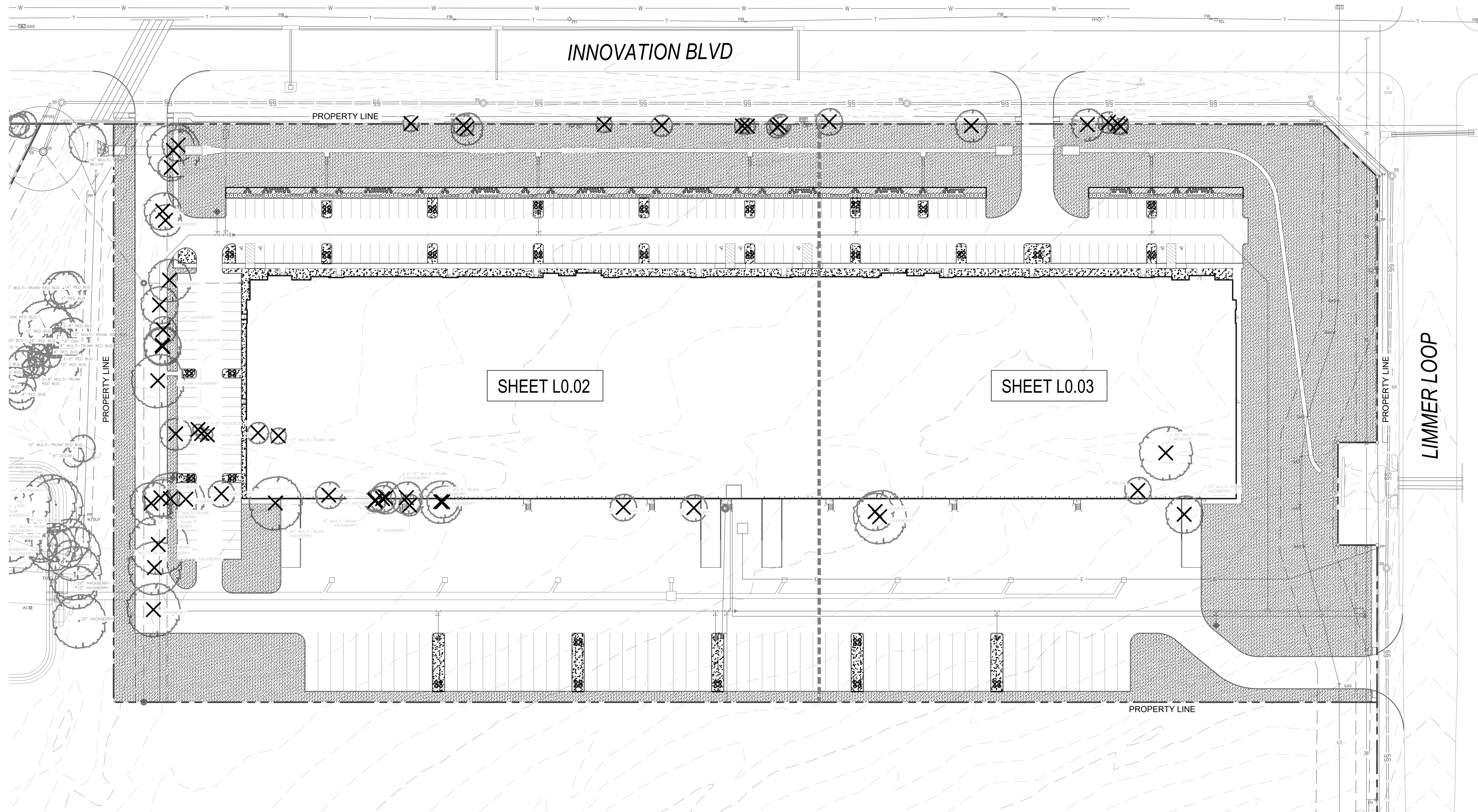
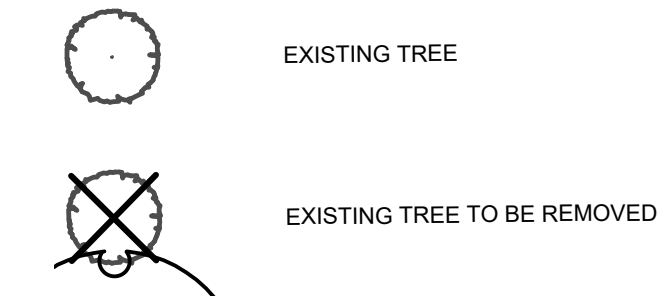
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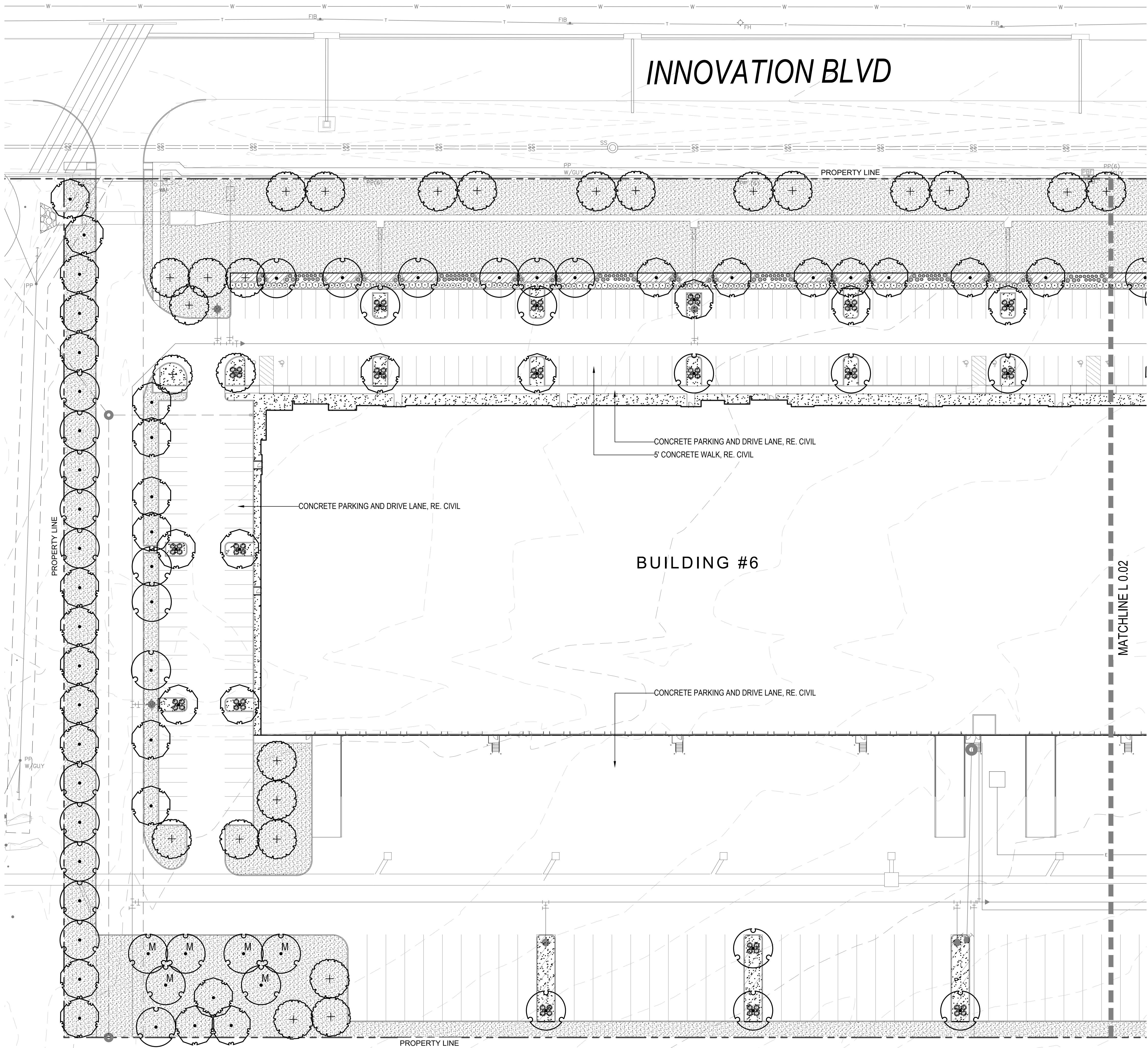
NOT FOR
CONSTRUCTION

SHEET TITLE:
OVERALL LANDSCAPE
PLAN

L0.01

EXISTING TREE LEGEND





LANDSCAPE LEGEND

TREES	BOTANICAL NAME	COMMON NAME
	QUERCUS POLYMORPHA 'MONTEREY' OR APPROVED EQUAL	MONTEREY OAK
	QUERCUS VIRGINIANA OR APPROVED EQUAL	SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA OR APPROVED EQUAL	CEDAR ELM
SHRUBS	BOTANICAL NAME	COMMON NAME
	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY
	VIBURNUM X CARLCEPHALUM	FRAGRANT SNOWBALL VIBURNUM
GRASSES	BOTANICAL NAME	COMMON NAME
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
SUCCULENTS	BOTANICAL NAME	COMMON NAME
	HESPERALOE PARVIFLORA	RED YUCCA

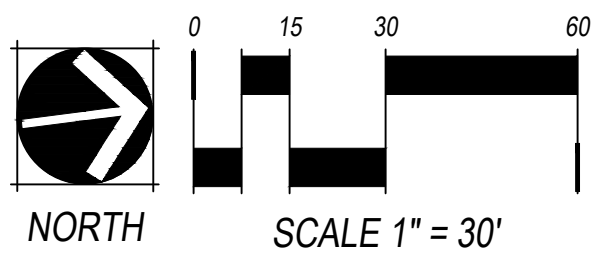
3,271 AT 1" O.C.

1,610 S.Y.

151,848 SF

1,000 L.F.

MITIGATION TREE



CHECKED BY: CB/MT
DRAWN BY: CJ

GENERAL NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE ON AN EXISTING TREE.
- TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO THE CLEARING OF THE SITE OR ANY CONSTRUCTION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE. REFER TO CIVIL SHEETS FOR TREE PROTECTION FENCING LOCATIONS.
- EXISTING TREES SHALL BE MULCHED AT A DEPTH OF THREE INCHES AND A MINIMUM RADIUS OF 10 FEET FROM TREE BASE.
- CONTRACTOR TO AMEND AND USE STOCKPILED TOPSOIL ON SITE PRIOR TO IMPORT.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS MIX.
- PRUNE ALL EXISTING TREES TO ELIMINATE DEAD OR BROKEN LIMBS THAT MIGHT BE HAZARDOUS TO PEDESTRIANS.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING AS PER CITY OF HUTTO'S UNIFIED DEVELOPMENT CODE (UDC).
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH UDC.
- THE IRRIGATION WILL COMPLY WITH CITY UDC.

SOIL CONDITIONING AND MULCHING NOTES

- A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
- NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.
- A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS. THE ORGANIC MATTER CONTENT OF SUCH SOILS SHALL BE NOT LESS THAN 5% BY DRY WEIGHT.
- TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL (MAXIMUM 40% CLAY, MINIMUM 5% ORGANIC MATTER). PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITH A RADIUS OF SIX FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

TREE PLANTING NOTES

- REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.
- PRUNE SUCKERS OFF.
- SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
- MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
- FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
- BREAK UP SIDES OF PLANTING HOLE.
- CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.
- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
 - STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL;
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING;
 - STAKE TREES JUST BELOW FIRS BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.);
 - REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.

TREE PROTECTION NOTES

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF HUTTO STANDARDS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;

SPECIAL CONSTRUCTION TECHNIQUES

- PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

- TREES WILL BE FERTILIZED PRIOR TO ANY CONSTRUCTION ACTIVITY. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION.
- THE GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND INSURE COORDINATION WITH THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, HUTTO, TEXAS
- ALL CLASS 1 TREES WITHIN (OR ADJACENT TO) THE LIMITS OF CONSTRUCTION WHICH ARE INDICATED TO BE PRESERVED (ON THE PLANS) WILL BE FERTILIZED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION. AREAS TO BE FERTILIZED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF A TREE AS DEPICTED ON THE CITY APPROVED PLANS. TREES ARE TO BE FERTILIZED VIA SOIL INJECTION METHOD (MINIMUM 100 PSI), USING DOGGETT X-L INJECTO 32-7-7 OR EQUIVALENT AT RECOMMENDED RATES. CONSTRUCTION THAT WILL BE COMPLETED IN LESS THAN 90 DAYS SHOULD USE MATERIAL AT RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

- ALL PLANTS ON NEWLY DEVELOPED PARCELS, EXCEPT THOSE DEVELOPED FOR SINGLE HOUSEHOLDS AND TWO HOUSEHOLD DWELLINGS, MUST BE IRRIGATED, WITH THESE EXCEPTIONS
 - PLANTS THAT DO NOT REQUIRE IRRIGATION FOR ESTABLISHMENT
 - MATURE XERISCAPE AREAS, WITH ESTABLISHED PLANTS THAT DO NOT REQUIRE IRRIGATION FOR SURVIVAL
 - TREES ESTABLISHED FOR TWO YEARS OR MORE

TOPSOIL REQUIREMENTS

- TOPSOIL REMOVED DURING CONSTRUCTION ACTIVITY MUST BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPE TO THE MAXIMUM EXTENT POSSIBLE

LANDSCAPE REQUIREMENTS

Existing Trees (Excluding Nuisance)

Total Protected Trees Surveyed
Tall = 2
Short = 0

Total Protected Trees Saved
Tall = 0
Short = 0

Total Protected Trees Removed
Tall = 2 @ 24"
Short = N/A

Mitigation (1:1 Replacement Inches w/ 2.5" Cal. Min.)

Mitigation Inches Required = (24")
Mitigation Inches Provided (24") = 6 (4") Cal. Trees

Site Landscaping (10% Overall Minimum Landscape Area)

Site - 650,466 SF
Required Minimum Landscape Area = 65,046 SF
Provided Landscape Area = 65,046 SF

Landscape Multiplier (65,046 / 500) = 130
Multiplier = 130

Site Trees (2 x Multiplier) = 260 Tall (or 1:2 Short Trees)
Total Site Trees Required = 260
Total Short Site Trees Required = N/A
Total Site Trees Provided = 186 (Site + Mitigation)
Total Site Trees F.I.L. = 74

Site Shrubs (4 x Multiplier) = 520 Shrubs
Required Site Shrubs = 520
Provided Site Shrubs = 550

Vehicular Use Landscaping (Screening ROW and Public Roads)

Parking Lot at Innovation BLVD. - 863 LF
Required Vehicular Use Trees (863 / 30) = 28
Provided Vehicular Use Trees = 28

Required Vehicular Use Shrubs = Consistent Row (3' Tall Min.)
Provided Vehicular Use Shrubs = Consistent Row (3' Tall Min.)

Required Vehicular Use = 10' Landscape Area
Provided Vehicular Use = 10' Landscape Area

Parking Island / Drive Landscaping (Island Every 10 Spaces)

West Parking Lot Islands = 17
Required Parking Lot Island Trees (x1) = 17
Provided Parking Lot Island Trees = 17

Required Parking Lot Island Shrubs (x4) = 68
Provided Parking Lot Island Shrubs = 72

East Parking Lot Islands = 6

Required Parking Lot Island Trees (x1) = 6
Provided Parking Lot Island Trees = 15

Required Parking Lot Island Shrubs (x4) = 24
Provided Parking Lot Shrubs = 192

South Parking Lot Islands = 4

Required Parking Lot Island Trees (x1) = 4
Provided Parking Lot Island Trees = 4

Required Parking Lot Island Shrubs (x4) = 16
Provided Parking Lot Shrubs = 16

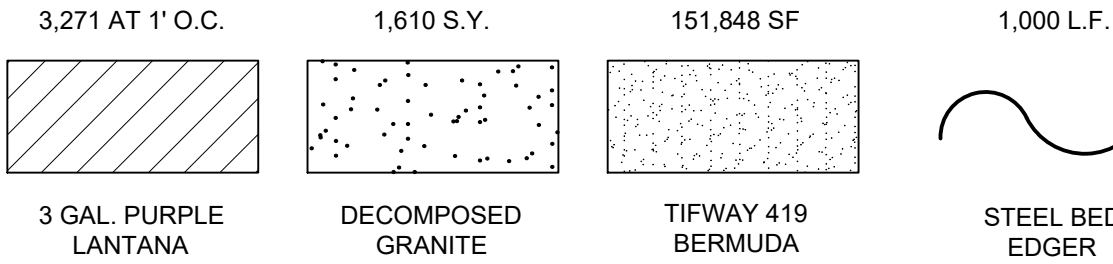
IRRIGATION NOTE:

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM AS PER CITY AND STATE CODE AND REGULATIONS AND REQUIREMENTS. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
	QUERCUS POLYMORPHA 'MONTEREY' OR APPROVED EQUAL	MONTEREY OAK	CONT.	4" CAL	12'-14" H X 5'-6" W	62
	QUERCUS VIRGINIANA OR APPROVED EQUAL	SOUTHERN LIVE OAK	CONT.	4" CAL	12'-14" H X 5'-6" W	60
	ULMUS CRASSIFOLIA OR APPROVED EQUAL	CEDAR ELM	CONT.	4" CAL	12'-14" H X 5'-6" W	64
SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL	30" HT.		115
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL			116
	VIBURNUM X CARLCEPHALUM	FRAGRANT SNOWBALL VIBURNUM	5 GAL			120
GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	12" HT.		101
SUCCULENTS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	24" HT.		99

GROUND COVERS AND MATERIALS



TITAN HUTTO VI
SITE DEVELOPMENT PERMIT
HUTTO, TEXAS

OWNER:



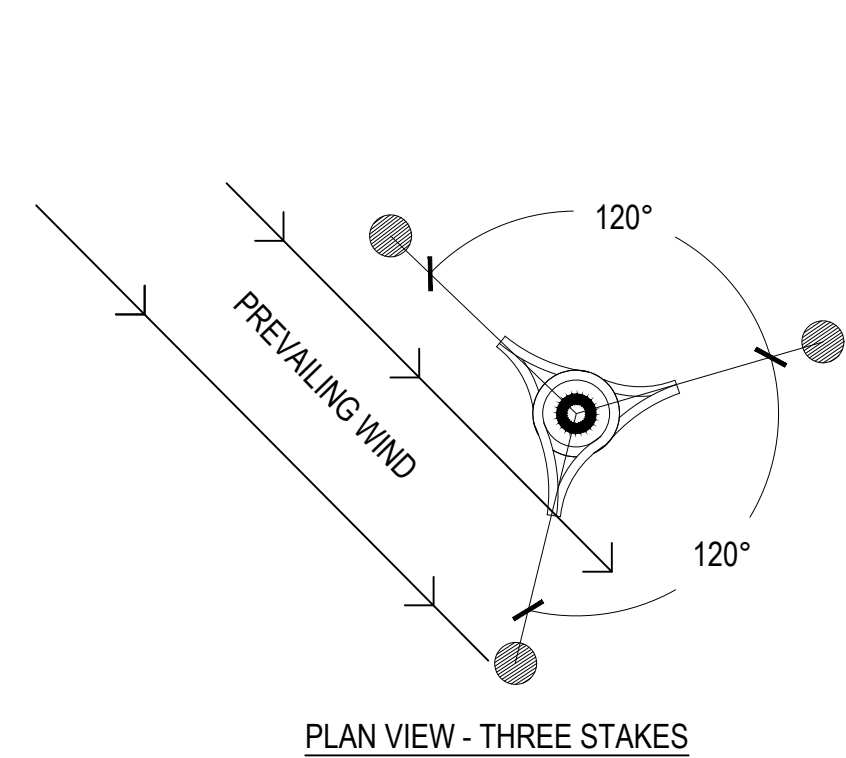
DATE:

09/29/21 CHECK SET

NOT FOR
CONSTRUCTION

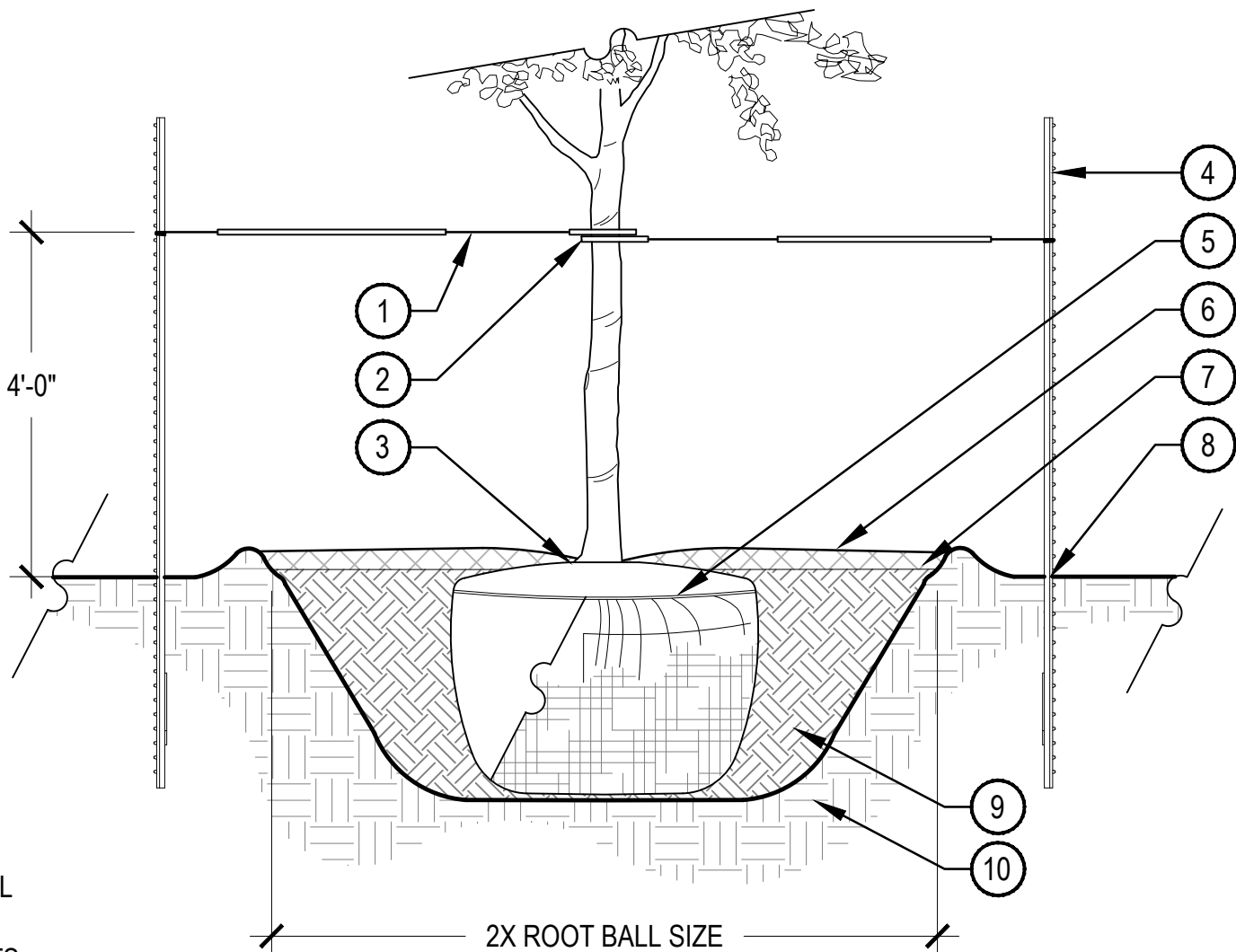
SHEET TITLE:
LANDSCAPE DETAILS
AND NOTES

L0.04

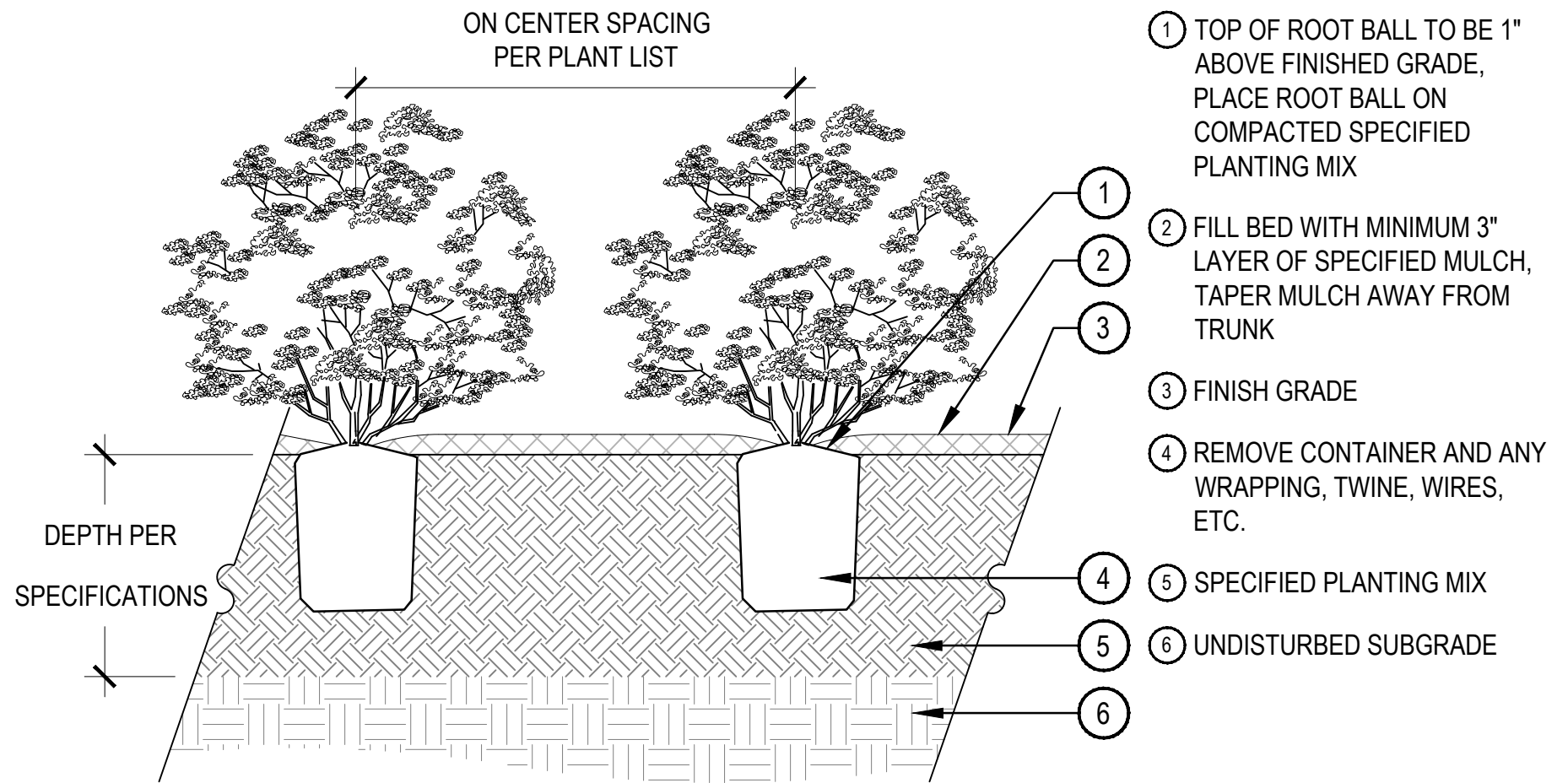


- NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
 2. TREES LESS THAN 4" CALIPER = (2) T-POSTS, TREES 4" CALIPER AND GREATER = (3) T-POSTS.
 3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

1 TREE PLANTING DETAIL

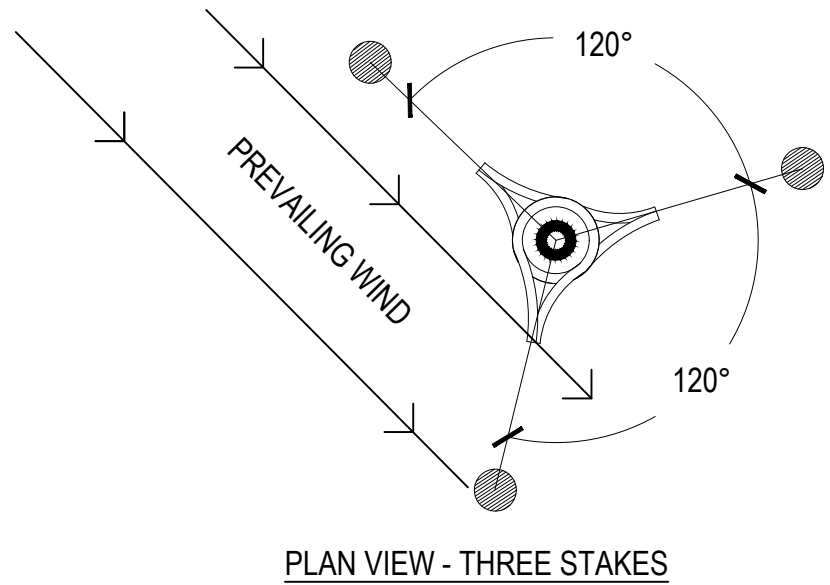


- 1 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 BLACK RUBBER HOSE
- 3 TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
- 4 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOT BALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
- 5 CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOT BALL, REMOVE ALL CONTAINERS FROM ROOT BALL
- 6 3" LAYER OF SPECIFIED MULCH
- 7 5" HIGH EARTHEN WATER RETENTION BASIN
- 8 FINISH GRADE
- 9 SPECIFIED SOIL BACKFILL MIX
- 10 UNDISTURBED SUBGRADE



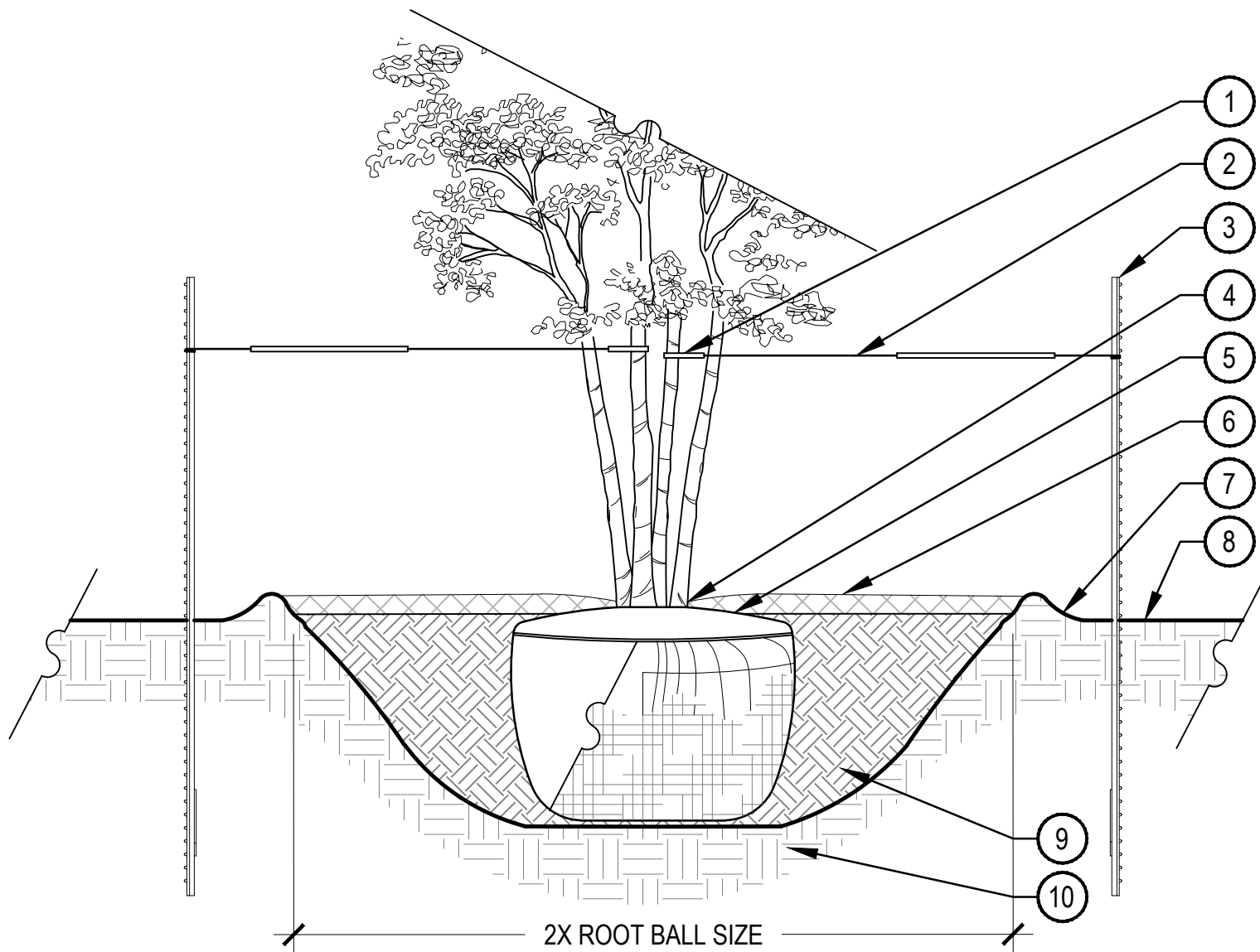
- NOTES:
1. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB DETAIL

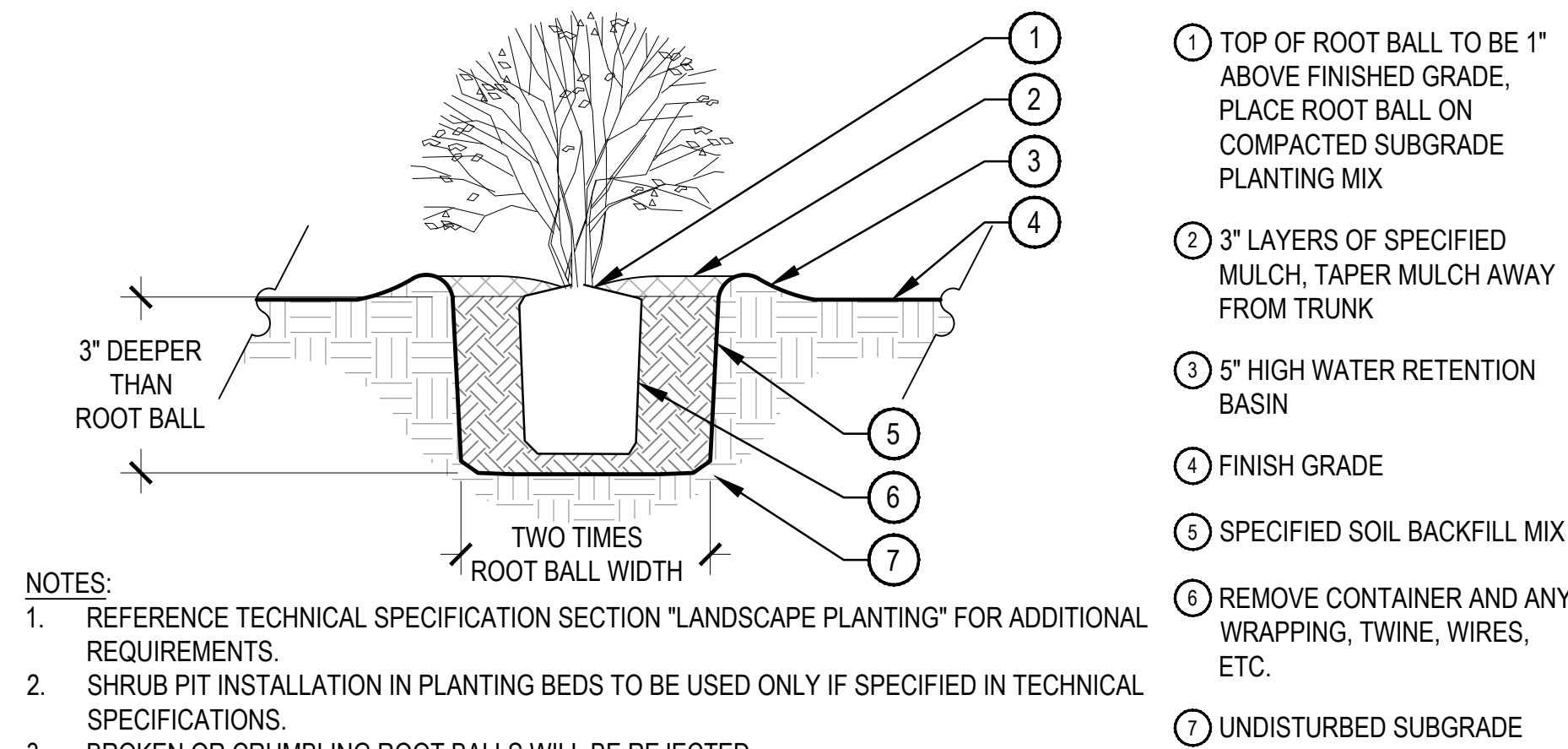


- NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
 2. TREES LESS THAN 6' HEIGHT = (2) T-POSTS, TREES 6' HEIGHT AND GREATER = (3) T-POSTS.
 3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

