



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, January 4, 2022 at 7:00 PM
City Council Chambers**

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 7, 2021.
- 4.2. Consideration and possible action on the proposed Gola Phase 1 Final Plat, 57.057 acres, more or less, of land, 170 residential lots, located on FM 1660 South.
- 4.3. Consideration and possible action on the proposed Heritage Mill South Subdivision Preliminary Plat, 187.21 acres, more or less, of land, 898 residential lots, located off of FM 1660 South.
- 4.4. Continue a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach.
- 4.5. Consideration of a public hearing and possible recommendation to City Council for a Specific Use Permit request for the property known as 106 Taylor Street, to allow a medical office (dental) and associated parking.
- 4.6. Consideration of a public hearing on the proposed SJS Preliminary Plat, 11.139, more or less, of land, one (1) commercial lot, located on Limmer Loop.
- 4.7. Consideration of a possible recommendation to City Council for UDC Amendments, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.405.9, Parking and Loading Space Number Standards to add language for residential parking space location.

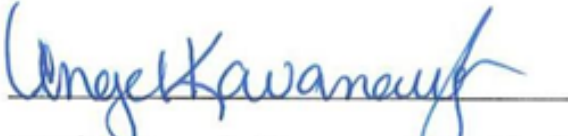
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the January 4, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 30, 2021 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 7, 2021.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning meeting minutes 12.7.2021



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, December 7, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting was called to order at 7:00 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer, David Meyer, Jerica Lawyer and Bryan Lee. Members of the Commission absent were: Kurt Schwerdtfeger. Members of the City of Hutto Staff in attendance were: Ashley Lumpkin, Director of Development Services, Autumn Speer, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No public comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 12, 2021.

A motion was made by Commissioner Susanna Boyer to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 12, 2021 with the addition of Staff members present, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 9, 2021.

A motion was made by Commissioner Randal Clark to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 9, 2021 as written, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard.

Staff presented the applicant request for the proposed Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard.

Discussion ensued between staff and commissioners.

A motion to accept Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard as written was made by Commissioner Susanna Boyer and seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138.

Staff presented the applicant request for the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Bryan Lee to approve the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138 with the correction of Note 5 missing the word FOOT, and that the engineering comments are cleared prior to plat recording, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays

- 4.5. Consideration of a public hearing and possible action on the proposed Shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard.

Staff presented the applicant request for the proposed shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard.

Discussion ensued between staff and commissioners. The public hearing opened at 7:16 PM and closed at 7:16 PM.

Commissioner Randal Clark made a motion to accept proposed Shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard with the correction on Note 19 "Home" not "Hope" Depot and that the engineering comments are cleared prior to plat recording, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach (UDC 10.304.10).

Staff presented the applicant request for the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach (UDC 10.304.10)

Staff advised the Commission to open the public hearing and table until the January 4, 2022, Planning and Zoning Commission meeting to allow the applicant time to address the fire lane location with the Fire Marshal.

The public hearing opened at 7:33. The applicant representative was available and offered their willingness to work with the Fire Marshal. A motion was made by Chair Rick Hudson to table the public hearing until the January 4 meeting and seconded by Commissioner Susanna Boyer.

This will be revisited on the January Planning and Zoning agenda. Motion passed 6 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing and possible recommendation to City Council for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use.

Staff presented the applicant request for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use. Staff stated the applicant would like to increase the maximum number of units to 234 which would be allowed per the developer participation agreement approved in January 2021.

The public hearing opened at 7:42 PM and closed at 7:42 PM

Discussion between staff, commission and applicants ensued discussing the landscaping requirements and the number of units proposed.

A motion was made by Commissioner Randal Clark to accept the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard with the amendment to increase the maximum units allowed to 234 and that trees will be calculated not by number, but rather by caliper; 3" per 500 sq. ft. landscape area, (thus allowing flexibility to provide fewer, but larger trees), seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays

- 4.8. Consideration of a public hearing and possible recommendation to City Council for a Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132.

Staff presented the applicant request for the proposed Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132. Staff recommended denial of the request based on the timing of the Comprehensive Plan update currently underway and the unknown outcomes of the revised Future Land Use Plan.

The public hearing opened at 8:11 PM and closed at 8:11 PM

Commissioner Randal Clark recused himself as he is a member of the EDC and involved with Megasite, this might be a conflict.

Chair Rick Hudson made a motion to table this item for 3 months and revisit in March 2022 when more may be known about the Comprehensive Plan update and the applicant will have a presentation to give the commissioners, seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Ayes.

- 4.9. Consideration of a public hearing on the proposed Heritage Mill South Subdivision Preliminary Plat, 187.21 acres, more or less, of land, 898 residential lots, located off of FM 1660 South.

The public hearing opened at 8:31 PM and closed at 8:31 no action taken.

- 4.10. Consideration of a public hearing and possible recommendation to City Council for UDC Amendments, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.405.9, Parking and Loading Space Number Standards to add language for residential parking space location.

Staff presented the proposed amendment. Discussion ensued between staff and commissioners concerning adding garages and driveway spacing.

The public hearing opened at 8:41 PM and closed at 8:41 PM

Chair Rick Hudson made a motion to table this item until January seconded by Commissioner Susan Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashly Lumpkin updated commissioners that Freese and Nichols will be at Holidays in Hutto in a booth if anyone wanted to come by.

6. ADJOURNMENT

Meeting was adjourned at 8:52 PM

7. CERTIFICATION

I certify that this notice of the December 7, 2021 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 3, 2021 at 5:00 P.M.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Gola Phase 1 Final Plat, 57.057 acres, more or less, of land, 170 residential lots, located on FM 1660 South.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request concerning the modified Riparian Setback on December 1, 2021. Phase 1 includes 167 residential lots and 3 open space/drainage lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

The preliminary plat was submitted and approved by City Council on May 6 with the condition that engineering comments be addressed. The engineering comments concerned showing the riparian setback for Cottonwood Creek and Brushy Creek. The applicant submitted for final plat in August of this year for Phase 1 and requested the proposed variance to the required riparian setbacks. The variance request was heard and approved at the Zoning Board of Adjustment meeting on December 1, 2021. The site also has potential ROW set aside for the Southeast Loop on the northern portion near Cottonwood Creek.

STAFF REVIEW:

The proposed Final Plat is in compliance with the approved Preliminary Plat and applicable subdivision regulations. Staff recommends approval with the conditions Engineering comments are cleared, including approval of the Hydrology Study, and minor administrative issues, including a typo on the P&Z Chair Signature, adding the Development Services staff signature block, adding "in accordance with the UDC, as amended" to notes 3, 9 and 10, and amending note 22 to remove 'per Hutto UDC' and include 'per the modified setback granted by the Zoning Board of Adjustment variance on December 1, 2021. The applicant has provided comment responses and staff is awaiting third party review, but sees no pending issues.

AGENDA ITEM REPORT



FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Gola Ph1 Final Plat
2. R-2021-070 Gola Preliminary Plat 5-6-21

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WALLIN FARM & RANCH
PARTNERSHIP, LTD.
REMAINDER OF A CALLED 99
ACRES (THIRD TRACT)
ATTACHMENT C TO EXHIBIT A
DOC. NO. 2004043044 O.P.R.W.C.

CITY OF HUTTO, TEXAS
W.E./W.W.E. DOC. NO.
2008030980
O.P.R.W.C.

CITY OF HUTTO, TEXAS
W.E./W.W.E. DOC. NO.
2008030259
O.P.R.W.C.

CITY OF HUTTO, TEXAS
WATER/WASTEWATER LINE EASEMENT
DOCUMENT NO. 2007097044 O.P.R.W.C.

JAMES HICKMAN
SURVEY NO. 24,
ABSTRACT NO. 291

ALEX VACLE GOLA, SR.
WARRANTY DEED
CALLED 24.17 ACRES
DOCUMENT NO. 2003030744
O.P.R.W.C.

F.M. 1660
R.O.W. VARIES
VOL. 384 PG. 608 & VOL 386 PG 411
D.R.W.C.
S 63°36'25" E 918.01'

CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 1.000 ACRE (EXHIBIT "A")
DOCUMENT NO. 2008034765 O.P.R.W.C.

CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 155.136 ACRE
(EXHIBIT "B")
DOCUMENT NO. 2008034765
O.P.R.W.C.

LCRA TRANSMISSION SERVICES
CORPORATION ELECTRIC LINE
EASEMENT AND RIGHT-OF-WAY
DOCUMENT NO. 2010042890
O.P.R.W.C.

APPROXIMATE 100 YEAR
FLOODPLAIN ZONE "AE" PER
FEMA MAP NO. 48491C0520F

MATCHLINE SHEET 1
MATCHLINE SHEET 2

LEGEND

DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.E.	WATER EASEMENT
W.W.E.	WASTE WATER EASEMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

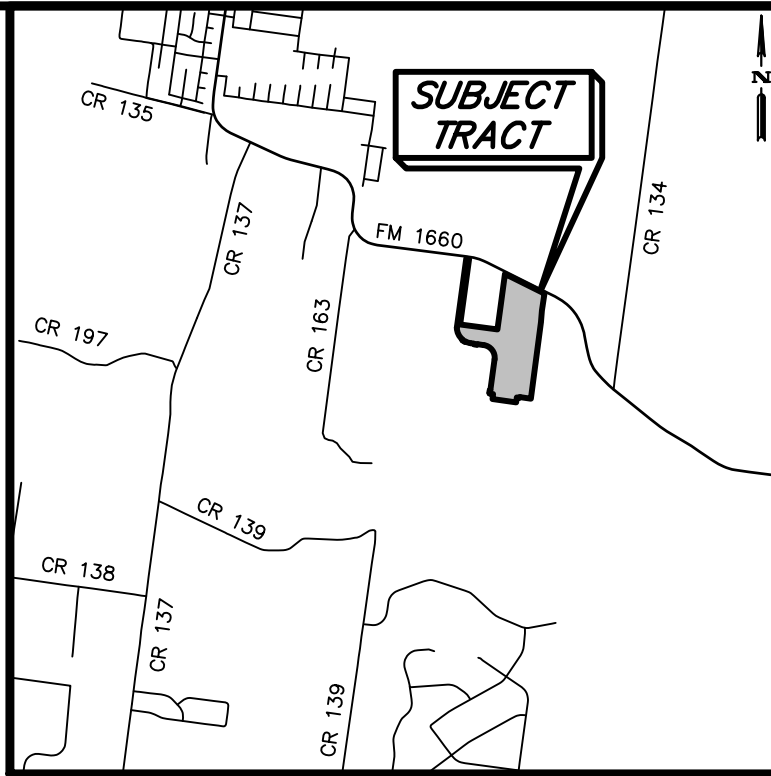
BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203,
NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE
AND CAN BE CONVERTED TO GRID BY DIVIDING BY
THE COMBINED SCALE FACTOR = 1.00010977



FINAL PLAT GOLA SUBDIVISION PHASE 1

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Received 12/20/2021



SHEET 1 OF 6

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WALLIN FARM & RANCH
PARTNERSHIP, LTD.
REMAINDER OF A CALLED 99
ACRES (THIRD TRACT)
ATTACHMENT C TO EXHIBIT A
DOC. NO. 2004043044 O.P.R.W.C.

WALLIN FARM & RANCH PARTNERSHIP, LTD.
WARRANTY DEED
CALLED 175 ACRES (FIRST TRACT)
ATTACHMENT C TO EXHIBIT A
DOC. NO. 2004043044 O.P.R.W.C.

JAMES HICKMAN
SURVEY NO. 24,
ABSTRACT NO. 291

ALEX VACLE GOLA, SR.
WARRANTY DEED
CALLED 24.17 ACRES
DOCUMENT NO. 2003030744 O.P.R.W.C.

STARLIGHT HOMES TEXAS L.L.C.
CALLED 196.97 ACRES
DOCUMENT NO. 2021074553
O.P.R.W.C.

CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 155.136 ACRE
(EXHIBIT "B")
DOCUMENT NO. 2008034765
O.P.R.W.C.

CITY OF HUTTO, TEXAS
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CALLED 155.136 ACRE
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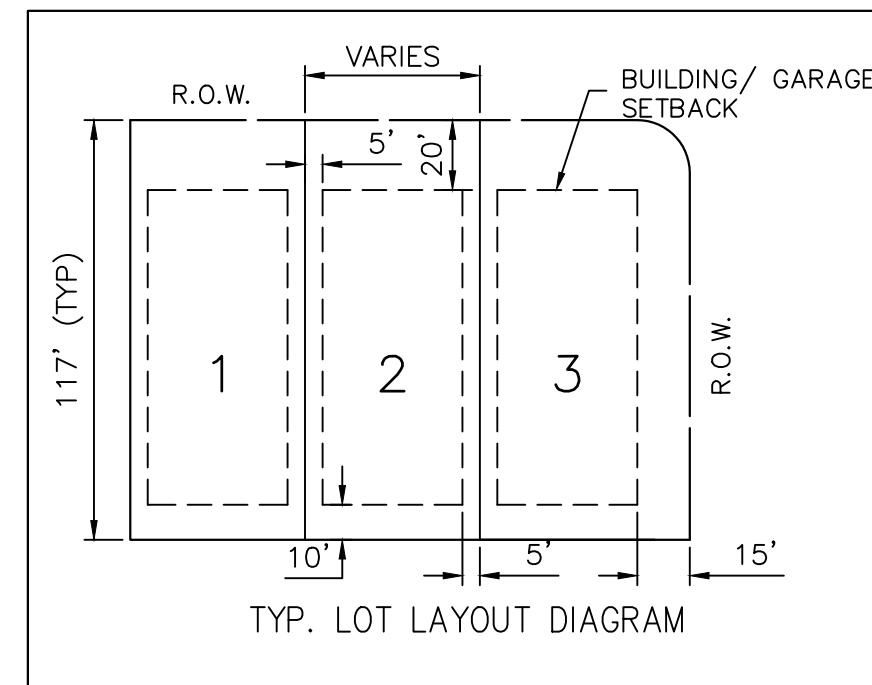
FINAL PLAT GOLA SUBDIVISION PHASE 1

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



LEGEND

DOC. DEED RECORDS OF WILLIAMSON COUNTY
D.R.W.C. EASEMENT
ESMT. NO. NUMBERS
NO. NUMBERS
NOS. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
W.E. WATER EASEMENT
W.W.E. WASTE WATER EASEMENT
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"



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Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 2 OF 6

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WALLIN FARM & RANCH PARTNERSHIP, LTD.
WARRANTY DEED
CALLED 175 ACRES (FIRST TRACT)
ATTACHMENT C TO EXHIBIT A
DOC. NO. 2004043044 O.P.R.W.C.

STARLIGHT HOMES TEXAS L.L.C.
CALLED 196.97 ACRES
DOCUMENT NO. 2021074553
O.P.R.W.C.

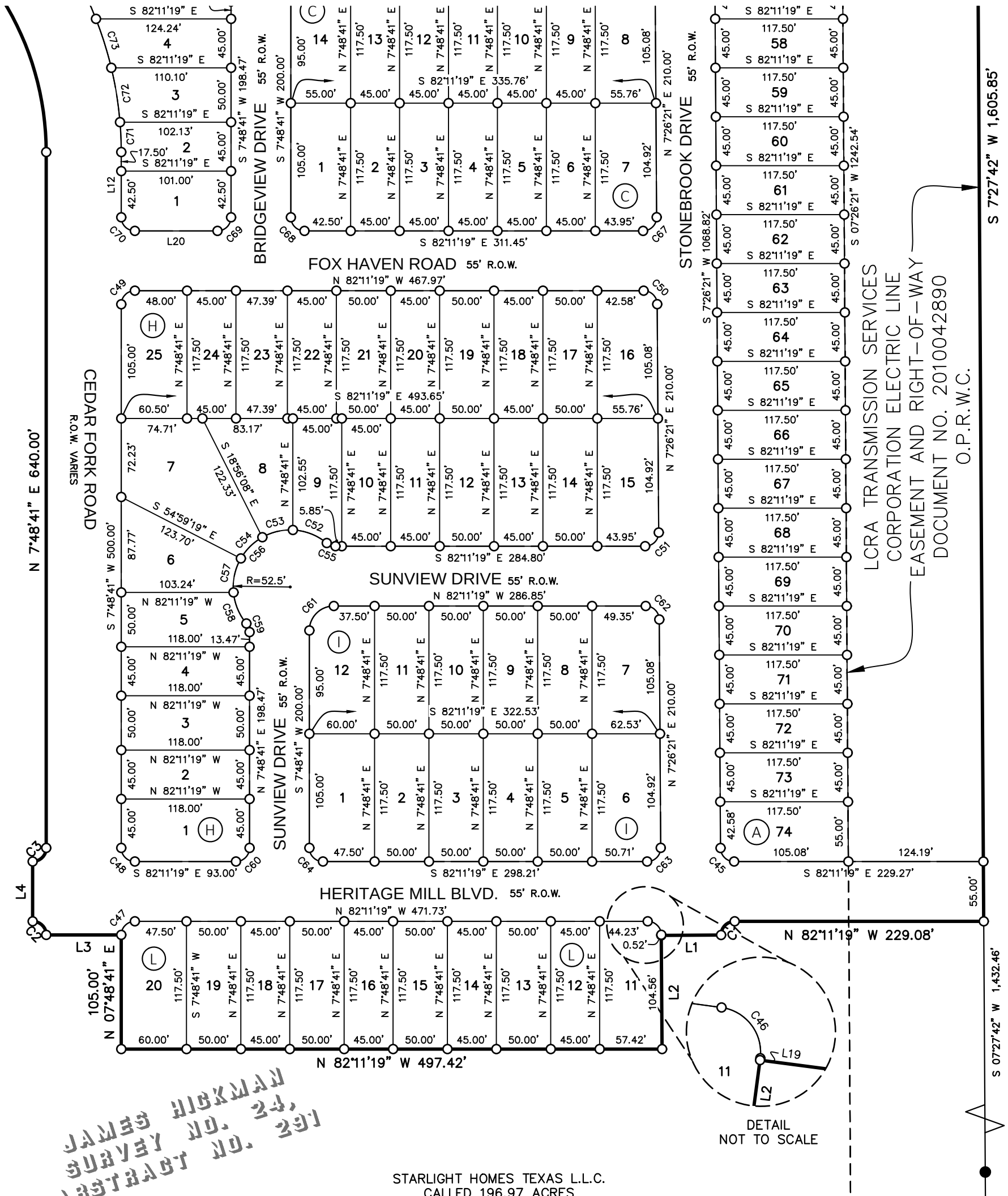
FINAL PLAT
**GOLA SUBDIVISION
PHASE 1**

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



DOC. DEED RECORDS OF WILLIAMSON COUNTY
D.R.W.C. EASEMENT
ESMT. NUMBER
NO. NUMBERS
NOS. NUMBERS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
R.O.W. RIGHT-OF-WAY
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W.E. WATER EASEMENT
W.W.E. WASTE WATER EASEMENT
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

LEGEND



STARLIGHT HOMES TEXAS L.L.C.
CALLED 196.97 ACRES
DOCUMENT NO. 2021074553
O.P.R.W.C.

