



City of Hutto

Agenda

Zoning Hearing Board

Wednesday, December 1, 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 Zoning Board of Adjustments Commission meeting held on January 27, 2021.
- 4.2. Consideration of a public hearing and possible action on a variance request for the Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.
- 4.3. Consideration of a public hearing and possible action for a variance request for the Thomison Preliminary Plat, 53.12 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133 to decrease the 75' Riparian setback required from an unnamed tributary of Mustang Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

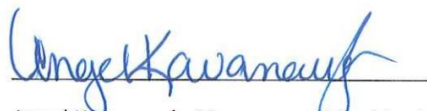
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the Special Called Hutto Zoning Board of Adjustment on December 1, 2021, meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 23, 2021 by 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: Zoning Board of Adjustment
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on January 27, 2021.
Meeting: Wednesday, December 1, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Zoning Board of Adjustment - 27 Jan 2021- Minutes



MINUTES

Zoning Board of Adjustment Meeting

7:00 PM - Wednesday, January 27, 2021
City Council Chambers

The Zoning Board of Adjustment of the City of Hutto was called to order on Wednesday, January 27, 2021, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: Maureen Rooker, David Meyer, and Randal Clark

EXCUSED: Wendell Teltow

1 CALL SESSION TO ORDER

Chair Randal Clark called meeting to order at 7:00pm.

2 ROLL CALL

City of Hutto staff in attendance/call were: Ashley Lumpkin, Executive Director of Development Services and Ashby Grundman, Director of Planning.

3 PUBLIC COMMENT

No Public Comment

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

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

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

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

may be placed on the agenda of a future meeting.]

4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on December 16, 2020.

Board Member Maureen Rooker made a motion to accept the meeting minutes for the Zoning Board of Adjustment regular meeting held on December 16, 2020 as written, seconded by Board Member David Meyer. Motion passed 3 Ayes to 0 Nays

- b) Consideration of a public hearing and possible action on a variance request #1.57 for the property located at 573 Chris Kelley Boulevard from the Building Envelope and Parking and Loading Space Number Standards, as outlined Chapter 4, Sections 10.403.4 and 10.405.9 of the Unified Development Code (UDC), to allow a reduction in the required parking spaces and exceed the maximum building height for a press box both at the stadium.

Board Member Maureen Rooker made a motion to accept a variance request #1.57 for the property located at 573 Chris Kelley Boulevard from the Building Envelope and Parking and Loading Space Number Standards, as outlined Chapter 4, Sections 10.403.4 and 10.405.9 of the Unified Development Code (UDC), to allow a reduction in the required parking spaces and exceed the maximum building height for a press box both at the stadium with conditions per staff recommendation. Seconded by Board Member David Meyer. Motion Passed 3 Ayes to 0 Nays.

5 ADJOURNMENT

Meeting was adjourned at 7:17 pm.

6 CERTIFICATION

I certify that this notice of the **January 27, 2021** Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **January 22, 2021 by 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.

Chair

AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action on a variance request for the Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Meeting: Wednesday, December 1, 2021

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and 1 amenity lot. The applicant submitted the subject property for annexation in May 2021. The preliminary plat was also submitted and approved by City Council on May 6 with the condition that engineering comments be addressed. The engineering comments concern showing the riparian setback for Cottonwood Creek and Brushy Creek. The site also has potential ROW set aside for the Southeast Loop on the northern portion near Cottonwood Creek.

SUMMARY OF REQUEST:

The applicant submitted for final plat in August of this year for Phase 1 and requested the proposed variance to the required riparian setbacks.

UDC 10.403.4.3 Requires Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100-year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft. – **Cottonwood Creek**
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft. – **Brushy Creek**

Riparian Setbacks are in **addition** to floodplain designation and serve to preserve the quality of the natural state of the floodplain area. Natural riparian setbacks are preserved to help to stabilize stream banks, limit erosion, reduce flood size flows and/or filter and settle out runoff pollutants.

Natural riparian areas are almost always occupied by trees and shrubs that hang over the water, providing shade. The shade keeps water cooler and cool water is essential for healthy fish and other aquatic species. Natural riparian areas also provide critical food and shelter for many kinds of land-

AGENDA ITEM REPORT



going animals and the plants that support them. When natural riparian vegetation is disturbed or removed both animals and plants lose essential habitat. There are other important health and safety benefits that come from protecting creeks, rivers and wetlands. When plants are removed along the shores of streams, or soils are dug up, erosion is very likely to happen. Water may also move faster when vegetation is gone. This can increase the risk of erosion and flooding and the chance streams will move, which often puts homes and other developments in harm's way. Healthy riparian corridors are an important part of flood prevention. Preserving the riparian setback and allowing for the natural vegetation, trees, shrubs and animals to thrive in this location would be a positive for the area.

The Gola tract contains two waterways, Cottonwood Creek and Brushy Creek.

Cottonwood Creek requires a 75 ft riparian setback. The required setback is measured from the edge of the 100-year flood plain (Zone AE). Cottonwood Creek has very little natural riparian area remaining outside of the adjacent property to the creek. The agricultural use of the property over has stripped much of this away.

The required setback would affect approximately 6 lots in this portion of the plat.

The applicant is proposing a variable setback measured from the existing vegetation line from aerial topography. The 75' proposed is shown from the edge of existing vegetation and takes into consideration the existing agricultural uses on site.

Brushy Creek requires a 125 ft riparian setback. The required setback is measured from the edge of the 100-year flood plain (Zone AE). Brushy Creek has more opportunity to save natural riparian areas adjacent to the creek.

The required setback would affect approximately 19 lots in this portion of the plat.

The applicant is proposing a variable setback measured from the existing vegetation line from aerial topography. The 125' proposed is shown from the edge of existing vegetation and takes into consideration the existing agricultural uses on site.

Neighbor Responses and Notification

19 notifications were sent out to property owners within 200' of this site. To date, we have received six unique responses (5 in opposition, one not in 200', 1 in favor, not within 200'). The adjacent property owners to the south of Brushy Creek have raised concerns over flooding and the existing state of Brushy Creek. Their property is in the ETJ of the City.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

AGENDA ITEM REPORT



- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

The proposed request does not meet the variance approval criteria.

- There are **no** unique conditions peculiar to the parcel, such as an unusual shape, that does not exist on adjacent parcels.
- Strict application of this code **does not** deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is **not** in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will **potentially** adversely affect property near the subject site.
- Conditions resulting in the request **are** self-created by disregard or ignorance of this code.
- The variance **would** confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is **not** the minimum necessary to grant relief.

Staff Recommendation

Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Variance Request Application (PDF)
2. Gola Riparian Variance Request Letter
3. Gola Riparian Setback Exhibit
4. 2021074553-1_Deed

AGENDA ITEM REPORT



5. R-2021-070 Gola Preliminary Plat 5-6-21
6. Gola_Variance_Request 200' Buffer Map
7. Staff Exhibit - Gola_75_Foot_Setback_from_Cottonwood_Creek
8. Staff Exhibit - Gola_125_Foot_Setback_from_Brushy_Creek
9. Neighbor Responses (Zipin, Welch, Igo) 9.10.2021
10. Neighbor Response (Thomsen) 9.16.2021
11. Neighbor Response (Zipin) 10.13.21
12. Neighbor Response (Hello) 11.16.21
13. Neighbor Response (Zipin) Letter 11.16.21
14. Neighbor Response (Carlow) 11.16.21
15. Neighbor Response (Zipin) 11.16.21



Variance Request Application

Must be accompanied by a Master Application

May 2019

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

PROJECT NAME: Gola

PROPERTY ADDRESS: FM 1660

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☐ Site Design Standards ☒ Subdivision Standards ☐ Sign Standards ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

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

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- **Approved variance is valid for one (1) year from date of approval.**
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
May 2019

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

PROJECT NAME: Gola APPLICATION TYPE Variance

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

Name: Timothy M. Holland, PE
Company Name: BGE, Inc.
Address: 1701 Directors Blvd., Suite 1000 Austin, TX 78744
Phone: (512) 879-0433 Email: tholland@bgeinc.com

PROPERTY INFORMATION

Address: _____
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 2021074553
City Limits or ETJ: City Limits Current Zoning District: SF-1

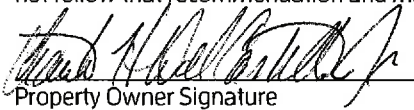
PROPERTY OWNER INFORMATION

Name: Starlight Homes Texas, LLC
Company Name: _____
Address: 10721 Research Blvd. Suite B210 Austin, TX 78759
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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


Property Owner Signature

Frank N. Del Castillo, Jr.
Property Owner Printed Name

08-09-2021
Date

THE STATE OF TEXAS

COUNTY OF _____

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 he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____ A.D.

Notary Public Signature

Notary Public Printed Name

(Seal)

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



August 9, 2021

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

Re: Riparian Setback
Project Description: Gola

On behalf of Starlight Homes Texas, LLC, BGE is requesting a variance to 10.403.4.3 of the City of Hutto Unified Development Code related to riparian setbacks. Riparian corridors or buffer zones are established to protect waterways and aquatic resources from development impacts. Typically, the zones are measured from the centerline of the waterway and do not extend past the floodplain, where many times the belt of vegetation needed to provide filtration and reduce soil erosion has ceased.

The Gola Tract contains two waterways, Cottonwood Creek and Brushy Creek. Due to the nature of the topography along Brushy Creek, the floodplain extends over 1300 feet from the centerline and banks of the waterway. Much of this area lacks the necessary vegetation due to the agricultural processes on this property. The nature of the land along Cottonwood Creek is similar, although the extent of the floodplain does not extend as far as along Brushy Creek.

We propose to apply the respective setbacks generally from the edge of the existing vegetation line based on aerial topography. Along both waterways this will provide adequate protection of the riparian corridor by providing a buffer area (equal to the setback as outlined in 10.403.4.3) outside of existing vegetation and limiting subdivision development to only areas that are currently utilized for agricultural purposes.

Should you have any questions or require any additional information, please contact me at tholland@bgeinc.com or (512) 879-0433.

Sincerely,

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

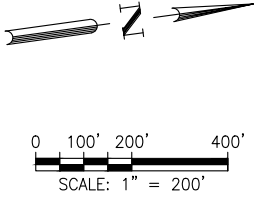
Timothy M. Holland, P.E.
Associate, Senior Project Manager

G:\TXC\Projects\WayMaker\8009-00-Gola_Prelim\LD01_CADD\05 Exhibits\Gola Riparian Setback Exhibit.dwg Layout: OVERALL PRELIMINARY PLAN Plotter: 8/16/2021 12:05:58 PM

GOLA
PRELIMINARY PLAT



VICINITY MAP



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 LIMITS



DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ
DATE	APR
DESCRIPTION	
REV	
DAZ	
TMH	
DAZ	



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL 512-679-0400 www.browning.com

GOLA TRACT
HUTTO, TEXAS
RIPARIAN SETBACK EXHIBIT

SUBMITTAL DATE:	09-17-2020
SHEET	1 OF 1

57/FILE # 20210647-BM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS THAT:

WMV 1660, LLC, a Texas limited liability company ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto **STARLIGHT HOMES TEXAS L.L.C.**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 10721 Research Boulevard, Suite B210, Austin, Texas 78759, the real property in Williamson County, Texas more fully described in **Exhibits A-1, A-2 and A-3**, attached hereto and incorporated herein by reference, together with all buildings and other improvements located thereon and all fixtures attached thereto, if any, and all rights and interests of Grantor appurtenant thereto, including all mineral rights, streets, alleys, rights-of-way, and easements, strips and gores, rights of ingress and egress, and water rights (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereto, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) all of the matters listed on **Exhibit B**, attached hereto and incorporated herein by reference, and (b) the liens securing taxes and assessments for the current and all subsequent years. Taxes for the current year having been prorated, the payment thereof is assumed by Grantee.

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND DELIVERED to be effective as of May 18, 2021.

GRANTOR:

WMV 1660, LLC, a Texas limited liability company

By: WayMaker Ventures, LLC., a Texas limited liability company, its sole member:

By: [Signature]
Name: James Dougherty
Title: Member

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on May 18, 2021, by **James Dougherty**, Member of **WayMaker Ventures, LLC**, sole member of **WMV 1660, LLC**, a Texas limited liability company.