3 MULTISTEM TREE DETAIL

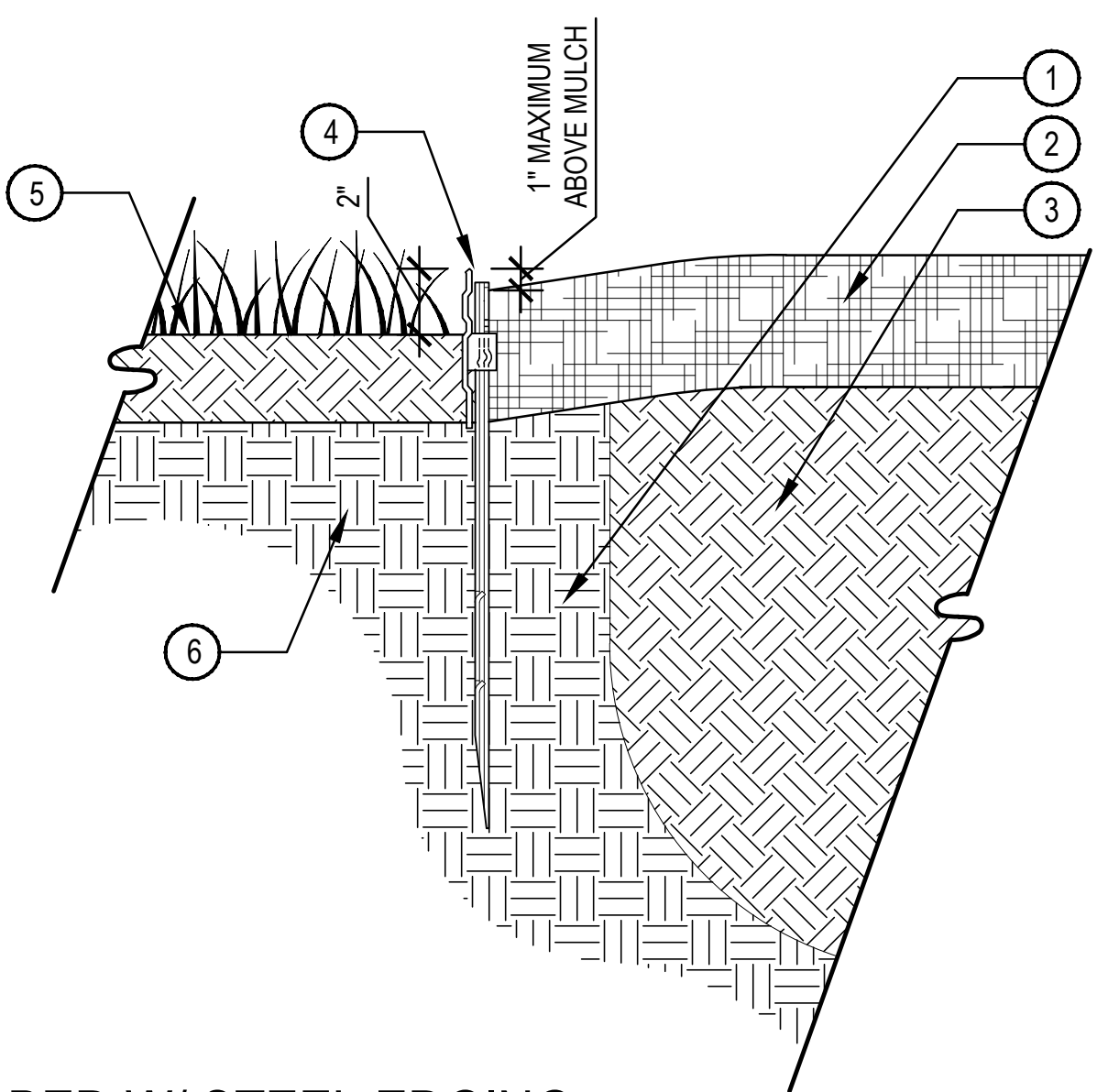


- 1 BLACK RUBBER HOSE, ATTACHED TO (2) MINIMUM INNER LARGER CANES
- 2 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 3 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOTBALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
- 4 TOP OF ROOTBALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
- 5 CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOTBALL, REMOVE ALL CONTAINERS FROM ROOTBALL
- 6 3" LAYER OF SPECIFIED MULCH
- 7 5" HIGH EARTHEN WATER RETENTION BASIN
- 8 FINISH GRADE
- 9 SPECIFIED SOIL BACKFILL MIX
- 10 UNDISTURBED SUBGRADE



- NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
 2. SHRUB PIT INSTALLATION IN PLANTING BEDS TO BE USED ONLY IF SPECIFIED IN TECHNICAL SPECIFICATIONS.
 3. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
 4. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
 5. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 6. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 7. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

4 PIT-PLANTED SHRUB



- 1 COMPACTED SOIL ADJACENT TO EDGING
- 2 3" LAYER OF SPECIFIED MULCH
- 3 SPECIFIED SOIL BACKFILL MIX
- 4 METAL EDGING
- 5 FINISH GRADE
- 6 SUBGRADE

5 BED W/ STEEL EDGING

SCALE: 3" = 1'-0"



October 4, 2021

Ashley Lumpkin, Executive Director of Development Services
Autumn Speer – Planning Manager
City of Hutto
500 W. Live Oak Street
Hutto, TX 78634

Re: Fee in Lieu of Tree

Dear Ms. Lumpkin & Speer:

I am submitting the (3) attached proposals for determining the "Fee in Lieu of Tree" value for our Innovation Business Park – Building VI project in Hutto, TX.

All bids include the requirements necessary to plant and irrigate (74) 4" caliper trees.

- Towns Land Service \$51,260.00
- Utz Environmental \$61,420.00
- Clayton Landscapes, LLC \$68,580.00

Please feel free to contact me if you require additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Jason Crunk".

Jason Crunk

Senior Estimator

MW Builders

3712 Helios Way, Pflugerville, TX 78660

Office: 512.687.6427

jcrunk@mwbuilders.com

MWBuilders.com

MW BUILDERS, INC. // 3712 HELIOS WAY // PFLUGERVILLE, TX 78660 // PHONE: 512.687.6400
GENERAL CONTRACTOR // DESIGN-BUILDER // CONSTRUCTION MANAGER





Towns Land Services
P.O. Box 823
San Marcos, TX 78667 US
+1 5126582325
yancey@townslandservices.com

Estimate

ADDRESS

MW Builders
MW Builders, Inc.
3712 Helios Way
Pflugerville, Texas 78660

ESTIMATE # 4843

DATE 10/01/2021

ACTIVITY	QTY	RATE	AMOUNT
Project: Hutto Building 6 (Innovation Blvd, Hutto TX 78634)			
Proposal for (74) 4" cal Monterey, Live Oak, or Cedar Elm trees and irrigation to each tree.			
(74) 4" cal trees including installation and tree staking	1	43,860.00	43,860.00
Tree bubbler irrigation to each tree	1	7,400.00	7,400.00

This bid is valid until accepted in a written contract containing mutually acceptable terms and conditions, or until 30 days from the date of the bid, whichever comes first.

TOTAL

\$51,260.00

If any additional work or materials are requested in excess of that set out above, it must be documented by written change order. You agree that email or text messages are sufficient to authorize additional charges.

TLS offers a limited warranty for all softscape (plant materials) for a period of one year from the date of final acceptance, if you also sign a maintenance agreement covering this same period. This limited warranty covers one replacement. Without a maintenance agreement, softscape is sold as is and TLS expressly disclaims all warranties after final acceptance. TLS offers a limited warranty for all hardscape for a period of one year from the date of final acceptance. All warranty claims must be made to TLS timely, meaning within seven days of first identifying the problem.

Accepted By

Accepted Date



UTZ ENVIRONMENTAL SERVICES

Hutto Building No. 6

Jason Crunk - MW Builders

October 1, 2021

jcrunk@mwbuilders.com

Addenda Received:	N/A	
Plan Sheets	Plan Date	Architect
N/A	N/A	N/A

Shade Trees

Item	Size / Unit	Quantity	Unit Price	Price
Southern Live Oak	4" Caliper / BB	74	\$800.00	\$59,200.00
Tree Bubbler (1 per Tree)	Ea.	74	\$30.00	\$2,220.00

Total Landscape Construction	\$61,420.00
-------------------------------------	--------------------

Bid Notes:

1. Includes all Applicable Taxes
2. Excludes Water Meters (and cost of water), Hand Watering, Electric Meter, Irrigation and Electrical Sleeving, and Road Bores if necessary
3. Excludes Bond, if applicable add 3%
4. Excludes Surveying, Barricades, Traffic Control.
5. Irrigation bid per plan. If plan was not approved by COA before January 1, 2008 then additional charges for ET Controller and mandated drip irrigation may be necessary.
6. Proposal valid for (30) thirty days.
7. Limited Warranty - No replacements will be authorized or made without an inspection by one of Utz Environmental Services staff. Warranty is limited to replacement only, not refund. All warranties will become null and void if any of the following is determined: failure to water properly, drought, freezing insect damage, abuse or mandated water restrictions imposed by local governments. It is the customers responsibility to maintain property if a maintenance contract is not agreed upon.

Respectfully Submitted,

Chris L. Utz
Licensed Irrigator #5625

Clayton Landscapes, LLC

1101 Matthews Lane

Austin, Texas 78745

Office 512-771-4330

claytonlandscape@austin.rr.com

Date: 10-01-21

To: MW Builders
3712 Helios Way
Pflugerville, TX. 78660

Ref: Hutto Building # 6

Rea: **Landscape and Irrigation Proposals**

Scope of work: As per specifications to include while not limited to the following.

- 1). With tree installation
- 2). With associated tree bubblers irrigation added to existing system
- 3). With permanent irrigation installation

Landscaping and irrigation cost: \$ 68,580.00

**Submitted by,
Brit Clayton
Managing Member
LI18195**



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Autumn Speer

BACKGROUND INFORMATION:

The proposal consists of a final plat for one residential amenity lot that has been zoned PUD for the purpose of single family uses since 2018.

WEST: Emory Crossing PUD SF-1 (Cottonwood Creek, Emory Crossing Subdivision)

NORTH: Emory Crossing PUD SF-1 (Emory Crossing Subdivision)

EAST: Emory Crossing PUD SF-1 (Emory Crossing Subdivision)

SOUTH: Emory Crossing PUD SF-1 (Emory Crossing Subdivision)

SUMMARY OF REQUEST:

The proposed final plat matches revised preliminary plat in 2020. The lot will be used for the Emory Crossing amenity center.

STAFF REVIEW:

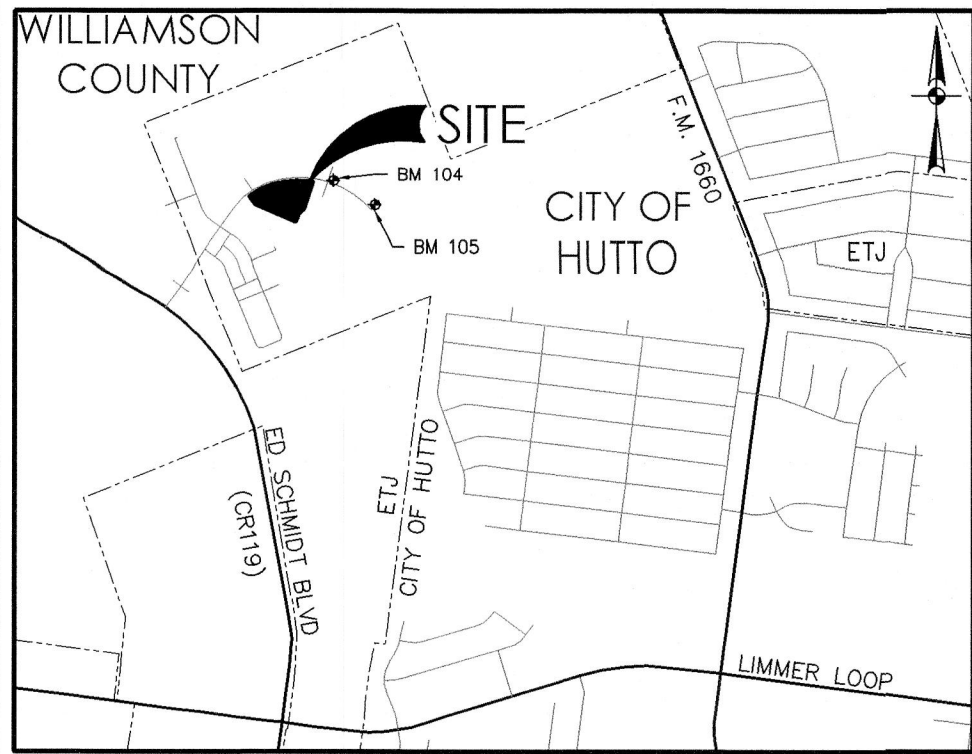
The proposed final plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the final plat.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Emory Crossing Amenity Center Final Plat



LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
●	BENCHMARK
(SURVEYOR)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
---	EXTRATERRITORIAL JURISDICTION
---	FEMA FLOODPLAIN
---	MINIMUM FINISHED FLOOR ELEVATION (NAVD88)

OWNER: WLH COMMUNITIES - TEXAS LLC
ADDRESS: 810 HESTERS CROSSING RD., SUITE 235
ROUND ROCK, TX 78681

ACREAGE: 3.829 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: JOHN DYKES SURVEY
ABSTRACT NO. 186

DEVELOPMENT LOT: 1
TOTAL LOTS: 1
BLOCKS: 1

SUBMITTAL DATE: SEPTEMBER 30, 2021

DATE OF PLANNING AND ZONING
COMMISSION REVIEW: OCTOBER 12, 2021

BENCHMARK INFORMATION:

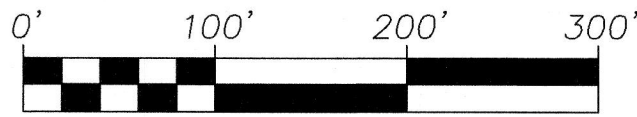
COMBINED SCALE FACTOR: 0.999988

BM-104
SET CHISELED SQUARE ON TOP
OF CURB INLET NEAR THE NORTHEAST
INTERSECTION OF EMORY
CROSSING & FLOWERS AVENUE.
GRID NORTHING: 10182920.1'
GRID EASTING: 3170228.9'
ELEVATION: 694.58'
NAVD 88 (GEOID03)

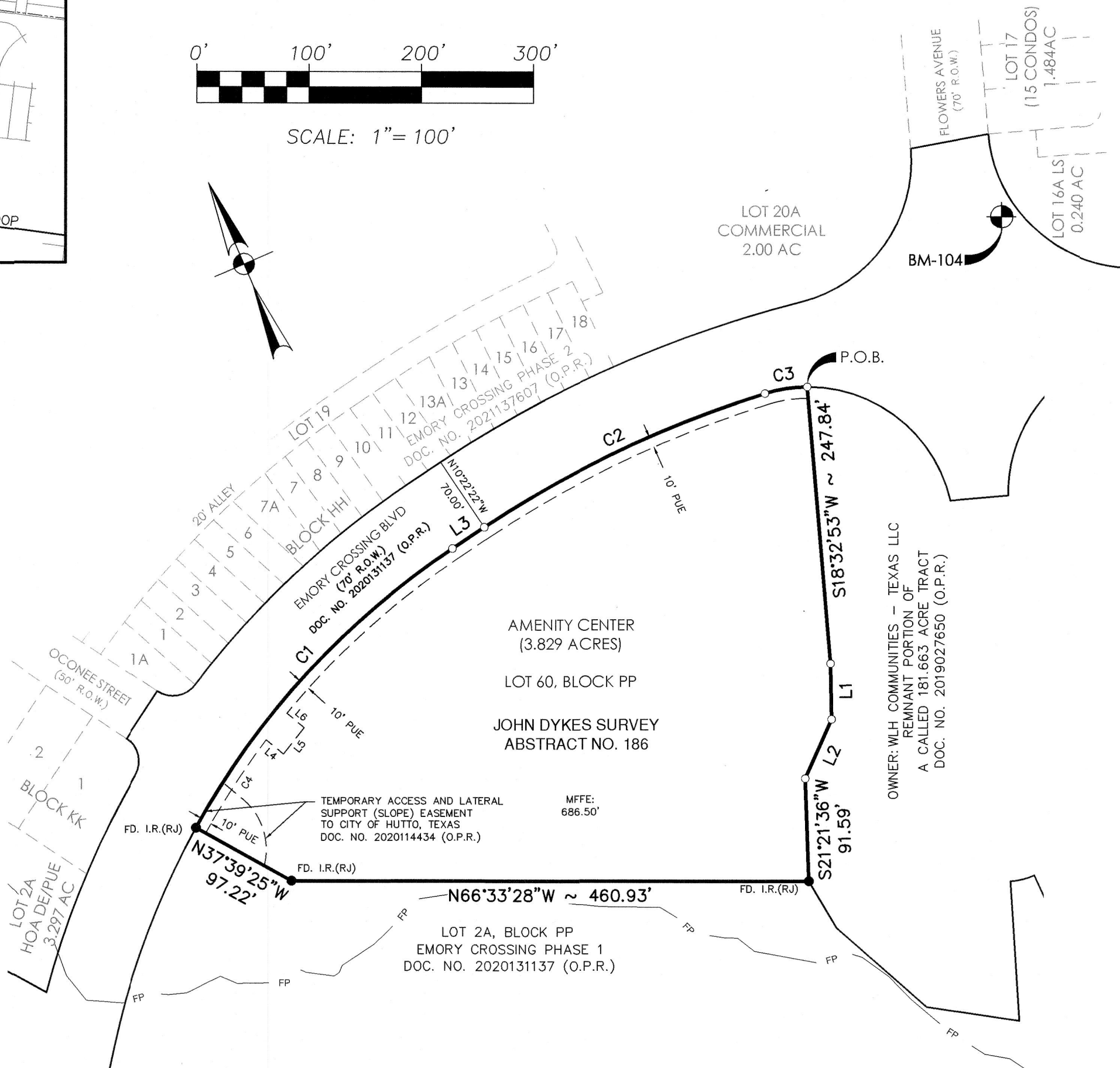
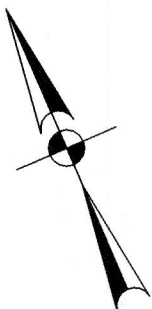
BM-105
SET CHISELED SQUARE ON TOP
OF CURB INLET NEAR THE NORTHEAST
INTERSECTION OF EMORY CROSSING
& CRUMPTON WAY.
GRID NORTHING: 10182587.5'
GRID EASTING: 3170627.5'
ELEVATION: 692.02'
NAVD 88 (GEOID03)