Received 12/20/2021



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 3 OF 6

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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.72'	12.50'	90°22'20"	S 52°37'31" W	17.74'
C2	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C3	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C4	417.05'	265.50'	90°00'00"	N 37°11'19" W	375.47'
C5	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C6	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C7	114.47'	334.50'	19°36'24"	S 72°23'07" E	113.91'
C8	18.19'	12.50'	83°22'50"	S 75°43'40" W	16.63'
C9	18.19'	12.50'	83°22'50"	N 07°39'10" W	16.63'
C10	278.75'	334.50'	47°44'44"	S 25°28'13" E	270.75'
C11	18.43'	1,099.88'	0°57'36"	N 82°14'06" W	18.43'
C12	196.66'	265.50'	42°26'21"	S 13°24'49" E	192.19'
C13	136.48'	265.50'	29°27'07"	S 49°21'33" E	134.98'
C14	196.66'	265.50'	42°26'21"	S 13°24'49" E	192.19'
C15	311.03'	62.50'	285°08'04"	S 06°46'36" E	75.98'
C16	417.02'	265.50'	89°59'40"	S 37°11'29" E	375.46'
C17	51.31'	265.50'	11°04'20"	S 69°37'17" E	51.23'
C18	32.58'	265.50'	7°01'52"	S 78°40'23" E	32.56'
C19	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C20	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C21	125.13'	62.50'	114°42'38"	N 88°00'41" E	105.25'
C22	14.84'	22.50'	37°47'31"	S 49°33'07" W	14.57'
C23	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C24	8.71'	12.50'	39°56'40"	N 12°09'39" W	8.54'
C25	27.61'	62.50'	25°18'40"	S 19°28'40" E	27.39'
C26	38.45'	62.50'	35°15'10"	S 10°48'15" W	37.85'
C27	34.53'	62.50'	31°39'12"	S 44°15'26" W	34.09'
C28	34.53'	62.50'	31°39'12"	S 75°54'38" W	34.09'
C29	139.90'	62.50'	128°15'10"	N 24°08'11" W	112.47'
C30	38.55'	62.50'	35°20'31"	N 57°39'39" E	37.94'
C31	26.26'	22.50'	66°52'03"	S 41°53'53" W	24.79'
C32	26.52'	22.50'	67°31'14"	S 41°34'18" W	25.01'
C33	0.26'	22.50'	0°39'11"	S 08°08'16" W	0.26'
C34	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C35	1.79'	12.50'	8°11'05"	S 86°16'52" E	1.78'
C36	6.88'	12.50'	31°31'49"	N 73°51'41" E	6.79'
C37	8.66'	12.50'	39°42'54"	N 77°57'14" E	8.49'
C38	41.65'	52.50'	45°27'02"	S 80°49'17" W	40.56'
C39	35.66'	52.50'	38°55'03"	N 56°59'41" W	34.98'
C40	154.91'	52.50'	169°03'29"	N 37°22'29" W	104.52'
C41	32.82'	52.50'	35°49'13"	N 19°37'33" W	32.29'
C42	43.77'	52.50'	47°46'25"	N 22°10'16" E	42.52'
C43	1.00'	52.50'	1°05'47"	N 46°36'22" E	1.00'
C44	8.66'	12.50'	39°42'54"	S 27°17'48" W	8.49'
C45	19.55'	12.50'	89°37'40"	S 37°22'29" E	17.62'
C46	19.55'	12.50'	89°37'40"	N 37°22'29" W	17.62'
C47	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C48	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C49	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C50	19.55'	12.50'	89°37'40"	N 37°22'29" W	17.62'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	19.72'	12.50'	90°22'20"	N 52°37'31" E	17.74'
C52	34.00'	52.50'	37°06'39"	N 61°01'44" W	33.41'
C53	29.28'	52.50'	31°57'18"	S 84°26'17" W	28.90'
C54	28.11'	52.50'	30°40'57"	S 53°07'10" W	27.78'
C55	8.66'	12.50'	39°42'54"	S 62°19'52" E	8.49'
C56	155.25'	52.50'	169°25'49"	S 52°48'41" W	104.55'
C57	32.47'	52.50'	35°25'55"	S 20°03'44" W	31.95'
C58	31.38'	52.50'	34°15'00"	S 14°46'44" E	30.92'
C59	8.66'	12.50'	39°42'54"	N 12°02'46" W	8.49'
C60	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C61	35.34'	22.50'	90°00'00"	S 52°48'41" W	31.82'
C62	19.55'	12.50'	89°37'40"	N 37°22'29" W	17.62'
C63	19.72'	12.50'	90°22'20"	N 52°37'31" E	17.74'
C64	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C65	35.34'	22.50'	90°00'00"	S 52°48'41" W	31.82'
C66	19.55'	12.50'	89°37'40"	N 37°22'29" W	17.62'
C67	19.72'	12.50'	90°22'20"	N 52°37'31" E	17.74'
C68	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C69	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C70	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C71	27.53'	334.50'	4°42'57"	N 05°27'12" E	27.52'
C72	50.68'	334.50'	8°40'51"	N 01°14'41" W	50.63'
C73	47.21'	334.50'	8°05'10"	N 09°37'42" W	47.17'
C74	55.82'	334.50'	9°33'41"	N 18°27'07" W	55.76'
C75	525.43'	334.50'	90°00'00"	N 37°11'19" W	473.05'
C76	185.72'	334.50'	31°48'43"	N 39°38'23" W	183.35'
C77	48.74'	334.50'	8°20'55"	N 59°43'12" W	48.70'
C78	51.55'	334.50'	8°49'51"	N 68°18'34" W	51.50'
C79	45.25'	334.50'	7°45'02"	N 76°36'01" W	45.21'
C80	10.00'	334.50'	1°42'47"	N 81°19'56" W	10.00'
C81	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C82	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C83	35.20'	22.50'	89°37'40"	N 37°22'29" W	31.72'
C84	19.72'	12.50'	90°22'20"	N 52°37'31" E	17.74'
C85	8.66'	12.50'	39°42'54"	S 62°19'52" E	8.49'
C86	20.54'	52.50'	22°24'39"	N 53°40'44" W	20.40'
C87	37.59'	52.50'	41°01'33"	N 85°23'51" W	36.79'
C88	33.04'	52.50'	36°03'22"	S 56°03'42" W	32.50'
C89	155.25'	52.50'	169°25'49"	S 52°48'41" W	104.55'
C90	35.22'	52.50'	38°26'08"	S 18°48'57" W	34.56'
C91	28.87'	52.50'	31°30'07"	S 16°09'10" E	28.50'
C92	8.66'	12.50'	39°42'54"	N 12°02'46" W	8.49'
C93	313.58'	62.50'	287°27'54"	N 68°24'02" W	73.94'
C94	2.93'	334.50'	0°30'04"	N 23°28'59" W	2.93'
C95	11.53'	22.50'	29°21'48"	S 83°07'47" W	11.41'
C96	26.37'	22.50'	67°09'19"	S 64°14'01" W	24.89'
C97	130.04'	62.50'	119°12'49"	S 24°58'25" W	107.82'
C98	46.52'	62.50'	42°38'43"	N 74°05'49" W	45.45'
C99	9.34'	62.50'	8°33'53"	N 48°29'31" W	9.33'
C100	14.91'	22.50'	37°58'45"	S 63°11'57" E	14.64'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
CEDAR FORK ROAD	VARIES	3,336 FEET
HERITAGE MILL BLVD.	55 FEET	875 FEET
SETHI COVE	55 FEET	448 FEET
WILLOW HEIGHTS DRIVE	55 FEET	227 FEET
STONEBROOK DRIVE	55 FEET	2,506 FEET
FOXHAVEN ROAD	55 FEET	555 FEET
BRIDGEVIEW DRIVE	55 FEET	680 FEET
SUNVIEW DRIVE	55 FEET	667 FEET
TOTAL LINEAR FEET		9,294 FEET

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	168	22.394 ACRES
RIGHT-OF-WAY	—	12.495 ACRES
DRAINAGE/OPEN SPACE LOT	3	22.168 ACRES
TOTAL	171	57.057 ACRES

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

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE	LOT	BLOCK	SQ. FT.	TYPE	LOT	BLOCK	SQ. FT.	TYPE	LOT	BLOCK	SQ. FT.	TYPE	LOT	BLOCK	SQ. FT.	TYPE
1	A	7,013	R	41	A	5,287	R	1	B	5,488	R	1	C	6,429	R	1	H	6,718	R
2	A	5,878	R	42	A	5,287	R	2	B	4,555	R	2	C	5,287	R	2	H	5,310	R
3	A	5,553	R	43	A	5,287	R	3	B	5,274	R	3	C	5,287	R	3	H	5,900	R
4	A	3,969	O.S.D.	44	A	5,287	R	4	B	5,247	R	4	C	5,287	R	4	H	5,310	R
5	A	12,809	R	45	A	5,287	R	5	B	6,515	R	5	C	5,287	R	5	H	5,593	R
6	A	4,581	R	46	A	5,287	R	6	B	8,252	R	6	C	5,288	R	6	H	6,386	R
7	A	5,229	R	47	A	4,827	R	7	B	10,193	R	7	C	6,563	R	7	H	10,366	R
8	A	5,314	R	48	A	4,898	R	8	B	6,321	R	8	C	6,474	R	8	H	5,945	R
9	A	5,319	R	49	A	6,623	R	9	B	5,715	R	9	C	5,287	R	9	H	4,941	R
10	A	5,916	R	50	A	5,236	R	10	B	5,287	R	10	C	5,287	R	10	H	5,288	R
11	A	5,330	R	51	A	5,278	R	11	B	5,875	R	11	C	5,288	R	11	H	5,288	R
12	A	5,336	R	52	A	5,288	R	12	B	5,288	R	12	C	5,288	R	12	H	5,875	R
13	A	5,341	R	53	A	5,288	R	13	B	5,288	R	13	C	5,288	R	13	H	5,288	R
14	A	5,346	R	54	A	5,288	R	14	B	5,288	R	14	C	6,354	R	14	H	5,875	R
15	A	5,352	R	55	A	5,288	R	15	B	6,563	R					15	H	6,563	R
16	A	5,357	R	56	A	5,288	R	16	B	6,400	R					16	H	6,474	R
17	A	5,363	R	57	A	5,288	R	17	B	5,287	R					17	H	5,875	R
18	A	5,368	R	58	A	5,288	R	18	B	5,288	R					18	H	5,288	R
19	A	5,373	R	59	A	5,288	R	19	B	5,288	R					19	H	5,875	R
20	A	5,379	R	60	A	5,288	R	20	B	5,288	R					20	H	5,288	R
21	A	6,722	R	61	A	5,288	R	21	B	5,288	R					21	H	5,875	R
22	A	5,288	R	62	A	5,288	R	22	B	5,287	R					22	H	5,288	R
23	A	5,876	R	63	A	5,288	R	23	B	5,288	R					23	H	5,568	R
24	A	5,294	R	64	A	5,288	R	24	B	5,287	R					24	H	5,288	R
25	A	5,888	R	65	A	5,288	R	25	B	5,875	R					25	H	7,075	R
26	A	5,305	R	66	A	5,288	R	26	B	5,288	R								
27	A	5,900	R	67	A	5,288	R	27	B	5,875	R								
28	A	5,057	R	68	A	5,288	R	28	B	5,288	R								
29	A	4,533	R	69	A	5,288	R	29	B	5,713	R								
30	A	8,450	R	70	A	5,288	R	30	B	18,843	O.S.D.								

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METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 57.057 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 0.946 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA, JR. IN DOCUMNT NUMBER 2007061788, AND PORTIONS OF THE FOLLOWING: A CALLED 0.7 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER 9814517, A CALLED 0.8575 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER 9854812, A CALLED 24.00 ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA JR. IN DOCUMNT NUMBER 2003030745 AND CORRECTED IN DOCUMNT NUMBER 2003108665, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION 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 57.057 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 & 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, said 0.7 of one acre tract, said 0.8575 of one acre tract and said 0.946 of one acre tract, a distance of 41.30 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, with a radius of 1,099.88 feet, an arc length of 18.43 feet, a central angle of 00°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 trac 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 end of this curve and a northerly corner of the herein described tract; THENCE, S 07°47’02” W, departing said common line, coincident with the common line of the 0.946 of one acre tract and said 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 at the common corner of the 24.17 acre tract, the 0.946 of one acre tract and the aforementioned 24.00 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 24.17 acre tract and said 24.00 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 the aforementioned 110.663 acre tract at the common corner of the 24.17 acre tract and the 24.00 acre tract for a re–entrant corner of the herein described tract;

THENCE, in a northerly direction, coincident with the common line of the 24.17 acre tract and said 110.663 acre tract, the following three (3) courses:

- 1)N 07°39’55” E, a distance of 491.37 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) N 07°55’13” E, a distance of 201.76 feet to a 1/2–inch iron rod found for an angle point of the herein described tract;
- 3) N 07°37’16” E, a distance of 473.58 feet to a 1/2–inch iron rod found on the aforementioned south right–of–way of F.M. 1660 at the common corner of the 24.17 acre tract and the 110.63 acre tract for a northerly corner of the herein described tract;

THENCE, S 63°36’25” E, coincident with the common line of said right–of–way and the 110.663 acre tract, 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, in Document Number 2008034765 of the Official Public Records of Williamson County, Texas for the northeast corner of the herein described tract;

THENCE, departing said common line, coincident with the common line of the 110.663 acre tract, said 1.000 acre tract and a called 155.136 acre tract of land (Exhibit “B”) as conveyed unto the City of Hutto, Texas in said Document Number 2008034765, the following three (3) courses:

- 1)S 08°20’22” W, a distance of 357.53 feet to a 1/2–inch iron rod found for an angle point of the herein described tract;
- 2) S 04°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;
- 3) S 07°27’42” W, a distance of 1,605.85 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the easterly southeast corner of the herein described tract, from which a 1/2–inch iron rod found at an angle point in said common line bears S 07°27’42” W, a distance of 1,432.46 feet;

THENCE, departing said common line, over and across the 110.663 acre tract the following eleven (11) courses:

- 1)N 82°11’19” W, a distance of 229.08 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 2) Curving to the left, with a radius of 12.50 feet, an arc length of 19.72 feet, a central angle of 90°22’20”, a chord

bearing of S 52°37’31” W, and a chord distance of 17.74 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve for a corner of the herein described tract;

- 3) N 82°33’39” W, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 4) S 07°26’21” W, a distance of 104.56 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the most southerly southeast corner of the herein described tract;
- 5) N 82°11’19” W, a distance of 497.42 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the southwesterly corner of the herein described tract;
- 6) N 07°48’41” E, a distance of 105.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 7) N 82°11’19” W, a distance of 69.00 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;
- 8) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00’00”, a chord bearing of N 37°11’19” W, and a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve of the herein described tract;
- 9) N 07°48’41” E, a distance of 55.00 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;
- 10)Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00’00”, a chord bearing of N 52°48’41” E, and a chord distance of 375.47 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 11)N 07°48’41” E, a distance of 640.00 feet to feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;

THENCE, Curving to the left, continuing over and across the 110.663 acre tract, crossing into the aforementioned 24.00 acre tract, with a radius of 265.50 feet, an arc length of 417.05 feet, a central angle of 90°00’00”, a chord bearing of N 37°11’19” W, and a chord distance of 375.47 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;

THENCE, continuing over and across said 24.00 acre tract the following nine (9) courses:

- 1)N 82°11’19” W, a distance of 129.64 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 2) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00’00”, a chord bearing of S 52°48’41” W, and a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve of the herein described tract;
- 3) N 82°11’19” W, a distance of 55.00 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;
- 4) Curving to the left, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00’00”, a chord bearing of N 37°11’19” W, and a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 5) N 82°11’19” W, a distance of 65.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 334.50 feet, an arc length of 114.47 feet, a central angle of 19°36’24”, a chord bearing of N 72°23’07” W, 113.91 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of reverse curvature of the herein described tract;
- 7) Curving to the left, with a radius of 12.50 feet, an arc length of 18.19 feet, a central angle of 83°22’50”, a chord bearing of S 75°43’40” W, and a chord distance of 16.63 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve of the herein described tract;
- 8) N 55°57’45” W, a distance of 55.00 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;
- 9) Curving to the left, with a radius of 12.50 feet, an arc length of 18.19 feet, a central angle of 83°22’50”, a chord bearing of N 07°39’10” W, and a chord distance of 16.63 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of reverse curvature of the herein described tract;

THENCE, curving to the right, continuing over and across the 24.00 acre tract, the aforementioned 0.8575 of one acre tract and the aforementioned 0.7 of one acre tract, with a radius of 334.50 feet, an arc length of 278.75 feet, a central angle of 47°44’44”, a chord bearing of N 25°28’13” W, and a chord distance of 270.75 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the common line of said 0.7 of one acre tract and the aforementioned remainder of the 99 acre tract for a point of tangency of the herein described tract;

THENCE, N 07°48’41” E, coincident with said common line, a distance of 1,452.86 feet to the POINT OF BEGINNING and containing 57.057 acres of land, more or less.

FINAL PLAT
GOLA SUBDIVISION
PHASE 1

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Received 12/20/2021



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT THAT STARLIGHT HOMES TEXAS, L.L.C., ACTING HEREIN BY AND THROUGH ASHTON WOODS–AUSTIN DIVISION, BY ITS GENERAL PARTNER, KEITH PERSON, VICE PRESIDENT OF LAND, BEING THE OWNER OF A CALLED 196.97 ACRES OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OUT OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 560 WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 57.057 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 1

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

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

KEITH PEARSON, VICE PRESIDENT OF LAND
ASHTON WOODS – AUSTIN DIVISION
10721 RESEARCH BLVD. B–210
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY’S NAME
MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

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

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

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

DATE

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

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

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

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.00010977
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO THE UDC.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. THE SUBJECT PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1–FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON–SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER’S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE HUTTO UDC, AS AMENDED.

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ON THE

____ DAY OF _____, 20____.

RICHARD HUDSON

DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

G:\TXC\Projects\WorMaker\9009-00-Gola_Survey\SV\QA_Finals\Drawings\9055-00-Gola_P1_PLAT\9055-00-Gola_P1_PLAT\9055-00-Gola_P1.dwg, 12/15/2021 4:15 PM, mmbak, 1:0

FINAL PLAT
GOLA SUBDIVISION
PHASE 1

A SUBDIVISION OF 57.057 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Received 12/20/2021



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;

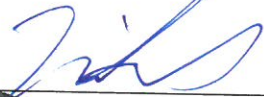
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

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

GOLA PRELIM
HUTTO, TEXAS

BOB, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TSP# Registration No. F-1046
TEL: 512-79-0400 www.bobcompany.com



					ARI
					▽
					▽
					▽
					▽
DESIGNED BY: DAZ					
REVIEWED BY: TMH					
DRAWN BY: DAZ					

DATE	

- LEGEND**
- | | |
|-------|------------------------|
| ————— | PROPERTY BOUNDARY |
| ————— | PROPOSED RIGHT OF WAY |
| ————— | EXISTING MAJOR CONTOUR |
| ————— | EXISTING MINOR CONTOUR |
| ————— | ROAD CENTERLINE |
| | PROPOSED LOT LINE |
| | PROPOSED SECTINAL |
| | PROPOSED EASEMENT |
| | PROPOSED LOT NUMBER |
| 20 | CITY LIMITS |



GOLA
PRELIMINARY PLAT

TV CABLE SERVICE
SPECTRUM BUSINESS
205-602-6752

FIRE DEPARTMENT
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78034
512-759-2816

GAS SERVICE:
ATMOS ENERGY
512-415-8426

WATER & WASTEWATER
CITY OF HUTTO
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-799-3479