(SEAL)

[Signature]
Notary Public, State of Texas

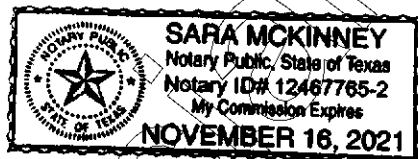


EXHIBIT A-1

Metes and Bound Description of Tract 1 (25.01 Acre Tract)

(See attached)

Unofficial Document

Gola Tract
25.01 ac ALTA/NSPS LTS
8009-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 25.01 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291; BEING ALL OF A CALLED 24.00 ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA, JR. IN DOCUMENT NUMBER 2003030745, AND CORRECTED IN DOCUMENT NUMBER 2003108665 AND ALL OF A CALLED 0.946 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA, JR. IN DOCUMENT NUMBER 2007061788, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS: SAID 25.01 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 south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 0.946 of one acre tract and a called 0.8575 of one acre tract of land as conveyed unto Thomas A. Gola in Document Number 9854812 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 82°46'22" E, coincident with the common line of the 0.946 of one acre tract and said south right-of-way line of F.M. 1661, a distance of 11.57 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the beginning of a non-tangent curve of the herein described tract;

THENCE, curving to the right, continuing coincident with said common line, with a radius of 1,099.88 feet, an arc length of 18.43 feet, a central angle of 0°57'36", a chord bearing of S 82°14'06" E, and a chord distance of 18.43 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the common corner of the 0.946 of one acre tract and the remaining portion of a called 24.17 acre tract of land as conveyed unto Alex Vacle Gola, Sr. in Document Number 2003030744 of the Official Public Records of Williamson County, Texas, for the end of this curve and northeasterly corner of the herein described tract;

THENCE, S 07°47'02" W, depart said common line, coincident with the common line 0.946 of one acre tract and said remaining portion of the 24.17 acre tract, a distance of 1,373.61 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set on the north line of the aforementioned 24.00 acre tract of land, at the common corner of the 0.946 of one acre tract and the remaining portion of the 24.17 acre tract for a re-entrant corner of the herein described tract;

THENCE, S 82°20'27" E, coincident with the common line of the 24.00 acre tract and the remaining portion of the 24.17 acre tract, a distance of 785.51 feet to a 1/2-inch iron rod with a cap stamped "RPLS 1433" found on the west line of a called 110.663 acre tract of land as

conveyed unto Bigon Implement Company, Inc. in Volume 777, Page 744, of the Deed Records of Williamson County, Texas, at the common corner of the 24.00 acre tract and the remaining portion of the 24.17 acre tract for an easterly corner of the herein described tract;

THENCE, S 07°39'55" W, coincident with the common line of the 24.00 acre tract and said 110.663 acre tract, a distance of 1,204.18 feet to a 1/2-inch iron rod found, for an angle point of the herein described tract;

THENCE, S 07°55'51" W, continuing coincident with said common line, a distance of 78.30 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the common corner of the 24.00 acre tract and a called 59 acre tract of land as conveyed unto Thomas A. Gola in document number 9814517 of the Official Public Records of Williamson County, Texas for the southeasterly corner of the herein described tract;

THENCE, N 82°27'45" W, coincident with the common line of the 24.00 acre tract and said 59 acre tract, a distance of 817.81 feet to a 1/2-inch iron rod found at the common corner of the 24.00 acre tract and the aforementioned 0.8575 of one acre tract for the southwesterly corner of the herein described tract;

THENCE, N 07°47'02" E, coincident with the common line of the 24.00 acre tract and the 0.8575 of one acre tract, passing at a distance of 1,284.29 feet a 1/2-inch iron rod with a cap stamped "RPLS 1433" found at the common corner of the 24.00 acre tract and the aforementioned 0.946 of one acre tract, and continuing coincident with the common line of 0.8575 of one acre tract and said 0.946 of one acre tract, a total distance of 2,657.78 feet to the **POINT OF BEGINNING** and containing 25.01 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83, There is a plat of survey with like job number and date.



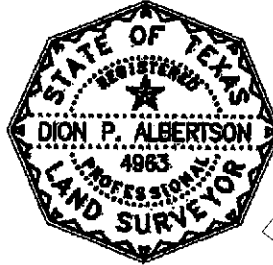
Dion P. Albertson RPLS Number 4963
BGE, Inc.

7330 San Pedro Ave, Suite 202

San Antonio TX 78216

Telephone: 210-581-3600

TBPLS Licensed Surveying Firm Number 10194490



9/4/2020

Date

Date: September 4, 2020
Project Number: 8009-00

EXHIBIT A-2

Metes and Bound Description of Tract 2 (61.40 Acre Tract)

(See attached)

Unofficial Document

Gola Tract
61.40 ac ALTA/NSPS LTS
8009-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 61.40 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291; BEING ALL OF A CALLED 59 ACRE TRACT OF LAND AND A CALLED 0.7 OF ONE ACRE TRACT OF LAND (16' WIDE ROAD STRIP) AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER 9814517 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 61.40 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 0.7 of one acre tract and a called 99 acre tract of land (Third Tract) as described in Attachment "C" to Exhibit "A" as conveyed unto Wallin Farm and Ranch Partnership, Ltd. in Document Number 2004043044 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 82°46'22" E, coincident with the common line of said right-of-way and said 0.7 of one acre tract a distance of 15.73 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the 0.7 of one acre tract and a called 0.8575 of one acre tract as conveyed unto Thomas A. Gola in Document Number 9854812 of the Official Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE, S 07°47'02" W, departing said common line, coincident with the common line of the 0.7 of one acre tract and said 0.8575 of one acre tract, a distance of 2,657.71 feet to a 1/2-inch iron rod found on a northerly line of the aforementioned 59 acre tract at the common corner of the 0.7 of one acre tract and the 0.8575 of one acre tract for a re-entrant corner of the herein described tract;

THENCE, S 82°27'45" E, coincident with the common line of said 59 acre tract, the 0.8575 of one acre tract and a called 24.00 acre tract of land conveyed unto John Gola, Jr. in Document Number 2003030745 and corrected in Document Number 2003108665, both of the Official Public Records of Williamson County, Texas, a distance of 831.81 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of a called 110.663 acre tract of land as conveyed unto Bigon Implement Company, Inc. in Volume 777, Page 744, of the Deed Records of Williamson County, Texas, at the common corner of the 59 acre tract and said 24.00 acre tract for an easterly corner of the herein described tract;

THENCE, S 07°55'51" W, coincident with the common line of the 59 acre tract and said 110.663 acre tract, a distance of 1,832.08 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, S 07°41'52" W, continuing coincident with said common line, a distance of 1,139.04 feet to a calculated point on the north line of The Lookout At Brushy Creek Subdivision as recorded in Cabinet "Q", Slides 288-298 of the Plat Records of Williamson County, Texas, being on the existing centerline of

Brushy Creek at the common corner of the 59 acre tract and the 110.663 acre tract, for the southeasterly corner of the herein described tract;

THENCE, coincident with the common line of the 59 acre tract and said Lookout at Brushy Creek, being along the meanders of the existing centerline of Brushy Creek, the following five (5) courses:

- 1) N 82°19'07" W, a distance of 49.09 feet to a calculated point for an angle point of the herein described tract;
- 2) S 69°01'00" W, a distance of 105.89 feet to a calculated point for an angle point of the herein described tract;
- 3) S 76°17'22" W, a distance of 317.35 feet to a calculated point for an angle point of the herein described tract;
- 4) S 83°25'29" W, a distance of 106.37 feet to a calculated point for an angle point of the herein described tract;
- 5) N 87°50'09" W, a distance of 308.57 feet to a calculated point at the common corner of the 59 acre tract and a called 175 acre tract of land (First Tract) as described in Attachment "C" to Exhibit "A" as conveyed unto Wallin Farm and Ranch Partnership, Ltd. in Document Number 2004043044 of the Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described tract;

THENCE, N 07°48'41" E, coincident with the common line of the 59 acre tract, said 175 acre tract, the aforementioned 99 acre tract and the aforementioned 0.7 of one acre tract, a distance of 5,849.02 feet to **POINT OF BEGINNING** and containing 61.40 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83, There is a plat of survey with like job number and date.

Dion P. Albertson

Dion P. Albertson RPLS Number 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm Number 10194490



5/12/2021

Date

Date: April 12, 2021
Project Number: 8009-00

EXHIBIT A-3

Metes and Bound Description of Tract 3 (110.56 Acre Tract)

(See attached)

Unofficial Document

Bigon Tract
110.56 ac ALTA/NSPS LTS
8009-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 110.56 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291; BEING ALL OF A CALLED 110.663 ACRE TRACT OF LAND, AS CONVEYED UNTO BIGON IMPLEMENT COMPANY, INC IN VOLUME 777, PAGE 744, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 110.56 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 south right-of-way line of F.M. 1660 (R.O.W. ~Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 110.663 acre tract and a called 24.17 acre tract of land as conveyed unto Alex Vacle Gola Sr. in Document Number 2003030744 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 63°36'25" E, coincident with the common line of the 110.663 acre tract and the south right-of-way line of F.M. 1660, a distance of 918.01 feet to a 1/2-inch iron rod found at the common corner of the 110.663 acre tract and a called 1.000 acre tract of land (Exhibit "A") as conveyed unto the City of Hutto, Texas as recorded in Document Number 2008034765 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE, S 8°20'22" W, departing said common line, coincident with the common line of the 110.663 acre tract, and said 1.000 acre tract, passing at a distance of a distance of 265.54 the common corner of the 1.000 acre tract and a called 155.136 acre tract of land (Exhibit "B") also conveyed unto the City of Hutto in the aforementioned Document Number 2008034765, and continuing coincident with the common line of 110.663 acre tract and said 155.136 acre tract, a total distance of 357.53 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, coincident with the common line of the 110.663 acre tract and said 155.136 acre tract, the following three (3) courses:

- 1) S 4°55'47" W, a distance of 245.74 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set for an angle point of the herein described tract;
- 2) S 7°27'42" W, a distance of 3,038.31 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

- 3) S 7°32'52" W, a distance of 1,849.17 feet to a calculated point on the north line of The Lookout At Brushy Creek Subdivision as recorded in Cabinet "Q", Slides 288-298 of the Plat Records of Williamson County, Texas, being the existing centerline of Brushy Creek at the common corner of the 110.663 acre tract and said 155.136 acre tract, for the southeasterly corner of the herein described tract;

THENCE, coincident with the common line of the 110.56 acre tract and said Lookout at Brushy Creek, being along the meanders of the existing centerline of Brushy Creek, the following seven (7) courses:

- 1) N 65°25'37" W, a distance of 125.85 feet to a calculated point for an angle point of the herein described tract;
- 2) N 68°44'14" W, a distance of 197.02 feet to a calculated point for an angle point of the herein described tract;
- 3) N 33°01'15" W, a distance of 224.53 feet to a calculated point for an angle point of the herein described tract;
- 4) N 49°09'39" W, a distance of 101.83 feet to a calculated point for an angle point of the herein described tract;
- 5) N 62°50'43" W, a distance of 104.77 feet to a calculated point for an angle point of the herein described tract;
- 6) N 76°34'16" W, a distance of 209.29 feet to a calculated point for an angle point of the herein described tract;
- 7) N 82°19'07" W, a distance of 51.03 feet to a calculated point at the common corner of the 110.663 acre tract and a called 59 acre tract of land as conveyed unto Thomas A. Gola in Document Number 9814517 of the Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described tract;

THENCE, N 7°41'52" E, departing said common line, coincident with the common line of the 110.663 acre tract and said 59 acre tract, a distance of 1,139.04 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, N 7°55'51" E, continuing coincident with said common line, passing at a distance of 1,832.08 feet a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the common corner of the 59 acre tract and a called 24.00 acre tract of land as conveyed unto John Gola Jr. in Document Number 2003030745 and corrected in Document Number 2003108665 both recorded in the Official Public Records of Williamson County, Texas, and continuing coincident with the

common line of the 110.663 acre tract and said 24.00 acre tract, a total distance of 1,910.38 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, N 7°39'55" E, continuing coincident with the common line of the 110.663 acre tract and the 24.00 acre tract, passing at a distance of 1,204.18 feet a 1/2- inch iron rod with a cap stamped "RPLS 1433" found at the common corner of the 24.00 acre tract and the aforementioned 24.17 acre tract, and continuing coincident with the common line of the 110.663 acre tract and said 24.17 acre tract a total distance of 1,695.55 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set for an angle point the herein described tract;

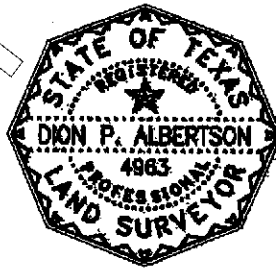
THENCE, N 7°55'13" E, continuing coincident with said common line, a distance of 201.76 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set for an angle point of the herein described tract;

THENCE, North 7°37'16" East, continuing coincident with said common line, a distance of 473.58 feet to the **POINT OF BEGINNING** and containing 110.56 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83, There is a plat of survey with like job number and date

Dion P. Albertson

Dion P. Albertson RPLS Number 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPLS Licensed Surveying Firm Number 10194490



9/4/2020

Date

Date: September 4, 2020
Project Number: 8009-00

EXHIBIT B**Permitted Exceptions****Permitted Exceptions for Tract 1:**

1. Water/wastewater line easement granted to City of Hutto, Texas, as set forth and defined by instrument recorded under Document No. 2007097044, Official Public Records of Williamson County, Texas.
2. Any unrecorded easement that may be evidenced by presence of overhead electric line, power poles and guys on Tract 3 as shown on the Existing Surveys.

Permitted Exceptions for Tract 2:

1. Water/wastewater line easement dated April 19, 2008, granted by Thomas Gola et al to City of Hutto, Texas, recorded under Document No. 2008030980, Official Public Records of Williamson County, Texas.
2. Any unrecorded easement that may be evidenced by presence of overhead electric line, power poles and guys on Tract 2 as shown on the Existing Surveys.

Permitted Exceptions for Tract 3:

1. Easement dated January 19, 1950, from H.E. Gainer to Texas Power & Light Company, recorded in Volume 362, Page 98, Deed Records of Williamson County, Texas.
2. Water/wastewater line easement dated November 20, 2007, granted by Bigon Implement Company, Inc. to City of Hutto, Texas, recorded under Document No. 2007099312, Official Public Records of Williamson County, Texas.
3. Electric line easement and right of way dated April 12, 2010, granted by Bigon Implement Co., Inc. to LCRA Transmission Services Corporation, recorded under Document No. 2010042890, Official Public Records of Williamson County, Texas.
4. Fences bounding Tract 1 but outside the boundary of Tract 1 as shown on the Existing Surveys.
5. Any unrecorded easement that may be evidenced by presence of overhead electric line and power poles crossing north line of Tract 1 as shown on the Existing Surveys.