FINAL PLAT OF EMORY CROSSING AMENITY CENTER

A 3.829 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'



PLAT NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO PUD ORDINANCE NO. 0-18-06-21-8C SECTION 3 (A).
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SEWAGE SHALL BE PROVIDED ALONG EMORY CROSSING BOULEVARD IN THIS SUBDIVISION.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- WATER WILL BE AVAILABLE THROUGH JONAH WATER S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER JONAH WATER SUD
WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
- NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- AMENITY, OPEN SPACE AND ALLEYS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED PUD WITH A BASE ZONING OF SF-1 PER PUD ORDINANCE NO. 0-18-06-21-8C SECTION 2 (B).
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE HUTTO RSI HYDROLOGIC IMPACT AND BRIDGE HYDRAULIC ANALYSIS PREPARED BY MOODY ENGINEERING, INC., DATED JANUARY 23, 2019, UPDATED JUNE 13, 2019.
- 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.
- ELEVATIONS ARE BASED ON NAVD88 (GEOID03).
- BEARINGS BASED ON N.A.D. 1983 (NA2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM FOR THE CENTRAL ZONE.
- SCALE FACTOR OF 0.999988, ORIGIN (0,0).
- THE MINIMUM FINISHED FLOOR ELEVATION (MFFE) SHOWN ON THIS PLAT WAS DETERMINED BY ADDING TWO (2) FEET TO THE BASE FLOOD ELEVATION (BFE) AS SHOWN ON THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 481079 COMMUNITY PANEL 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	713.70'	027°24'28"	N65°54'23"E	338.16'	341.40'
C2	965.00'	016°30'00"	N87°52'13"E	276.94'	277.90'
C3	130.00'	016°53'01"	S75°25'30"E	38.17'	38.31'
C4	703.69'	008°04'48"	N56°14'25"E	99.15'	99.23'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S22°21'37"W	49.59'
L2	S47°22'13"W	57.67'
L3	N79°37'38"E	33.95'
L4	S27°09'47"E	20.00'
L5	N61°30'06"E	30.00'
L6	N27°08'37"W	20.00'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 2

FINAL PLAT
OF
EMORY CROSSING AMENITY CENTER

A 3.829 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.

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

THAT WLH COMMUNITIES-TEXAS LLC, AS OWNERS OF THE REMNANT PORTION OF THE CERTAIN 181.663 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.829 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE, AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION IS TO BE KNOWN AS "EMORY CROSSING AMENITY CENTER"
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.
WLH COMMUNITIES-TEXAS LLC

BY: _____
MICHAEL SLACK, VP OF LAND DEVELOPMENT
WLH COMMUNITIES-TEXAS LLC
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

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

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

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

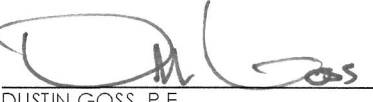
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

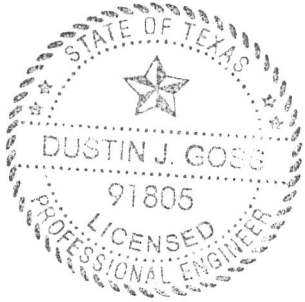
MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "EMORY CROSSING AMENITY CENTER" PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

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

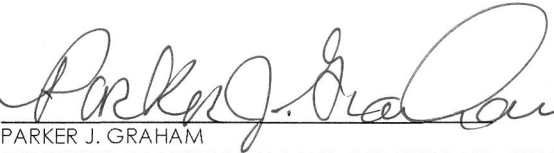

DUSTIN GOSS, P.E.
PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470



SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2021.

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


PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON ENGINEERS, INC.
TBPLS, FIRM REGISTRATION NO. 10028801



APPROVAL
CITY OF HUTTO

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

(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE) DATE

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

CITY OF HUTTO STAFF SIGNATURE DATE

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

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

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

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

BY: _____, DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The subject tract is a replat of Block 6 and the western portion of Block 7 of the Megee 1st Addition, one of the original plats in Hutto dating back to 1884. The proposal will create two non-residential lots, one with frontage off East Front Street and the other taking frontage off East Austin Street. The property is bound on the east and west by existing commercial uses.

SUMMARY OF REQUEST:

The property is currently developed with two buildings, both of which will meet the minimum setbacks with this proposal but are otherwise considered legally non-conforming sites and will be required to come into compliance with the site development standards adopted in the Unified Development Code should either property redevelop or expand in the future (landscaping, parking, and similar aesthetic requirements).

STAFF REVIEW:

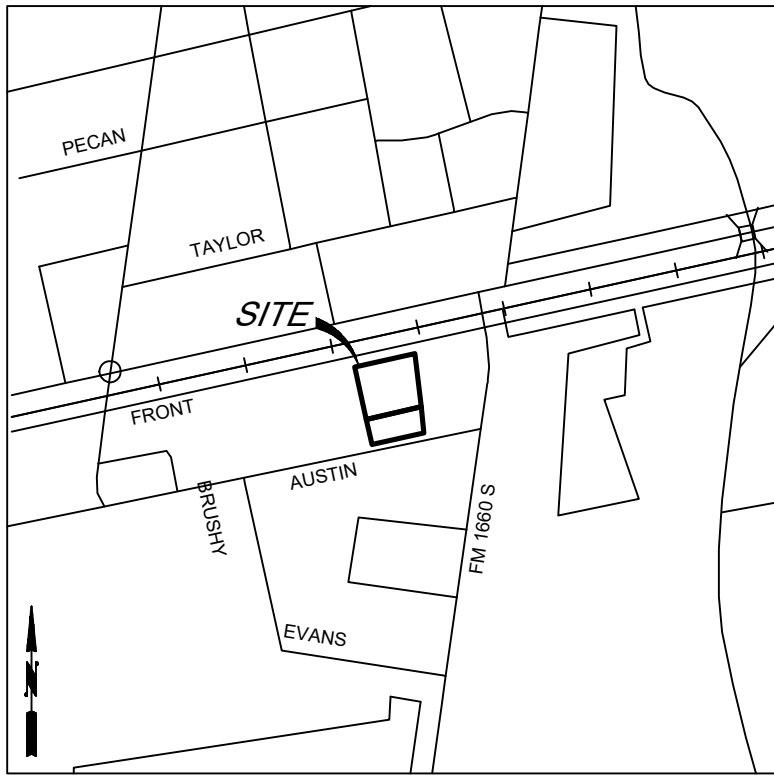
The proposed replat is in compliance with the applicable subdivision regulations. Staff recommends approval.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

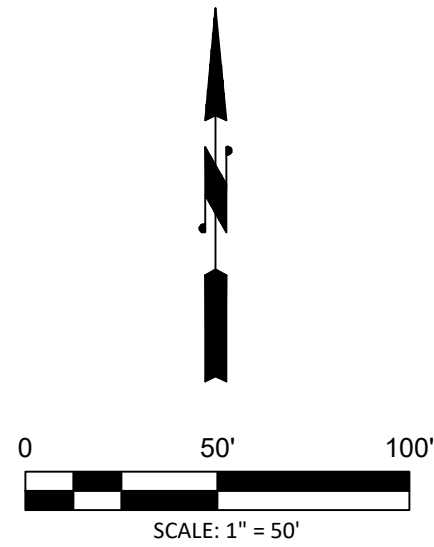
1. 131EastFrontStreet-Replat-U2-Plat(9-30-21)



VICINITY MAP
(NOT TO SCALE)

131 EAST FRONT STREET A REPLAT OF LOT 6 AND A PORTION OF LOT 7 MEGEE'S ADDITION TO THE TOWN OF HUTTO

BEING 1.252 ACRES SITUATED IN THE
WILLIAM J. BROWN SURVEY, ABSTRACT NO. 105
WILLIAMSON COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- CONCRETE MONUMENT (XDOT TYPE 2 - DISTURBED)
- △ CALCULATED POINT
- PROPERTY LINE
- - - ADJOINER LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ▨ EDGE OF ASPHALT

METES AND BOUNDS DESCRIPTION

Being 1.252 acres out of the William J. Brown Survey, Abstract No. 105 in Williamson County, Texas, and all of Lot 6, a portion of lot 7 and all of the 20 foot alley between said lots of Megée's Addition to the Town of Hutto, recorded in Volume 53, Page 112 of the Plat Records of Williamson County Texas and being the same tract of land called 1.2516 acres as recorded in Document No. 2020016971, Official Public Records of Williamson County, Texas, conveyed to Jesus Saldana and Lindsey Saldana on February 20th, 2020, being more particularly described by metes and bounds as follows:

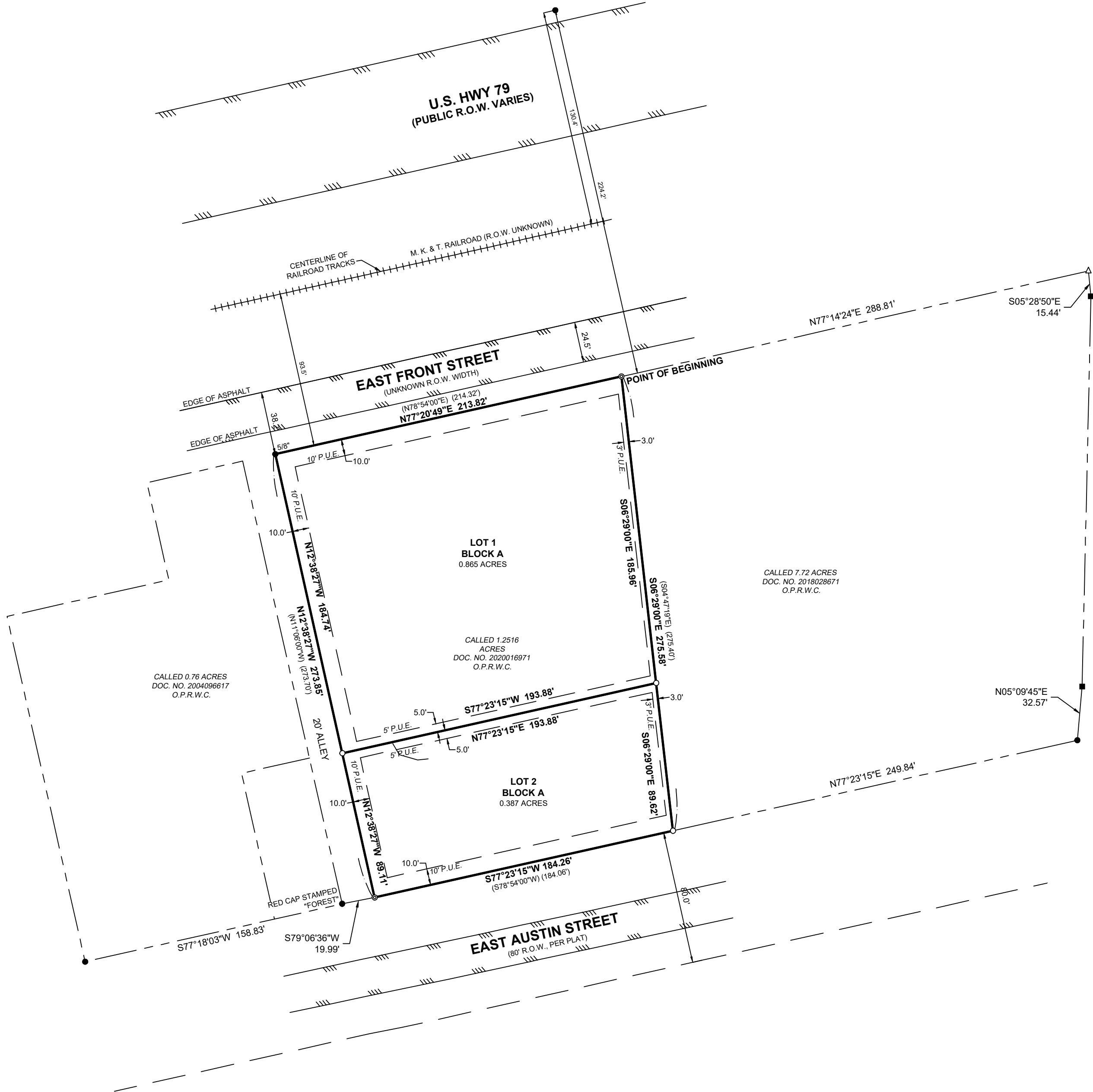
BEGINNING at an iron pipe found (1/2-Inch diameter) for the northeast corner of said 1.2516 acre tract, and on the south right of way of East Front Street (right of way width unknown), for the northeast corner of the herein described tract;

Thence, leaving said right of way line along the eastern line of said 1.2516 acre tract, **S 06°29'00" E a distance of 275.58 feet** to an iron rod set (1/2-Inch diameter) with pink cap stamped "Survey Works", being the southeast corner of said 1.2516 acre tract and on the northern right of way of East Austin Street (80 foot right of way), for the southeast corner of the herein described tract, from which a 1/2 inch iron rod found bears **N 77°23'15" E a distance of 249.84 feet**;

Thence, along the north right of way line of East Austin Street, common with the south line of said 1.2516 acre tract, **S 77°23'15" W a distance of 184.26 feet** to an iron pipe found (1/2-Inch diameter), being the southeast corner of said 1.2516 acre tract and at the intersection of east line of a 20 foot alley and the north right of way of East Austin Street, for the southeast corner of the herein described tract, from which a 1/2 inch iron rod found bears **S 79°06'36" E a distance of 19.99 feet**;

Thence, departing the north right of way line of East Austin Street, along the west line of said 1.2516 acre tract, common with west line of said 20 foot alley, **N 12°38'27" W a distance of 273.85 feet** to an iron rod found (1/2-Inch diameter), being the northwest corner of said 1.2516 acre tract and at the intersection of east line of said 20 foot alley and the south right of way of East Front Street, for the northwest corner of the herein described tract;

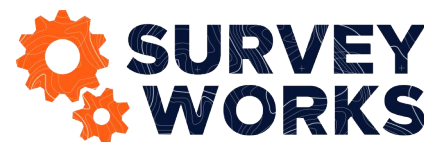
Thence, along the south right of way East Front Street common with the north line of said 1.2516 acre tract, **N 77°20'49" E a distance of 213.82 feet** to the **POINT OF BEGINNING**, in all containing **1.252** acres of land, more or less.



DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID
CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).

PROJECT NO. 21-0217



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
1 of 2

OWNER: JESUS SALDANA AND LINDSEY SALDANA
160 TERMINAL ROAD, SUITE 101
GEORGETOWN, TEXAS 78628

ACREAGE: 1.252 ACRES

SURVEY: WILLIAM J. BROWN SURVEY
ABSTRACT NUMBER 105
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2 COMMERCIAL LOTS

AREA OF SMALLEST LOT: 0.387 ACRES

CREATION DATE: 9/30/21

SUBMITTAL DATE: SEPTEMBER 2021

REVISION DATE: --

SURVEYOR: SURVEY WORKS, LLC
1207 UPLAND DRIVE, BLDG B
AUSTIN, TEXAS 78741
PH: 512-599-8067

ENGINEER: CONTRAIL ENGINEERING, INC.
8213 VIA VERDE DR.
AUSTIN, TX 78739
PH: 512-784-4874

131 EAST FRONT STREET
A REPLAT OF LOT 6 AND A PORTION OF LOT 7
MEGEE'S ADDITION TO THE TOWN OF HUTTO

BEING 1.252 ACRES SITUATED IN THE
WILLIAM J. BROWN SURVEY, ABSTRACT NO. 105
WILLIAMSON COUNTY, TEXAS

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

I, JESUS SALDANO AND LINDSEY SALDANA, CO-OWNER'S OF THE CERTAIN 1.2516 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A CORRECTION AFFIDAVIT INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT TO JESUS SALDANA AND LINDSEY SALDANA, AS RECORDED IN DOCUMENT NUMBER 202001697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT 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

131 EAST FRONT STREET A REPLAT LOT 6 AND A PORTION OF LOT 7 MEGEE'S
ADDITION TO THE TOWN OF HUTTO

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

JESUS SALDANA
19817 CERRIDWEN DR.
PFLUGERVILLE, TEXAS 78660

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME
MY COMMISSION EXPIRES ON: _____

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

LINDSEY SALDANA
19817 CERRIDWEN DR.
PFLUGERVILLE, TEXAS 78660

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 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, DEREK KINSAUL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6356 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

THE FIELD WORK WAS COMPLETED ON _____.