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

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-344-5670

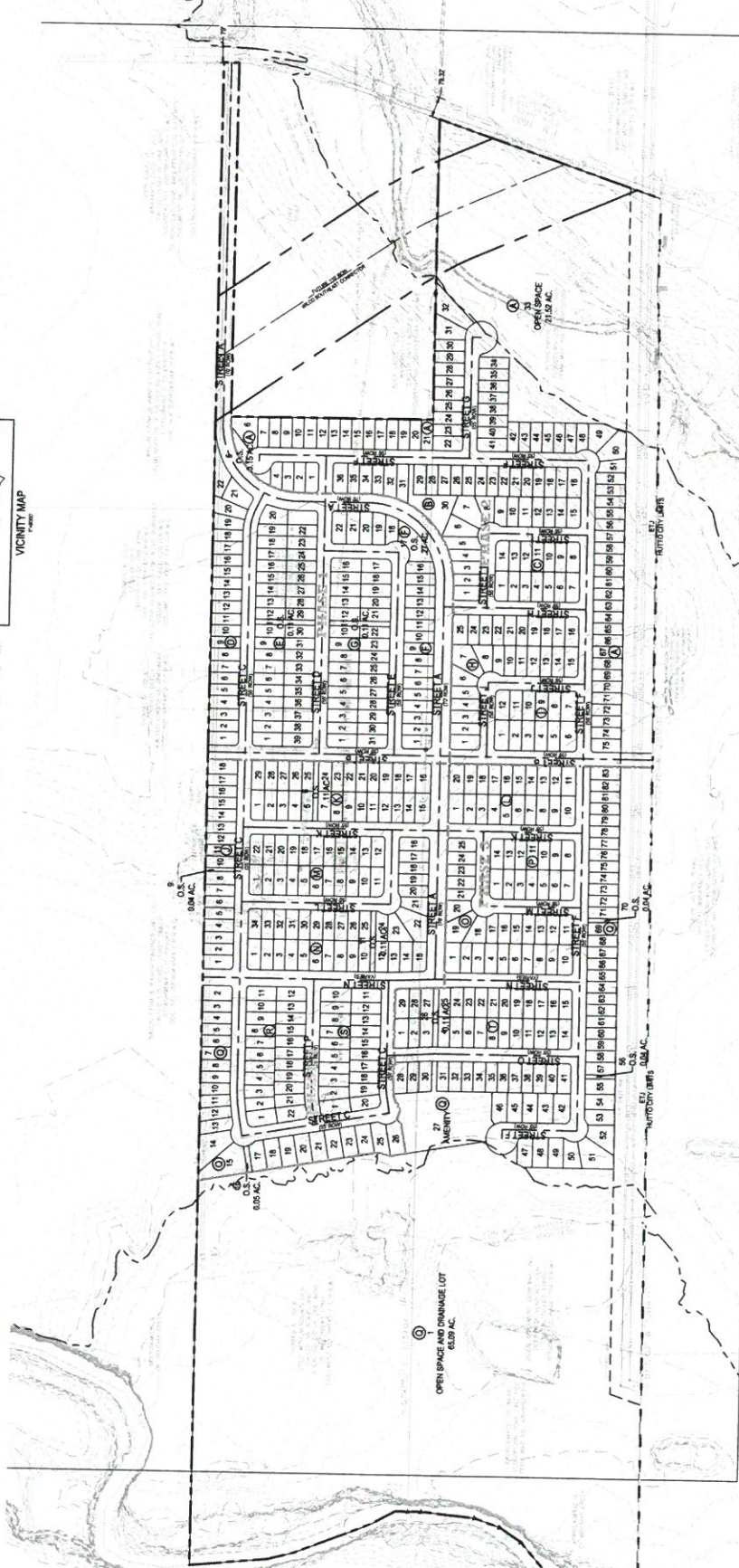
ENGINEER
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

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

OWNERS
THOMAS A. GOLA
4250 FM 619
TAYLOR, TX. 76754

JOHN GOLA, JR.
1300 405 CR TA
TAYLOR, TX. 76754

BIGON IMPLEMENT COMPANY, INC.
12625 HWY 79
TAYLOR, TX. 76754

[illegible]

LOT COUNT	
LOT SIZE	# PLOTS PERCENTAGE
45'	398 64.1%
50'	195 32.2%
60'	26 4.4%
O.E.	15 2.5%
AGENCY	1 0.2%
TOTAL	592 100%

- [illegible]

09-17-3020
SUBMITTAL
DATE

GOLA PRELIM
HUTTO, TEXAS

BCE

BOE, INC.
201 DIRECTORS BOULEVARD, SUITE 1000
ALSTON, TX 75444
TOLL FREE 1-800-441-1048
TEL. 512-476-0400 www.boeing.com

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

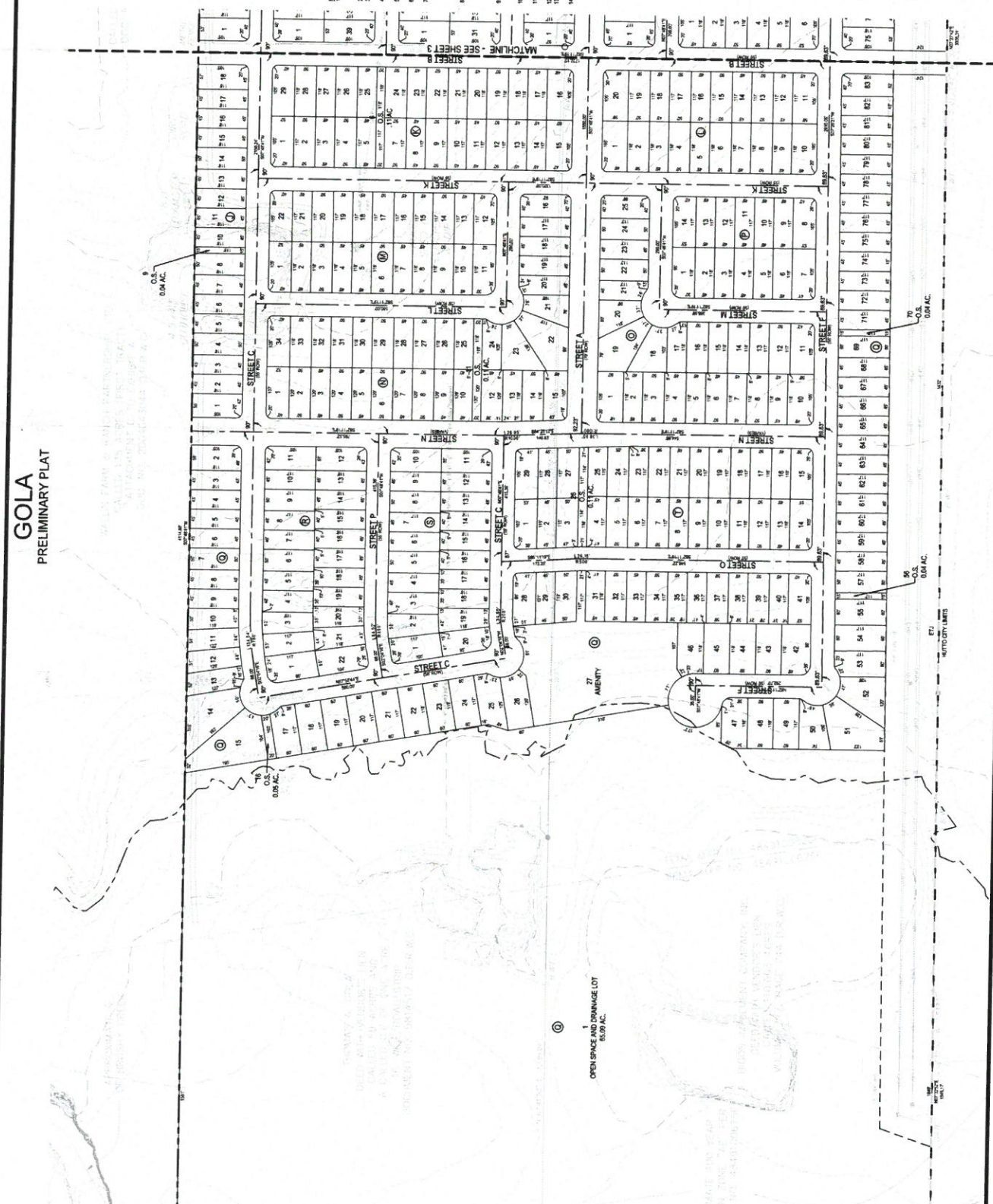
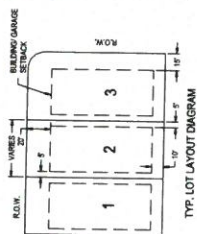
DESCRIPTION

DATE	APR
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GOLA
PRELIMINARY PLAT



_____ PROPERTY BOUNDARY
 _____ PROPOSED RIGHT OF WAY
 _____ EXISTING MAJOR CONTOUR
 _____ EXISTING MINOR CONTOUR
 _____ ROAD CENTRELINE
 _____ PROPOSED LOT LINE
 PROPOSED SIDEWALK
 - - - - - PROPOSED EASEMENT
 _____ PROPOSED LOT NUMBER
 _____ CITY LIMITS

[illegible]



SUBMITTAL
DATE: 09-17-2020

OVERALL WASTEWATER PLAN

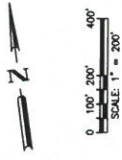
GOLA PRELIM
HUTTO, TEXAS

BOE, INC.
701 DIRECTORS BOULEVARD, SUITE 1000

DESIGNED BY:	DAZ			
REVIEWED BY:	TMMH			
DRAWN BY:	DAZ			

[illegible]

GOLA
PRELIMINARY PLAT



LEGEND

PROPERTY BOUNDARY	1794	PRELIMINARY FEMA 100 YEAR	LOT NUMBER
PROPOSED RIGHT OF WAY	10076		PROPOSED EASEMENT
EXISTING MAJOR CONTOUR			EXISTING EASEMENT
EXISTING MINOR CONTOUR			PROPOSED WASTEWATER LINE
FEMA 100 YEAR			



[illegible]

Page 346 of 346

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Heritage Mill South Subdivision Preliminary Plat, 187.21 acres, more or less, of land, 898 residential lots, located off of FM 1660 South.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a preliminary plat for 923 lots including 898 residential lots, 12 alley lots, 12 green link and open space lots, and one drainage lot. The property is in the Harris Straub Wallin Consent Agreement MUD No 35 2-25-21 and will remain in the ETJ for the time being. A proposed floodplain study will be required to be completed prior to recordation of final plat. The 100 year floodplain line is anticipated to move based on the study and is shown on the preliminary plat.

WEST: Single Family (SF-1), Ray Elementary; Brooklands Subdivision

NORTH: ETJ, Individual Homes and Vacant

EAST: Single Family (SF-1), Proposed Gola Subdivision

SOUTH: ETJ, Individual Homes and Vacant

SUMMARY OF REQUEST:

The Heritage Mill South preliminary Plat includes approximately 44 acres of common open space. The northern portion of the site is also in the review process for preliminary plat approval at a future date. The site will have access through the northern phase from FM 1660, from CR 163 and two future stubs into the Gola subdivision to the east.

Property owners within 200' of the subject property were noticed in accordance with the UDC. The public hearing was held December 7, 2021. No one was in attendance.

STAFF REVIEW:

The proposed Preliminary Plat is in compliance with the applicable subdivision regulations. Staff recommends approval with the conditions Engineering comments are cleared and the flood study will be required to be finalized and approved prior to final plat recordation. The applicant has provided comment responses and staff is awaiting third party review, but sees no pending issues.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

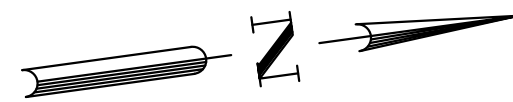


ATTACHMENTS:

1. HeritageMillSouthPrelim-U2-Prelim(12-22-21)
2. Heritage Mill South Preliminary Plat Location Map

HERITAGE MILL SOUTH SUBDIVISION

PRELIMINARY PLAT
CITY OF HUTTO ETJ
WILLIAMSON COUNTY, TEXAS



0 100' 200' 400'
SCALE: 1" = 200'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER

ENGINEER:

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

DEVELOPER:

CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-334-6775

SURVEYOR:

BGE, INC.
101 WEST LOUIS HENNA BLVD
SUITE 1000
AUSTIN, TX 78744

Sheet List Table

Sheet Number	Sheet Title
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN (SHEET 1 OF 2)
3	PRELIMINARY PLAN (SHEET 2 OF 2)
4	PRELIMINARY LOT TABLES (SHEET 1 OF 2)
5	PRELIMINARY LOT TABLES (SHEET 2 OF 2)
6	OVERALL WATER DISTRIBUTION PLAN
7	OVERALL WASTEWATER COLLECTION PLAN
8	OVERALL DRAINAGE PLAN
9	EXISTING DRAINAGE CONDITIONS

NOTES:

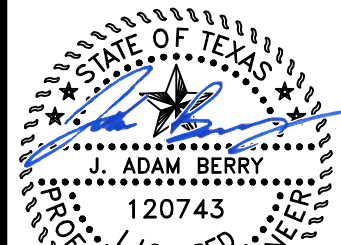
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 5.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET FOR FRONT AND REAR YARDS AND 5 FEET FOR SIDE YARDS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS HIGHER.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - WATER CITY OF HUTTO
 - WASTEWATER CITY OF HUTTO
 - GAS ATMOS
 - ELECTRIC ONCOR
- AMENITY, ALLEY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 32 FEET WIDE. IF THE STREETS ARE LESS THAN 32 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. D103.6.1/D103.6.2).
- ALL ALLEY LOTS & OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ON-SITE STORMWATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE DRAINAGE IMPACT ANALYSIS DATED JUNE, 2021 BY BGE, INC.
- THIS SUBDIVISION IS SUBJECT TO A CONSENT AGREEMENT, DATED FEBRUARY 25, 2021, PASSED IN CITY RESOLUTION NO. R-2021-040, RECORDED IN DOCUMENT NO. 2021043665.
- AREAS OF REFRAINMENT, AS SHOWN HEREON, CONSISTS OF FOR-SALE, ATTACHED TOWNHOME UNITS AND OPEN SPACE LOTS. PER CONSENT AGREEMENT DOC. NO. 2021043665, THE DEVELOPER SHALL NOT CONSTRUCT ANY BUILDINGS OR OTHER STRUCTURES OR FINAL PLAT ANY LOTS WITHIN THE REFRAINMENT AREAS FOR A PERIOD OF FIVE (5) YEARS AFTER THE EFFECTIVE DATE OF THE CONSENT AGREEMENT.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF HUTTO FLOOD PLAIN ADMINISTRATOR FOR EACH OF THE FOLLOWING LOTS: BLOCK AA, LOTS 59-74, BLOCK MM, LOTS 10-12.



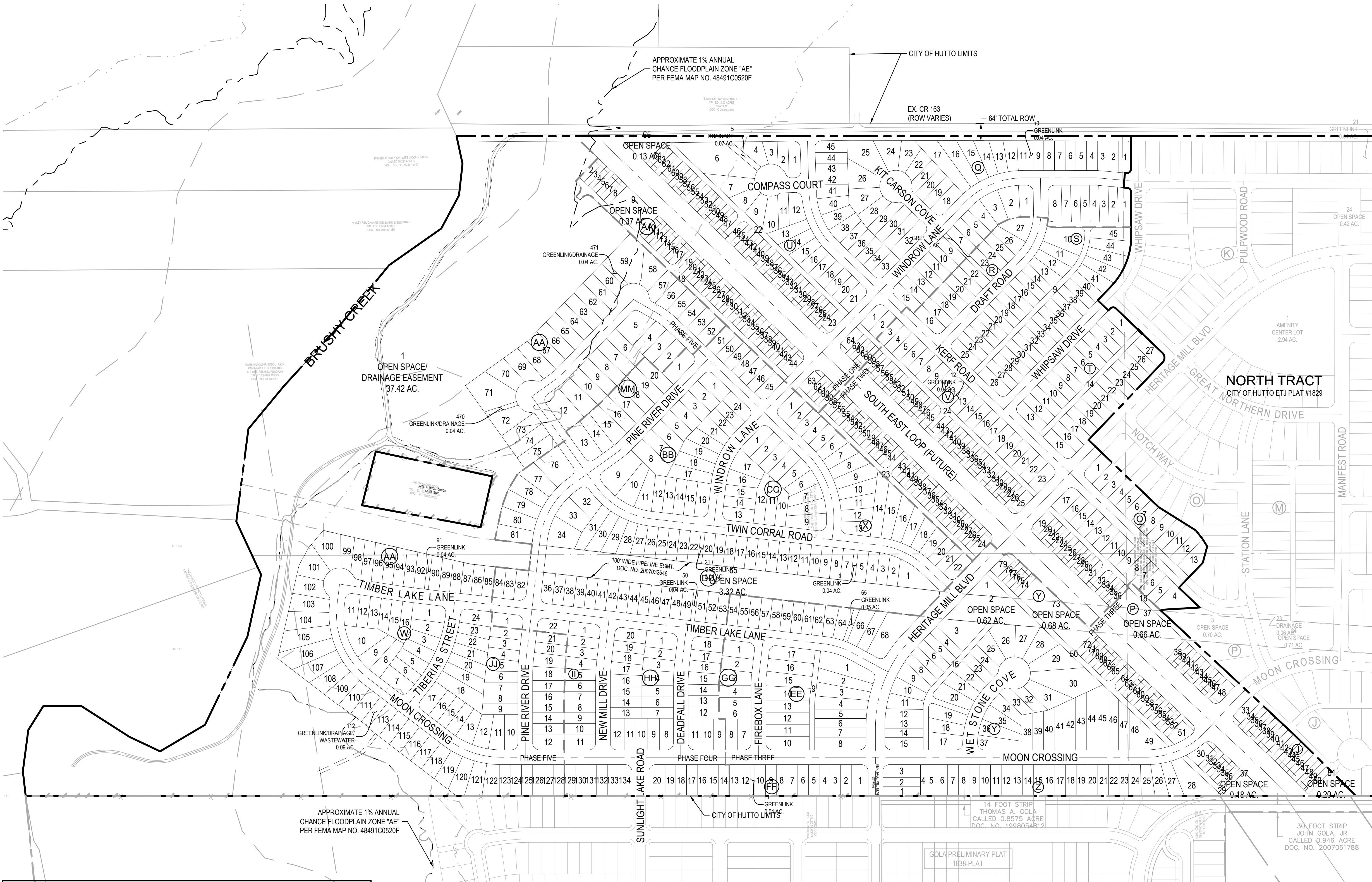
BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.879.0400 www.bgeinc.com

HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL PRELIMINARY PLAN



SHEET
1 OF 9



STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
WINDROW RUN	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	2186
HERITAGE MILL BLVD	70'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC	1622
DRAFT ROAD	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	775
KIT CARSON COVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	226
COMPASS COURT	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	163
TIMBER LAKE LANE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	2072
PINE RIVER DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	1753
MOON CROSSING	70'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC	3675
MOON CROSSING	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	175
SPOKEWOOD LANE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	1218
WHIPSAW DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	538
TWIN CORRAL ROAD	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	1856
FIREBOX LANE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	450
DEADFALL DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	485
NEW MILL DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	518
KERF ROAD	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	2231
TIBERIAS STREET	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	448
SUNLIGHT LAKE ROAD	64'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC	145
WET STONE COVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	391
PASTURE HILL LANE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	526

LOT TABLE

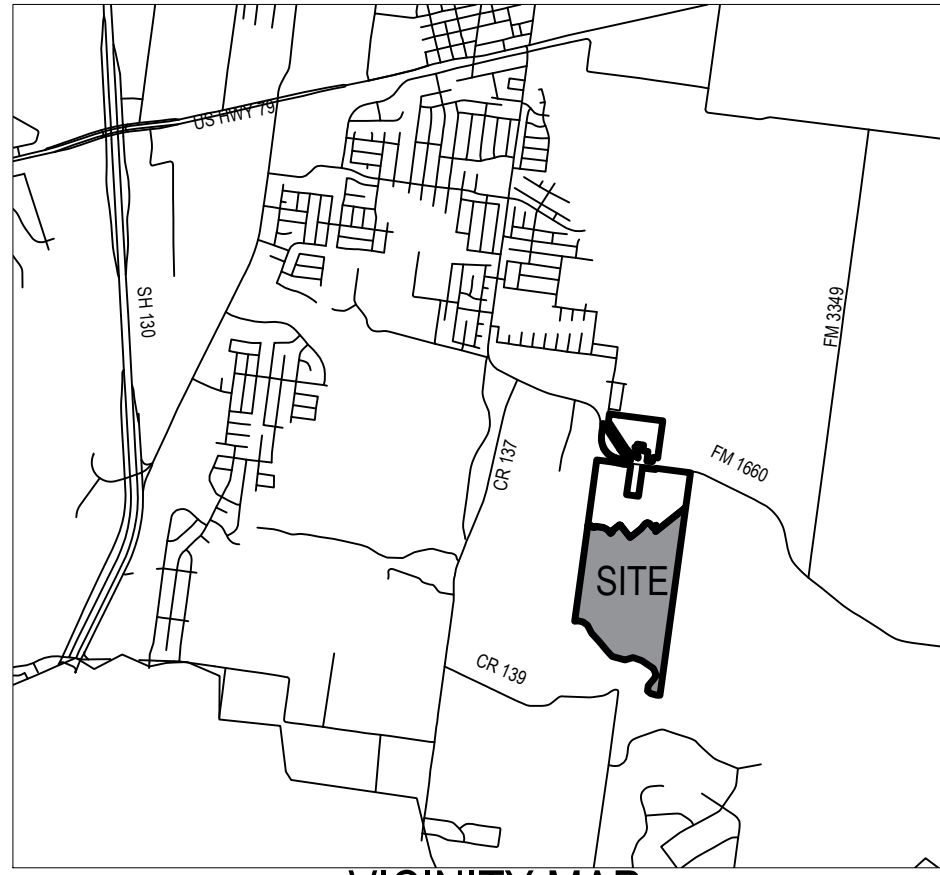
LOT TYPE	# LOTS	PERCENTAGE
35' ALLEY	67	7.2%
40' ALLEY	44	4.7%
40' FRONT	447	48.0%
50' FRONT	94	10.1%
20' TOWNHOME	245	26.3%
GREENLINK	9	1.0%
OPEN SPACE	8	0.9%
OPEN SPACE/DRAINAGE EASEMENT	1	0.1%
ALLEY	12	1.3%
GREENLINK/DRAINAGE	3	0.3%
DRAINAGE	1	0.1%
TOTAL	931	100%