Permitted Exceptions for all Tracts:

1. Development Agreement entered into effective April 1, 2021 by and between the City of Hutto, Texas, a home rule city organized under the laws of the State of Texas, and WMV 1660, LLC, a Texas limited liability company, and its successors and assigns, recorded under Document No. 2021058913, Official Public Records of Williamson County, Texas.

2. A certain Agricultural Lease between WMV 1660, LLC, as Landlord, and Gola Bros Farms, LLC, as Tenant.
3. Rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds.
4. Easement granted to Texas Power & Light Company described in Volume 353, Page 40, Deed Records of Williamson County, Texas.
5. Easement granted to Texas Power & Light Company described in Volume 353, Page 41, Deed Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021074553

Pages: 16 Fee: \$77.00
05/19/2021 09:50 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

RESOLUTION NO. R-2021-070

A RESOLUTION APPROVING THE PLAT KNOWN AS "GOLA PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

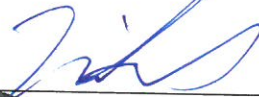
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

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

that the Hutto City Council hereby approves the resolution for the plat known as "Gola Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 6th day of the month May, 2021.

THE CITY OF HUTTO, TEXAS



Mike Snyder, Mayor

ATTEST:



Holly Nagy, City Secretary





SUBMITTAL DATE	09-17-2020
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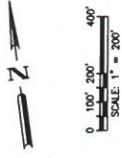
OVERALL WASTEWATER PLAN

GOLA PRELIM
HUTTO, TEXASBOB, INC.
701 DIRECTORS BOULEVARD, SUITE 1000

DESIGNED BY:	DAZ
REVIEWED BY:	TUM

[illegible]

GOLA
PRELIMINARY PLAT

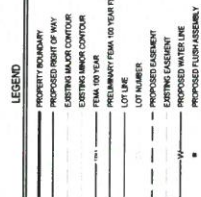


LEGEND

PROPERTY BOUNDARY
PROPOSED RIGHT OF WAY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
FEMA 100 YEAR
PRELIMINARY FEMA 100 YEAR
LOT LINE
LOT NUMBER
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED UNSTATED EASEMENT



	DAT1	NOL#&C089B	KIRI	DALZ	DALZ
MAY				ASSIGNED BY:	POWER BY:
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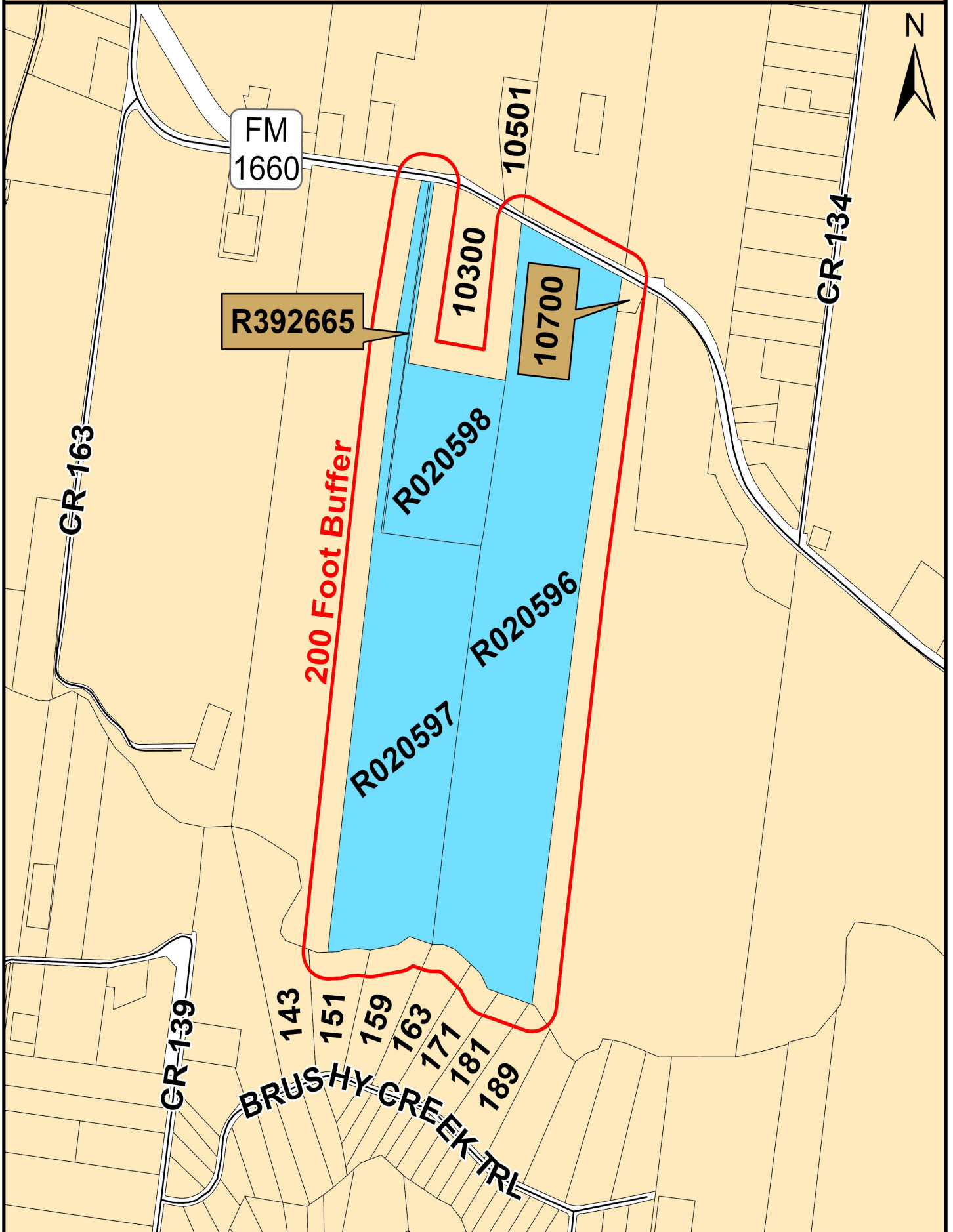


09-17-2020	DATE
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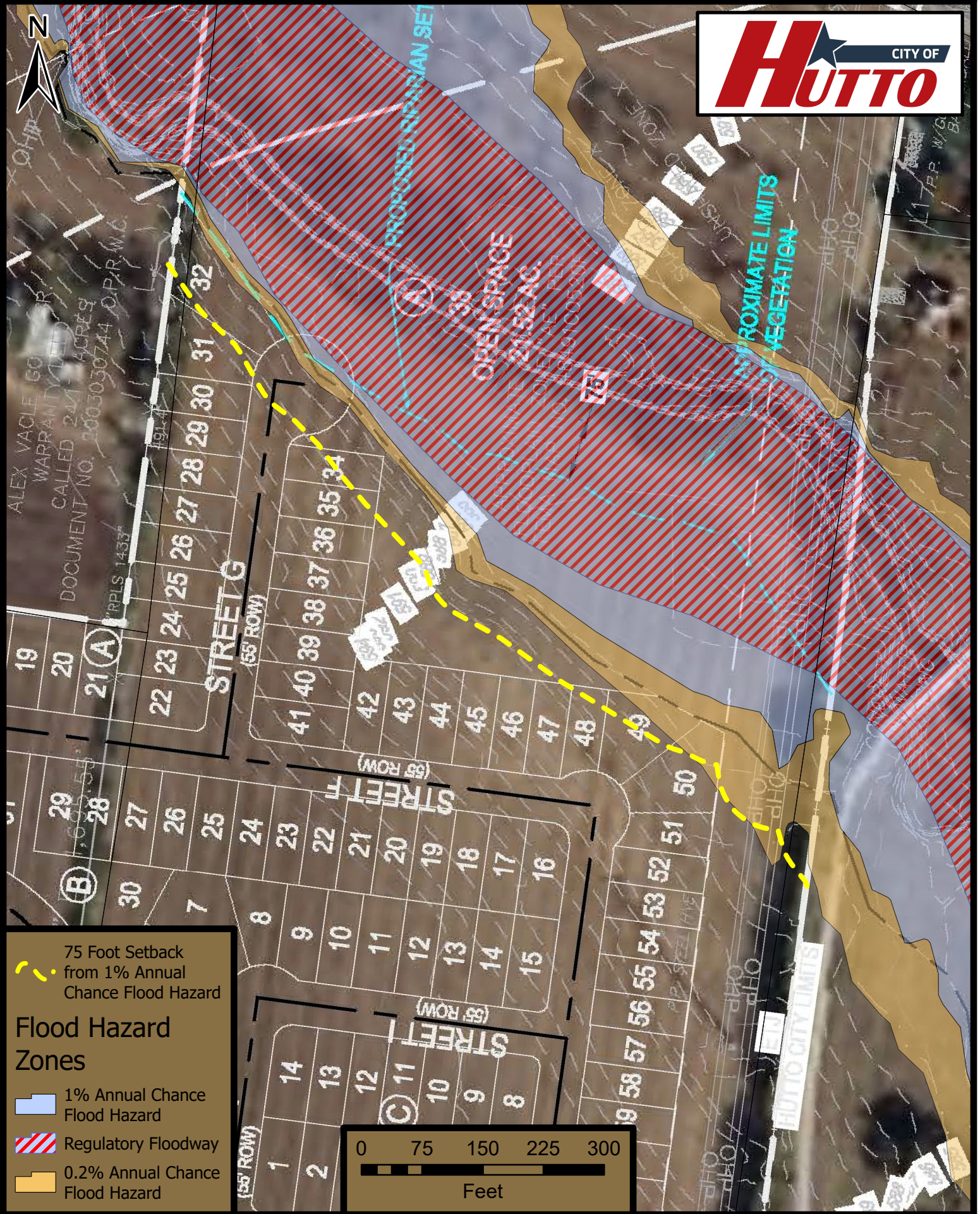


SHEET
6 OF 7

Gola Variance Request



Gola (75 Foot Setback from Cottonwood Creek)



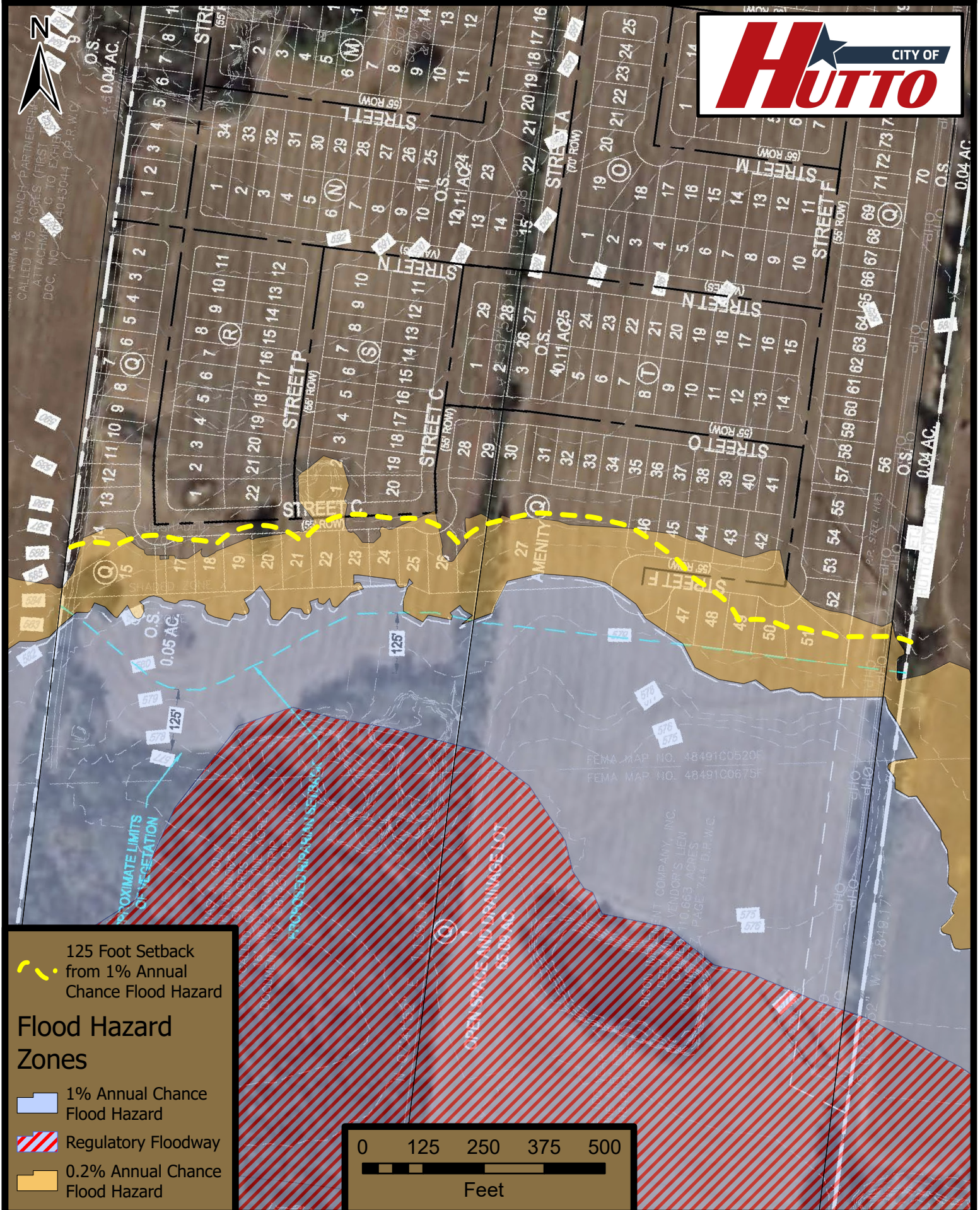
75 Foot Setback
from 1% Annual
Chance Flood Hazard

Flood Hazard Zones

- 1% Annual Chance
Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance
Flood Hazard

0 75 150 225 300
Feet

Gola (125 Foot Setback from Brushy Creek)



Autumn Speer

From: Dina Gachman <dinagachman@gmail.com>
Sent: Wednesday, September 8, 2021 2:41 PM
To: Planning
Subject: Gola Primary Plat

Gola Primary Plat hearing 9/21/21
Dina and Jerett Zipin
163 Brushy Creek Trl
Hutto TX 78634
The Lookout at Brushy Creek

We strongly OPPOSE the decrease of the riparian setback along the creek. For one, deforestation, building and altering the land near the creek will increase the flood risk not just for residents like us, but for people on the other side, in the new development.