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

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

DEREK KINSAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6356
STATE OF TEXAS
1207 UPLAND DR. UNIT B, AUSTIN, TX 78741
(512) 599-8067

PLAT NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 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.
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- 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 PER UDC REQUIREMENTS AS AMENDED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS AS AMENDED.
- UTILITY NOTES
WITHIN CCN:
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:
ULTIMATE FLOODPLAIN

NO PORTION OF THIS TRACT IS ENCRoaded BY THE ULTIMATE 1% ANNUAL CHANCE 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.

EXISTING FLOODPLAIN

NO PORTION OF THIS TRACT IS ENCRoaded BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE 12-20-2019, 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 1/2" 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.
- ALLEY TO BE IMPROVED TO THE CITY OF HUTTO UDC STANDARDS AS AMENDED.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MEGEE'S CORRECTED ADDITION TO THE TOWN OF HUTTO, LOT(S) 6 AND 7, RECORDED IN VOLUME 53, PAGE 112, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

I, PAUL MESSERLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.25(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS,
THIS ____ DAY OF _____, 2020.

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

PAUL MESSERLI
REGISTERED PROFESSIONAL ENGINEER NO. 93253
STATE OF TEXAS
TBPE FIRM NO. 10445
8213 VIA VERDE DR., AUSTIN, TX 78739

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 _____ TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

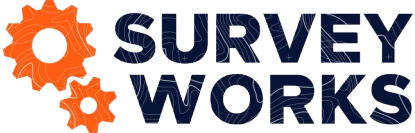
THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2021.

ASHLEY LUMPKIN, AICP
DEVELOPMENT SERVICES DIRECTOR
DATE

RICHARD HUDSON
CHAIRPERSON
DATE

OWNER: JESUS SALDANA AND LINDSEY SALDANA
160 TERMINAL ROAD, SUITE 101
GEORGETOWN, TEXAS 78628
ACREAGE: 1.252 ACRES
SURVEY: WILLIAM J. BROWN SURVEY
ABSTRACT NUMBER 105
WILLIAMSON COUNTY, TEXAS
1
NUMBER OF BLOCKS: 2 COMMERCIAL LOTS
NUMBER OF LOTS: 0.387 ACRES
AREA OF SMALLEST LOT: 9/30/21
CREATION DATE: SEPTEMBER 2021
SUBMITTAL DATE: --
REVISION DATE: SURVEY WORKS, LLC
SURVEYOR: 1207 UPLAND DRIVE, BLDG B
AUSTIN, TEXAS 78741
PH: 512-599-8067
ENGINEER: CONTRAIL ENGINEERING, INC.
8213 VIA VERDE DR.
AUSTIN, TX 78739
PH: 512-784-4874

PROJECT NO. 21-0217



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
2 of 2

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Autumn Speer

BACKGROUND INFORMATION:

The proposal consists of a preliminary plat for two commercial lots that are zoned B-2 General Commercial.

WEST: Hutto Narrows PUD - Proposed Multi-family
NORTH: Aspen Heights PUD – Proposed Single Family
EAST: Multi-Family MF – Proposed Carver Ridge Apartments
SOUTH: Multi-Family MF-1 – Proposed Carver Ridge Apartments

SUMMARY OF REQUEST:

The proposed lots are for a future convenience store and commercial use. The lots will have joint access from FM 1660 and CR 137. The access will be addressed at the site plan phase through separate instrument. See note 9 on the plat.

STAFF REVIEW:

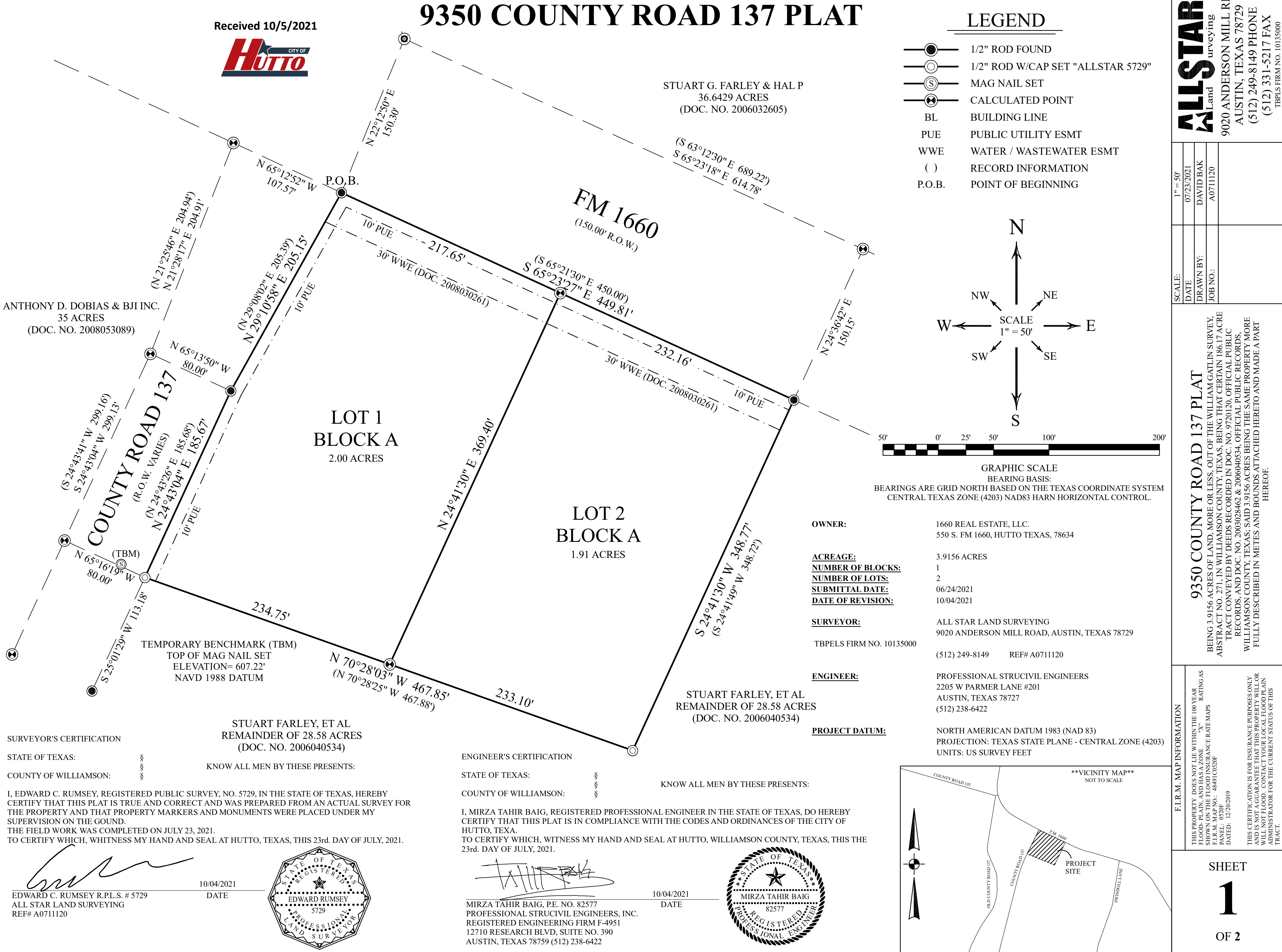
The proposed preliminary plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the preliminary plat with the conditions of removing the recording signatures from the plat and adding "as amended" to all UDC requirement notes. (note 2)

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 9350 County Road 137 Preliminary



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Autumn Speer

BACKGROUND INFORMATION:

The property is zoned LI (Light Industrial) and is part of the Titan Innovation Business Park. The original preliminary plat was approved in July 2021 for two lots. Lot 1 Final Plat was approved and recorded in August 2021. This revised preliminary plat divides the original Lot 2 into two lots.

WEST: Light Industrial – (Titan Innovation Boulevard Lot 1 and ETJ across street)

NORTH: Light Industrial and General Commercial B-2 north of Limmer Loop (vacant)

EAST: Light Industrial (Titan Innovation Business Park)

SOUTH: Light Industrial (Titan Innovation Business Park)

SUMMARY OF REQUEST:

The proposed lots are for future industrial development.

STAFF REVIEW:

The proposed revised preliminary plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed preliminary plat with the condition that common access easements will be required at final plat/site plan stage.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

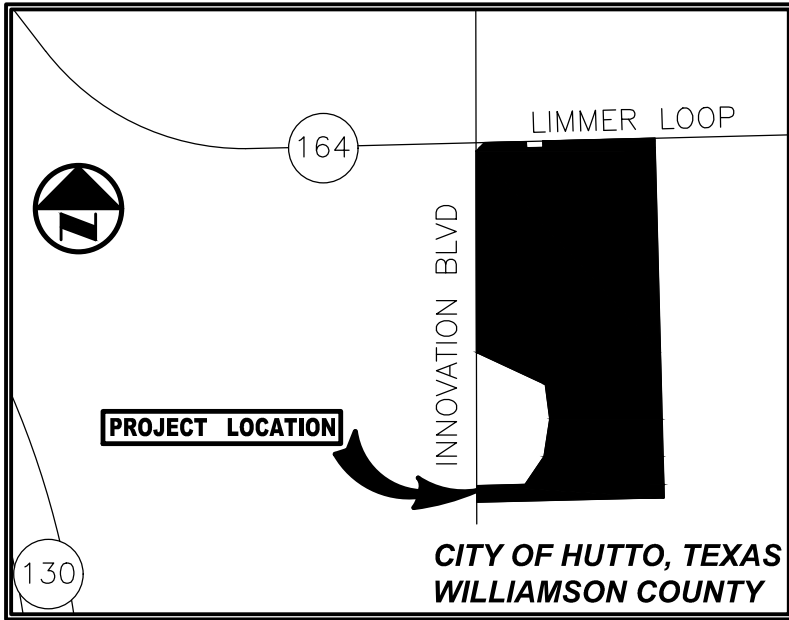
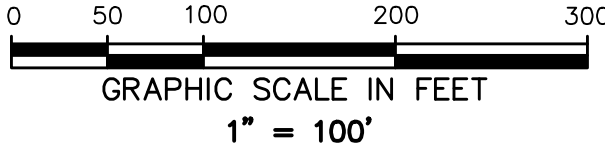
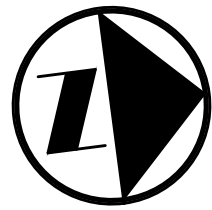
1. Titan Innovation BP Revised Prelim

AREA TABLE		
LOT	SF	ACRES
2	648,712	14.892
3	1,254,777	28.807
R.O.W.	128,521	2.950
TOTAL	2,032,010	46.649

TEXAS STATE TECHNICAL COLLEGE
(DOCUMENT NUMBER 2011062757)

TEXAS STATE TECHNICAL COLLEGE
(DOCUMENT NO. 2011062756)

CADENCE BANK DBA
CADENCE TRUST TR OF
ALFREDO O LYKINS
GUARDIANSHIP
MANGMNT TRUST
(DOC. NO. 2018034353)



VICINITY MAP
(1"=2000')

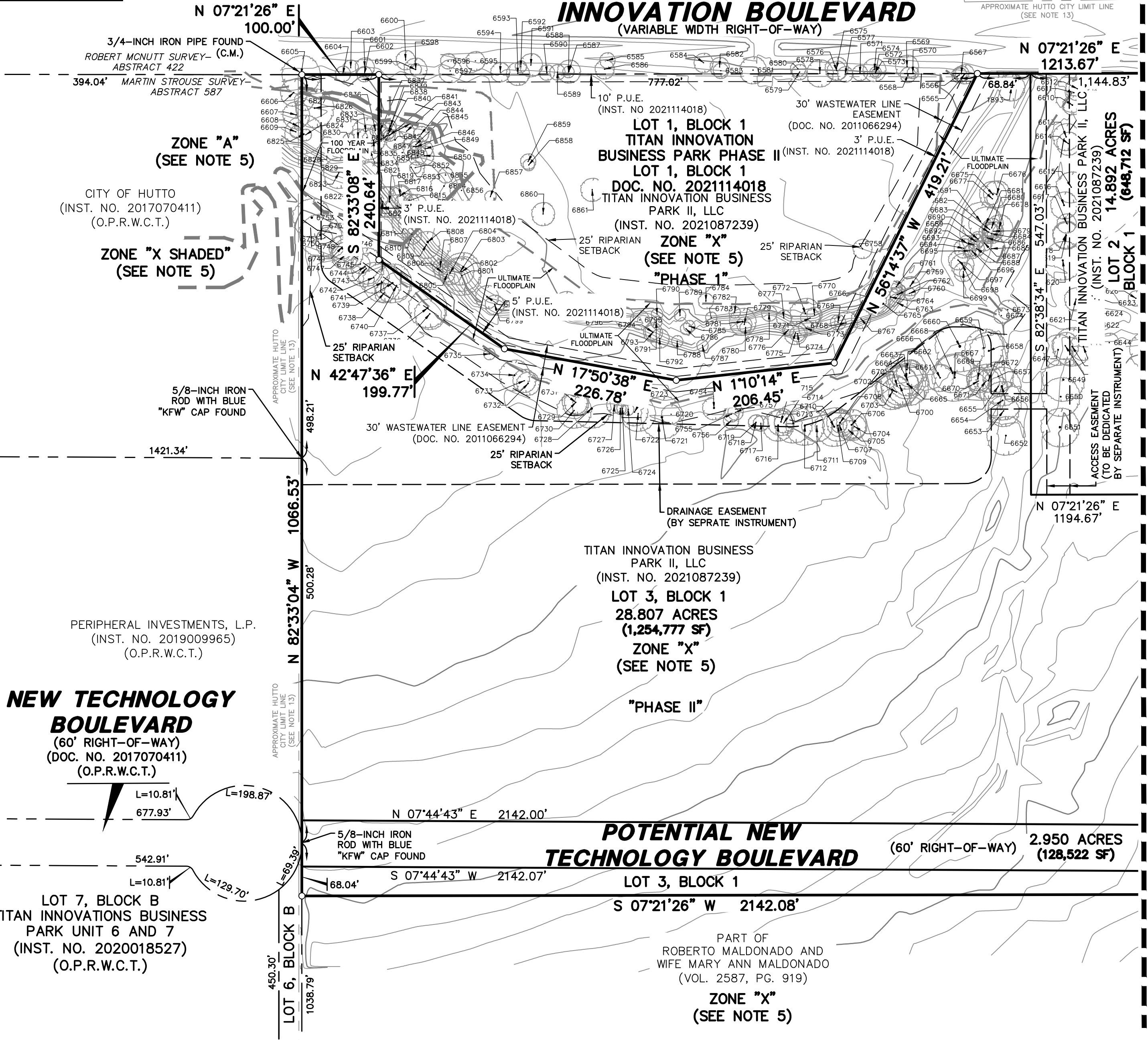
LEGEND

- (C.M.) CONTROLLING MONUMENT
- SHARED PROPERTY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- LIMITS OF FLOOD ZONE
- 61.3 EXIST CONTOUR
- SURVEY ABSTRACT LINE
- CITY LIMITS LINE
- 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET UNLESS OTHERWISE NOTED
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

SEE SHEET 3 OF 5 FOR TREE TABLE
AND BENCHMARK LIST

TITAN INNOVATION
BUSINESS PARK
PHASE II
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 5

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



NUMBER OF BLOCKS: ONE (1)
NUMBER OF LOTS: FOUR (3)
LINEAR FEET OF NEW STREET: 2,142

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

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

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

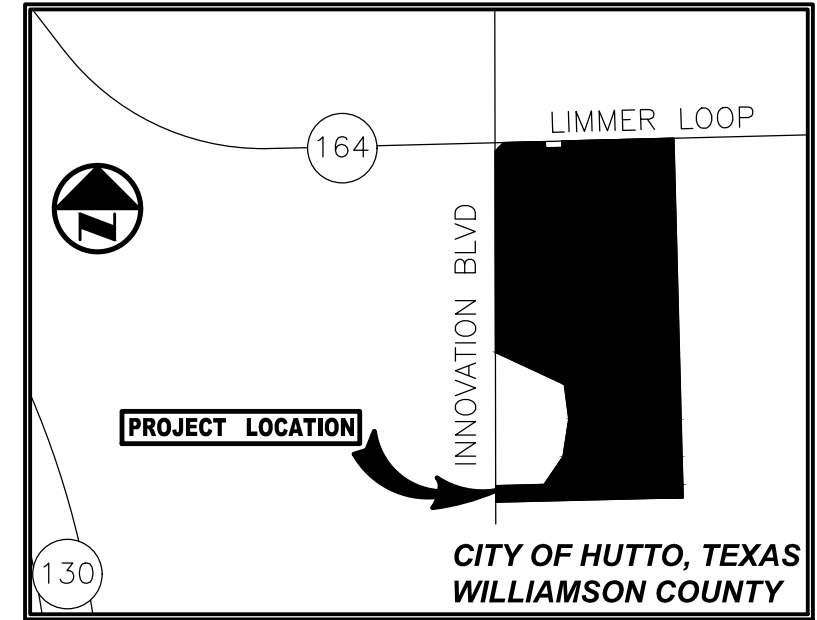
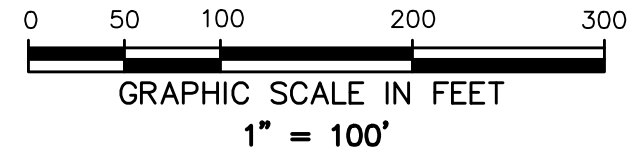
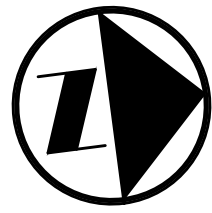
OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

JNICHOLSON
10/7/2021 3:04 PM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP.DWG

MATCH LINE (SEE SHEET 1)

CADENCE BANK DBA CADENCE
TRUST TR OF ALFREDO O LYKINS
GUARDIANSHIP MANGMNT TRUST
(DOC. NO. 2018034353)

CADENCE BANK DBA CADENCE
TRUST TR OF ALFREDO O LYKINS
GUARDIANSHIP MANGMNT TRUST
(DOC. NO. 2018034353)