TOTAL BLOCKS : 25
TOTAL SITE = 187.21 AC
RIGHT OF WAY = 37.18 AC

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



VICINITY MAP 1" = 5,000'

Received 12/22/2021



HERITAGE MILL SOUTH SUBDIVISION



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

LEGEND

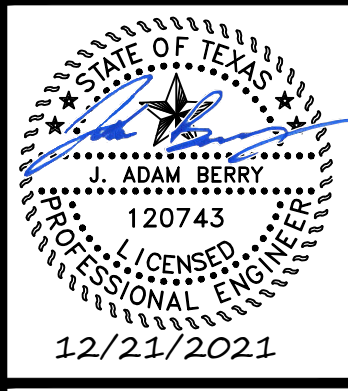
- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER

NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 5.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SEWER LINES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET FOR FRONT AND REAR YARDS AND 5 FEET FOR SIDE YARDS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - WATER CITY OF HUTTO
 - WASTEWATER CITY OF HUTTO
 - GAS ATMOS
 - ELECTRIC ONCOR
- AMENITY, ALLEY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
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- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 32 FEET WIDE. IF THE STREETS ARE LESS THAN 32 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. D103.6.1/D103.6.2).
- ALL ALLEY LOTS & OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
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- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ON-SITE STORMWATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE DRAINAGE IMPACT ANALYSIS DATED JUNE, 2021 BY BGE, INC.
- THIS SUBDIVISION IS SUBJECT TO A CONSENT AGREEMENT, DATED FEBRUARY 25, 2021, PASSED IN CITY RESOLUTION NO. R-2021-040, RECORDED IN DOCUMENT NO. 2021043665.
- AREAS OF REFRAINMENT, AS SHOWN HEREON, CONSISTS OF FOR-SALE, ATTACHED TOWNHOME UNITS AND OPEN SPACE LOTS. PER CONSENT AGREEMENT DOC. NO. 2021043665, THE DEVELOPER SHALL NOT CONSTRUCT ANY BUILDINGS OR OTHER STRUCTURES OR FINAL PLAT ANY LOTS WITHIN THE REFRAINMENT AREAS FOR A PERIOD OF FIVE (5) YEARS AFTER THE EFFECTIVE DATE OF THE CONSENT AGREEMENT.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF HUTTO FLOOD PLAIN ADMINISTRATOR FOR EACH OF THE FOLLOWING LOTS: BLOCK AA, LOTS 59-74, BLOCK MM, LOTS 10-12.

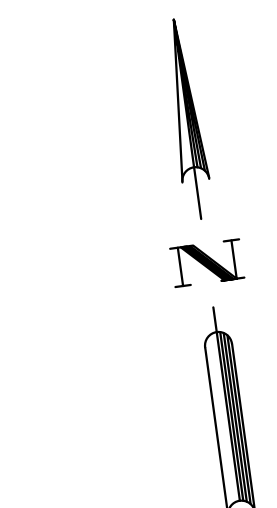
HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

PRELIMINARY PLAN (SHEET 1 OF 2)



HERITAGE MILL SOUTH SUBDIVISION

MATCHLINE - SEE SHEET 2



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

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- ANTICIPATED FUTURE FEMA 100-YEAR FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER

NOTES:

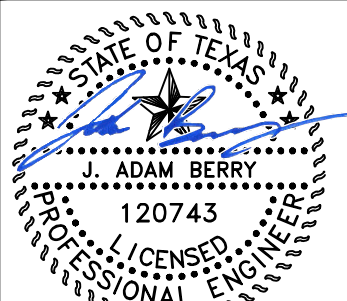
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- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET FOR FRONT AND REAR YARDS AND 5 FEET FOR SIDE YARDS. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
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Received 12/22/2021



HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

PRELIMINARY PLAN (SHEET 2 OF 2)



12/21/2021
SHEET
3 OF 9

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HERITAGE MILL SOUTH SUBDIVISION

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 1	OPEN SPACE/ DRAINAGE EASEMENT	163004
BLOCK AA LOT 2	MF	2500
BLOCK AA LOT 3	MF	2000
BLOCK AA LOT 4	MF	2000
BLOCK AA LOT 5	MF	2000
BLOCK AA LOT 6	MF	2000
BLOCK AA LOT 7	MF	2000
BLOCK AA LOT 8	MF	2500
BLOCK AA LOT 9	OPEN SPACE	16159
BLOCK AA LOT 10	MF	2500
BLOCK AA LOT 11	MF	2000
BLOCK AA LOT 12	MF	2000
BLOCK AA LOT 13	MF	2000
BLOCK AA LOT 14	MF	2000
BLOCK AA LOT 15	MF	2000
BLOCK AA LOT 16	MF	2000
BLOCK AA LOT 17	MF	2414
BLOCK AA LOT 18	ALLEY	24771
BLOCK AA LOT 19	MF	2414
BLOCK AA LOT 20	MF	2000

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 21	MF	2000
BLOCK AA LOT 22	MF	2000
BLOCK AA LOT 23	MF	2000
BLOCK AA LOT 24	MF	2000
BLOCK AA LOT 25	MF	2000
BLOCK AA LOT 26	MF	2500
BLOCK AA LOT 27	MF	2500
BLOCK AA LOT 28	MF	2000
BLOCK AA LOT 29	MF	2000
BLOCK AA LOT 30	MF	2500
BLOCK AA LOT 31	MF	2500
BLOCK AA LOT 32	MF	2000
BLOCK AA LOT 33	MF	2000
BLOCK AA LOT 34	MF	2000
BLOCK AA LOT 35	MF	2500
BLOCK AA LOT 36	MF	2500
BLOCK AA LOT 37	MF	2000
BLOCK AA LOT 38	MF	2000
BLOCK AA LOT 39	MF	2000
BLOCK AA LOT 40	MF	2000

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 41	MF	2000
BLOCK AA LOT 42	MF	2000
BLOCK AA LOT 43	MF	2000
BLOCK AA LOT 44	MF	3866
BLOCK AA LOT 45	MF	5275
BLOCK AA LOT 46	SF	4400
BLOCK AA LOT 47	SF	4400
BLOCK AA LOT 48	SF	4400
BLOCK AA LOT 49	SF	4400
BLOCK AA LOT 50	SF	4400
BLOCK AA LOT 51	SF	5500
BLOCK AA LOT 52	SF	5500
BLOCK AA LOT 53	SF	5500
BLOCK AA LOT 54	SF	5500
BLOCK AA LOT 55	SF	5569
BLOCK AA LOT 56	SF	5960
BLOCK AA LOT 57	SF	6142
BLOCK AA LOT 58	SF	8915
BLOCK AA LOT 59	SF	16920
BLOCK AA LOT 60	SF	6022

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 61	SF	7274
BLOCK AA LOT 62	SF	7500
BLOCK AA LOT 63	SF	7500
BLOCK AA LOT 64	SF	7500
BLOCK AA LOT 65	SF	7500
BLOCK AA LOT 66	SF	7500
BLOCK AA LOT 67	SF	7503
BLOCK AA LOT 68	SF	7902
BLOCK AA LOT 69	SF	8425
BLOCK AA LOT 70	SF	8190
BLOCK AA LOT 71	SF	16570
BLOCK AA LOT 72	SF	9381
BLOCK AA LOT 73	SF	7485
BLOCK AA LOT 74	SF	7500
BLOCK AA LOT 75	SF	7500
BLOCK AA LOT 76	SF	12485
BLOCK AA LOT 77	SF	8020
BLOCK AA LOT 78	SF	8348
BLOCK AA LOT 79	SF	8138
BLOCK AA LOT 80	SF	7834

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 81	SF	7498
BLOCK AA LOT 82	SF	5018
BLOCK AA LOT 83	SF	4560
BLOCK AA LOT 84	SF	4553
BLOCK AA LOT 85	SF	4546
BLOCK AA LOT 86	SF	4539
BLOCK AA LOT 87	SF	4563
BLOCK AA LOT 88	SF	4719
BLOCK AA LOT 89	SF	4890
BLOCK AA LOT 90	SF	5062
BLOCK AA LOT 91	GREENLINK	1943
BLOCK AA LOT 92	SF	5298
BLOCK AA LOT 93	SF	5459
BLOCK AA LOT 94	SF	5582
BLOCK AA LOT 95	SF	5698
BLOCK AA LOT 96	SF	5814
BLOCK AA LOT 97	SF	5830
BLOCK AA LOT 98	SF	5790
BLOCK AA LOT 99	SF	5644
BLOCK AA LOT 100	SF	11151

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 101	SF	9340
BLOCK AA LOT 102	SF	7945
BLOCK AA LOT 103	SF	8575
BLOCK AA LOT 104	SF	9629
BLOCK AA LOT 105	SF	11622
BLOCK AA LOT 106	SF	12687
BLOCK AA LOT 107	SF	9855
BLOCK AA LOT 108	SF	8040
BLOCK AA LOT 109	SF	7097
BLOCK AA LOT 110	SF	6168
BLOCK AA LOT 111	SF	5795
BLOCK AA LOT 112	GREENLINK/DRAINAGE/ WASTEWATER	3941
BLOCK AA LOT 113	SF	6000
BLOCK AA LOT 114	SF	6000
BLOCK AA LOT 115	SF	6000
BLOCK AA LOT 116	SF	6000
BLOCK AA LOT 117	SF	6000
BLOCK AA LOT 118	SF	6593
BLOCK AA LOT 119	SF	7121
BLOCK AA LOT 120	SF	7947

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 121	SF	7198
BLOCK AA LOT 122	SF	6682
BLOCK AA LOT 123	SF	5064
BLOCK AA LOT 124	SF	4700
BLOCK AA LOT 125	SF	4700
BLOCK AA LOT 126	SF	4700
BLOCK AA LOT 127	SF	4700
BLOCK AA LOT 128	SF	4700
BLOCK AA LOT 129	SF	4700
BLOCK AA LOT 130	SF	4700
BLOCK AA LOT 131	SF	4700
BLOCK AA LOT 132	SF	4700
BLOCK AA LOT 133	SF	4700
BLOCK AA LOT 134	SF	5917
BLOCK BB LOT 1	SF	6740
BLOCK BB LOT 2	SF	5875
BLOCK BB LOT 3	SF	5875
BLOCK BB LOT 4	SF	5875
BLOCK BB LOT 5	SF	5901
BLOCK BB LOT 6	SF	6461

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK BB LOT 7	SF	7233
BLOCK BB LOT 8	SF	9366
BLOCK BB LOT 9	SF	12789
BLOCK BB LOT 10	SF	9128
BLOCK BB LOT 11	SF	7052
BLOCK BB LOT 12	SF	5439
BLOCK BB LOT 13	SF	5382
BLOCK BB LOT 14	SF	5309
BLOCK BB LOT 15	SF	5236
BLOCK BB LOT 16	SF	6308
BLOCK BB LOT 17	SF	7218
BLOCK BB LOT 18	SF	6685
BLOCK BB LOT 19	SF	6415
BLOCK BB LOT 20	SF	6041
BLOCK BB LOT 21	SF	5786
BLOCK BB LOT 22	SF	4678
BLOCK BB LOT 23	SF	4667
BLOCK BB LOT 24	SF	5523
BLOCK CC LOT 1	SF	6453
BLOCK CC LOT 2	SF	5906

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK CC LOT 3	SF	5867
BLOCK CC LOT 4	SF	6168
BLOCK CC LOT 5	SF	5942
BLOCK CC LOT 6	SF	5714
BLOCK CC LOT 7	SF	6128
BLOCK CC LOT 8	SF	6546
BLOCK CC LOT 9	SF	8132
BLOCK CC LOT 10	SF	5556
BLOCK CC LOT 11	SF	6720
BLOCK CC LOT 12	SF	7016
BLOCK CC LOT 13	SF	5741
BLOCK CC LOT 14	SF	4700
BLOCK CC LOT 15	SF	4929
BLOCK CC LOT 16	SF	5619
BLOCK CC LOT 17	SF	7449
BLOCK DD LOT 1	SF	9470
BLOCK DD LOT 2	SF	4363
BLOCK DD LOT 3	SF	4639
BLOCK DD LOT 4	SF	4700
BLOCK DD LOT 5	SF	4700

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 6	GREENLINK	1762
BLOCK DD LOT 7	SF	4700
BLOCK DD LOT 8	SF	4700
BLOCK DD LOT 9	SF	4700
BLOCK DD LOT 10	SF	4700
BLOCK DD LOT 11	SF	4700
BLOCK DD LOT 12	SF	4700
BLOCK DD LOT 13	SF	4700
BLOCK DD LOT 14	SF	4700
BLOCK DD LOT 15	SF	4700
BLOCK DD LOT 16	SF	4700
BLOCK DD LOT 17	SF	4700
BLOCK DD LOT 18	SF	4700
BLOCK DD LOT 19	SF	4700
BLOCK DD LOT 20	SF	4700
BLOCK DD LOT 21	GREENLINK	1763
BLOCK DD LOT 22	SF	4700
BLOCK DD LOT 23	SF	4700
BLOCK DD LOT 24	SF	4700
BLOCK DD LOT 25	SF	4700

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 26	SF	4841
BLOCK DD LOT 27	SF	5336
BLOCK DD LOT 28	SF	5732
BLOCK DD LOT 29	SF	6500
BLOCK DD LOT 30	SF	7597
BLOCK DD LOT 31	SF	7766
BLOCK DD LOT 32	SF	7683
BLOCK DD LOT 33	SF	8746
BLOCK DD LOT 34	SF	10418
BLOCK DD LOT 35	OPEN SPACE	144524
BLOCK DD LOT 36	SF	5023
BLOCK DD LOT 37	SF	4591
BLOCK DD LOT 38	SF	4598
BLOCK DD LOT 39	SF	4604
BLOCK DD LOT 40	SF	4609
BLOCK DD LOT 41	SF	4613
BLOCK DD LOT 42	SF	4616
BLOCK DD LOT 43	SF	4625
BLOCK DD LOT 44	SF	4617
BLOCK DD LOT 45	SF	4627

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 46	SF	4630
BLOCK DD LOT 47	SF	4633
BLOCK DD LOT 48	SF	4637
BLOCK DD LOT 49	SF	4640
BLOCK DD LOT 50	GREENLINK	1741
BLOCK DD LOT 51	SF	4645
BLOCK DD LOT 52	SF	4649
BLOCK DD LOT 53	SF	4652
BLOCK DD LOT 54	SF	4655
BLOCK DD LOT 55	SF	4659
BLOCK DD LOT 56	SF	4662
BLOCK DD LOT 57	SF	4666
BLOCK DD LOT 58	SF	4669
BLOCK DD LOT 59	SF	4673
BLOCK DD LOT 60	SF	4676
BLOCK DD LOT 61	SF	4680
BLOCK DD LOT 62	SF	4683
BLOCK DD LOT 63	SF	5338
BLOCK DD LOT 64	SF	5825
BLOCK DD LOT 65	GREENLINK	2335

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 66	SF	6859
BLOCK DD LOT 67	SF	6698
BLOCK DD LOT 68	SF	15837
BLOCK EE LOT 1	SF	12612
BLOCK EE LOT 2	SF	8778
BLOCK EE LOT 3	SF	8506
BLOCK EE LOT 4	SF	8137
BLOCK EE LOT 5	SF	6809
BLOCK EE LOT 6	SF	6731
BLOCK EE LOT 7	SF	6721
BLOCK EE LOT 8	SF	8897
BLOCK EE LOT 9	ALLEY	7435
BLOCK EE LOT 10	SF	8059
BLOCK EE LOT 11	SF	7300
BLOCK EE LOT 12	SF	7300
BLOCK EE LOT 13	SF	7307
BLOCK EE LOT 14	SF	8130
BLOCK EE LOT 15	SF	8391
BLOCK EE LOT 16	SF	8239
BLOCK EE LOT 17	SF	8477

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK FF LOT 1	SF	7210
BLOCK FF LOT 2	SF	4699
BLOCK FF LOT 3	SF	4701
BLOCK FF LOT 4	SF	4700
BLOCK FF LOT 5	SF	4700
BLOCK FF LOT 6	SF	4700
BLOCK FF LOT 7	SF	4700
BLOCK FF LOT 8	SF	4700
BLOCK FF LOT 9	SF	4700
BLOCK FF LOT 10	SF	4699
BLOCK FF LOT 11	GREENLINK	1763
BLOCK FF LOT 12	SF	4700
BLOCK FF LOT 13	SF	4700
BLOCK FF LOT 14	SF	4700
BLOCK FF LOT 15	SF	4700
BLOCK FF LOT 16	SF	4700
BLOCK FF LOT 17	SF	4700
BLOCK FF LOT 18	SF	4700
BLOCK FF LOT 19	SF	4700
BLOCK FF LOT 20	SF	6916
BLOCK GG LOT 1	SF	7007

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK GG LOT 2	SF	5875
BLOCK GG LOT 3	SF	6459
BLOCK GG LOT 4	SF	5406
BLOCK GG LOT 5	SF	4784
BLOCK GG LOT 6	SF	4784
BLOCK GG LOT 7	SF	5814
BLOCK GG LOT 8	SF	5082
BLOCK GG LOT 9	SF	5082
BLOCK GG LOT 10	SF	5082
BLOCK GG LOT 11	SF	5814
BLOCK GG LOT 12	SF	5544
BLOCK GG LOT 13	SF	4617
BLOCK GG LOT 14	SF	4677
BLOCK GG LOT 15	SF	5037
BLOCK GG LOT 16	SF	4893
BLOCK GG LOT 17	SF	4701
BLOCK GG LOT 18	SF	5827
BLOCK HH LOT 1	SF	7021
BLOCK HH LOT 2	SF	4692
BLOCK HH LOT 3	SF	5229

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK HH LOT 4	SF	6365
BLOCK HH LOT 5	SF	5053
BLOCK HH LOT 6	SF	4701
BLOCK HH LOT 7	SF	4703
BLOCK HH LOT 8	SF	5926
BLOCK HH LOT 9	SF	5177
BLOCK HH LOT 10	SF	5177
BLOCK HH LOT 11	SF	5177
BLOCK HH LOT 12	SF	5926
BLOCK HH LOT 13	SF	4703
BLOCK HH LOT 14	SF	4701
BLOCK HH LOT 15	SF	4696
BLOCK HH LOT 16	SF	4989
BLOCK HH LOT 17	SF	5042
BLOCK HH LOT 18	SF	4722
BLOCK HH LOT 19	SF	4701
BLOCK HH LOT 20	SF	5849
BLOCK II LOT 1	SF	5888
BLOCK II LOT 2	SF	4701
BLOCK II LOT 3	SF	4693

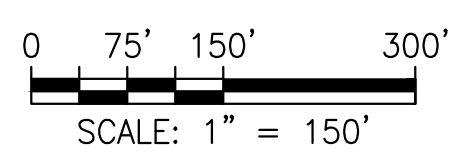
Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK I LOT 4	SF	4859
BLOCK I LOT 5	SF	4845
BLOCK I LOT 6	SF	4644
BLOCK I LOT 7	SF	4697
BLOCK I LOT 8	SF	4700
BLOCK I LOT 9	SF	4700
BLOCK I LOT 10	SF	4700
BLOCK I LOT 11	SF	6744
BLOCK I LOT 12	SF	6744
BLOCK I LOT 13	SF	4700
BLOCK I LOT 14	SF	4700
BLOCK I LOT 15	SF	4700
BLOCK I LOT 16	SF	4703
BLOCK I LOT 17	SF	4756
BLOCK I LOT 18	SF	5944
BLOCK I LOT 19	SF	5855
BLOCK I LOT 20	SF	4708
BLOCK I LOT 21	SF	4701
BLOCK I LOT 22	SF	5916
BLOCK I LOT 23	MF	4609