There are also species of salamanders, fish, and wildlife that count on the current habitat to survive and altering the land and coming closer to the creek will severely impact them.

There will be so many residents in the new subdivision, coming closer to the creek will impact:
flooding
safety/trespassing
light pollution
noise pollution

We are 100% against the decrease in any form
Thank you
Dina and Jerett Zipin

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Autumn Speer

From: orbie welch <orbiewelch52@gmail.com>
Sent: Wednesday, September 8, 2021 3:51 PM
To: Planning; orbie welch
Subject: Hutto Gola Variance Request - 151 Brushy Creek Trail
Attachments: flood2.jpg; flood1.jpg

September 8, 2021

Hi,

Case Name: Gola Variance Request
Hearing Date: 9.21.2021

Orbie and Laura Welch
151 Brushy Creek Trail
Hutto, TX

We received the letter concerning the variance.

It is not clear if you are requesting to not have any setback from Brushy Creek or a change in distance?

Do you know if the builder plans to remove the woods across from 151 Brushy creek trail?
Can you provide a plot of how the 576 residential lots will fit on the 197.83 acres? It would be helpful to see exactly how it will be. This might change our mind.

I have been at 151 since around 2002. I have seen the creek flood a number of times. Meaning it went over the banks and extended into my property at least 200 feet. I have attached a few photos. The properties east of mine had it covered even more. Will you require everyone in the floodplain to purchase flood insurance? The mortgage company will.

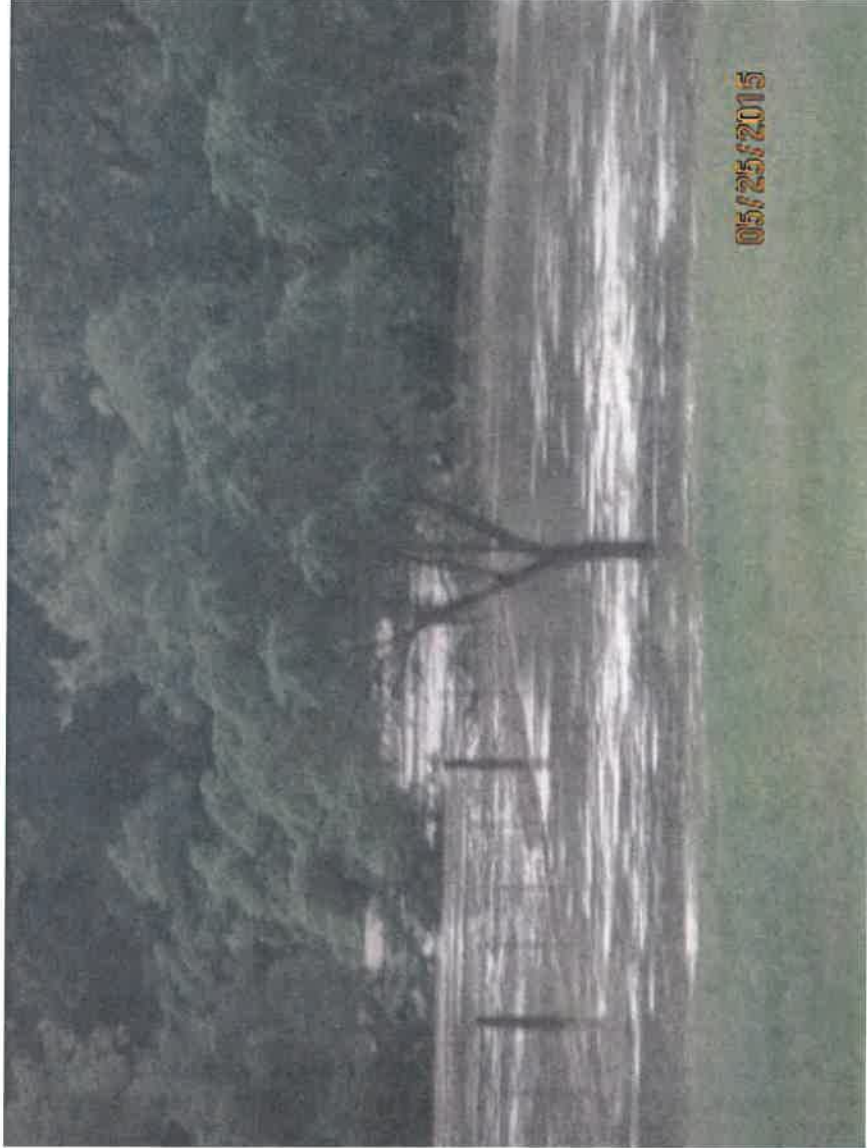
The woods along the creek have been disappearing for years. Not sure what the cause is. I have been using a wildlife camera for the last 10 years and have seen a variety of animals. Example: Coyotes, bobcats, deer, smaller animals like racoon, skunk, fox, possums, etc. I am concerned that a large development like this will cause the animals moving back and forth on the creek to disappear. We have hawks, waterfowl and owls that live in the area. We can also see fish. I am concerned that runoff from the new streets, etc. will pollute the water if the setbacks are moved. The streetlights may cause the birds to move elsewhere, and stars disappear.

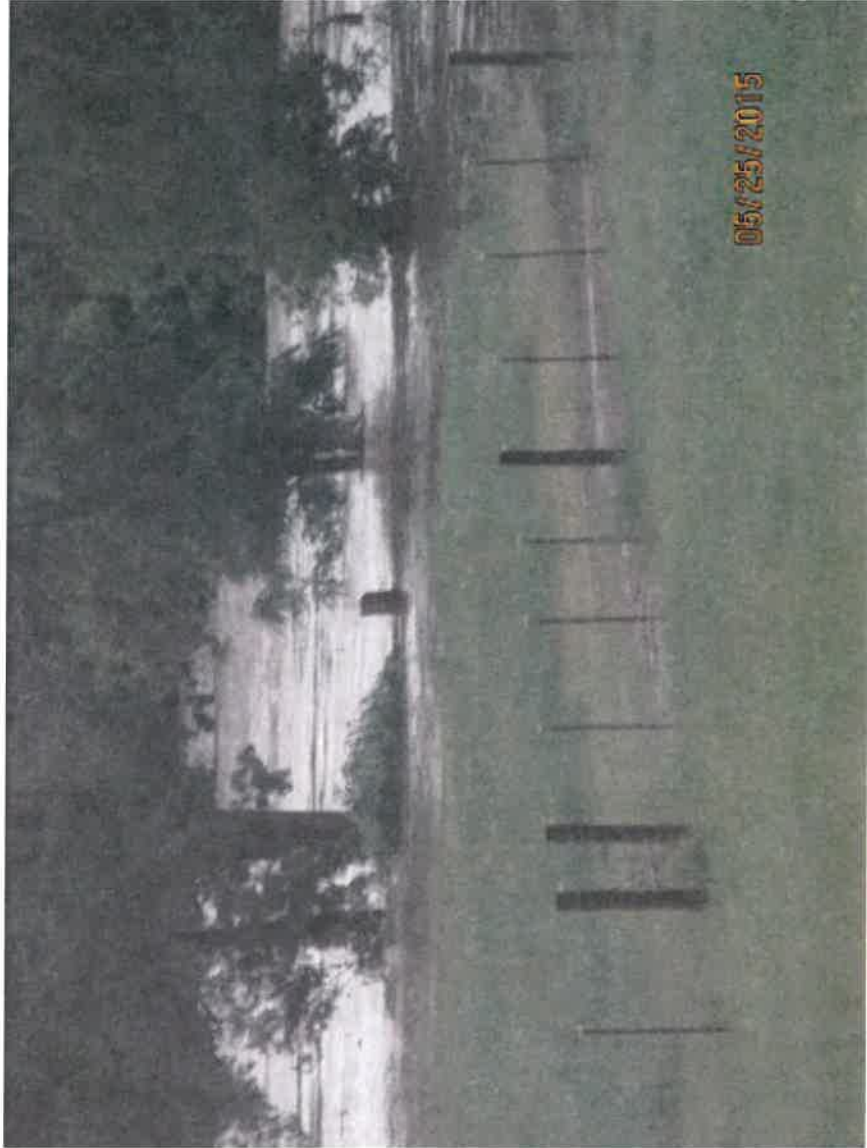
I understand the need for housing. However, there is a cost associated with too many homes on a small area of land. More homes mean more traffic, more schools, more infrastructure, etc. Is this approach sustainable? Perhaps fewer homes and then a park along the creek instead of simply ignoring the reason the variant was put there in the first place.

If you could not build the wastewater treatment plant in the flood plan, why is it ok to build homes?

So, my wife and I, OBJECT to the variance request.

Sincerely,





Autumn Speer

From: Kevin and Charlotte Igo <igeaoux@gmail.com>
Sent: Wednesday, September 8, 2021 4:34 PM
To: Planning
Subject: Gola Preliminary Plat opposition

Please accept this email as my opposition to the Gola Preliminary Plat plan.

This plan as proposed will destroy the ecological system in the area, congest traffic on very narrow roads, and place many new homes in a flood plain.

The placement of additional homes around the creek will completely disrupt the habitat of countless wildlife and will also place additional flood dangers to both sides of the creek due to the presence of hardscapes (streets, sidewalks, house foundations) that will further restrict natural water absorption.

Respectfully,

Kevin and Charlotte Igo
201 Comanche Cir, Hutto
The Lookout at Brushy Creek

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Autumn Speer

From: Pete THOMSEN <petethomsen@yahoo.com>
Sent: Thursday, September 16, 2021 1:42 PM
To: Planning
Subject: Gola variance request

Gola preliminary plat
Public hearing date: September 21, 2021

Pete Thomsen
181 Brushy Creek Trl
Hutto, TX

I object due to flooding concerns.

Question: what is the current Riparian setback and what is the variance request. That info is not in the notice.

Kind Regards,
Pete Thomsen
Petethomsen@yahoo.com

Autumn Speer

From: Dina Gachman <dinagachman@gmail.com>
Sent: Wednesday, October 13, 2021 11:01 AM
To: Planning
Subject: Gola Preliminary Plat response

Case: gola preliminary plat
Heading: October 26 2021
Dina and Jerett Zipin
163 Brushy Creek Trl
Hutto 78634

Against any variances for environmental and flood risk reasons. I have talked to people at Texas Conservation Society and Army Corps of Engineers and they strongly warn against any variance or changing existing foliage or land of any kind

Sent from my iPhone

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https://us3.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=34140897-nS7uibmL7SLb&r_address=anning%40huttotx.gov&report=

Autumn Speer

From: Darlene Hello <dhello@att.net>
Sent: Monday, November 15, 2021 6:01 PM
To: Planning
Subject: Gola Preliminary Plat

Hearing Date: 12/1/2021
Case Name: Gola Preliminary Plat
Name: Swindoll Investments LP
Darlene Hello, President
10109 Hidden Meadow Drive,
Austin TX 78750

X I am in favor of the approval



Darlene Hello, REALTOR®
JOHN HORTON REALTY
dhello@att.net
512-940-6105

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Reasons Not to Encroach on Brushy Creek
By Dina Zipin, resident of 163 Brushy Creek Trl

Hi there,

I'm a resident of Brushy Creek Trl, and a sixth generation Texan. I love this state and I love the land. I also understand that progress can be good, but I also see how devastating it can be. We likely can't prevent a development from being built across the creek, but we are asking that the development (streets/homes/amenities) not come any closer to the creek, and that no trees, brush or vegetation of any kind be touched.

Brushy Creek in Hutto is a piece of paradise. It's one of the few places in central Texas that have not been destroyed by overdevelopment, and you have a chance to prevent that from happening. It has been cited in books as one of the "unsung gems" of Texas, and one of the top secret fly fishing spots in the country. It has been called "catalogue perfect."

To us, the creek is not just another squiggly line on a map. It's home to Guadalupe bass (the state's official fish), plus countless other land and sea creatures that depend on its waters, banks and vegetation to live and reproduce. We see wild hogs, coyotes, deer, heron, turtles, migratory birds and more. Removing any vegetation or building close to the creek will undoubtedly harm those species abilities to hunt, reproduce, and eat.

Janice Bezanson, Senior Policy Director at Texas Conservation Alliance told me: "Clearing vegetation and placing structures close to Brushy Creek would inevitably cause more environmental harm than leaving a greenbelt. The streamside vegetation is crucial for preventing erosion and runoff pollution. The native vegetation stabilizes the creek bank, avoiding erosion. Erosion causes stream sedimentation, which harms water quality and impacts aquatic life."

That's not even to mention the potential massive flooding on both sides of the creek. We have seen how quickly the creek floods with just one semi heavy rain, and that threat is real.