VICINITY MAP
(1"=2000')

LEGEND

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

- R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT

P.O.B. POINT OF BEGINNING

SEE SHEET 3 OF 5 FOR TREE TABLE
AND BENCHMARK LIST

INNOVATION BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

1/2-INCH IRON
ROD FOUND

N 52°21'26" E
170.69'

APPROXIMATE
HUTTO CITY LIMIT LINE
(SEE NOTE 13)

ROBERT MCNUTT SURVEY
ABSTRACT 422

MARTIN STROUSE SURVEY
ABSTRACT 587

30-FT WIDE PUBLIC UTILITY EASEMENT
(DOC. NO. 2011066294)

N 52°21'26" E
70.69'

50-FT PERMANENT EASEMENT
(DOC. NO. 2017045497)

S 07°22'26" W
37.11'

1/2-INCH IRON
ROD W/RED
CAP FOUND

LOT 1, BLOCK A
JORDAN FOSTER
CONSTRUCTION OFFICES
(DOC. NO. 2018010679)

S 82°37'34" E
251.31'

S 82°37'34" E
197.07'

1/2-INCH IRON
ROD W/RED
CAP FOUND

N 07°22'26" E
37.11'

LIMMER LOOP
(VARIABLE WIDTH RIGHT-OF-WAY)

TITAN INNOVATION BUSINESS
PARK II, LLC
(INST. NO. 2021087239)

LOT 2, BLOCK 1
14.892 ACRES
(648,712 SF)

ZONE "X"
(SEE NOTE 5)

"PHASE II"

N 07°21'26" E 1194.67'

TITAN INNOVATION BUSINESS
PARK II, LLC
(INST. NO. 2021087239)

LOT 3, BLOCK 1
28.807 ACRES
(1,254,777 SF)

ZONE "X"
(SEE NOTE 5)

"PHASE II"

50-FT PERMANENT EASEMENT
(DOC. NO. 2017045497)

30-FT WIDE PUBLIC UTILITY EASEMENT
(DOC. NO. 2011066294)

LOT 1, BLOCK A
REPLAT LIMMER LOOP
CHURCH ADDITION
(DOC. NO. 2019024346)

N 07°44'43" E 2142.00'

**POTENTIAL NEW
TECHNOLOGY BOULEVARD** (60' RIGHT-OF-WAY) 2.950 ACRES
(128,522 SF)

S 07°44'43" W 2142.07' LOT 3, BLOCK 1

S 07°21'26" W 2142.08'

PART OF
ROBERTO MALDONADO AND
WIFE MARY ANN MALDONADO
(VOL. 2587, PG. 919)

ZONE "X"
(SEE NOTE 5)

LOT 5

LOT 4
MALDONADO SUBDIVISION
(DOC. NO. 2007064760)

**TITAN INNOVATION
BUSINESS PARK
PHASE II**

PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 5

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

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

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

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

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

PRELIMINARY PLAT- TITAN INNOVATION BUSINESS PARK PHASE II

JNICHOLSON
10/7/2021 3:04 PM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP.DWG

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

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

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6835	12" RED BUD	12'
6838	12" OAK	12'
6839	6" ASH	6'
6840	9" RED BUD	9'
6841	6" RED BUD	6'
6842	16" RED BUD	16'
6843	8" MULTI--TRUNK RED BUD	8'
6844	10" MULTI--TRUNK RED BUD	10'
6845	8" RED BUD	8'
6846	8" OAK	8'
6847	10" RED BUD	10'
6848	12" RED BUD	12'
6849	8" HACKBERRY	8'
6850	10" RED BUD	10'
6851	16" MULTI--TRUNK OAK	16'
6852	7" RED BUD	7'
6853	12" RED BUD	12'
6854	16" RED BUD	16'
6855	6" RED BUD	6'
6856	10" RED BUD	8'
6857	6" WILLOW	6'
6858	8" MULTI--TRUNK WILLOW	8'
6859	8" MULTI--TRUNK WILLOW	8'
6860	10" MULTI--TRUNK WILLOW	10'
6861	8" MULTI--TRUNK WILLOW	8'
6617	12" HACKBERRY	12'
6618	12" HACKBERRY	12'
6619	12" HACKBERRY	12'
6620	24" MULTI--TRUNK HACKBERRY	24'
6621	12" HACKBERRY	12'
6622	6" HACKBERRY	6'
6623	6" HACKBERRY	6'
6624	6" HACKBERRY	6'
6625	10" MULTI--TRUNK OAK	10'
6626	6" HACKBERRY	6'
6627	14" MULTI--TRUNK HACKBERRY	14'
6628	20" MULTI--TRUNK MESQUITE	20'
6629	8" WILLOW	8'
6630	24" HACKBERRY	24'
6631	6" WILLOW	14'
6632	10" HACKBERRY	10'
6633	8" HACKBERRY	8'
6634	10" HACKBERRY	10'
6635	24" MULTI--TRUNK HACKBERRY	24'
6636	8" HACKBERRY	8'
6637	12" MULTI--TRUNK HACKBERRY	12'
6638	12" MULTI--TRUNK HACKBERRY	12'
6639	14" MULTI--TRUNK HACKBERRY	14'
6640	8" HACKBERRY	8'
6641	6" HACKBERRY	6'
6642	8" HACKBERRY	8'
6643	30" MULTI--TRUNK HACKBERRY	30'
6644	10" HACKBERRY	10'
6645	16" HACKBERRY	16'
6646	18" MULTI--TRUNK HACKBERRY	18'
6647	20" MULTI--TRUNK HACKBERRY	20'
6648	12" HACKBERRY	12'
6649	24" HACKBERRY	24'
6650	20" MULTI--TRUNK HACKBERRY	20'
6651	30" HACKBERRY	30'
6652	20" HACKBERRY	20'
6653	12" HACKBERRY	12'
6654	20" HACKBERRY	20'
6655	8" HACKBERRY	8'
6656	30" MULTI--TRUNK HACKBERRY	30'

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

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

**TITAN INNOVATION
BUSINESS PARK
PHASE II**
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 5



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

DRAWN BY
VTS

CHECKED BY
LMG

SCALE
NONE

DATE
OCT. 2021

JOB NUMBER
4703-21.089

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

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

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

OWNERS:
TITAN INNOVATION BUSINESS
PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

DESCRIPTION OF PROPERTY:

DESCRIPTION of a 46.649 acre (2,032,010 square foot) tract of land situated in the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Titan Innovation Business Park II, LLC recorded in Instrument Number 2021087239 of the Official Public Records of Williamson County, Texas; said 46.649 acre (2,032,010 square foot) tract being more particularly described as follows: BEGINNING, at a 1/2-inch iron rod found at the south end of a right-of-way corner clip at the intersection of the south right-of-way line of Limmer Loop (a variable width right-of-way) and the east right-of-way line of Innovation Boulevard (a variable width right-of-way);

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

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

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

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

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

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

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

THENCE, South 07 degrees, 21 minutes, 26 seconds, West, departing the said south line of Limmer Loop and into and across said Roberto Maldonado tract, a distance of 2,142.08 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in the south line of said Roberto Maldonado tract and the north line of Lot 6, Block B of Titan Innovations Business Park Unit 6 and 7, an addition to the City of Hutto, Texas, recorded in Instrument Number 2020018527 of the said Official Public Records;

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

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard and the west line of said Roberto Maldonado tract, a distance of 100.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the southwest corner of Lot 1, Block 1, Titan Innovation Business Park Phase II Lot1, Block 1, an addition to the City of Hutto, Texas, according to the plat recorded in Document No. 2021114018 of the said Official Public Records;

THENCE, South 82 degrees, 33 minutes, 08 seconds East departing the said east line of Innovation Boulevard and the said west line of said Roberto Maldonado tract and along the south line of the said Lot 1, Block 1, a distance of 240.64 feet to a point for corner;

THENCE, along the east line of the Lot 1, Block 1 the following five (5) calls:

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

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

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

North 56 degrees, 14 minutes, 37 seconds West, a distance of 419.21 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner on the said east line of Innovation Boulevard and the west line of said Roberto Maldonado tract;

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard and the west line of said Roberto Maldonado tract, a distance of 1,213.67 feet to the POINT OF BEGINNING;

CONTAINING: 46.649 acres or 2,032,010 square feet or of land, more or less.

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS WE, TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 2587, PAGE 919 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE II.

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

BY: TIBP PHASE II MANAGEMENT, LLC
ITS MANAGER

BY: TITAN LONE STAR, LLC
ITS MANAGER

BY: _____
KEVIN L. REID, MANAGER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

TITAN INNOVATION
BUSINESS PARK
PHASE II
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 5



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

DRAWN BY
VTS

CHECKED BY
LMG

SCALE
NONE

DATE
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7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

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

OWNERS:
TITAN INNOVATION BUSINESS
PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

JNICHOLSON
10/7/2021 3:05 PM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP.DWG

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES
 - a. WITHIN CCN
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:
 - a. ULTIMATE FLOODPLAIN
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN
 - iii. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. THIS SUBDIVISION WILL BE ZONED: INDUSTRIAL.
11. DETENTION FOR LOT 1, BLOCK 1, SHALL BE PROVIDED ON LOT 2, BLOCK 1 AND PROPOSED POND SHALL BE A DRAINAGE EASEMENT. IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE IMPERVIOUS COVER IS PLACED ON LOT 1.
12. THE DETENTION POND IN LOT 2, BLOCK 1 SHALL BE OWNED BY THE OWNERS OF LOT 2, BLOCK 1 AND SHALL BE MAINTAINED BY THE OWNERS OF LOT 1 AND 2, BLOCK 1.

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

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

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

OWNERS:
TITAN INNOVATION BUSINESS
PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

NOTES CONTINUED

13. SEE SHEET 3 OF 5 FOR TREE TABLE.
14. CITY LIMIT AND ETJ LINES ARE APPROXIMATE, INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (https://www.huttotx.gov/departments/gis/gis_layers.php), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
15. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
16. A 10' P.U.E. IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
17. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
18. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY
20. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
21. 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.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
23. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

**TITAN INNOVATION
BUSINESS PARK
PHASE II**
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 5

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000			
DRAWN BY VTS	CHECKED BY LMG	SCALE NONE	DATE OCT. 2021	JOB NUMBER 4703-21.089	

PRELIMINARY PLAT - TITAN INNOVATION BUSINESS PARK PHASE II

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposal consists of a preliminary plat for 1,097 residential lots, 24 open space/drainage lots and 2 amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)

NORTH: ETJ (Agriculture and Industrial uses)

EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)

SOUTH: SF-1 Single Family 1 and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The proposed subdivision consists of the construction of one thousand ninety seven (1,097) single-family lots, twenty four (24) open space/drainage lots, and two (2) amenity lots. The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed.

Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the TIA.

The Preliminary Plat is subject to HB 3167 approval.

STAFF REVIEW:

Staff Recommends approval of the preliminary plat. We have provided the following comments to the applicants:

1. General – Any improvement within TxDOT Right-of-way will require permit form TxDOT.
2. Right-of-way dedication for CR 132 and CR 133 not shown per development agreement.

AGENDA ITEM REPORT



3. Please provide the approved development agreement and include the document number to plat note, please note additional review comments may be provided upon review of the approved DA.
4. A Service Extension Request for wastewater system is needed prior to final approval. Please note additional review comments may be provided upon review of SER.
5. Service Availability Letter from Jonah SUP is needed.
6. Street width does not match the City of Hutto Typical Residential Street Layout (standard detail W01). Please provide exhibit for typical street cross section including the location of sidewalk, tree lawn buffer.
7. Please add note: All structures adjacent to the floodplain, except for drainage facilities, shall have the lowest finished floor at 2 feet or more above the base flood elevation (BFE) of the nearby creek/tributary.
8. Please provide drainage analysis and modeling files for City Review. Please note additional review comments may be provided upon review of drainage analysis.
9. Please add the following note to the plat notes, "Fire lane signs shall be posted on one side of the roads more than 26 feet wide and less than 32 feet wide".
10. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (2018 IFC Appendix D sec. D107.1) There are roads for future connectivity but no roads in place to connect to. A temporary second emergency access will need to be made until the future developments are in place for future connectivity.
11. Where two fire apparatus access roads are required, they shall be spaced a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served. (2018 IFC Appendix D sec. D107.2)
12. Show Phase plan, if applicable, that meets the minimum requirements of 10.605.3 of the UDC
13. Include vicinity map on all pages
14. Identify adjacent city limit, ETJ and/or County line, if applicable.
15. Identify building setback lines as a separate diagram on the plat for all residential subdivisions.
16. Parkland letter of intent – Fee in lieu per letter
17. Note to File - 10.609.4 Land dedication and improvement fees for parks and open space Land dedication Subdividers and developers must dedicate a minimum of at least 1,000 sq. ft. of park area for each single household lot or proposed number of dwelling units, or cash instead of dedication. Private parks to be intended to be maintained by private organizations such as homeowners/property owners associations will be given a 25% credit for the area of the proposed private park. This credit is not extended to private amenity centers. Park intentions letter received and noted.
18. 10.609.4.2 Parkland development fees - Subdividers and developers must also pay a parkland development fee as well.
19. Provide the required connections as defined in 10.613.3.8 of the UDC. Subdivisions with 100 to 199 residential units must provide vehicular access to four or more existing or planned public streets. One or more additional access points must be provided for each 100 lots exceeding 199 lots.

AGENDA ITEM REPORT



20. Show existing ROW for adjacent streets and any proposed ROW required. Show TxDOT approval for street access onto FM 1660.
21. New street names shall meet the standards of 10.615.3 of the UDC.
22. Lot Table shown on the plat for residential subdivisions that includes the lot and square foot size of each lot contained in the plat. Call out non-residential lots with their use (landscaping, drainage, ROW, etc.) and show area in acres.
23. Add Surveyor: signature and seal.
24. Show all appropriate signature blocks: owner(s), lien holders, etc.
25. Amend Note 3 - A 10' P.U.E. is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer.
26. Amend Note 4 - A 5' P.U.E. is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer lines.
27. Add - A 3' P.U.E. is hereby dedicated on each side of all interior side lot lines for utilities other than water, sewer, and storm sewer lines.
28. Add note - All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
29. Add note - 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.
30. Add note - All easements on private property shall be maintained by the property owner or his or her assigns.
31. Add note - All drainage lots shall be owned and maintained by the Homeowner's association.
32. Amend Note 15 "Subdivision walls shall be located and constructed in accordance with Chapter 4 of the UDC, as amended."

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Lidell Walker Preliminary Plat
2. Lidell Walker Engineering Summary Letter

OWNERS:
THOMAS A. GOLA
4250 FM 619
TAYLOR, TX. 76574

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

JOHN GOLA JR
1300 405 CR TA
TAYLOR, TX. 76574

BIGON IMPLEMENT COMPANY, INC.
12625 HWY 79
TAYLOR, TX. 76574

SURVEYOR:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

CITY OF HUTTO DEVELOPMENT
SERVICES:
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
512-415-8426

WATER:
JONAH WATER SPECIAL UTILITY
4050 FM 1660
HUTTO, TEXAS 78634
(512) 759-1286

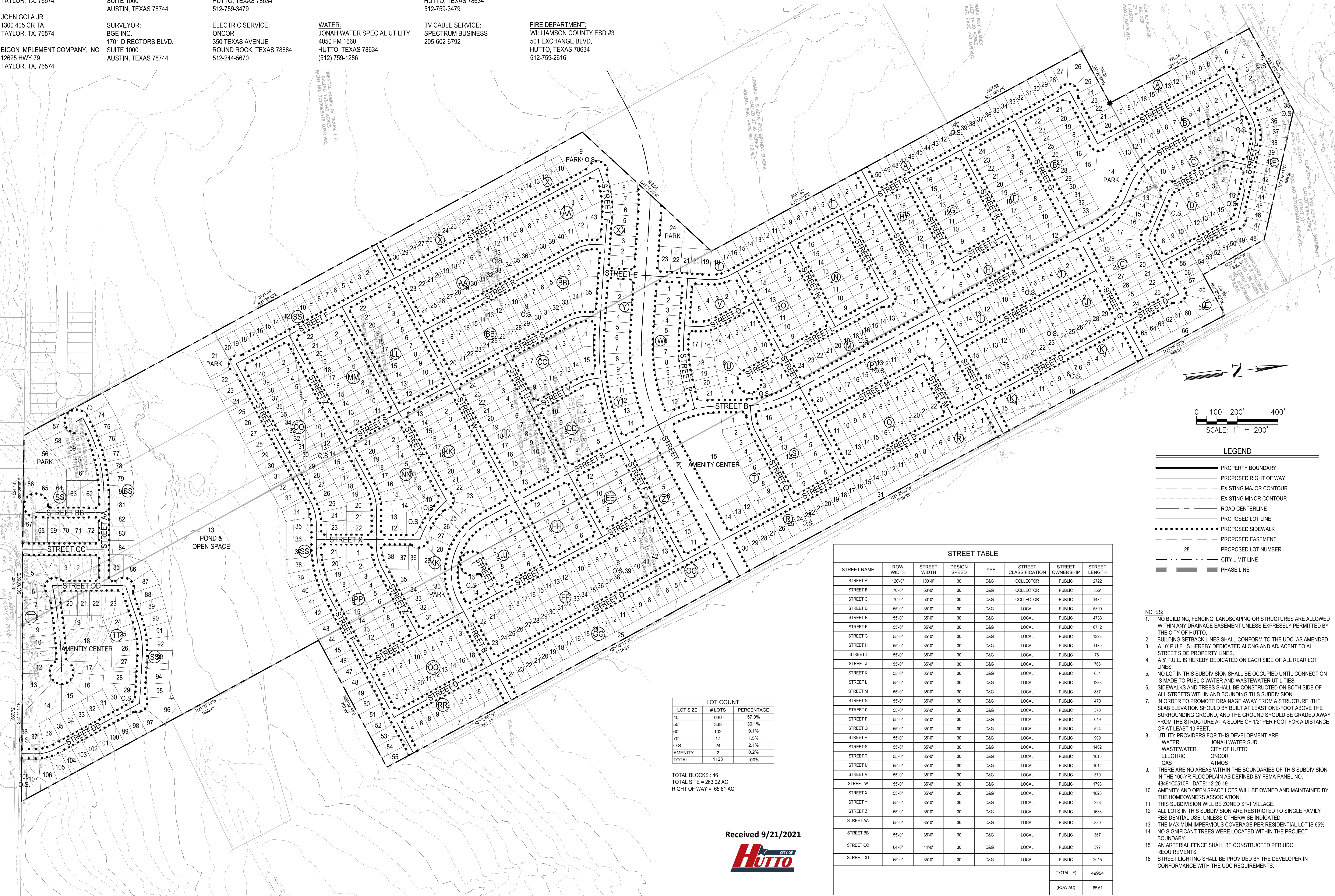
WASTEWATER
CITY OF HUTTO
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616

LIDELL WALKER

PRELIMINARY PLAT



Received 9/21/2021



DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

DATE	APR
DESCRIPTION	

BGE INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TELEPHONE: 512-679-4400
WWW.BGEINC.COM

LIDELL WALKER PRELIM
HUTTO, TEXAS
OVERALL PRELIMINARY PLAN

SUBMITTAL DATE: 06-17-2021

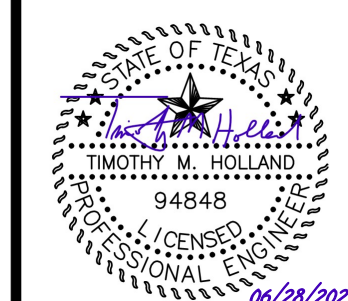
SHEET 1 OF 9





- NOTES:**
1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 2. BUILDING SETBACK LINES SHALL CONFORM TO THE UDC, AS AMENDED.
 3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 6. SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
 8. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER JONAH WATER SUD
WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
GAS ATMOS
 9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0510F - DATE: 12-20-19
 10. AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 11. THIS SUBDIVISION WILL BE ZONED SF-1 VILLAGE.
 12. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 13. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 14. NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
 15. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
 16. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.