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK J LOT 34	MF	2400
BLOCK J LOT 35	MF	2400
BLOCK J LOT 36	MF	2400
BLOCK J LOT 37	MF	2400
BLOCK J LOT 38	MF	2400
BLOCK J LOT 39	MF	2400
BLOCK J LOT 40	MF	3072
BLOCK J LOT 41	MF	3082
BLOCK J LOT 42	MF	2409
BLOCK J LOT 43	MF	2404
BLOCK J LOT 44	MF	2401
BLOCK J LOT 45	MF	2400
BLOCK J LOT 46	MF	3000
BLOCK J LOT 47	MF	3072
BLOCK J LOT 48	MF	2400
BLOCK J LOT 49	MF	2400
BLOCK J LOT 50	MF	3000
BLOCK J LOT 51	OPEN SPACE	8609
BLOCK JJ LOT 1	SF	5917
BLOCK J2 LOT 2	SE	4701

	SHEET																																																		
	5 OF 9																																																		
	PRELIMINARY LOT TABLES (SHEET 2 OF 2)																																																		
	HERITAGE MILL SOUTH, PRELIMINARY PLAT HUTTO, TEXAS																																																		
BGE, INC. 101 W. Louis Henna Blvd, Suite 400 J. ADAM BERRY TBP# Registration No. F-1046 TEL: 512-879-9400 www.bgeinc.com <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">DESIGNED BY:</th> <th style="width: 30%;">REVIEWED BY:</th> <th style="width: 30%;">DRAWN BY:</th> <th style="width: 10%;">REV</th> <th style="width: 10%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">APR</th> </tr> </thead> <tbody> <tr> <td>JAM</td> <td>BAW</td> <td>JAM</td> <td>△</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>△</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>△</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>△</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>△</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										DESIGNED BY:	REVIEWED BY:	DRAWN BY:	REV	DESCRIPTION	DATE	APR	JAM	BAW	JAM	△							△							△							△							△			
DESIGNED BY:	REVIEWED BY:	DRAWN BY:	REV	DESCRIPTION	DATE	APR																																													
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Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK Z LOT 30	MF	4603
BLOCK Z LOT 31	MF	2001
BLOCK Z LOT 32	MF	2001
BLOCK Z LOT 33	MF	2001
BLOCK Z LOT 34	MF	2002
BLOCK Z LOT 35	MF	2002
BLOCK Z LOT 36	MF	1916
BLOCK Z LOT 37	OPEN SPACE	7962

DATE	APR
------	-----

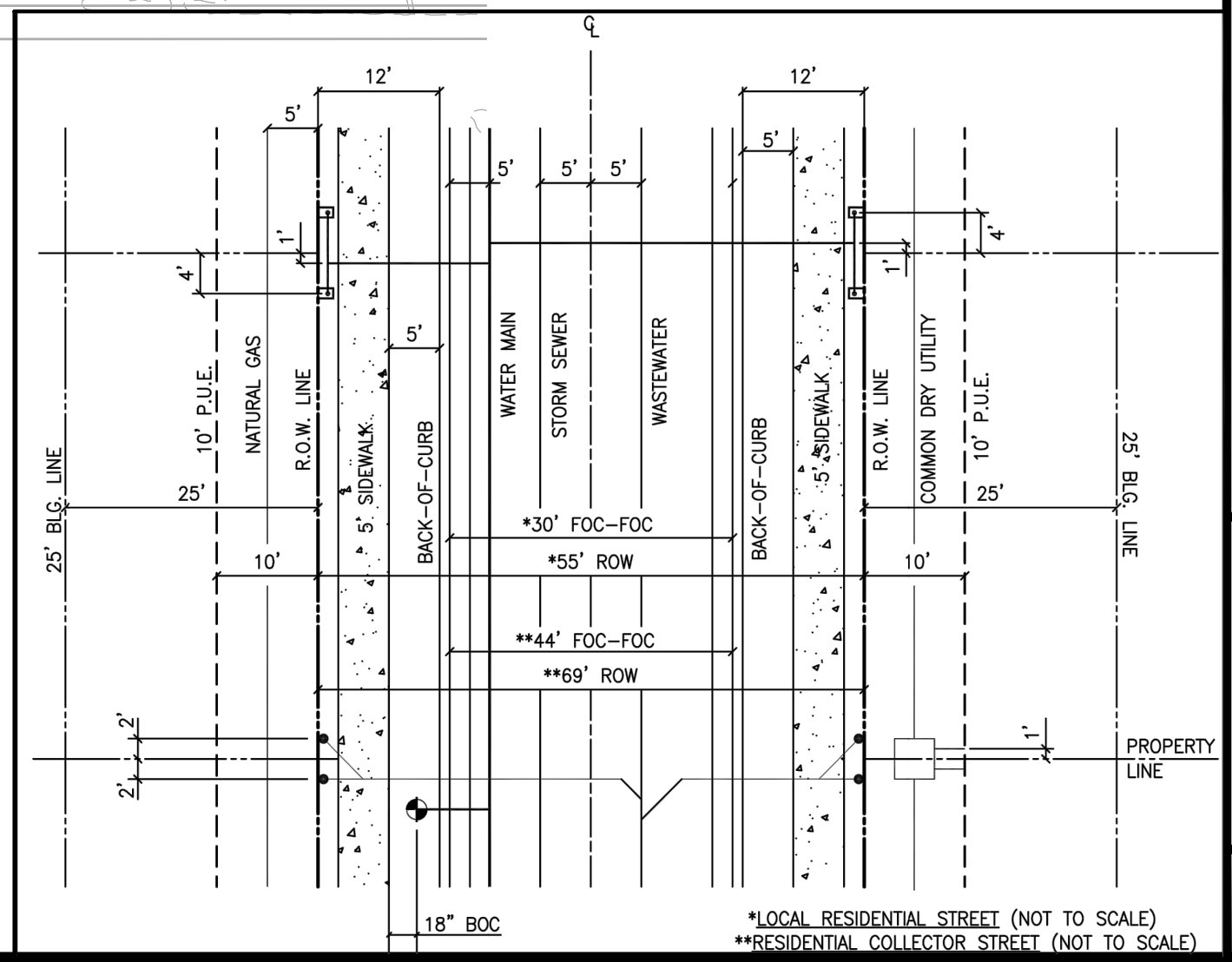


DESIGNED BY:	JAM	△						DESCRIPTION
REVIEWED BY:	BAW	△						
DRAWN BY:	JAM	△						

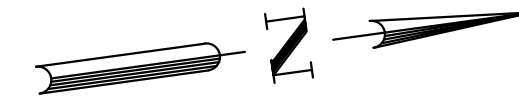


STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
12/21/2021

Page 31 of 7



HERITAGE MILL SOUTH SUBDIVISION



0 75' 150' 300'
SCALE: 1" = 150'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER
- WASTEWATER FLOW DIRECTION
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE

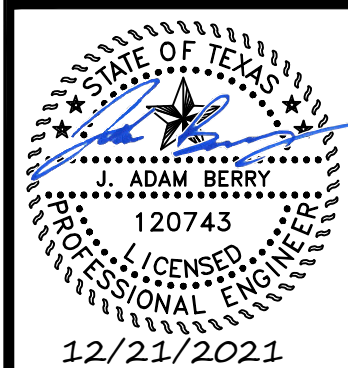
NOTE: ALL WASTEWATER LINES SHOWN TO BE 8" UNLESS OTHERWISE NOTED.

DATE	DESCRIPTION
APR	
REV	
DESIGNED BY: JAM	
REVIEWED BY: BAW	
DRAWN BY: JAM	



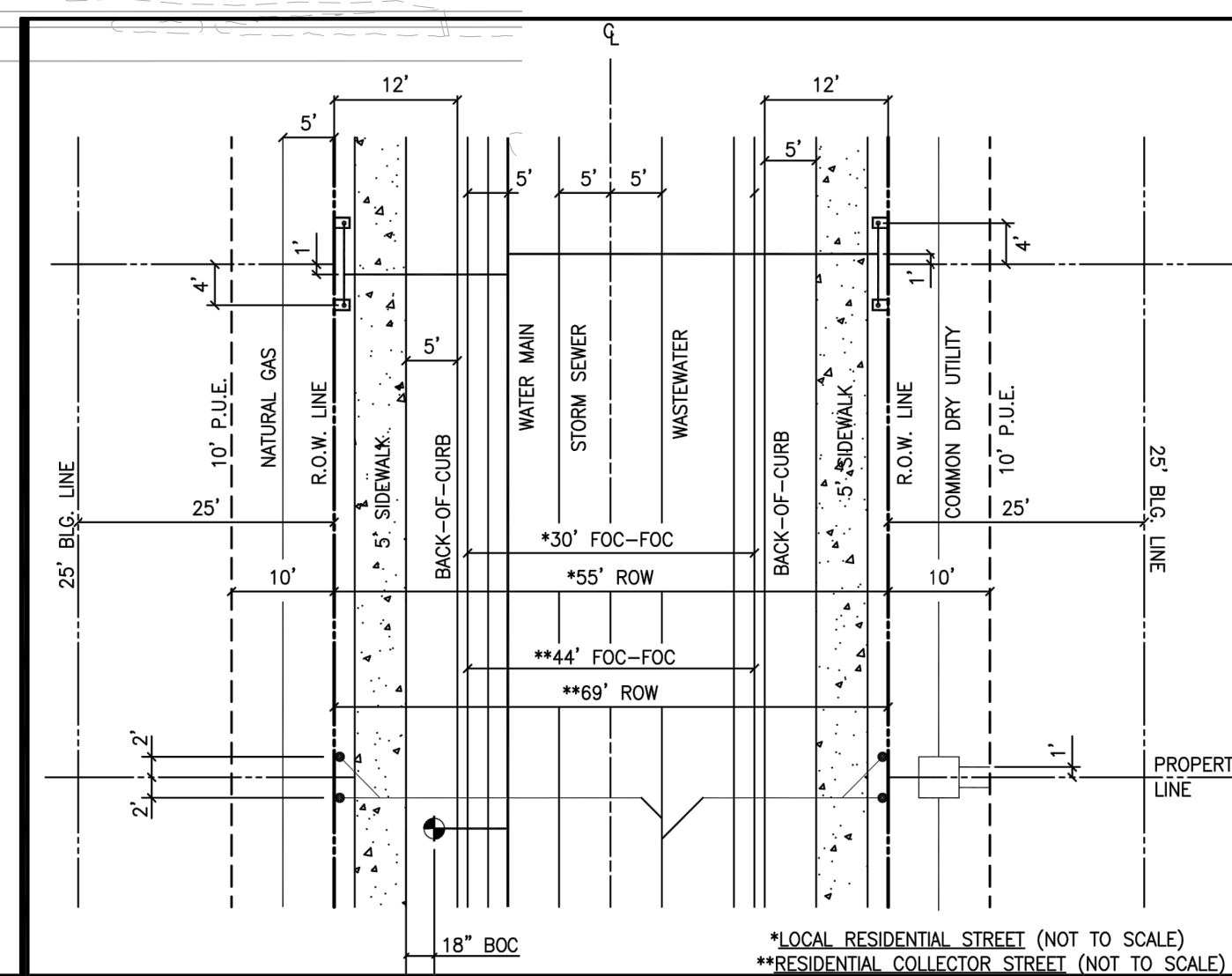
BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.479.9460 www.bge.com

HERITAGE MILL SOUTH, PRELIMINARY PLAT HUTTO, TEXAS OVERALL WASTEWATER COLLECTION PLAN



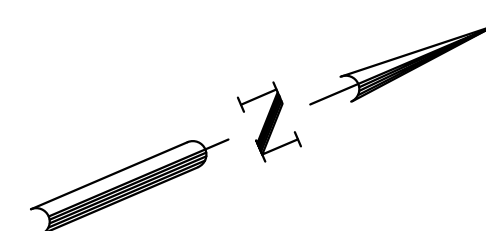
SHEET
7 OF 9

Received 12/22/2021



*LOCAL RESIDENTIAL STREET (NOT TO SCALE)
**RESIDENTIAL COLLECTOR STREET (NOT TO SCALE)

HERITAGE MILL SOUTH SUBDIVISION



0 75' 150' 300'
SCALE: 1" = 150'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER
- EXISTING EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED MANHOLE
- STORM WATER FLOW DIRECTION



DATE	REV	DESCRIPTION
APR		

DESIGNED BY:	JAM
REVIEWED BY:	BAW
DRAWN BY:	JAM

BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

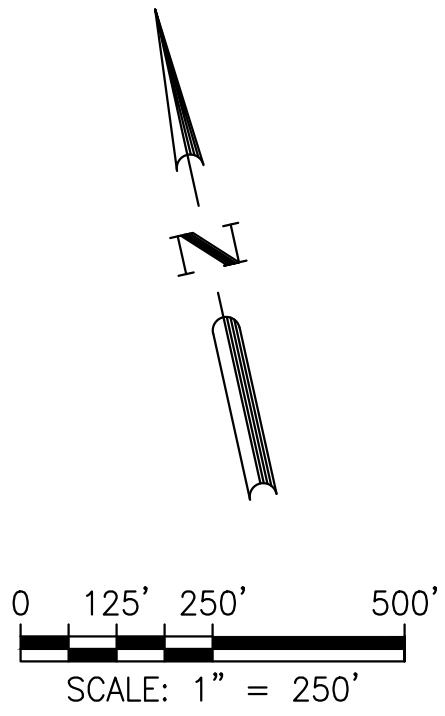
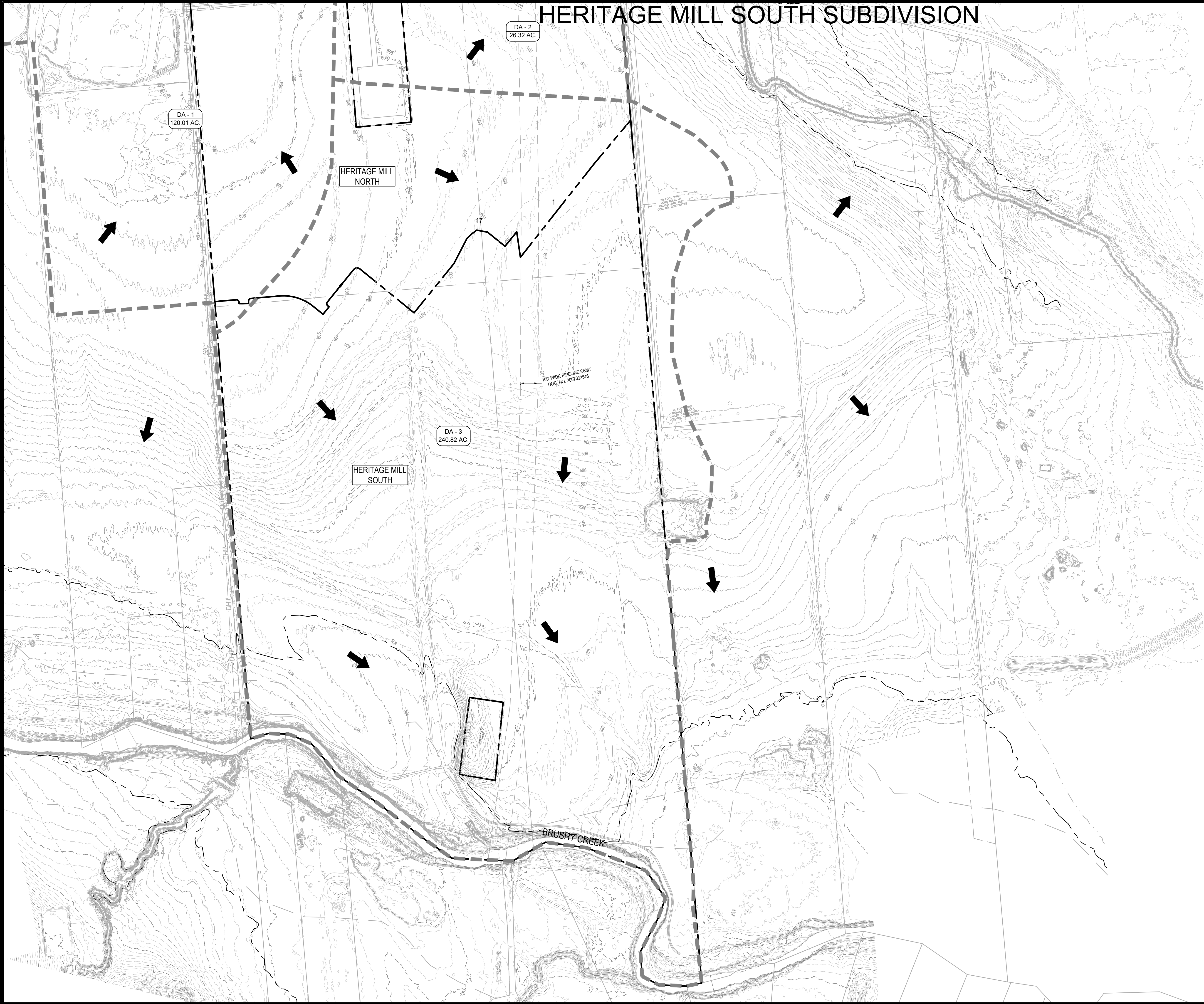
OVERALL DRAINAGE PLAN

Received 12/22/2021

120743
12/21/2021

SHEET
8 OF 9

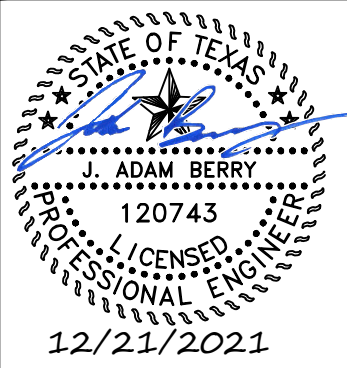
G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD01_CADD\01_Shts\8843-13-C-SP-STRM.dwg Layout: EXISTING DRAINAGE CONDITIONS Plotted: 12/21/2021 10:24:57 AM



- LEGEND
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EASEMENT
 - FEMA 100 YEAR
 - FEMA 500 YEAR
 - EXISTING WATERSHED BOUNDARY
 - DRAINAGE FLOW ARROW

Received 12/22/2021

Hutto CITY OF



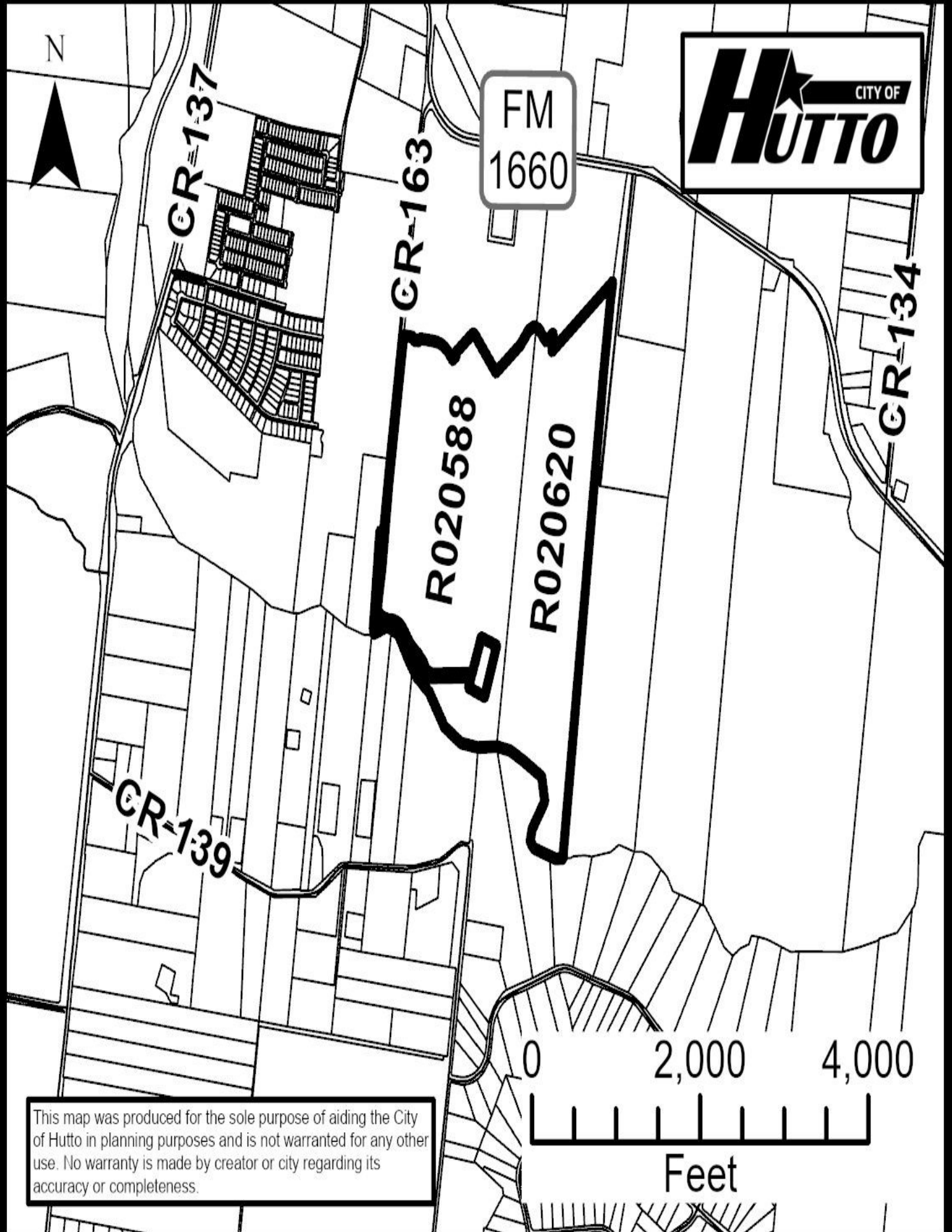
HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

EXISTING DRAINAGE CONDITIONS

BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

DESIGNED BY:	JAM
REVIEWED BY:	BAW
DRAWN BY:	JAM
DATE	APR
DESCRIPTION	

Heritage Mill South Prelim



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Continue a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a .81 parcel, more or less, in the Megee's First Addition, Lots 1-10, Block 2. The restaurant was constructed in 2013. The property is zoned SD-A (Special District). A Specific Use Permit is required for drive-thru uses.