I love this land, and the people moving into that development will possibly never know or love the Texas that I love, and that I am sure you love too. Please don't let Hutto lose its charm and become another Austin, with the charm bulldozed right out of it. We're raising our son here not so we can point to more homes, but so that he can experience the land I grew up loving. Please do the right thing for Hutto, and for the residents who love it and take care of it for future generations. We really wanted to be at the meeting and planned to be at the previous meetings, but we are out of town December 1 and are so sorry to miss it. Thanks so much for your time and consideration,

Dina, Jerett and Cole Zipin
163 Brushy Creek Trl



**SURROUNDING
PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE
ZONING BOARD OF ADJUSTMENT MEETING**

PUBLIC HEARING DATE: **NOVEMBER 23, 2021**
PUBLIC HEARING TIME: **7:00 PM**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**

Notice is hereby given to all interested persons that the **HUTTO ZONING BOARD OF ADJUSTMENT** will hold a public hearing regarding a variance request for the **Gola Preliminary Plat**, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here:

http://www.huttotx.gov/residents/services/zoning_board_of_adjustment_agendas_and_minutes.php
. You may also do one of the following before the meeting date:

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

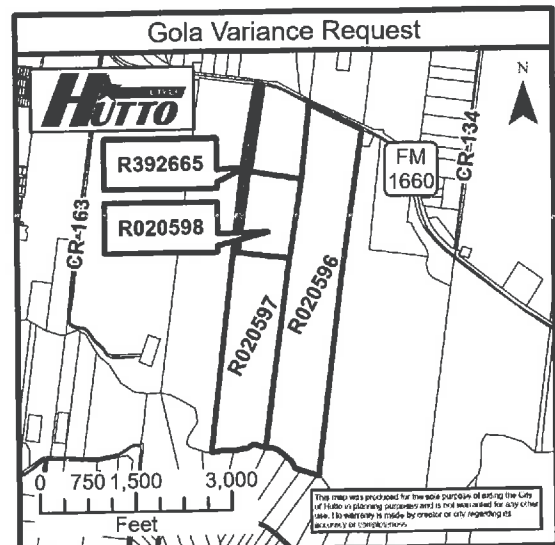
Project Name: The variance request for the **Gola Preliminary Plat**, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Name: Jesse Carlou

Address: 143 Brushy Creek Trail Hutto, TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT** Write comments below, if needed please attach additional pages.





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SURROUNDING PROPERTY OWNER'S RESPONSE

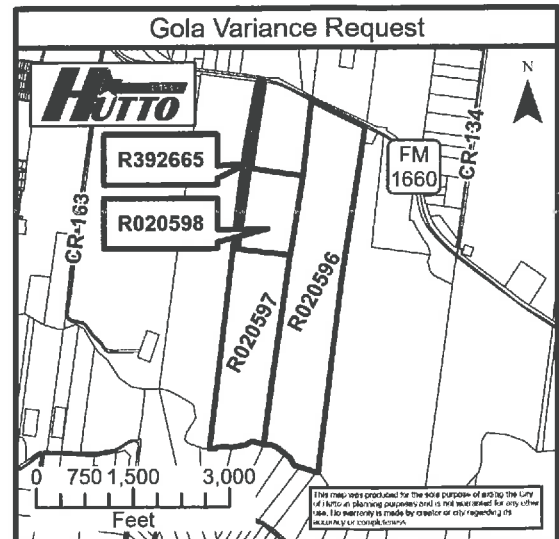
Project Name: The variance request for the **Gola Preliminary Plat**, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Name: Dina & Jerrett Zupin

Address: 163 Brushy Creek Trl 78634

☐ I AM IN FAVOR

☒ **OBJECT** Write comments below, if needed please attach additional pages.



AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action for a variance request for the Thomison Preliminary Plat, 53.12 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133 to decrease the 75' Riparian setback required from an unnamed tributary of Mustang Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Meeting: Wednesday, December 1, 2021

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Thomison property is approximately 53 acres and includes 146 residential lots. The subject property was annexed in October 2021 and is zoned SF-1.

SUMMARY OF REQUEST:

The applicant also submitted for preliminary plat approval in October. The plat is pending based on the determination of this variance.

UDC 10.403.4.3 Requires Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100-year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft. – **Applies - Unnamed Tributary of Mustang Creek**
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

Riparian Setbacks are in **addition** to floodplain designation and serve to preserve the quality of the natural state of the floodplain area. Natural riparian setbacks are preserved to help to stabilize stream banks, limit erosion, reduce flood size flows and/or filter and settle out runoff pollutants.

Natural riparian areas are almost always occupied by trees and shrubs that hang over the water, providing shade. The shade keeps water cooler and cool water is essential for healthy fish and other aquatic species. Natural riparian areas also provide critical food and shelter for many kinds of land-going animals and the plants that support them. When natural riparian vegetation is disturbed or removed both animals and plants lose essential habitat. There are other important health and safety benefits that come from protecting streams, lakes and wetlands. When plants are removed along the shores of streams, or soils are dug up, erosion is very likely to happen. Not only does spoiled water

AGENDA ITEM REPORT



harm fish and other stream animals, but water moves faster when vegetation is gone. This increases the risk of erosion and flooding and the chance streams will move, which often puts homes and other developments in harm's way. Healthy riparian corridors are an important part of flood prevention. Preserving the riparian setback and allowing for the natural vegetation, trees, shrubs and animals to thrive in this location would be a positive for the area.

The Thomison tract contains one waterway, an unnamed tributary to the south fork of Mustang Creek.

This tributary requires a 75 ft riparian setback. The required setback is measured from edge of the 100-year flood plain (Zone AE). The site has very little natural riparian area remaining outside of the adjacent property to the creek. The agricultural use of the property has stripped much of this away.

The required setback would affect approximately 21 lots in this portion of the plat.

The applicant is proposing to stay out of the developed 100-year floodplain.

Neighbor Responses and Notification

9 notifications were sent out to property owners within 200' of this site. To date we have received no responses.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

The proposed request does not meet the variance approval criteria.

- There are **no** unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

AGENDA ITEM REPORT



- Strict application of this code **does not** deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is **not** in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans.
- Conditions resulting in the request **are not** self-created by disregard or ignorance of this code. The applicants did try to address this issue with the annexation Development Agreement.
- The variance **would** confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is **not** the minimum necessary to grant relief.

Variance Approval conditions

Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Variance Request Application
2. Request Summary Letter
3. Review Criteria Letter
4. Riparian Setback Exhibit
5. Applicant Floodplain Photo
6. Owner's Deed Doc. No. 2018002933
7. 2021-10-20 Thomison Prelim
8. 200' Buffer Map



Variance Request Application

Must be accompanied by a Master Application

May 2019

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

PROJECT NAME: Thomison

PROPERTY ADDRESS: 1401 CR 132, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☒ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

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

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- **Approved variance is valid for one (1) year from date of approval.**
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date



October 21, 2021

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

Re: Riparian Setback Request Summary Letter
Thomison

On behalf of GFO Home, BGE is requesting a variance to 10.403.4.3 of the City of Hutto Unified Development Code related to riparian setbacks. Riparian corridors or buffer zones are established to protect waterways and aquatic resources from development impacts. Typically, the zones are measured from the centerline of the waterway and do not extend past the floodplain, where many times the belt of vegetation needed to provide filtration and reduce soil erosion has ceased.

The Thomison tract contains an unnamed tributary to the south fork of Mustang Creek. The 100-year floodplain is entirely contained within lots 12 and 24 and no floodplain modifications are proposed. Lot 12 on block A is dedicated as parkland to the city. Much of this area lacks the vegetation that riparian setbacks normally provide. The existing agriculture extends into the 100-yr floodplain as shown on the attached exhibit. Therefore, a riparian setback on this tract would not provide floodplain protection. In lieu of a riparian setback, the parkland, open space, and single-family lots will be revegetated which will improve the natural conditions (from previous use of agriculture) and provide filtration and erosion protection for the floodplain.

A variance from this requirement would be consistent with the variance granted to the neighboring subdivision of Mustang Creek, which also abuts the unnamed tributary to the south fork of Mustang Creek, just upstream (and west) of the subject property.

You may contact me at (980) 221-1553 or at aberry@bgeinc.com if you have any questions regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Adam Berry".

J. Adam Berry, P.E.
Project Manager
BGE, Inc.
TBPE Firm #F-1046



October 21, 2021

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

Review Criteria Letter
Thomison Variance Request

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

Response: Normally vegetation within a riparian setback protects the floodplain from erosion and provides filtration. The Thomison tract was previously developed for agricultural use, so the existing vegetation provides poor erosion and water quality protection. Nearby parcels (Mustang Creek subdivision) are in the same watershed and drain to the same drainage creek have been previously granted this variance.

2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

Response: The neighboring subdivision known as Mustang Creek (Preliminary Plat No. 1594-PLAT), dated October 9, 2019, was granted this variance from the Riparian Setback per Note 27 on the cover sheet of the Preliminary Plat. This subdivision drains to the same creek and is approximately 0.5 miles upstream of the subject property.

3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.

Response: The dedicated parkland and open space lots will be vegetated with dense grass which will provide better erosion and water quality protections than the current agricultural use. No floodplain modifications are proposed to the site.

4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.

Response: The developer has acknowledged the impact of the riparian setback on the feasibility of the project with previous discussions with staff. The developer was recently informed that the variance cannot be in the development agreement. This request acknowledges the requirements of UDC 10.403.4.3 and the importance of riparian setbacks. However, given the agricultural history of this land, the development of this project as shown will provide better erosion and water quality protections.

5. The variance does not confer special privilege that the UDC does not permit on other lands, structures, or buildings in the same zoning district.

Response: Thomison has similar vegetation and site conditions to Mustang Creek, which is located upstream along the same tributary. Mustang Creek received a variance from riparian setback on their preliminary plat, as previously mentioned. Therefore, granting this variance request will not confer special privilege that the UDC does not permit on other lands.

6. The variance is the minimum necessary to grant relief.

Response: Granting this variance request is the minimum necessary to grant relief for development. Removing the riparian setback requirements will allow the client to improve the natural conditions, build larger lots, and dedicate parkland to the city, as shown on the submitted plan.



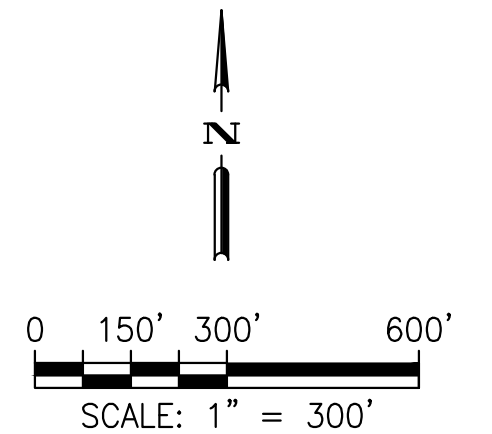
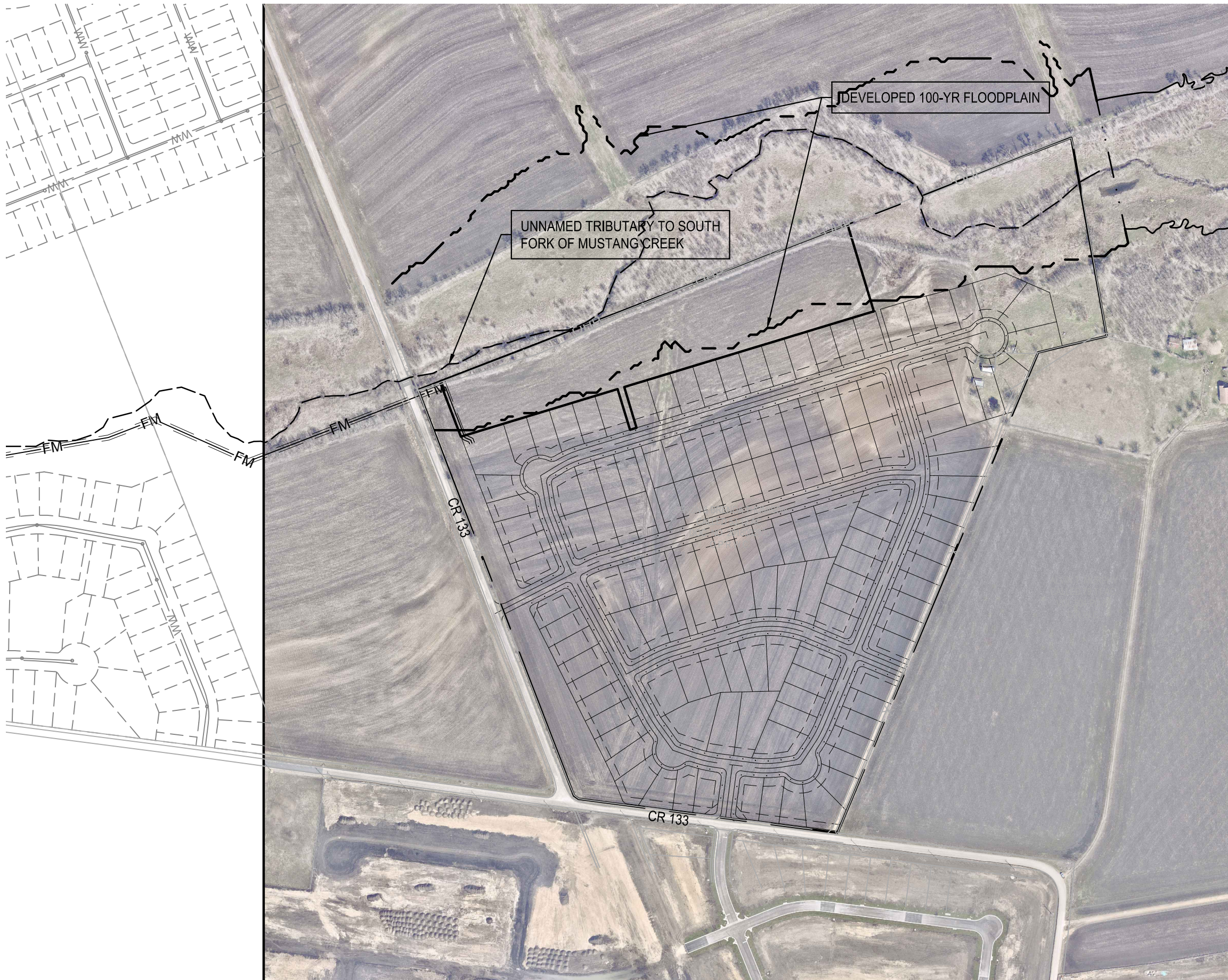
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Sincerely,