SUBMITTAL DATE: 06-17-202



Page 36 of 4

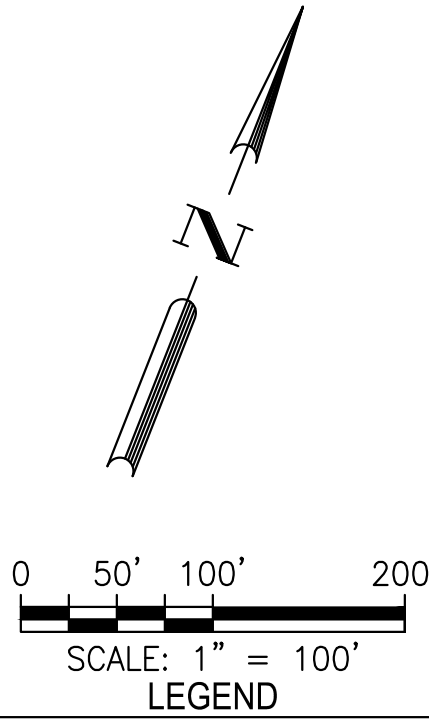


LIDELL WALKER

PRELIMINARY PLAT

MATCHLINE - SEE SHEET 2

HOWARD R. SLADEK AND BRENDA SLADEK
CALLED 27.36 ACRES
VOLUME 866, PAGE 661 D.R.W.C.



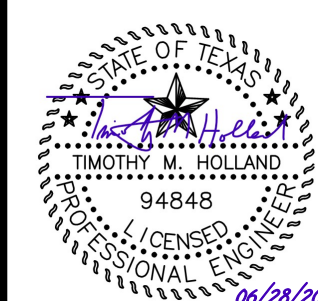
- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER
- CITY LIMIT LINE
- PHASE LINE

- NOTES:
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL CONFORM TO THE UDC, AS AMENDED.
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 - A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - WATER: JONAH WATER SUD
 - WASTEWATER: CITY OF HUTTO
 - ELECTRIC: ONCOR
 - GAS: ATMOS
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0510F - DATE: 12-20-19
 - AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION WILL BE ZONED SF-1 VILLAGE.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 - NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
 - AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.

LIDELL WALKER PRELIM
HUTTO, TEXAS

PRELIMINARY PLAN (2 OF 4)

SUBMITTAL
DATE: 06-17-2021



SHEET
3 OF 9

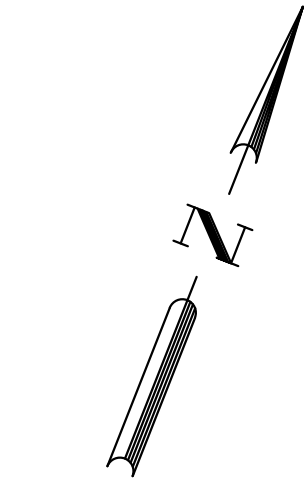
Received 9/21/2021



LIDELL WALKER
PRELIMINARY PLAT

MATCHLINE - SEE SHEET 3

13
POND &
OPEN SPACE



0 50' 100' 200'
SCALE: 1" = 100'
LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER
- CITY LIMIT LINE
- PHASE LINE

- NOTES:
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
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 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
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 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
 - WATER JONAH WATER SUD
 - WASTEWATER CITY OF HUTTO
 - ELECTRIC ONCOR
 - GAS ATMOS
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0510F - DATE: 12-20-19
 - AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION WILL BE ZONED SF-1 VILLAGE.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 - NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
 - AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.

LIDELL WALKER PRELIM
HUTTO, TEXAS
PRELIMINARY PLAN (4 OF 4)

SUBMITTAL
DATE: 06-17-2021



Received 9/21/2021
CITY OF
HUTTO

SHEET
5 OF 9

LEGAL DESCRIPTION

FIELD NOTES FOR A 65.281 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186 AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THE CALLED 50.27 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF THE CALLED 5.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO GUERRERO MAVERICK, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019117600 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE CALLED 9.88 ACRE TRACT OF LAND AS CONVEYED TO GUERRERO MAVERICK, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019118089 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 65.281 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of County Road 132 (variable width right-of-way) at the southeast corner of the above described Guerrero Maverick 5.00-acre tract, at the southwest corner of the called 106.91 acre tract of land as conveyed to Jon Mark Lidell, Lynn Russell Lidell and Michael C. Lidell by Special Warranty Deed recorded in Document Number 2002015476 of the Official Public Records of Williamson County, Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132, N 83°08'58" W, a distance of 406.40 feet to a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of a fifteen (15') right-of-way tract as dedicated by plat of RIVER CROSSING SUBDIVISION PHASE THREE, a subdivision as recorded in Cabinet X, Slides 249-252 of the Plat Records of Williamson County, Texas, for an angle point of the herein described tract;

THENCE, with the north line of said RIVER CROSSING SUBDIVISION PHASE THREE, N 82°26'38" W, pass a 1/2-inch iron rod with a cap stamped "RPLS 2218" found at the northeast corner of Lot 11, Block J of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 15.00 feet, pass a 1/2-inch iron rod with a cap stamped "RPLS 2218" found at the common north corner of Lots 9 and 10, Block J of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 233.17 feet, and continuing on for a total distance of 524.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found on the north line of said RIVER CROSSING SUBDIVISION PHASE THREE subdivision bears N 82°26'38" W a distance of 653.49 feet.

THENCE, departing the north line of said RIVER CROSSING SUBDIVISION PHASE THREE with the west line of a called 107-Acre parent tract as described in Volume 309, Page 269 of the Deed Records of Williamson County, Texas, N 21°39'45" W, a distance of 3,121.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the northwest corner of said Guerrero Maverick 50.27-acre tract, at the southwest corner of a called 27.36-acre tract of land as conveyed to Howard R. Sladek and Brenda Sladek by Warranty Deed recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found bears N 21°39'45" W a distance of 250.62 feet and from which a 1-inch iron pipe found at the northwest corner of said 107-Acre parent tract bears N 21°39'45" W a distance of 2,346.24 feet;

THENCE, with the north line of said Guerrero Maverick 50.27-acre tract and the south line of said Sladek 27.36-acre tract, N 49°28'29" E, a distance of 862.66 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of the aforementioned Lidliff 106.91-acre tract, at the northeast corner of said Guerrero Maverick 50.27-acre tract and the southeast corner of said Sladek 27.36-acre tract, for the northeast corner of the herein described tract, from which a 1-inch iron rod found at the northwest corner of said Lidliff 106.91-acre tract bears N 21°38'12" W a distance of 2,067.62 feet;

THENCE, with the east lines of said Guerrero Maverick 50.27-acre tract and 5.00-acre tract and the west line of said Lidell 106.91-acre tract, S 21°38'12" E, a distance of 3,849.83 feet to the POINT OF BEGINNING and containing 65.281 acres of land, more or less.

LEGAL DESCRIPTION

FIELD NOTES FOR A 106.918 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186
AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS;
BEING ALL OF THE CALLED 106.91 ACRE TRACT OF LAND AS CONVEYED TO JON MARK LIDELL, LYNN RUSSELL
LIDELL AND MICHAEL CARL LIDELL BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER
2002015476 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 106.918 ACRE TRACT
OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of County Road 132 (variable width right-of-way) at the southwest corner of the above described Lidell 106.91-acre tract, at the southeast corner of the called 5.00 acre tract of land described as Tract 2 as conveyed to Guerrero Maverick, LLC by Special Warranty Deed recorded in Document Number 2019117600 of the Official Public Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the west line of said Lidell 106.91-acre tract and the east line of said Guerrero Maverick 5.00-acre tract, and a called 50.27 acre tract of land described as Tract 1 as conveyed to Guerrero Maverick, LLC by said Special Warranty Deed recorded in Document Number 2019117600 of the Official Public Records of Williamson County, Texas, and the east line of the called 27.36 acre tract of land as conveyed to Howard R. Sladek and Brenda Sladek by Warranty Deed recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas, and the east line of the called 14.00 acre tract of land as conveyed to Howard Ray Sladek by Contract of Sale and Purchase recorded in Volume 867, Page 747 of the Deed Records of Williamson County, Texas, N 21°38'12" W, a distance of 5,917.45 feet to a 1-inch iron rod found on the south line of the remainder of a called 163.89 acre tract of land as conveyed to Ricky D. Kruger, Brenda K. Sladek and Timothy R. Kruger by Executor's Deed recorded in Document Number 2016121073 of the Official Public Records of Williamson County, Texas, at the northeast corner of said Howard Ray Sladek 14.00-acre tract, for the northwest corner of the herein described tract of land;

THENCE, with the north line of said Lidell 106.91-acre tract and the south line of said Sladek remainder tract, N 68°25'37" E, a distance of 294.31 feet to an axle found at the southeast corner of said Sladek remainder tract, at the southwest corner of the called 14.502 acre tract of land as conveyed to Eagle Crest Investment, LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021007714 of the Official Public Records of Williamson County, Texas, for an angle point of the herein described tract;

THENCE, with the north line of said Lidell 106.91-acre tract and the south line of said Eagles Crest 14.502-acre tract, N 68°14'19" E, a distance of 466.23 feet to a 1-inch iron rod found at the northwest corner of the called 105.75 acre tract of land as conveyed to Charles Mervin Walker and Grace E. Walker by Warranty Deed recorded in Volume 484, Page 331 of the Deed Records of Williamson County, Texas, for the northeast corner of the herein described tract;

THENCE, with the east line of said Lidell 106.91-acre tract and the west line of said Walker 105.75-acre tract, S 21°37'44" E, a distance of 6,337.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north right-of-way line of said County Road 132, at the southwest corner of said Walker 105.75-acre tract, for the southeast corner of the herein described tract;

THENCE, with the south line of said Lidell 106.91-acre tract and the north right-of-way line of said County Road 132, N 82°44'12" W, a distance of 867.72 feet to the POINT OF BEGINNING and containing 106.918 acres of land, more or less.

LIDELL WALKER
PRELIMINARY PLAT

LEGAL DESCRIPTION

FIELD NOTES FOR A 14.504 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THE CALLED 14.502 ACRE TRACT OF LAND AS CONVEYED TO EAGLE CREST INVESTMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021007714 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 14.504 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the southerly right-of-way line of F.M. 1660 (variable width right-of-way) on the east line of the remaining portion of a called 163.89 acre tract of land as conveyed to Ricky D. Kruger, Brenda K. Sladek and Timothy R. Kruger by Executor's Deed recorded in Document Number 2016121073 of the Official Public Records of Williamson County, Texas, at the northwest corner of said Eagle Crest Investment 14.502-acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southerly right-of-way line of said F.M. 1660 and the northerly line of said Eagle Crest Investment 14.502-acre tract, N 68°21'24" E a distance of 458.18 feet to a 1/2-inch iron rod found at the west corner of a called 4.64 acre tract of land described as Tract 1 as conveyed to Christopher J. Salisbury and Ashley R. Salisbury by Warranty Deed with Vendor's Lien recorded in Document Number 2012039498 of the Official Public Records of Williamson County, Texas, at the northeast corner of said Eagle Crest Investment, LLC tract, for the north corner of the herein described tract;

THENCE, departing the southerly right-of-way line of said F.M. 1660 with the west line of said Salisbury 4.64-acre tract and the east line of said Eagle Crest Investment 14.502-acre tract, S 70°18'11" E a distance of 648.99 feet to a 1/2-inch iron rod found at the southwest corner of said Salisbury 4.64-acre tract, at the northwest corner of a called 1.88 acre tract of land described as Tract 2 as conveyed to Christopher J. Salisbury and Ashley R. Salisbury by said Warranty Deed with Vendor's Lien recorded in Document Number 2012039498 of the Official Public Records of Williamson County, Texas, at an easterly corner of said Eagle Crest Investment 14.502-acre tract, for an easterly corner of the herein described tract;

THENCE, with the west line of said Salisbury 1.86-acre tract and the east line of said Eagle Crest Investment 14.502-acre tract, S 23°07'16" E a distance of 346.30 feet to a 1/2-inch iron rod found on the northerly line of a called 105.75 acre tract of land as conveyed to Charles Mervin Walker and Grace E. Walker by Warranty Deed recorded in Volume 484, Page 331 of the Deed Records of Williamson County, Texas, at the southeast corner of said Eagle Crest Investment 14.502-acre tract, for the southeast corner of the herein described tract, from which a 2-inch iron pipe found on the westerly right-of-way line of County Road 133 (variable width right-of-way) for the southeast corner of said Salisbury 1.86-acre tract bears N 68°20'40" E a distance of 226.35 feet;

THENCE, with the northerly line of said Walker 105.75-acre tract and the southerly line of said Eagle Crest Investment 14.502-acre tract, S 68°22'06" W a distance of 493.20 feet to a 1-inch iron rod found at the northwest corner of said Walker 105.75-acre tract and the northeast corner of a called 106.91 acre tract of land as conveyed to Jon Mark Lidell, Lynn Russell Lidell and Michael C. Lidell by Special Warranty Deed recorded in Document Number 2002015476 of the Official Public Records of Williamson County, Texas, for an angle point of the herein described tract;

THENCE, with the northerly line of said Lidell 106.91-acre tract and the southerly line of said Eagle Crest Investment 14.502-acre tract, S 68°14'19" W a distance of 466.23 feet to an axle found at the southeast corner the aforementioned Kruger remainder tract and at the southwest corner of said Eagle Crest Investment 14.502-acre tract, for the southwest corner of the herein described tract, from which a 1-inch iron rod found at the northwest corner of said Lidell 106.91-acre tract bears S 68°25'37" W a distance of 294.31 feet;

THENCE, with the easterly line of said Kruger remainder tract and the westerly line of said Eagle Crest Investment 14.502-acre tract, N 21°16'12" W a distance of 775.74 feet to the POINT OF BEGINNING and containing 14.504 acres of land more or less.