WEST: SD-A Special District, Commercial and Residential Uses

NORTH: Railroad and Highway 79

EAST: SD-A Special District, Vacant

SOUTH: OT-4R Urban Residential, Residential and Vacant

SUMMARY OF REQUEST:

The Hippo Café is currently an eat-in and take-out restaurant. They are proposing adding a drive-thru window and menu board on the east side of the building. The proposal also includes adding asphalt pavement where there is currently a gravel drive. The driveway will be 17' plus wide. The menu board is located 60 feet from the proposed window and 80 feet from the street. The proposed drive-thru and window location meets the requirements per the UDC.

Staff sent notices to adjacent property owners within 600' and to date has received five responses.

STAFF REVIEW:

Staff recommends approval of the Proposed SUP for drive-thru and access drive.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hippo Cafe Drive Thru Application
2. Updated Site Plan

AGENDA ITEM REPORT



3. Public Hearing Sign
4. 600' Buffer Map Hippo Cafe Drive Thru
5. Favor (Zuber)
6. Object(Chepulis)
7. Favor(Bartlett)
8. Favor(Daisy)
9. Favor(Sanchez)



SPECIFIC USE PERMIT
APPLICATION

Must be accompanied by a
Master Application
May 2019

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

PROJECT NAME: 21212 Hippo Cafe
PROPERTY ADDRESS: 109 E Front st Hutto, Tx, 78634
Current zoning district: SD-A Current Use: Restaurant
Proposed Use: Drive thru window Code reference for specific use permit requirement: 16.304.10
Current zoning: North of property: _____ South of property: _____
East of property: _____ West of property: _____

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

REQUIRED FOR SUBMITTAL

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

- ☒ Complete Master application and Specific Use Permit application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☐ Letter of intent explaining reason(s) for request.
- ☒ List of all property owners (from WCAD) within 200-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC Mtg. date



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Service
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-26
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 21212 Hippo Café

APPLICATION TYPE: _____

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

Name: Anthony Mullens
Company Name: Renaissance Contracting LLC
Address: 13492 N. Hwy 183 #120, Austin, TX, 78750
Phone: 512-691-9047 Email: accounting@rcgroup.cc

PROPERTY INFORMATION

Address: 109 E Front St, Hutto, TX, 78634
Legal Description: Deed Lot(s) _____ Block _____ Subdivision _____
Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits ☒ ETJ ☐ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Gary Bartlett
Company Name: _____
Address: 109 E. Front St, Hutto, TX, 78634
Phone: 254-760-4440 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.

Gary Bartlett
Property Owner Signature

GARY BARTLETT
Property Owner Printed Name

10-27-21
Date

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Gary Bartlett, 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 27th day of October, 2021

K. Diaz
Notary Public Signature

Kelli Diaz
Notary Public Printed Name



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

Letter of Intent

Owner: Hippo Café

Phone: 512.759.3729

109 E Front St, Hutto, TX, 78634

Email: gm@hippocafe.com

Contractor: Renaissance Contracting LLC.

Phone: 512.691.9047

13492 N Hwy 183 Ste #120, Austin, TX, 78750

Email: uziel@rcgroup.cc

To whom it may concern:

Hippo Café is a restaurant and we employed Renaissance Contracting LLC. to add on to the existing building a drive thru window and a drive thru. If you have any questions, please contact us at 512.759.3729, or you can also call our builder at 512.691.9047.

Thank You,

A handwritten signature in black ink, appearing to read 'B - Z - S' with a stylized flourish at the end.

Brian Leszcynski

General Manager

Property	Owner	Property Address	Tax Year	2022 Market Value
R021653	SUMMER LEGACY LLC	109 FRONT ST W, HUTTO, TX 78634	2022	N/A

2022 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S5229 - Old Town Addn, BLOCK 1, Lot 6 (PT) & 7-9, ACRES 0.186
Neighborhood	T14QN - Hutto Nom-imp
Account	R-14-2008-0001-0007
Related Properties	R021652, R493588, P495217
Map Number	3-4357

2022 VALUE INFORMATION

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	N/A
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Total Land Market Value	N/A
Total Market Value	N/A
Agricultural Use	N/A
Timber Use	N/A
Total Appraised Value	N/A
Homestead Cap Loss	N/A
Total Assessed Value	N/A

2022 OWNER INFORMATION

Owner Name	SUMMER LEGACY LLC
Owner ID	O0417378
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 26539 AUSTIN, TX 78755-0539
Agent	-

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		N/A	N/A	N/A	N/A
☒ CHU- City of Hutto		N/A	N/A	N/A	N/A
☒ F00- Wmsn ESD #3		N/A	N/A	N/A	N/A
☒ GWI- Williamson CO		N/A	N/A	N/A	N/A
☒ J02- EWC Higher Ed Center		N/A	N/A	N/A	N/A
☒ RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N/A
☒ SHU- Hutto ISD		N/A	N/A	N/A	N/A
☒ W09- Upper Brushy Creek WCID		N/A	N/A	N/A	N/A

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2022 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	A1 - Residential Single Family	Yes	792 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1945	792	N/A	⌵ Details
2	Open Porch	-	96	N/A	⌵ Details
3	Screen Porch	1945	128	N/A	⌵ Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single	Yes	N/A	N/A	N/A	8,102 Sq. ft



TOTALS

8,102 Sq. ft / 0.186000
acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	\$13,547	\$60,766	\$74,313	\$0	\$0	\$74,313	\$0	\$74,313
2020	\$13,525	\$57,727	\$71,252	\$0	\$0	\$71,252	\$0	\$71,252
2019	\$14,204	\$60,036	\$74,240	\$0	\$0	\$74,240	\$0	\$74,240
2018	\$14,976	\$58,456	\$73,432	\$0	\$0	\$73,432	\$0	\$73,432
2017	\$13,291	\$58,456	\$71,747	\$0	\$0	\$71,747	\$0	\$71,747

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
1/13/2009	ZARAFSHANI, ADAM	SUMMER LEGACY LLC	2009002401	
9/30/2004	GONZALES, ERNEST & ELED E	ZARAFSHANI, ADAM	2004078671	
4/15/2002	GONZALES MIGUEL & ENEMENCIA	GONZALES, ERNEST & ELED E	2002034147	
12/23/1993	GONZALES SANTOS & JOSEPHA	GONZALES SANTOS & JOSEPHA	-	2436/0771
2/18/2000	GONZALES MIGUEL & ENEMENCIA	GONZALES MIGUEL & ENEMENCIA	-	2000/011569
1/4/1999	MORALES, ELVERA ETAL	GONZALES MIGUEL & ENEMENCIA	9902122	
9/26/1986	GONZALES SANTOS & JOSEPHA	MORALES, ELVERA ETAL	-	AFFIDAVIT OF HEIRSHI/V1420/P114-117
4/1/1984	GONZALES, SANTOS	GONZALES SANTOS & JOSEPHA	-	360/322

Property
P495217

Owner
HIPPO CAFE

Property Address
109 FRONT ST W, HUTTO, TX 78634

Tax Year
2022

2022 Market Value
N/A

2022 GENERAL INFORMATION

Property Status
Active

Property Type
BPP4-GTO

Legal Description
BUSINESS PERSONAL PROPERTY @ 109 W FRONT ST

Neighborhood
-

Account
P-14-P194-2040-4125-06

Related Properties
R021653

Map Number
-

2022 VALUE INFORMATION

Total Assessed Value

N/A

2022 OWNER INFORMATION

Owner Name
HIPPO CAFE

Owner ID
O0610825

Exemptions

Percent Ownership
100%

Mailing Address
109 FRONT ST W HUTTO, TX 78634

Agent
-

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		N/A	N/A	N/A	N/A
CHU- City of Hutto		N/A	N/A	N/A	N/A
F00- Wmsn ESD #3		N/A	N/A	N/A	N/A
GW- Williamson CO		N/A	N/A	N/A	N/A
J02- EWC Higher Ed Center		N/A	N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N/A
SHU- Hutto ISD		N/A	N/A	N/A	N/A
W09- Upper Brushy Creek WCID		N/A	N/A	N/A	N/A

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2022 SEGMENTS

Segment #1
Total Value
Inventory
N/A

Segment #2
Total Value
Furniture And Fixtures
N/A

VALUE HISTORY

YEAR	VALUE
2021	\$20,850
2020	\$23,142

Larry Gaddes, Tax Assessor/Collector
Williamson County Tax Office
904 South Main Street
Georgetown, TX 78626
512-943-1601
512-943-1981
www.wilco.org/propertytax

REPRINTED TAX RECEIPT



Receipt Number: GT-2021-3315860

Payor:

HIPPO CAFE (O0684863)
109 FRONT ST W
HUTTO, TX 78634

Owner:

HIPPO CAFE (O0684863)
109 FRONT ST W
HUTTO, TX 78634

Quick Ref ID:

P495217

Owner:

HIPPO CAFE (O0684863)

Owner Address:

109 FRONT ST W
HUTTO, TX 78634

Property:

P-14-P194-2040-4125-06

Legal Description:

BUSINESS PERSONAL PROPERTY @
109 W FRONT ST

Situs Address:

109 FRONT ST W HUTTO, TX 78634

Tax Year/Taxing Entity	Taxable Value	Tax Rate	Levy	Tax Paid	Amt Paid
2020					
City of Hutto	23,142	0.600000	138.85	138.85	138.85
Wmsn Co ESD #3	23,142	0.100000	23.15	23.15	23.15
Williamson CO	23,142	0.418719	96.90	96.90	96.90
Wmsn CO FM/RD	23,142	0.040000	9.26	9.26	9.26
Hutto ISD	23,142	1.466500	339.37	339.37	339.37
Upper Brshy Cr	23,142	0.020000	4.63	4.63	4.63
EWC Higher Ed	23,142	0.048440	11.21	11.21	11.21
2020 Totals			623.37	623.37	623.37

Total Payment Amount623.37

Check (Ref # 6828) Tendered623.37

Total Tendered623.37

Remaining Balance Due, including other fees,
as of 10/27/2021587.04

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Date Paid:01/08/2021

Effective Date:01/07/2021

Station:PTManager

Cashier:JeanetteG

Property Owner Property Address
P495217 HIPPO CAFE 109 FRONT ST W HUTTO, TX 78634

Tax Year

2021

2021 Assessed Value

CERTIFIED \$20,850

2021 GENERAL INFORMATION

Property Status **Active**
Property Type **Personal**
Legal Description **BUSINESS PERSONAL PROPERTY @ 109 W FRONT ST**
Neighborhood **-**
Account **P-14-P194-2040-4125-06**
Map Number **-**

2021 OWNER INFORMATION

Owner Name **HIPPO CAFE**
Owner ID **O0684863**
Exemptions
Percent Ownership **100%**
Mailing Address **109 FRONT ST W HUTTO, TX 78634**
Agent **-**

2021

Tax Statement

Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hutto	\$123.03	-	\$0.00	\$123.03
EWC Higher Ed Center	\$10.22	-	\$0.00	\$10.22
Hutto ISD	\$325.74	-	\$0.00	\$325.74
Upper Brshy Cr WC&ID 1A	\$4.01	-	\$0.00	\$4.01
Williamson CO	\$91.93	-	\$0.00	\$91.93
Wmsn Co ESD #3	\$22.94	-	\$0.00	\$22.94
Wmsn CO FM/RD	\$9.17	-	\$0.00	\$9.17
TOTALS	\$587.04		\$0.00	\$587.04

TOTAL TAXES DUE	Effective Date:
	10/27/2021
Current Amount Due	\$587.04
Past Years Due	\$0.00
Total Due	\$587.04

2020

Tax Statement

Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hutto	\$138.85	1-8-2021	\$138.85	\$0.00
EWC Higher Ed Center	\$11.21	1-8-2021	\$11.21	\$0.00
Hutto ISD	\$339.37	1-8-2021	\$339.37	\$0.00
Upper Brshy Cr WC&ID 1A	\$4.63	1-8-2021	\$4.63	\$0.00
Williamson CO	\$96.90	1-8-2021	\$96.90	\$0.00
Wmsn Co ESD #3	\$23.15	1-8-2021	\$23.15	\$0.00
Wmsn CO FM/RD	\$9.26	1-8-2021	\$9.26	\$0.00
TOTALS	\$623.37		\$623.37	\$0.00

DISCLAIMER

When using the online property tax payment option, there is a \$1.50 fee for all e-checks and a 2.15% fee for all credit card transactions. The vendor fees associated with credit card transactions and e-checks are passed along to the credit card or e-check users and are not paid by the Williamson County budget. Payments made using this service may take approximately 5-7 business days to post in our system and will show the date paid as the original payment date. If you received a tax bill and you have an escrow account, proper notification may not have been received from your mortgage company's tax service. Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Williamson County Tax Office makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Williamson County Tax Office reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Williamson County Tax Office shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

REMODEL COMMERCIAL SPACE
FOR
HIPPO CAFE
109 E FRONT ST,
HUTTO, TX 78634

INDEX OF DRAWINGS

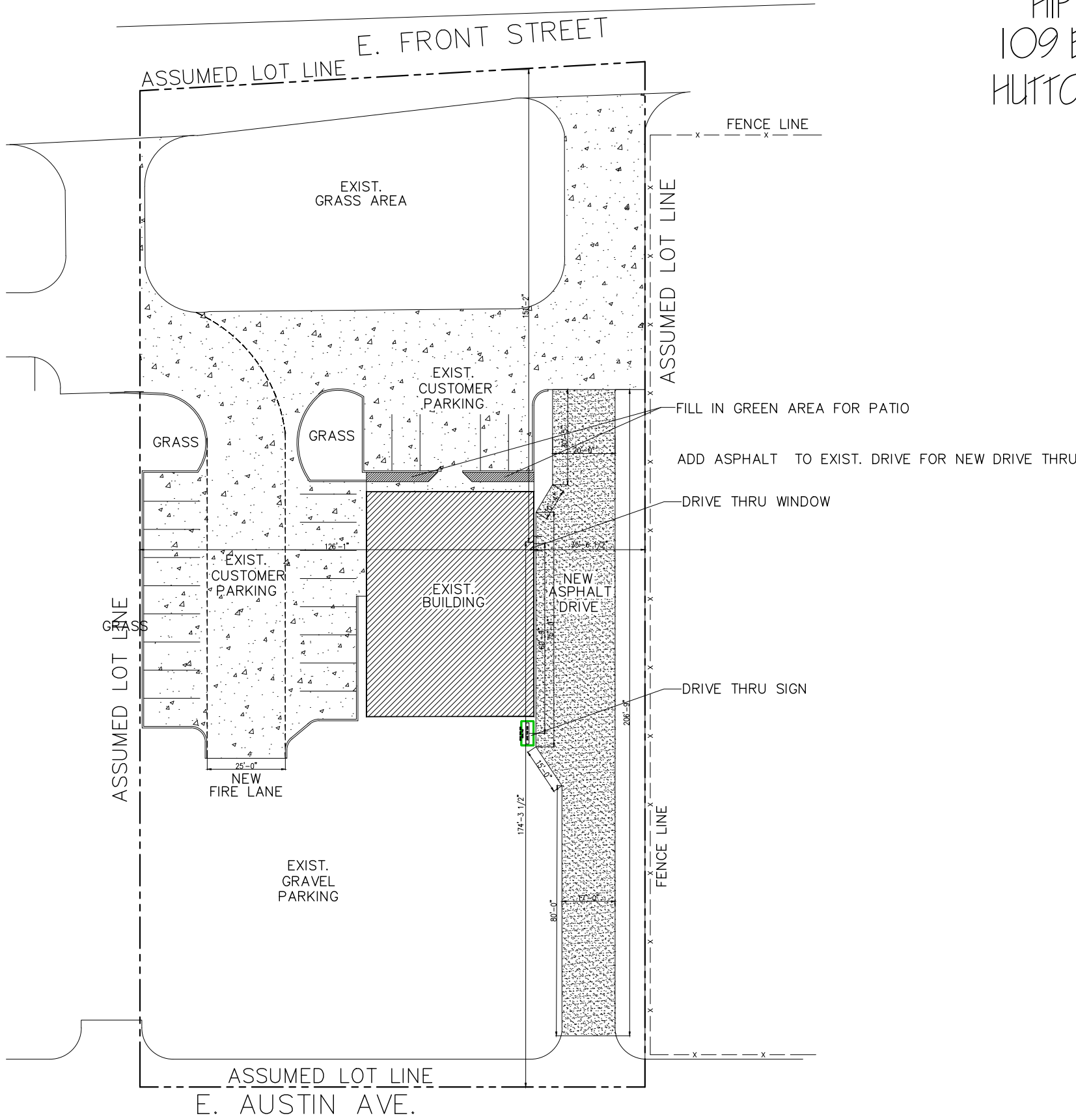
CI - COVER / SITE PLAN

AI - EXIST./ DEMO/ PROP. FLOOR PLAN

A2 - SECTIONS A-A & B-B

GENERAL PLAN NOTES

1. These plans conform to the 2015 IRC except as noted otherwise or as amended by specific jurisdiction.
2. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
3. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where
4. Called-out dimensions govern over scaled dimensions
5. Details take precedence over drawing notes
6. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be input upon on site conditions.