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J. Adam Berry, P.E.
Project Manager
BGE, Inc.
TBPE Firm #F-1046

G:\TXC\Projects\GFO_Home8829-00-Thomison_Prelim\LD101_CADD\05_Exhibits\Riparian Setback Exhibit New.dwg Layout: 24x36 Plotted: 10/21/2021 1:32:22 PM

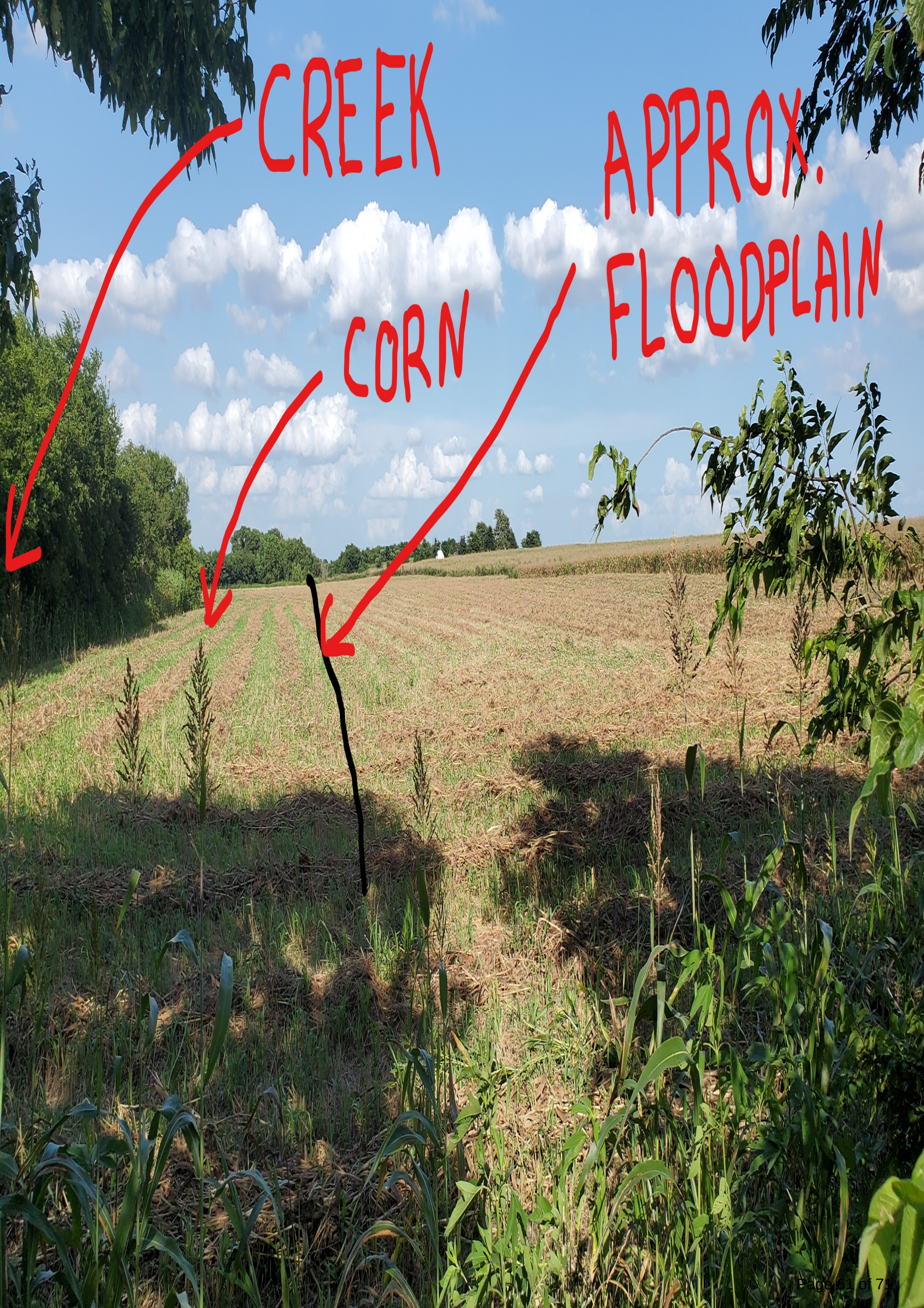


THOMISON
HUTTO, TEXAS

RIPARIAN SETBACK EXHIBIT

BGE, INC.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com





CREEK

APPROX.

FLOODPLAIN

CORN

GENERAL WARRANTY DEED

14665-17-02088
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: January 9, 2018

GRANTOR: Bobby L. Krueger and Sandra L. Krueger

GRANTOR'S MAILING ADDRESS:

2300 County Road 609, Hutto TX 78634

GRANTEE: Aaron Thomison and Brenda Thomison

GRANTEE'S MAILING ADDRESS:

301 Will Smith Drive Hutto, TX 78634

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2018 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,

successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

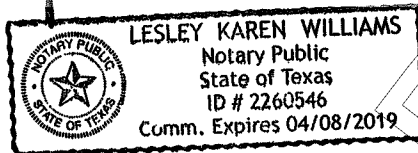
Bobby L. Krueger
Bobby L. Krueger

Sandra L. Krueger
Sandra L. Krueger

Acknowledgement

State of Texas
County of Williamson

January, 2018, by Bobby L. Krueger and Sandra L. Krueger, on the 9 day of



Lesley Karen Williams
Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 14665-17-02058

After Recording Return To:

North American Title
1 Chisholm Trail, Suite 3100
Round Rock, TX 78681
512-255-3550

Dj2058-sw

Exhibit "A"

FIELDNOTE DESCRIPTION

53.12 ACRE TRACT

Being a 53.12 acre tract of land in the Patrick O. Daugherty Survey, Abstract No. 184, Williamson County, Texas and being all of that certain called 51.62 acre tract of land described in a deed to Bobby L. Krueger, et ux, recorded in Instrument No. 2012101765 of the Official Records of Williamson County, Texas (ORWCT). Said 53.12 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod at a 4" wood fence corner post at the northwest corner of above mentioned 51.62 acre tract, same being the southwest corner of a 240.72 acre tract of land to Dwayne Krueger (Instrument No. 9753672 ORWCT), at or near the north line of said Daugherty Survey, same being the south line of the John Thomas Survey, Abstract No. 610, located in the east right-of-way line of County Road No. 133;

THENCE along the north line of said 51.62 acre tract, same being the south line of said 240.72 acre tract, at or near said common survey line, North 70 degrees 19 minutes 58 seconds East, a distance of 2053.54 feet to a found 5/8" iron rod at a 6" wood fence corner post at the northwest corner of a 79.11 acre tract of land to Alvin T. Murphy (504/62), Deed Records of Williamson county, Texas;

THENCE along the east line of said 51.62 acre tract, same being the west line of said 79.11 acre tract and generally along a fence, the following:

South 08 degrees 40 minutes 40 seconds East, a distance of 590.97 feet to a set ½" iron rod with yellow cap stamped "RPLS 5345" at a 6" wood fence corner post;

South 78 degrees 11 minutes 59 seconds West, a distance of 206.82 feet to a found concrete monument at a 4" wood fence corner post;

South 24 degrees 06 minutes 22 seconds West, a distance of 1526.95 feet to a set ½" iron rod with yellow cap stamped "RPLS 5345" at a 10" wood fence corner post located in the north right-of-way line of County Road No. 132;

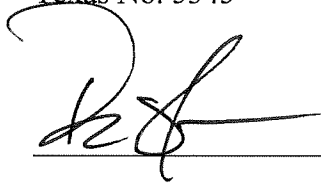
THENCE along the north right-of-way line of County Road No. 132 and generally along a fence, North 81 degrees 04 minutes 40 seconds West, a distance of 766.18 feet to a found 1" iron rod at an 8" wood fence corner post at a cut-back corner;

THENCE along said cut-back line and along a fence, North 53 degrees 40 minutes 01 seconds West, a distance of 16.23 feet to a found 1" iron rod at an 8" wood fence corner post located in the east right-of-way line of County Road No. 133;

THENCE along the east right-of-way line of County Road No. 133 and generally along a fence, North 19 degrees 34 minutes 09 seconds West, a distance of 1274.32 feet to the **POINT OF BEGINNING**, containing 53.12 acres of land.

All bearings recited herein are referenced to Geodetic North.

May 26, 2017
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018002933

Pages: 5 Fee: \$33.00
01/10/2018 02:11 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

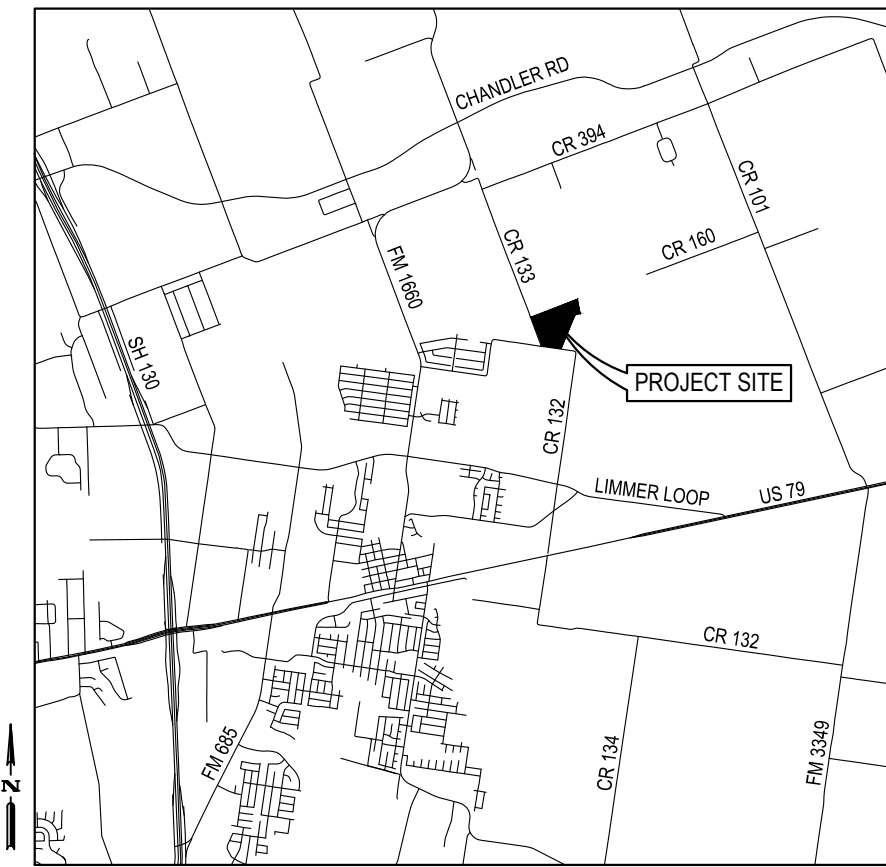
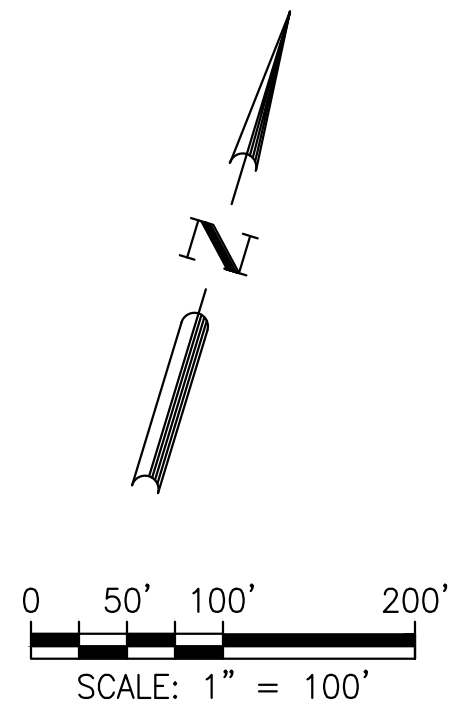
OWNERS:
AARON & BRENDA THOMSON
301 WILL SMITH DRIVE
HUTTO, TX 78634-4053
PHONE: 512-248-1617

DEVELOPER:
GFO HOME, LLC
2750 BURBANK ST.
DALLAS, TX 75235
CONTACT NAME: KEVIN YOUNGBLOOD
CONTACT PHONE: 214-450-8945

ENGINEER/SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

THOMISON SUBDIVISION ESTATES OF HUTTO

PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
1	PRELIMINARY PLAT
2	WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN
3	OVERALL STORM DRAIN PLAN
4	LOT TABLES AND SETBACKS

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED FACE OF CURB
- BUILDING SETBACK LINE
- 1% ANNUAL CHANCE FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC DATED JULY 2021

PRELIMINARY 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.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES WILL BE DEDICATED ON THE FINAL PLAT.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL REAR LOT LINES WILL BE DEDICATED ON THE FINAL PLAT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE 5' IN WIDTH.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE U.D.C., AS AMENDED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- UTILITY NOTES:
WITHIN CCN
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.
OUTSIDE CCN
WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0510F EFFECTIVE DATE DECEMBER 20, 2019.
- 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 TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY OF HUTTO STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE FLOOD STUDY DATED JULY 2021 BY BGE, INC.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE MAXIMUM IMPERVIOUS COVER ALLOWED ON EACH LOT IS 55%.
- ALL OPEN SPACE, GREENLINKS, AND DRAINAGE LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL STREET TREES WITHIN THE SUBDIVISION WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- BEARING BASIS:
NAD 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
SCALE FACTOR OF 0.99998116, ORIGIN (0,0)
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED: SF-1
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER JONAH
WASTEWATER CITY OF HUTTO
GAS ATMOS
ELECTRIC ONCOR
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES WILL BE DEDICATED ON THE FINAL PLAT.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

PLANNING AND ZONING COMMISSION CHAIR

THIS PLAT WAS APPROVED FOR RECORDING BY
THE HUTTO PLANNING AND ZONING COMMISSION
ON THE _____ DAY OF _____, 2021.