LEGAL DESCRIPTION

FIELD NOTES FOR A 76.317 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 1186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE CALLED 105.75 ACRE TRACT OF LAND AS CONVEYED TO CHARLES MERVIN WALKER AND GRACE E. WALKER BY WARRANTY DEED RECORDED IN VOLUME 484, PAGE 331 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 76.317 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2-inch iron pipe found on the westerly right-of-way line of County Road 133 at the occupied northeast corner of the above described Walker 105.75-acre tract, at the southeast corner of the called 1.86 acre tract of land described as Tract 2 as conveyed to Christopher J. and Ashley R. Salisbury by Warranty Deed recorded in Document Number 2012039498 of the Official Public Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the westerly right-of-way line of said County Road 133, generally as occupied by farming activities, S 21°04'43" E, a distance of 588.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing with the occupied westerly right-of-way line of said County Road 133, S 21°25'30" E, a distance of 1,716.65 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing with the occupied westerly right-of-way line of said County Road 133, S 21°42'11" E, a distance of 1,716.64 feet to a 60D nail found for an angle point of the herein described tract;

THENCE, continuing with the occupied westerly right-of-way line of said County Road 133, S 21°27'07" E, a distance of 657.52 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 the occupied westerly right-of-way line of said County Road 133, over and across said Walker 105.75-acre tract, S 68°32'53" W, a distance of 707.99 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of said Walker 105.75-acre tract, being the easterly line of the called 106.91 acre tract of land as conveyed to Jon Mark Lidell, Lynn Russell Lidell and Michael C. Lidell by Special Warranty Deed recorded in Document Number 2002015476 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod with a cap stamped "BGE INC" set on the northerly right-of-way line of County Road 132 (variable width right-of-way) at the southeast corner of said Lidell 106.91-acre tract, for the southwest corner of said Walker 105.75-acre tract bears S 21°37'44" E, a distance of 1,660.35 feet;

THENCE, with the west line of said Walker 105.75-acre tract and the east line of said Laidler, N 21°37'44" W, a distance of 4.677.08 feet to a 1-inch iron rod found on the south line of the called 14.502-acre tract of land as conveyed to Eagle Crest Investment, LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 2021007714 of the Official Public Records of Williamson County, Texas, at the northwest corner of said Walker 105.75-acre tract, at the northeast corner of said Laidler 106.91-acre tract, for the northwest corner of the herein described tract, from which an axle found at the southwest corner of said Eagle Crest Investment, LLC 14.502-acre tract and at the southeast corner of the remainder of a called 163.89-acre tract of land as conveyed to Ricky D. Kruger, Brenda K. Sladek and Timothy R. Kruger by Executor's Deed recorded in Document Number 2016121073 of the Official Public Records of Williamson County, Texas, bears S 68°14'19" W, a distance of 466.23 feet;

THENCE, with the north line of said Walker 105.75-acre tract and the south line of said Eagle Crest Investment, LLC 14.502-acre tract, N 68°22'06" E, a distance of 493.20 feet to a 1/2-inch iron rod found at the southeast corner of said Eagle Crest Investment, LLC 14.502-acre tract and at the southwest corner of said Salisbury 1.86-acre tract, for an angle point of the herein described tract;

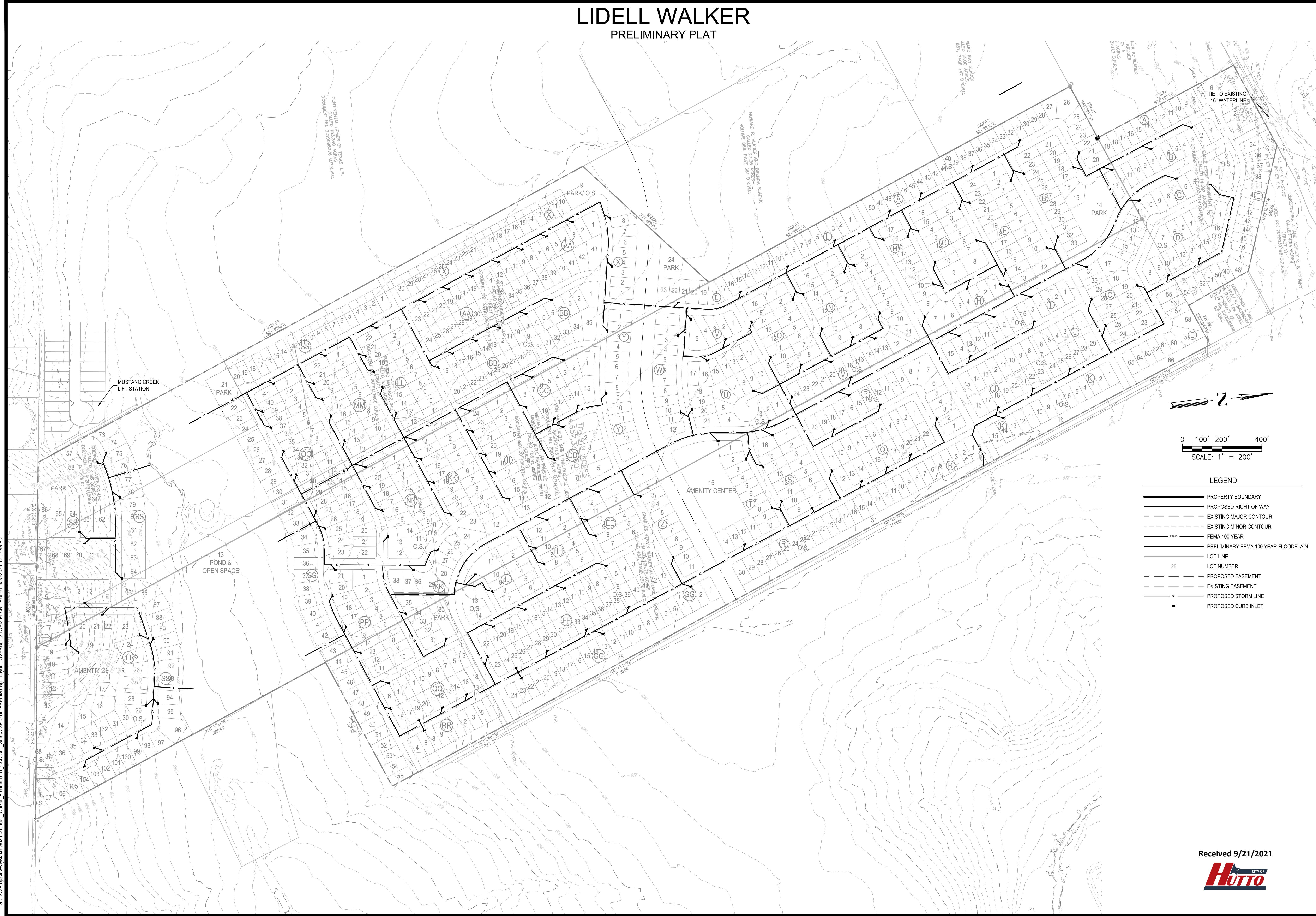
THENCE, with the north line of said Walker 105.75-acre tract and the south line of said Salisbury 1.86-acre tract, N 68°20'40" E, a distance of 226.35 feet to the POINT OF BEGINNING and containing 76.317 acres of land, more or less.

Received 9/21/2021



LIDELL WALKER
PRELIMINARY PLAT

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- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - FEMA 100 YEAR
 - PRELIMINARY FEMA 100 YEAR FLOODPLAIN
 - LOT LINE
 - LOT NUMBER
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED STORM LINE
 - PROPOSED CURB INLET

Received 9/21/2021
Hutto CITY OF

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1048
TEL: 712-679-4400 www.bgeinc.com

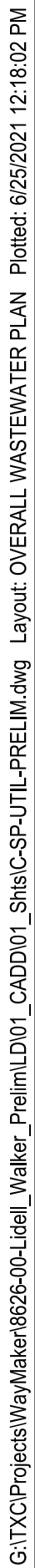
LIDELL WALKER PRELIM
HUTTO, TEXAS
OVERALL STORM PLAN

SUBMITTAL
DATE: 06-17-2021

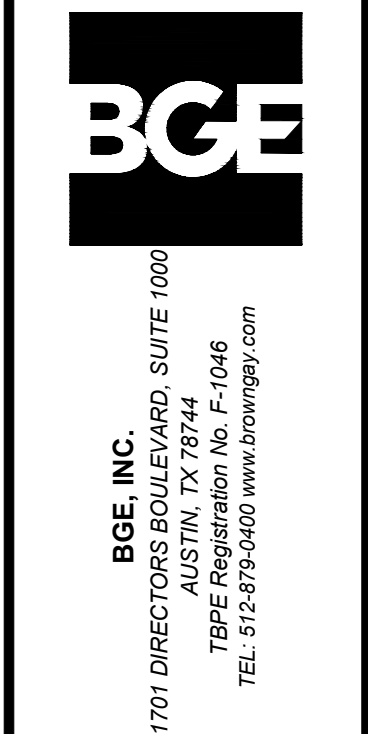
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SHEET
7 OF 9

LIDELL WALKER
PRELIMINARY PLAT

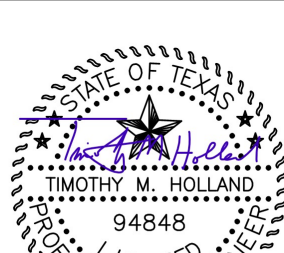


DESIGNED BY:	DAZ	DESCRIPTION	DATE	APR
REVIEWED BY:	TMH			
DRAWN BY:	DAZ			
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LIDELL WALKER PRELIM
HUTTO, TEXAS

OVERALL WASTEWATER PLAN

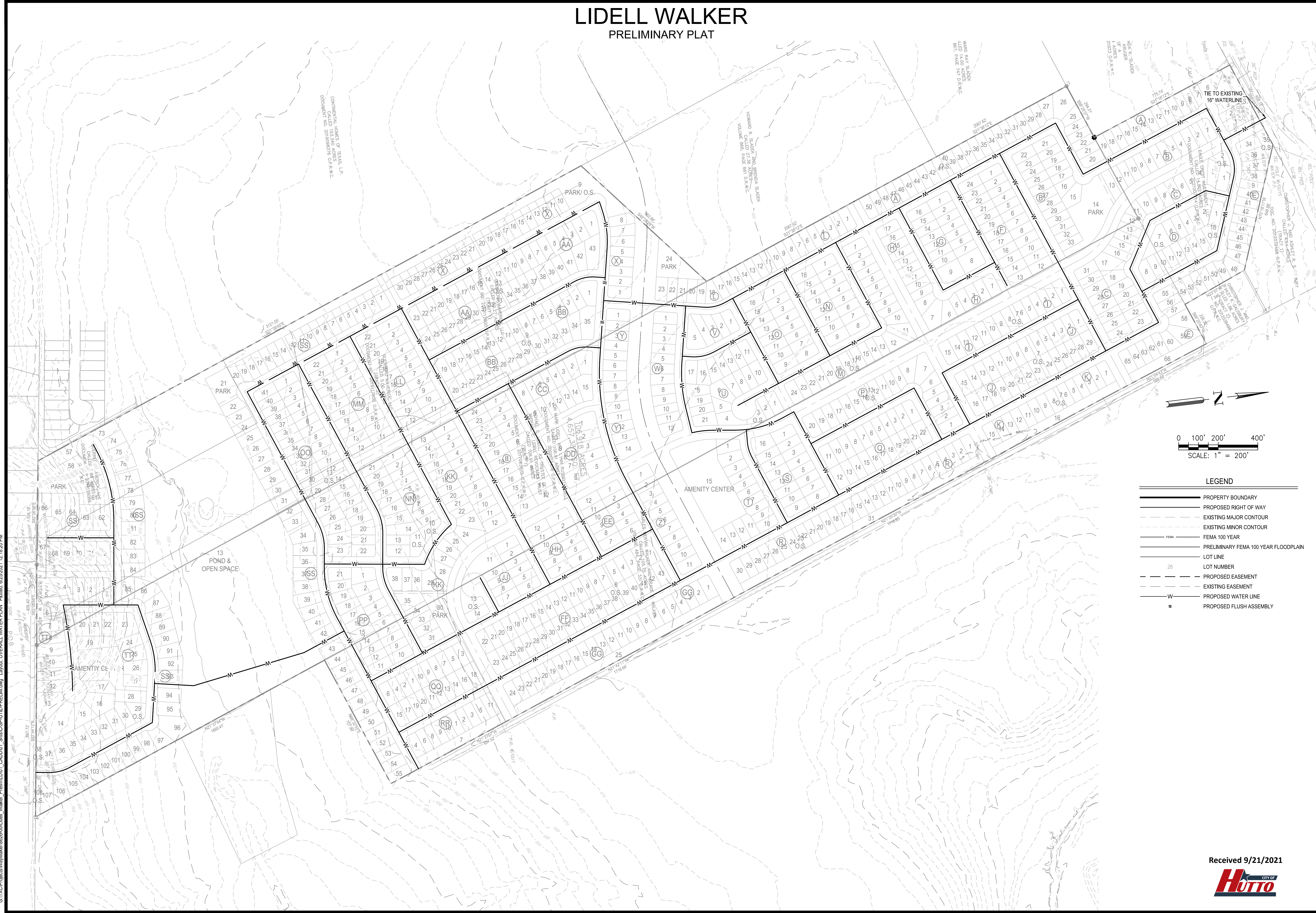
SUBMITTAL DATE:	06-17-2021
 The seal is circular with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. Inside the ring, the name "Timothy M. Holland" is written in cursive. Below the name is the license number "94848" and the word "LICENSED". A date stamp "06/28/2021" is written in blue ink at the bottom right of the seal.	
SHEET 8 OF 9	

Received 9/21/2021

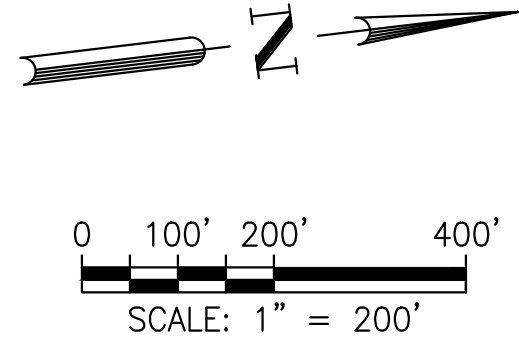


LIDELL WALKER
PRELIMINARY PLAT

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- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - FEMA 100 YEAR
 - PRELIMINARY FEMA 100 YEAR FLOODPLAIN
 - LOT LINE
 - LOT NUMBER
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED FLUSH ASSEMBLY



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DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1048
TEL: 712-679-0400 www.bgeaustiny.com

LIDELL WALKER PRELIM
HUTTO, TEXAS
OVERALL WATER PLAN

SUBMITTAL
DATE: 06-17-2021

Received 9/21/2021

HUTTO CITY OF

SHEET
9 OF 9

STATE OF TEXAS
COUNTY OF DALLAS
THOMAS M. HOLLAND
94848
REGISTERED PROFESSIONAL ENGINEER
06/24/2021



July 6, 2021

City of Hutto
Department of Business and Development Services
505 W. Live Oak St., Hutto, TX 78634

Engineer's Summary Letter
Lidell Walker Preliminary Plat

This summary letter has been prepared on behalf of Waymaker Ventures, LLC as part of the Lidell Walker Preliminary Plat submittal. The site is located south of FM 1660, west of CR 133 and north of CR 132. This project will be a 263.02 acre residential development located within the extraterritorial jurisdiction of the City of Hutto. Voluntary annexation will be sought for this site. The proposed subdivision consists of the construction of one thousand ninety seven (1,097) single-family lots, twenty four (24) open space/drainage lots, and two (1) amenity lots.

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. No portion of the site is located within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 48491C0510F dated December 20, 2019. No floodplain modifications are proposed with this subdivision.

Rainfall runoff will be directed toward the streets and collected in curb inlets. Runoff will be conveyed via reinforced concrete pipe to several outfalls and then conveyed to Mustang Creek. No detention is proposed to reduce post-development peak rates of discharge to pre-development peak rates for 2, 10, 25, and 100-year storm events. Detention is generally not necessary when runoff is conveyed directly to creeks with considerable watersheds. Please see the attached Preliminary Drainage Impact Analysis for more information. All stormwater conveyance facilities will be designed to meet City of Hutto standards.

Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

Street surfacing is expected to be HMAC, however, any method will be per the recommendation of the geotechnical report (to be provided with the construction plans). All street surfacing provided will be in accordance with City of Hutto requirements.

Sincerely,

A handwritten signature in blue ink that reads "Timothy M. Holland".

Timothy M. Holland, PE
Senior Project Manager
BGE, Inc.

Received 9/21/2021



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South.
Meeting: Tuesday, October 12, 2021
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The approximately .412 acre property is owned and adjacent to 550 S FM 1660. That property is an existing grocery store, beauty salon and gas station. They have been using this site as extra parking and as a food court location for several years. This zoning is part of staff's ongoing efforts to bring the site into compliance and have the appropriate permits applied for and received.

SUMMARY OF REQUEST:

The applicant proposes to continue to use this site as additional parking and additional food court vendors. Mobile food vendors are permitted in B-1 zoning.

NORTH: SF-1 (Single Family 1) Legends of Hutto Single Family Residential

SOUTH: SF-1 (Single Family 1) Lifepointe Church

EAST: SF-1 (Single Family 1) Creekside Estates Single Family Residential

WEST: SF-1 (Single Family 1) Legends of Hutto Vacant

Notices were sent to 117 property owners within 600 ft of this property. At the time of writing, no responses have been received.

STAFF REVIEW:

Staff Recommends approval of the proposed zoning request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

The City of Hutto Future Land Use map designates this area as Mid-Density Residential. The original property was meant to be part of the adjacent subdivision platted in 2001. While the proposed zoning is not in conformance with the Future Land Use map, staff believes this is a more appropriate zoning for the corner as this lot as configured will not be development for single family.

AGENDA ITEM REPORT



ATTACHMENTS:

1. Applicant Letter of Intent
2. Notification Map

City of Hutto Development Services

500 W. Live Oak Street

Hutto, TX 78634

Subject: Letter of Intent; Rezoning Application for the property located at FM 1660, Parcel R407811, (the "Property")

This letter of intent for the rezoning of "Property" is submitted by the applicant, Ultra Shine Investment, LLC ("Owner"), from the existing Residential Single-Family (RS) district to the Local Business (B-1) district.

The property is a 0.41 acre lot that is immediately adjacent to the 550 S. FM 1660 plat having the same Owner. The property has been in continuous use for over 15 years as a neighborhood grocery store, gas station, and beauty salon. Within the last few years, the Property has served the surrounding neighborhoods as a food truck parking area and has provided on-site seating and rest for the customers for these establishments. The intent is to provide additional parking and disposal space for the grocery store and gas station structure, as well as increased services for the food truck patrons.

The future intended use of the "Property" is that of an additional driveway entrance into the gas station and grocery with landscaping features for the enjoyment of the business patrons.

The Owners intent with the property is to provide for the continually expanding needs of the community while not deviating from the existing charm of the neighborhood that continues to attract and retain residents. The grocery store and food trucks has served the local neighborhood during times where grocery and restaurant options were limited. Guests to the city have enjoyed the services provided by the Owners due to the increase in construction workers and attendees to local venues such as the amphitheater located only 1.9 miles to the south.

The intent of the property aligns well with the City of Hutto 2040 Strategic Goals where it supports a safe, friendly, and entertaining atmosphere. The additional plantings will expand the already present tree canopy. The property supports local attractions and music venues. The services offered on the Property contribute to the established neighborhood that is not designated to change within the strategic plan.

The grocery store and gas station and grounds had significant repairs and updating in 2019, including the addition of a concrete parking area, lighting enhancements, and an exterior renovation. A current plan under consideration proposes changes to the structure to enhance the capacity of the grocery store and provide additional food services to the location. Landscaping will be added to preserve the aesthetics of the adjacent residential properties.

The applicants respectfully request the City of Hutto, Council, and Planning Commission and Planning Staff approval and support of the "Property" rezoning request to allow for a quality commercial use that meets all the needs of the neighborhood and area residents.

Thank you for your time and consideration. We welcome the opportunity to meet and discuss with all interested parties and representatives.

Respectfully,

A handwritten signature in blue ink, appearing to be 'Sameer N. Umatiya', with a stylized, overlapping loop structure.

SAMEER N. UMATIYA

08/31/2021

FM 1660 Zoning Change



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.

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