SITE PLAN

SCALE: 1:40

Renaissance

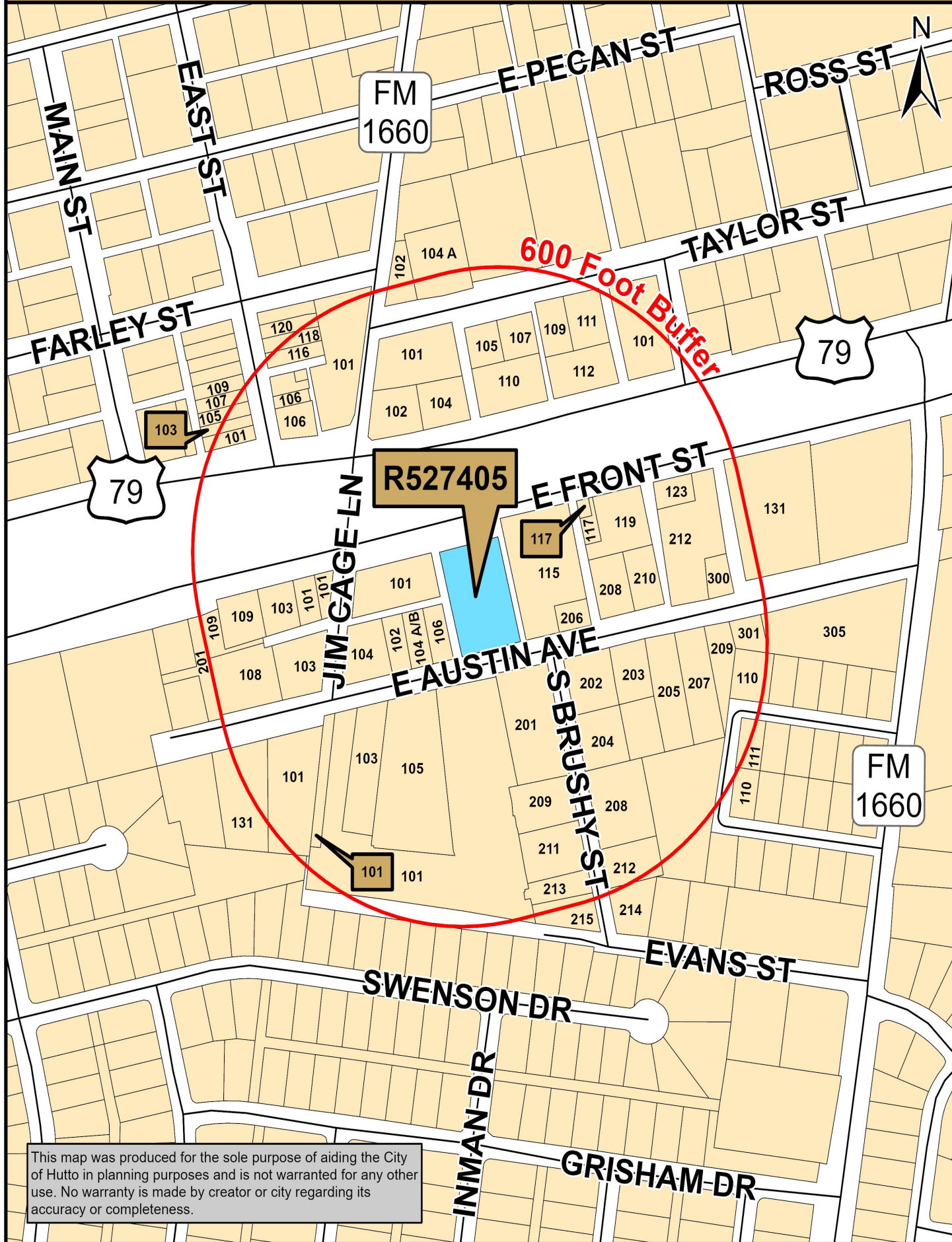
CONSTRUCTION FOR
HIPPO CAFE
109 E FRONT ST,
HUTTO, TX 78634

SHEET:
CI
OF: 1



Hippo Cafe
Notice of Public Hearing
on Proposed:
PUBLIC HEARING
DATE: 10/12/2023
TIME: 10:00 AM
LOCATION: 10000 N. Loop West, Suite 100
For more information please call
Development Services 512-431-3400

Hippo Cafe Drive-Thru SUP (109 East Front Street)

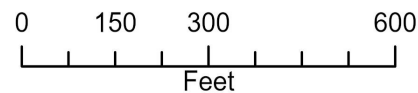


This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2021_Site_Location_

Maps\Hippo_Cafe_Drive-Thru_SUP_109_East_Front_Street.mxd)

11/9/2021 -- 11:11:39 AM





**PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE
PLANNING & ZONING COMMISSION ON: DECEMBER 7, 2021
CITY COUNCIL ON: JANUARY 6, 2022
MEETING LOCATION: 500 W. Live Oak Street – City Hall
MEETING TIMES: 7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**, to allow a drive-thru window and approach (UDC 10.304.10).

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**.

Name:

Watson Dental Lab

Address:

131 W. Austin Ave. Hutto, TX 78634

☒ **I AM IN FAVOR**

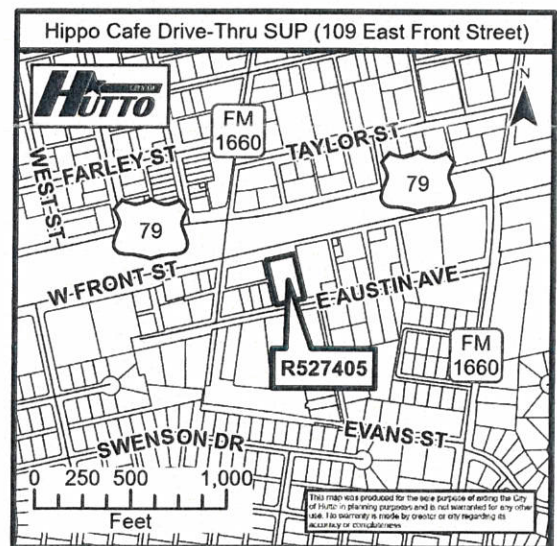
☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

Wish them the very best.

Mike & Lora Zuber





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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**.

Name: WARD LKEPULIS

Address: 101 Anthony St

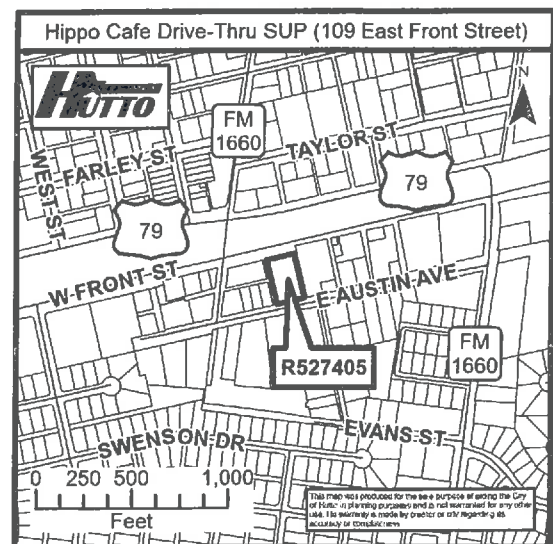
☐ I AM IN FAVOR

☒ OBJECT

Write comments below, attach additional pages if needed.

NEED Feasibility Study on owner of Cafe. Traffic line on side Road or Neighboring Parking Lot not set up for this. Longest when Train is passing is Bad enough.

SITE LOCATION MAP





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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**.

Name:

GARY BARTLETT

Address:

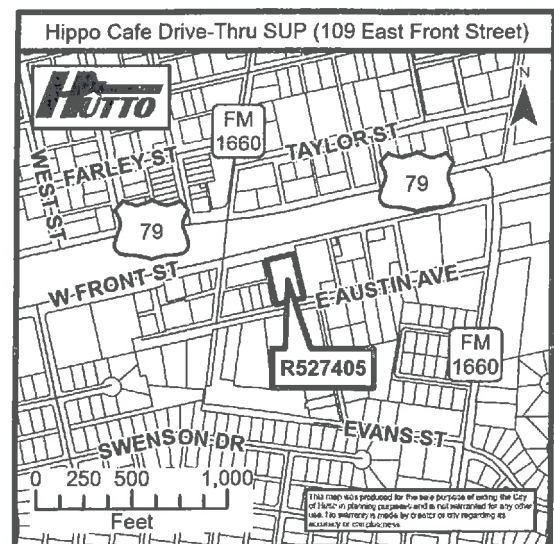
125 LALEY LOU LN. SALADO, TX 76571

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**.

Name:

Andrea Faur, Daisy Development

Address:

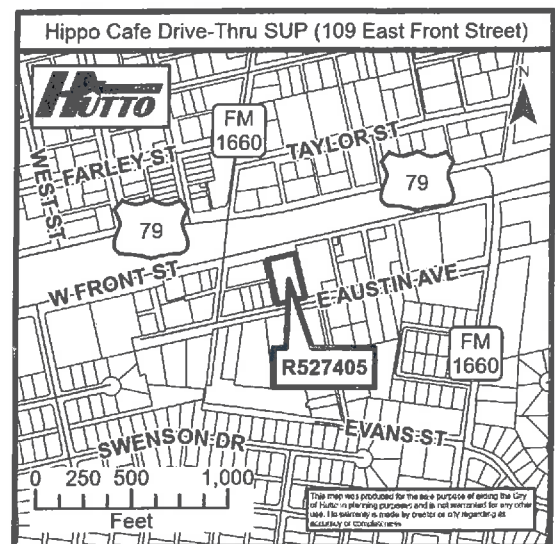
102 E Hwy 79, Hutto, TX 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**.

Name:

JESSE MANUEL SANCHEZ

Address:

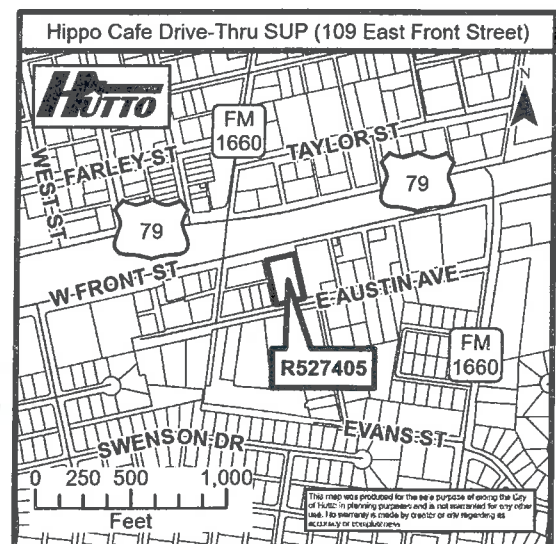
213 Brushy ST, Hutto TX 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for a Specific Use Permit request for the property known as 106 Taylor Street, to allow a medical office (dental) and associated parking.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a one (1) acre parcel, more or less, in the City of Hutto Addition, Lot 5, Block G. The property is zoned Old Town 4 Transition (OT-4T). It was remodeled in 2017 and 2018 and has previously been converted into commercial space. A Specific Use Permit is required for medical offices.

WEST: OT-4T, Commercial Uses
NORTH: OT-3, Residential Property
EAST: OT-4T, Residential Property
SOUTH: OT-4T, Residential Property

SUMMARY OF REQUEST:

The property at 106 Taylor Street currently consists of a large historical home and gravel parking lot. The applicants propose to remodel the interior of the home to allow for a dental office. The existing gravel parking areas will also be required to be paved and striped in accordance with the UDC.

Staff sent notices to 82 adjacent property owners within 600' and to date has received one response in favor.

STAFF REVIEW:

Staff recommends approval of the Proposed SUP for medical office.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Specific Use Permit Application
2. Letter of Zoning Change

AGENDA ITEM REPORT



3. Site Concept Plan
4. Plat Document
5. Photo 1
6. Photo 2
7. 106 Taylor Notification Map
8. Favor 12.20.21



**SPECIFIC USE PERMIT
APPLICATION**

Must be accompanied by a
Master Application
May 2019

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

PROJECT NAME: Dental Office

PROPERTY ADDRESS: 106 Taylor Street Hutto, Texas 78634

Current zoning district: OT-4T Current Use: Renovated home

Proposed Use: Dental Office Code reference for specific use permit requirement: 10.304.6

Current zoning: North of property: OT-3 South of property: OT-4T
East of property: OT-4T West of property: OT-4T

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

REQUIRED FOR SUBMITTAL

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

- ☒ Complete Master application and Specific Use Permit application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☒ Letter of intent explaining reason(s) for request.
- ☒ List of all property owners (from WCAD) within 200-ft of subject property.

REVIEW CRITERIA

- ☒ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☒ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☒ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☒ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC 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: Dental Office APPLICATION TYPE Specific Use

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

Name: Jen Henderson, PE
Company Name: Henderson Professional Engineers
Address: 600 Round Rock West Drive, Suite 604 Round Rock, Texas 78681
Phone: 512.350.6228 Email: Jen@Hendersonpe.com

PROPERTY INFORMATION

Address: 106 Taylor Street Hutto, Texas 78634
Legal Description: Lot(s) 5 Block G Subdivision Hutto City of
Deed Reference: Volume _____ Page(s) _____ or Document No. 195409187G-1
City Limits or ETJ: City Limits Current Zoning District: OT-4T

PROPERTY OWNER INFORMATION

Name: _____
Company Name: _____
Address: _____
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 Property Owner Printed Name 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)



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
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Deed Reference: Volume _____ Page(s) _____ or Document No. 195409187G-1
City Limits or ETJ: City Limits Current Zoning District: OT-4T

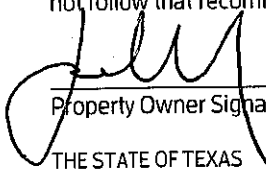
PROPERTY OWNER INFORMATION

Name: ROADKILL REAL ESTATE (DAVID MARTIN AND JUSTIN NELSON)
Company Name: ROADKILL REAL ESTATE
Address: 12 REDBUD TRAIL ROUND ROCK, TX 78665
Phone: 512.569.2909 Email: MARTIN.ENDODONTICS@GMAIL.COM

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.

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Property Owner Signature

Justin M. Nelson
Property Owner Printed Name

Nov 17, 2024
Date

THE STATE OF TEXAS

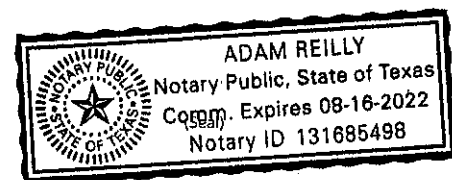
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared JUSTIN NELSON, 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 17th day of NOVEMBER, 20 24 A.D.


Notary Public Signature

ADAM REILLY
Notary Public Printed Name



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



November 16, 2021

City of Hutto
Development Services
500 W. Live Oak Street
Hutto, Texas 78634
512.759.3479
Planning@HuttoTX.Gov

RE: 106 Taylor Street - Specific Use Permit

To Whom It May Concern:

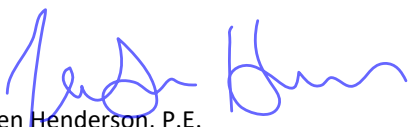
The City of Hutto Zoning Ordinance requires notification of all landowners within 200-feet of a property proposing a specific use permit. Please accept this letter as notification that the landowner, Roadkill Real Estate, LLC requests specific use for the property R357741, as indicated in blue below:



The current zoning of the property is OT-4T, and the future buyer of the property would like to operate a dental office within the renovated structure. The buyer does intend to remove and replace the sidewalk at Taylor Street and to enhance the parking area on-site.

Should you need additional information please do not hesitate to contact me at Jen@HendersonPE.com or at 512.350.6228.

Respectfully,


Jen Henderson, P.E.
President
Henderson Professional Engineers, LLC

JH/

Plotted by: Adam, Plot date: 2/21/2021
File name: h:\02 projects\2021\210906 roadkill dentist\07 Sheet\WP1210906 SITE PLAN.dwg



- NOTES:
1. ALL EXISTING CONDITIONS DATA IS DERIVED FROM FREELY ACCESSIBLE GIS AND AERIAL DATA. A COMPLETE DESIGN SURVEY WILL NEED TO BE COMPLETED TO ENSURE THIS DESIGN LAYOUT IS ACCURATE AND CONFORMS APPLICABLE REGULATIONS.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

PROJECT NO. 210906

12/22/2021

DRAWN BY: JS

CHECKED BY: AR

APPROVED BY: JH

C01

THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF JENNIFER L. HENDERSON, P.E. 118893 2021. IT IS NOT TO BE USED FOR ANY OTHER PERMIT PURPOSES.

MASTER PLAN TO SERVE

ROADKILL DENTIST

106 TAYLOR STREET

HUTTO, TEXAS 78634

SITE PLAN

NO.

1

2

3

4

5

REVISION

Henderson Professional Engineers

HPE

Civil Engineering

600 ROUND ROCK WEST DRIVE, SUITE 604

ROUND ROCK, TX 78661

512.350.6228

PLS FIRM #F-22208

www.hendersonpe.com

WB#210166 | HUT 1853873945300

CITY PROJECT NUMBER [CITY PROJECT NUMBER]

RESOLUTION

BE IT RESOLVED by the City Council of the City of Hutto, Texas, that the attached revised map of the City of Hutto, Texas be approved and adopted, and be known hereafter as, "THE OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS", and that same be filed for record and recorded in the deed or plat records of Williamson County, Texas.

The State of Texas)
 City of Hutto)
 County of Williamson) I, Elgene Holmstrom, City Clerk
 of the City of Hutto, Texas, do

hereby certify that the above and foregoing is a true and correct copy of a resolution passed by the City Council at it's regular meeting on April 6th, 1954 and same has been copied on the minutes of the said City and that the attached map is a true and correct copy of the original map.

WITNESS my official signature and the seal of the said City of Hutto, Texas, this the 7th day of April, 1954.

(Seal)

ELGENE HOLMSTROM
 City Clerk.

0 - - - - - 0

Filed for Record Apr. 12, 1954, at 3:00 o'clock P.M.
 Recorded Apr. 14, 1954, at 8:30 o'clock A.M.

DICK CERVENKA, Clerk, County Court,
 Williamson County, Texas.