RICHARD HUDSON, P&Z CHAIR

DESIGN	DATE	REV	DESCRIPTION
DESIGNED BY:	MKS		
REVIEWED BY:	JAB		
DRAWN BY:	MKS		

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TELEPHONE: 512-879-0400
WWW.BGEINC.COM

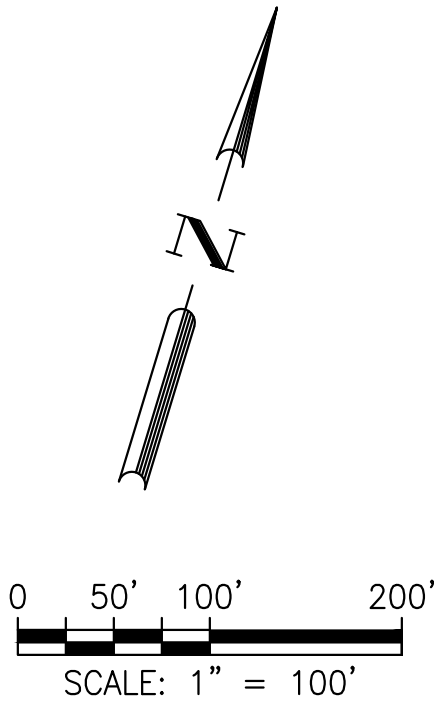
**THOMISON SUBDIVISION
HUTTO, TEXAS**

PRELIMINARY PLAT

120743
PLANNING AND ZONING COMMISSION
10/21/2021

1 OF 4

WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN



- | <u>LEGEND</u> | |
|------------------|--|
| _____ | PROPERTY BOUNDARY |
| _____ XXX _____ | MAJOR ELEV. CONTOUR |
| _____ | MAJOR ELEV. CONTOUR |
| | PROPOSED SIDEWALK |
| _____ | PROPOSED FACE OF CURB |
| ----- | BUILDING SETBACK LINE |
| _____ | 1% ANNUAL CHANCE FLOODPLAIN
PER DRAINAGE STUDY BY BGE,
INC DATED JULY 2021 |
| _____ W _____ | PROPOSED WATER |
| _____ W _____ | EXISTING WATER |
| ← _____ WW _____ | PROPOSED GRAVITY WASTEWATER |
| _____ FM _____ | PROPOSED FORCE MAIN |

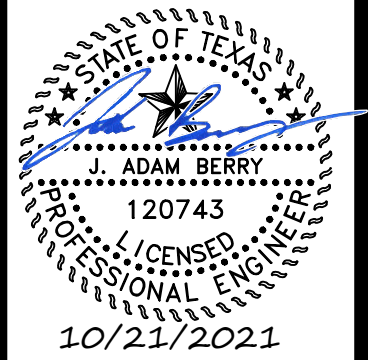


DESIGNED BY:	MKS
REVIEWED BY:	JAB
DRAWN BY:	MKS



THOMSON SUBDIVISION
HUTTO, TEXAS

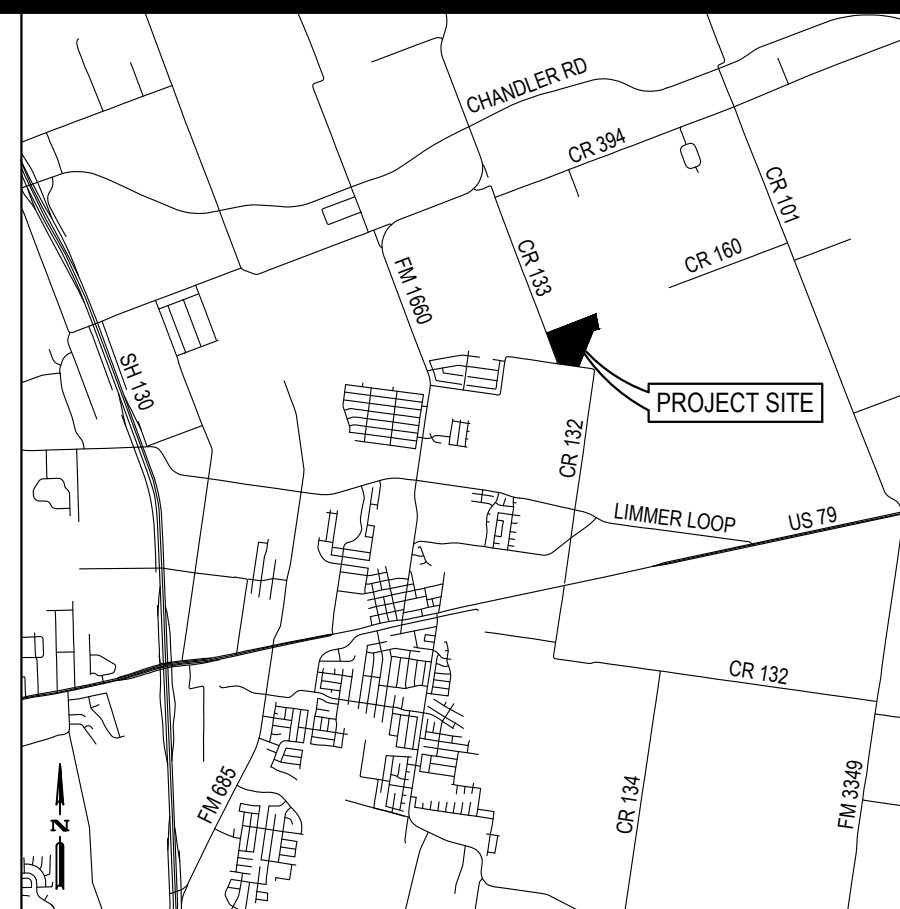
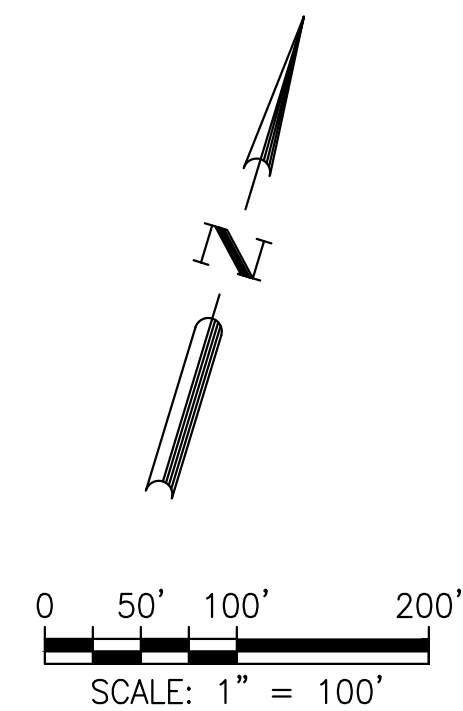
WATER DISTRIBUTION &
WASTEWATER COLLECTION PLAN



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THOMISON SUBDIVISION

OVERALL STORM DRAIN PLAN



VICINITY MAP
N.T.S.

- LEGEND**
- | | |
|-------------|--|
| ===== | PROPERTY BOUNDARY |
| ----- | MAJOR ELEV. CONTOUR |
| - - - - - | MAJOR ELEV. CONTOUR |
| | PROPOSED SIDEWALK |
| ===== | PROPOSED FACE OF CURB |
| ----- | BUILDING SETBACK LINE |
| - . - . - . | 1% ANNUAL CHANCE FLOODPLAIN
PER DRAINAGE STUDY BY BGE,
INC DATED JULY 2021 |
| ===== | PROPOSED STORM DRAIN |
| ----- | SSL |

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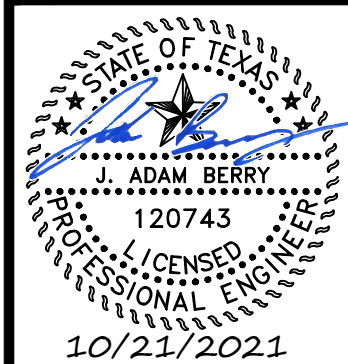
DESIGNED BY:	MKS
REVIEWED BY:	JAB
DRAWN BY:	MKS



BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

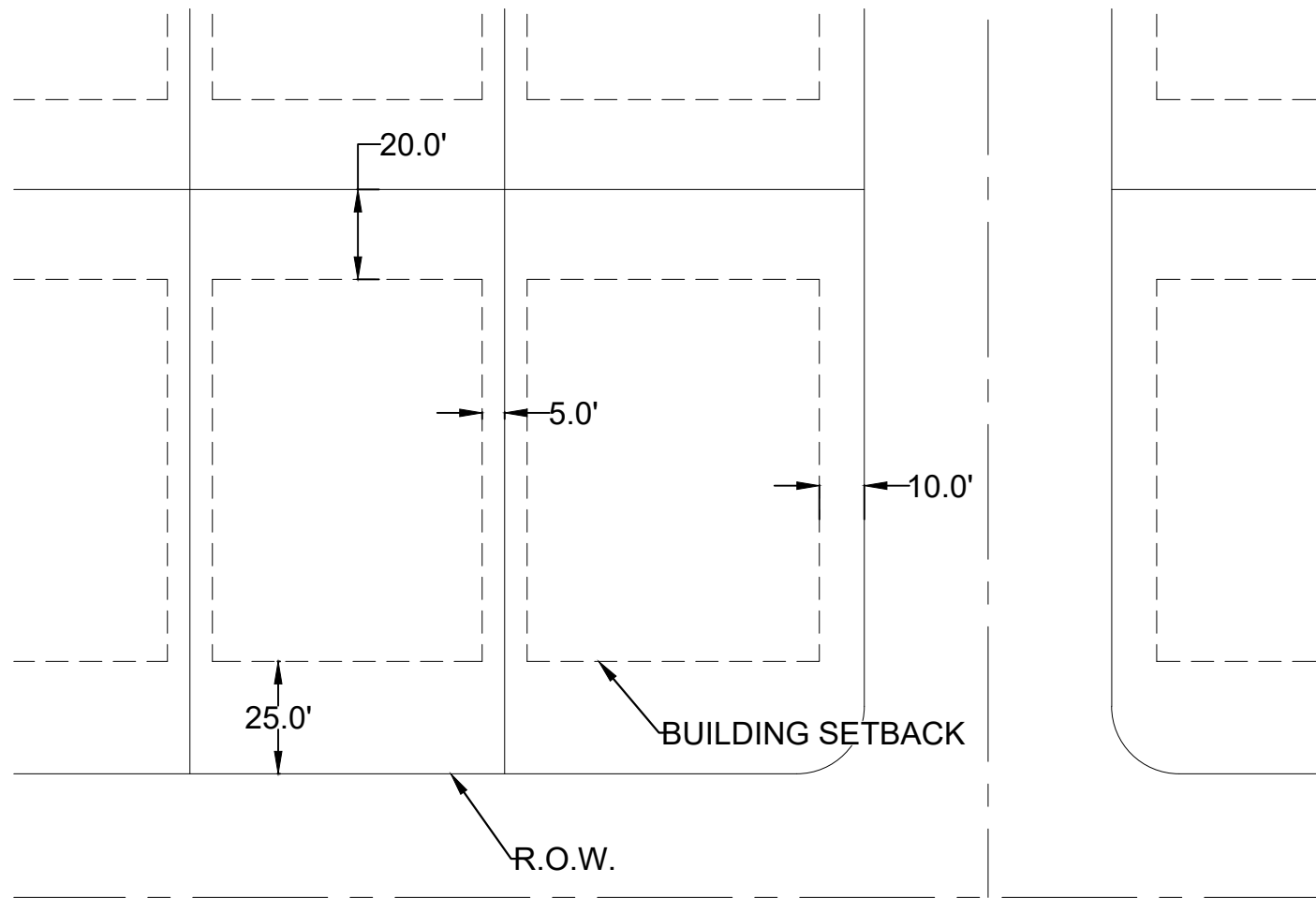
**THOMISON SUBDIVISION
HUTTO, TEXAS**

OVERALL STORM DRAIN PLAN



G:\TXC\Projects\GFO_Home\8829-00_Thomison_Prelim\DW01_CADD\01_Shts\8829-00-C-PRLM.dwg Layout: LOT TABLES AND SETBACKS Plotted: 10/20/2021 2:46:17 PM

TYPICAL BUILDING SETBACKS



STREET SUMMARY TABLE				
STREET NAME	LENGTH	CLASSIFICATION	ROW WIDTH	PAVING WIDTH
COUNTY ROAD 133	1,322 LF	MAJOR ARTERIAL	136' (DEDICATION VARIES)	ROW DEDICATION ONLY, NO PAVING IMPROVEMENTS
MONTEFORTE ROAD	58 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
SAGE STREET	383 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
OREGANO ROAD	800 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
CAYENNE LANE	1,270 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
LEMONGRASS DRIVE	867 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
GINGER STREET	1,321 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
TARRAGON DRIVE	1,375 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 1	SF	9581
BLOCK A LOT 2	SF	7802
BLOCK A LOT 3	SF	8397
BLOCK A LOT 4	SF	8115
BLOCK A LOT 5	SF	8651
BLOCK A LOT 6	LIFT STATION	17795
BLOCK A LOT 7	SF	8598
BLOCK A LOT 8	SF	9040
BLOCK A LOT 9	SF	8835
BLOCK A LOT 10	SF	8751
BLOCK A LOT 11	SF	8751
BLOCK A LOT 12	PARKLAND/OPEN SPACE/DE LOT	282250
BLOCK A LOT 13	SF	8751
BLOCK A LOT 14	SF	8751
BLOCK A LOT 15	SF	8751
BLOCK A LOT 16	SF	8751
BLOCK A LOT 17	SF	8751
BLOCK A LOT 18	SF	8751
BLOCK A LOT 19	SF	8751
BLOCK A LOT 20	SF	8751
BLOCK A LOT 21	SF	8751

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 22	SF	8751
BLOCK A LOT 23	SF	8751
BLOCK A LOT 24	OPEN SPACE/DE LOT	245765
BLOCK A LOT 25	SF	8751
BLOCK A LOT 26	SF	8707
BLOCK A LOT 27	SF	8539
BLOCK A LOT 28	SF	8061
BLOCK A LOT 29	SF	13196
BLOCK A LOT 30	SF	15235
BLOCK A LOT 31	SF	13653
BLOCK A LOT 32	SF	11788
BLOCK A LOT 33	SF	11513
BLOCK A LOT 34	SF	13200
BLOCK A LOT 35	SF	10352
BLOCK A LOT 36	SF	9100
BLOCK A LOT 37	SF	9100
BLOCK A LOT 38	SF	17067
BLOCK A LOT 39	SF	13243
BLOCK A LOT 40	SF	10375
BLOCK A LOT 41	SF	8999
BLOCK A LOT 42	SF	8013

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 43	SF	7801
BLOCK A LOT 44	SF	7801
BLOCK A LOT 45	SF	7801
BLOCK A LOT 46	SF	7801
BLOCK A LOT 47	SF	7801
BLOCK A LOT 48	SF	9553
BLOCK B LOT 1	SF	9928
BLOCK B LOT 2	SF	7810
BLOCK B LOT 3	SF	7802
BLOCK B LOT 4	SF	7802
BLOCK B LOT 5	GL/WWE/DE	6501
BLOCK B LOT 6	SF	7802
BLOCK B LOT 7	SF	7802
BLOCK B LOT 8	SF	7802
BLOCK B LOT 9	SF	7802
BLOCK B LOT 10	SF	7802
BLOCK B LOT 11	SF	7802
BLOCK B LOT 12	SF	7802
BLOCK B LOT 13	SF	7802
BLOCK B LOT 14	SF	7802
BLOCK B LOT 15	SF	7802

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK B LOT 16	SF	7802
BLOCK B LOT 17	SF	11140
BLOCK B LOT 18	SF	12175
BLOCK B LOT 19	SF	7855
BLOCK B LOT 20	SF	7800
BLOCK B LOT 21	SF	7800
BLOCK B LOT 22	SF	7800
BLOCK B LOT 23	SF	7800
BLOCK B LOT 24	SF	7800
BLOCK B LOT 25	SF	7800
BLOCK B LOT 26	SF	7800
BLOCK B LOT 27	SF	7800
BLOCK B LOT 28	SF	7800
BLOCK B LOT 29	SF	7800
BLOCK B LOT 30	SF	7800
BLOCK B LOT 31	SF	7800
BLOCK B LOT 32	SF	7829
BLOCK B LOT 33	SF	10547
BLOCK C LOT 1	SF	11694
BLOCK C LOT 2	SF	9100
BLOCK C LOT 3	SF	9377

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK C LOT 4	GL/WWE/DE	6501
BLOCK C LOT 5	SF	7800
BLOCK C LOT 6	SF	8096
BLOCK C LOT 7	SF	7800
BLOCK C LOT 8	SF	7800
BLOCK C LOT 9	SF	8070
BLOCK C LOT 10	SF	8611
BLOCK C LOT 11	SF	10730
BLOCK C LOT 12	SF	14201
BLOCK C LOT 13	SF	11934
BLOCK C LOT 14	SF	7800
BLOCK C LOT 15	SF	7800
BLOCK C LOT 16	SF	7800
BLOCK C LOT 17	SF	7780
BLOCK C LOT 18	SF	7599
BLOCK C LOT 19	SF	8234
BLOCK C LOT 20	SF	12809
BLOCK C LOT 21	SF	11241
BLOCK C LOT 22	SF	9810
BLOCK C LOT 23	SF	8845
BLOCK C LOT 24	SF	8098

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK C LOT 25	SF	7802
BLOCK C LOT 26	SF	7821
BLOCK C LOT 27	SF	9804
BLOCK C LOT 28	SF	10258
BLOCK D LOT 1	SF	13349
BLOCK D LOT 2	SF	9531
BLOCK D LOT 3	SF	7859
BLOCK D LOT 4	SF	8732
BLOCK D LOT 5	SF	10558
BLOCK D LOT 6	SF	11243
BLOCK D LOT 7	SF	9049
BLOCK D LOT 8	SF	7800
BLOCK D LOT 9	SF	7800
BLOCK D LOT 10	SF	7801
BLOCK D LOT 11	SF	11869
BLOCK D LOT 12	SF	15839
BLOCK D LOT 13	SF	13070
BLOCK D LOT 14	SF	16854
BLOCK E LOT 1	SF	9405
BLOCK E LOT 2	SF	8096
BLOCK E LOT 3	SF	8221

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK E LOT 4	SF	8347
BLOCK E LOT 5	SF	8472
BLOCK E LOT 6	SF	8597
BLOCK E LOT 7	SF	8757
BLOCK E LOT 8	SF	9622
BLOCK E LOT 9	SF	9162
BLOCK E LOT 10	SF	10680
BLOCK E LOT 11	SF	8532
BLOCK E LOT 12	SF	7717
BLOCK E LOT 13	SF	8750
BLOCK F LOT 1	SF	8697
BLOCK F LOT 2	SF	7962
BLOCK F LOT 3	SF	8446
BLOCK F LOT 4	SF	12942
BLOCK F LOT 5	SF	8810
BLOCK F LOT 6	SF	8006
BLOCK F LOT 7	SF	7842
BLOCK F LOT 8	SF	7801
BLOCK F LOT 9	SF	7801
BLOCK F LOT 10	SF	9053

FIELD NOTES FOR A 53.122 ACRE TRACT OF LAND OUT OF THE PATRICK O. DAUGHERTY SURVEY, ABSTRACT NO. 184, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 53.12 ACRE TRACT OF LAND CONVEYED TO AARON THOMISON AND BRENDA THOMISON BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018002933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 53.122 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 east right-of-way line of County Road 133 (R.O.W. varies), at the northwest corner of the above described Thomison 53.122 acre tract, being the southwest corner of a called 242.46 acre tract of land conveyed to Hutto 525 Development Partners, LP by Special Warranty Deed recorded in Document Number 2020119607 of the Official Public Records of Williamson County, Texas, for the northwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE, with the north line of the said Thomison 53.122 acre tract, N 68°53'20" E a distance of 2,053.42 feet to a 5/8-inch iron rod found for the northeast corner of the herein described tract;

THENCE, with the easterly line of the said Thomison 53.122 acre tract, S 10°08'27" E a distance of 590.89 feet to a 1/2-inch iron rod found with plastic cap stamped "RPLS 5345" at an interior corner of

a called 79.11 acre tract conveyed to Alvin T. Murphy by Deed recorded in Volume 504, Page 62 of the Deed Records of Williamson County, Texas for the most easterly exterior corner of the herein described tract;

THENCE, continuing with the easterly line of said Thomison 53.122 acre tract, S 76°38'10" W a distance of 206.91 feet to a 6-inch by 6-inch square concrete monument found for an interior corner of the herein described tract;

THENCE, continuing with the easterly line of said Thomison 53.122 acre tract, S 22°39'49" W a distance of 1,526.74 feet to a 1/2-inch iron rod found on the north right-of-way line of County Road 132 (R.O.W. varies), at the southwest corner of the said Murphy 79.11 acre tract, for the southeast corner of the herein described tract;

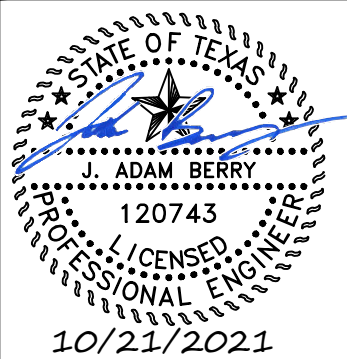
THENCE, with the north right-of-way line of said County Road 132, N 62°31'11" W a distance of 766.07 feet to a 3/4-inch iron rod found on said north right-of-way line, for the most southerly southwest corner of the herein described tract;

THENCE, leaving the north right-of-way line of said County Road 132 with the southwest line of the said Thomison 53.122 acre tract, N 54°51'14" W a distance of 16.24 feet to a 3/4-inch iron rod found on the east right-of-way line of said County Road 133, for the most westerly southwest corner of the herein described tract;

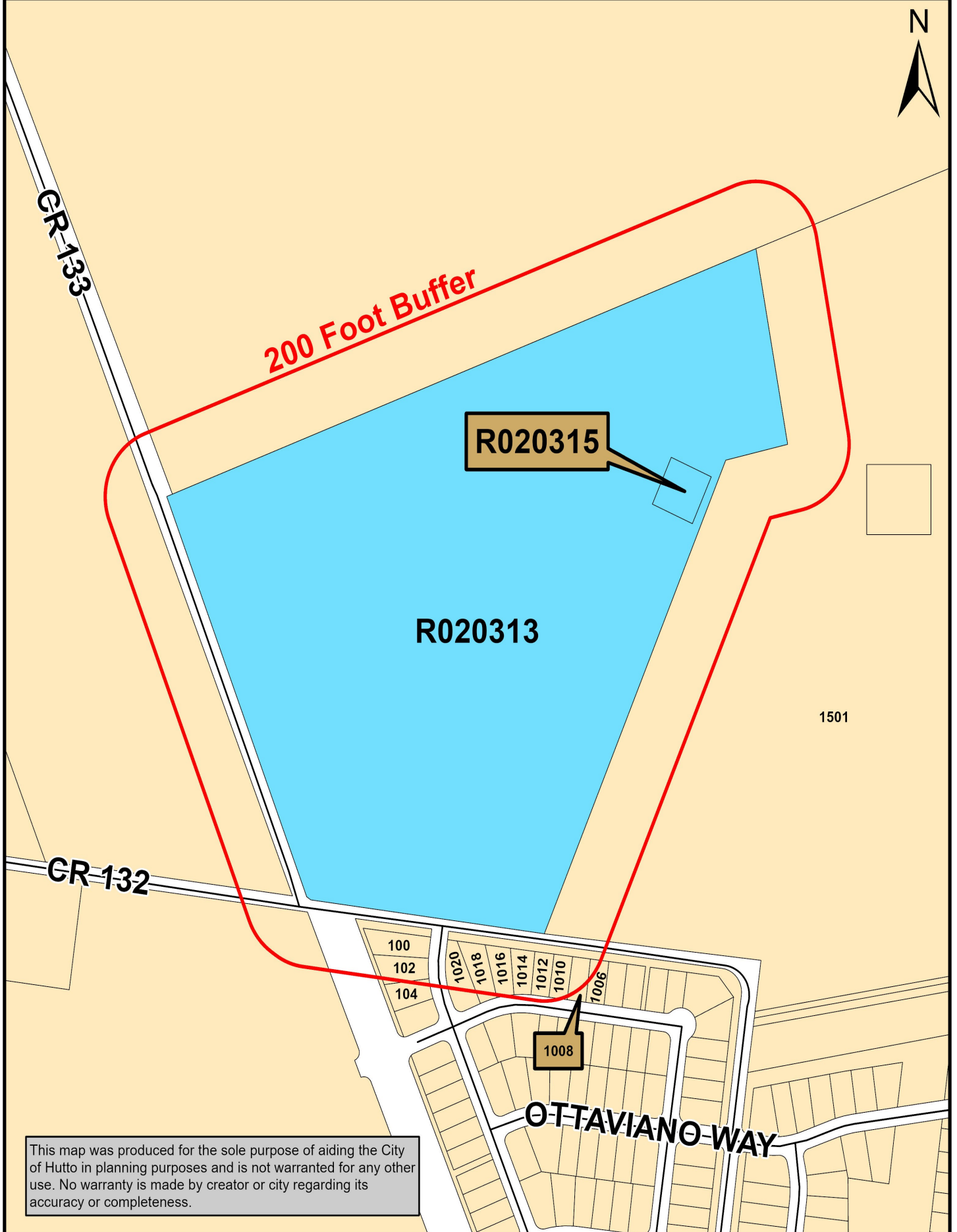
THENCE, with the east right-of-way line of said County Road 133, N 21°01'25" W a distance of 1,274.43 feet to the POINT OF BEGINNING and containing 53.122 acres of land, more or less.

THOMISON SUBDIVISION
HUTTO, TEXAS

LOT TABLES AND SETBACKS



Thomison Tract Variance



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.