By Katharine Yearwood Deputy

MAYOR: R.L. ANDERSON
 COUNCILMEN: G.M. GAINER
 J.H. HOLMAN
 ROY O'REAR
 ANDREW SORENSON
 CLARENCE STROMBERG
 CITY CLERK: THEO. PEARSON
 1953-1954

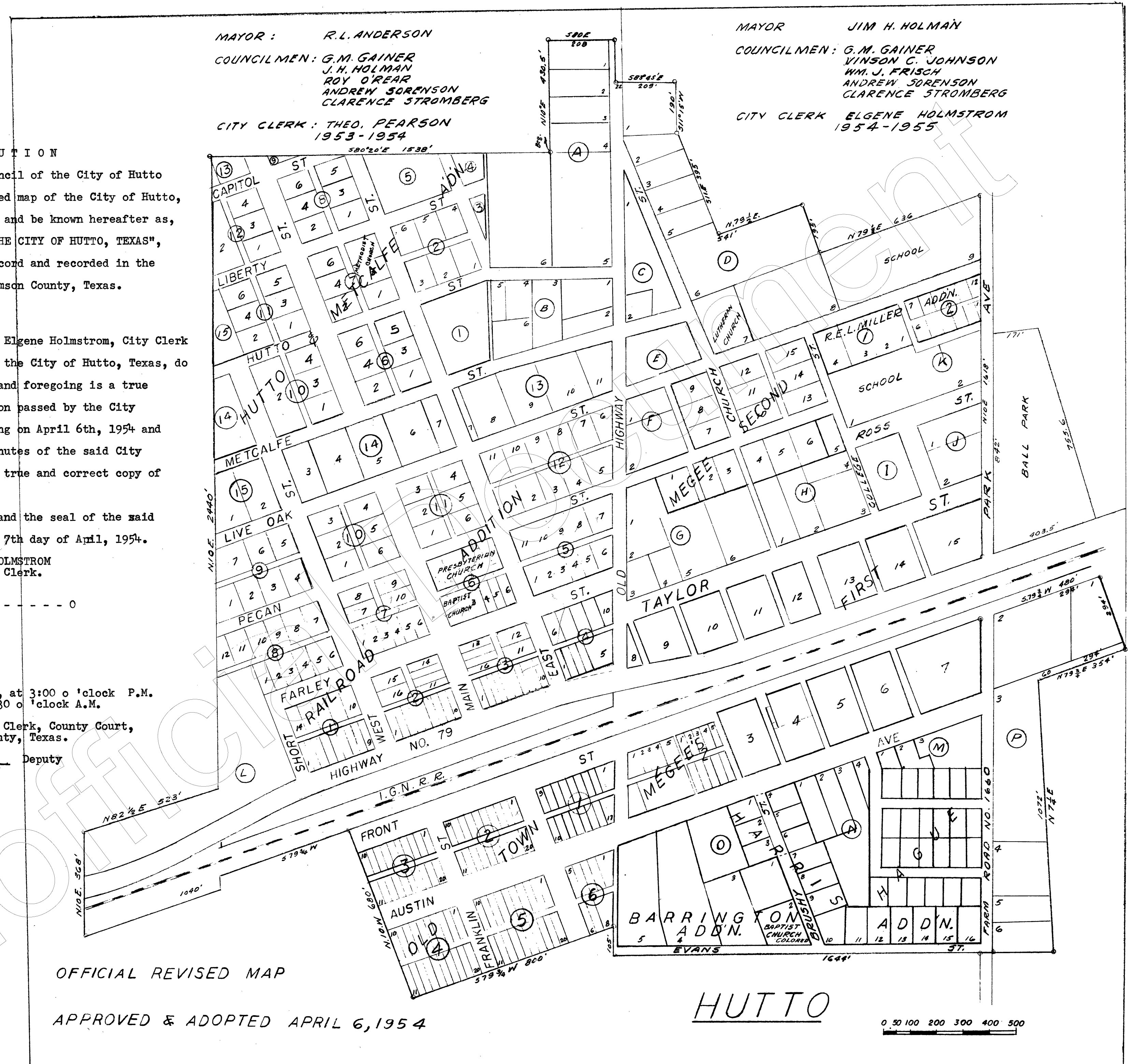
MAYOR JIM H. HOLMAN
 COUNCILMEN: G.M. GAINER
 VINSON C. JOHNSON
 WM. J. FRISCH
 ANDREW SORENSON
 CLARENCE STROMBERG
 CITY CLERK ELGENE HOLMSTROM
 1954-1955

OFFICIAL REVISED MAP

APPROVED & ADOPTED APRIL 6, 1954

HUTTO

0 50 100 200 300 400 500



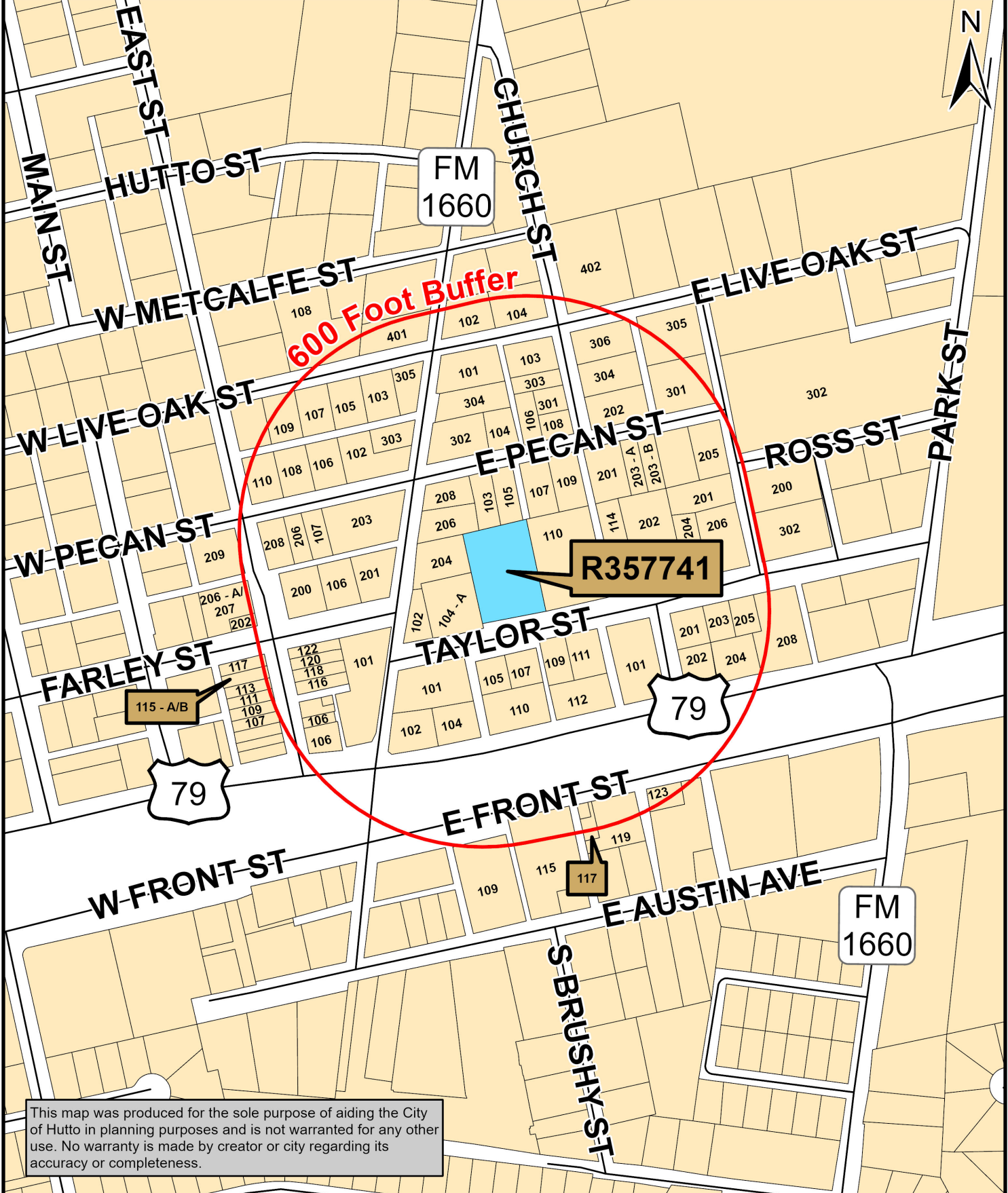
CABINET A SLIDE 222

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106 Taylor Street - SUP



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.

Autumn Speer

From: Brad Williams <bkxmnr@yahoo.com>
Sent: Friday, December 17, 2021 8:54 PM
To: Planning
Subject: SURROUNDING PROPERTY OWNER'S RESPONSE

Re: 106 Taylor Street (UDC 10.304.6)

Public Hearing Date: JANUARY 4, 2022

John Williams, Janis Williams
202 E PECAN STREET
HUTTO, TX 78634

We are **IN FAVOR**

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed SJS Preliminary Plat, 11.139, more or less, of land, one (1) commercial lot, located on Limmer Loop.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

Hold a Public Hearing only and take no action.

FINANCIAL IMPACT:

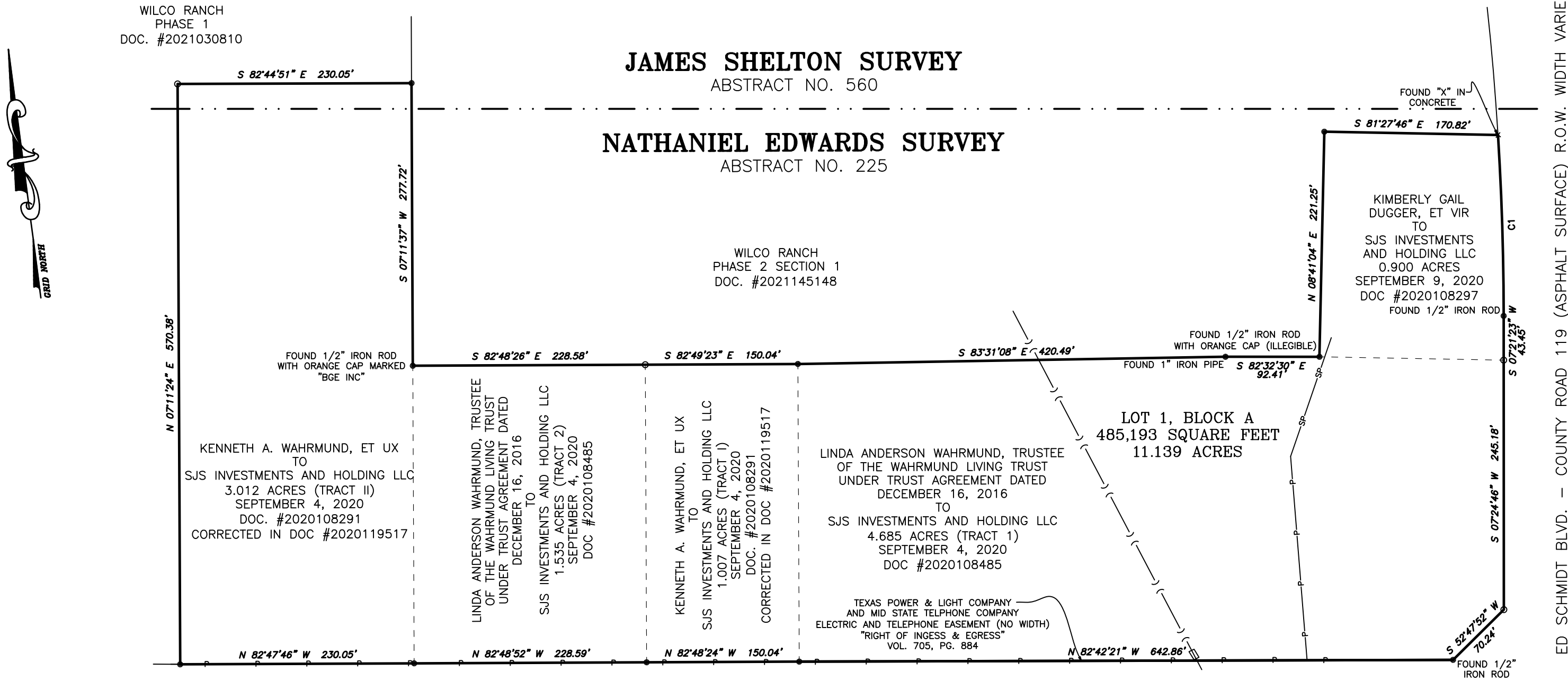
POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT - NOT FOR APPROVAL SJSSubdivPrelim-Init-Plat

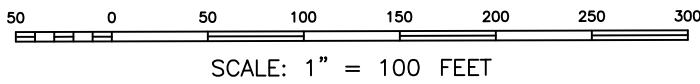
PRELIMINARY PLAT
SJS SUBDIVISION

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

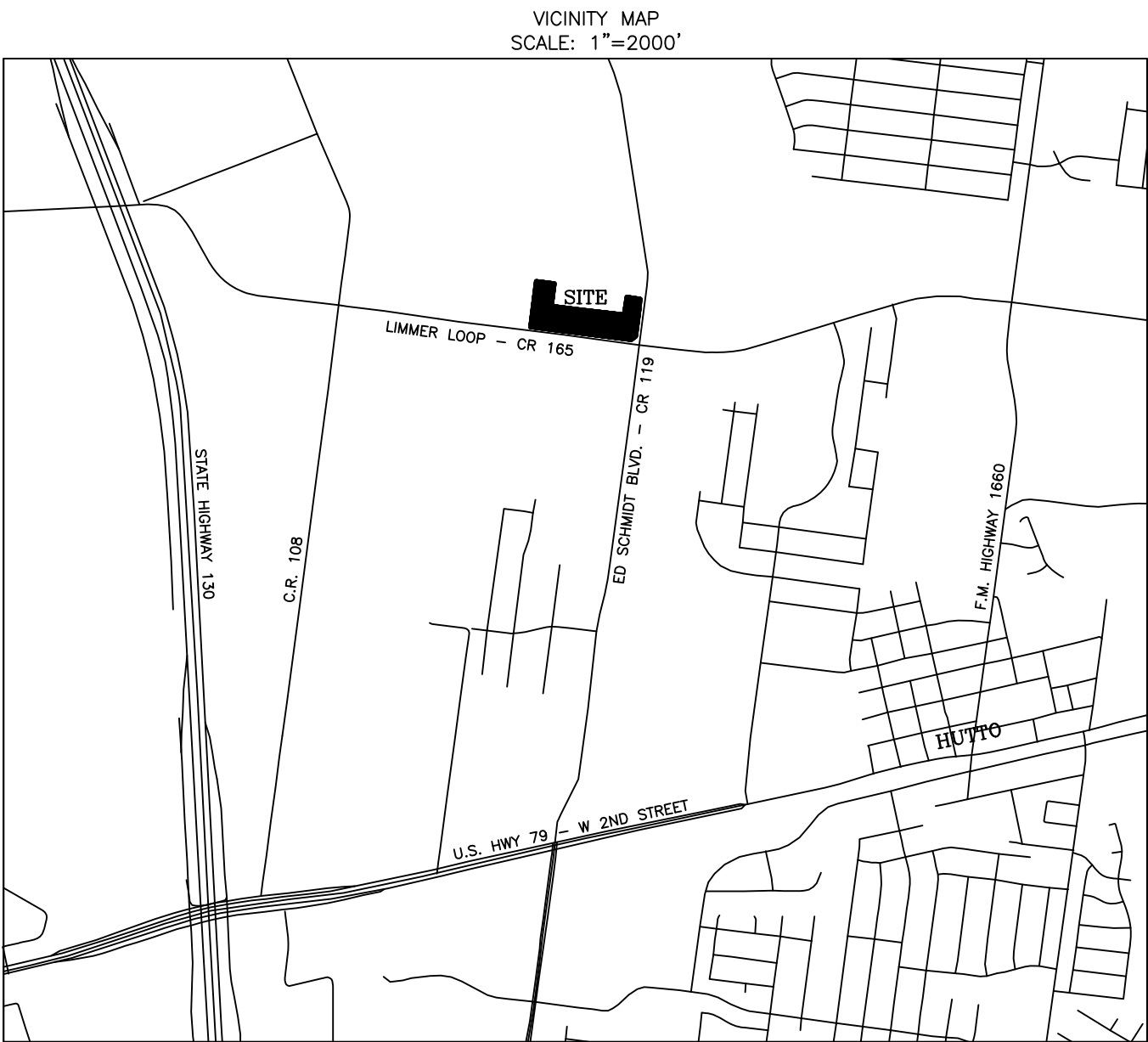


LIMMER LOOP – COUNTY ROAD 164 (ASPHALT SURFACE) – R.O.W. WIDTH VARIES

- LEGEND**
- 1/2" IRON ROD FOUND WITH PINK CAP MARKED "TLS" (UNLESS OTHERWISE NOTED)
 - (—) UNDERGROUND PIPELINE
 - P— OVERHEAD POWERLINE
 - 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2840.00'	177.90'	177.87'	S 05°39'43" W	3°35'21"



FIELD NOTE DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, AND A PART OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, BEING ALL OF A CALLED 0.900 ACRE TRACT CONVEYED FROM KIMBERLY GAIL DUGGER, ET VIR TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020, RECORDED IN DOCUMENT NUMBER 20200108297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 4.685 ACRE TRACT (TRACT 1) AND ALL OF A CALLED 1.535 ACRE TRACT (TRACT 2) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTEE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 4, 2020, RECORDED IN DOCUMENT NUMBER 20200108485 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.007 ACRE TRACT (TRACT I) AND ALL OF A CALLED 30.012 ACRE TRACT (TRACT II) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 4, 2020, RECORDED IN DOCUMENT NUMBER 20200108485 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NUMBER 2020119517 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" ON THE NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP (COUNTY ROAD 164), AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE WILCO RANCH, PHASE 1 IN DOCUMENT NUMBER 2021030810, FOR THE COMMON SOUTHWEST CORNER OF THE SAID 3.012 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINES BETWEEN THE SAID WILCO RANCH, PHASE 1, AND THE SAID 3.012 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N07°11'24"E - 570.38' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" FOR THE COMMON NORTHWEST CORNER OF THE SAID 3.012 ACRE TRACT AND OF THIS TRACT;
S82°44'51"E - 230.05' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" ON THE WEST LINE OF WILCO RANCH, PHASE 2, SECTION 1 RECORDED IN DOCUMENT NUMBER 2021145148, AT THE MOST NORTHERLY SOUTHEAST CORNER OF THE SAID WILCO RANCH, PHASE 1, AT THE NORTHEAST CORNER OF THE SAID 3.012 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 3.012 ACRE TRACT, THE SAID 1.535 ACRE TRACT, THE SAID 1.007 ACRE TRACT, THE SAID 4.685 ACRE TRACT AND THE SAID 0.900 ACRE TRACT, RESPECTIVELY, AND THE SAID WILCO RANCH, PHASE 2, SECTION 1 FOR THE FOLLOWING COURSES AND DISTANCES:

S07°11'37"W - 277.72' TO A FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "BGE INC" AT THE NORTHWEST CORNER OF THE SAID 1.535 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S82°48'26"E - 228.58' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTHEAST CORNER OF THE SAID 1.535 ACRE TRACT, AT THE NORTHWEST CORNER OF THE SAID 1.007 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S82°49'23"E - 150.04' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE NORTHEAST CORNER OF THE SAID 1.007 ACRE TRACT, AT THE NORTHWEST CORNER OF THE SAID 4.685 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S83°31'08"E - 420.49' TO A FOUND 1" IRON PIPE FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;
S82°32'30"E - 92.41' TO A FOUND 1/2" IRON ROD WITH AN ILLEGIBLE ORANGE PLASTIC CAP AT THE SOUTHWEST CORNER OF THE SAID 0.900 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
N08°41'04"E - 221.25' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE NORTHWEST CORNER OF THE SAID 0.900 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
S81°27'46"E - 170.82' TO A FOUND "X" MARKED IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD (COUNTY ROAD 119), AT THE SOUTHEAST CORNER OF THE SAID WILCO RANCH, PHASE 2, SECTION 1, FOR THE COMMON NORTHEAST CORNER OF THE SAID 0.900 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 0.900 ACRE TRACT AND THE SAID 4.685 ACRE TRACT, RESPECTIVELY, AND THE SAID WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 177.90', A RADIUS OF 2840.00', A CHORD BEARING OF S05°39'43"W AND A CHORD LENGTH OF 177.87' TO A FOUND 1/2" IRON ROD FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 0.900 ACRE TRACT AND OF THIS TRACT;
S07°21'23"W - 43.45' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE SOUTHEAST CORNER OF THE SAID 0.900 ACRE TRACT, AT THE NORTHEAST CORNER OF THE SAID 4.685 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
S07°24'46"W - 245.18' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;
S52°47'52"W - 70.24' TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE SAID WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD AND THE SAID NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP, FOR THE COMMON SOUTHEAST CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 4.685 ACRE TRACT, THE SAID 1.007 ACRE TRACT, THE SAID 1.535 ACRE TRACT AND THE SAID 3.012 ACRE TRACT, RESPECTIVELY, AND THE SAID LIMMER LOOP FOR THE FOLLOWING COURSES AND DISTANCES:

N82°42'21"W - 642.86' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 4.685 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 1.007 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
N82°48'24"W - 150.04' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 1.007 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 1.535 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
N82°48'52"W - 228.59' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 1.535 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 3.012 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
N82°47'46"W - 230.05' TO THE **POINT OF BEGINNING** CONTAINING WITHIN THESE METES AND BOUNDS 11.139 ACRES OF LAND.

Received 12/8/2021



		SHEET 1 OF 2	
SURVEYING, INC.		FIRM REGISTRATION NO. 10007900	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567			
PRELIMINARY PLAT SJS SUBDIVISION 11.139 ACRES JAMES SHELTON SURVEY, A-560 NATHANIEL EDWARDS SURVEY, A-225 CITY OF HUTTO WILLIAMSON COUNTY, TEXAS			
Completion Date: 8/11/20	Drawn by: BL		
Scale: 1"=100'	Surveyed by: BL/JA		
PROJECT NO. S20-228	Checked by: BL		

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a possible recommendation to City Council for UDC Amendments, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.405.9, Parking and Loading Space Number Standards to add language for residential parking space location.
Meeting: Tuesday, January 4, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Based on the direction and discussion from the December Planning and Zoning Commission meeting, staff is requesting this item be tabled to a later date.

Staff is proposing an amendment to the UDC to clarify where the two required parking spaces for single family residential units may be placed. Staff recommends they be placed behind the front building setback line. This will prevent required spaces from being placed on-street or in the driveways, potentially blocking sidewalks. The redlined ordinance section is attached.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Parking and loading space number standards

10.405.9 Parking and loading space number standards

10.405.4.1 Required parking spaces

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

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling*	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a
Group homes	1 per employee + 1 per 4 residents (if residents may have cars)	n/a	n/a

*required parking spaces shall be behind the front setback