



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, February 1, 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 January 4, 2022.
 - 4.2. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 208 West Austin Avenue and 201 West Front Street, to allow a warehouse use (UDC 10.304.7).
 - 4.3. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6).
 - 4.4. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as Hutto ISD 9th Grade Center on FM 1660 to allow a parking lot with reduced landscaping.
 - 4.5. Consideration of a public hearing and possible recommendation to City Council for the proposed Hutto Landing Planned Unit Development (PUD), 31.9 acres, more or less, of land, located off of Exchange Boulevard.
 - 4.6. Consideration of a public hearing on the proposed Hutto Santamaria Replat, 0.653 acres, more or less, of land, one commercial lot, located at 208 West Austin Avenue and 201 West Front Street.
 - 4.7. Consideration of a public hearing on the proposed Hutto Narrows Lots 2A and 2B being a Replat of Lot 2, 20.281 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 137.
 - 4.8. Consideration of a public hearing on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.
- 5. DEVELOPMENT SERVICES DIRECTOR REPORT**
- 6. ADJOURNMENT**
- 7. CERTIFICATION**

I certify that this notice of the February 1, 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 January 28, 2022 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

4.1.



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 January 4, 2022.
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. January Minutes 2022



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, January 4, 2022 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, David Meyer, Jerica Lawyer, Bryan Lee and Kurt Schwerdtfeger. Susanna Boyer was absent. 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 December 7, 2021.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 7, 2021 with the correction of 4.1 page 7 item 5 Ashly corrected to Ashley, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 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.

Staff presented applicant's request to approve the proposed Gola Phase 1 Final Plat, 57.057 acres, more or less, of land, 170 residential lots, located on FM 1660 South.

Discussion ensued between the staff, commissioners and the engineer answering commissioners' questions on drainage lots, Commissioner David Meyer requesting the engineer's comments.

Commissioner Bryan Lee made a motion to accept the proposed Gola Phase 1 Final Plat, 57.057 acres, more or less, of land, 170 residential lots, located on FM 1660 South with the conditions all Engineering comments are cleared, including approval of the Hydrology Study, and minor administrative issues from staff report, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 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.

Staff presented the applicant's request for 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.

Discussion ensued between staff, commissioners and Builder Tyler Gatewood.

Commissioner Bryan Lee made a motion to accept 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, with staff recommendation Engineering comments are cleared and the flood study will be required to be finalized and approved prior to final plat recordation seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

- 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.

The public hearing opened at 7:30 PM and closed at 7:30 PM.

Staff presented the applicant's request for 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.

Discussion between staff and commissioners ensued with a few clarifications resolved.

Commissioner Randal Clark made a motion to accept a 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 as written, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 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.

The public hearing opened at 7:39 PM and closed at 7:39 PM.

Staff presented the applicant's request for 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.

Discussion ensued between staff, commissioners and Jen Henderson, the applicant. The commissioners asked a few questions that were clarified by the applicant and staff.

A motion was made by Commissioner David Meyer to accept the 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 as written, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 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.

The public hearing opened at 7:48 PM closed at 7:48 PM.

No action

- 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.

Staff recommends postponement of item 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, until the February or March meeting due to the complexity of the language for this item.

Chair Rick Hudson made a motion to accept the postponement of this item to March, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated the commission on the amount of permits generated in 2021: 4172 total permits- 2020 total permits- 2205

Chair Rick Hudson reminded commissioners about the open meetings act certification.

6. ADJOURNMENT

The chair closed the meeting at 7:54 PM

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.

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 208 West Austin Avenue and 201 West Front Street, to allow a warehouse use (UDC 10.304.7).
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of an approximately .63 acre parcel, collectively made up of several lots and an alleyway in the City of Hutto Addition. The property is zoned Special District (SD-A) and is in the Old Town Overlay District. A Specific Use Permit is required for warehouse use in the SD-A District.

The property is currently being replatted as the Santamaria replat and should be brought for approval in March or April of this year. (public hearing only on February 1, 2022)

Adjacent Zoning and Uses:

WEST: SD-A, Hutto Police Station
NORTH: Railroad and Highway 79
EAST: SD-A, Residential Property
SOUTH: SD-A, Commercial Space

SUMMARY OF REQUEST:

The applicant is proposing an approximately 12,000 sq ft office, showroom and warehouse. The applicants have provided a conceptual site plan to show how the use might work on the site. The site plan will be finalized at further stages in the development process. West Austin Avenue is designated as a no-truck zone. This does not prohibit local deliveries. However, the applicant will need to use West Front Street for primary traffic.

10.308.12 Warehouse and distribution facility

10.308.12.1 Definition

Warehouse and distribution facility: use for storage, wholesale and distribution of manufactured products; including accessory offices or showrooms, and including incidental retail sales (no more than 10% of the building gross floor area) but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions; and where the products, supplies or equipment that are distributed from the facility are not used or consumed on the premises.

AGENDA ITEM REPORT

4.2.



10.308.12.2 Permitted locations

Warehouse and distribution facilities are considered subject to specific use permit review in the SD-A transect zone.

The SD-A district also requires a Certificate of Appropriateness for construction of a new, detached structure in a historic district. (10.2035)

The applicants will go through the COA process, Site Plan process and the Building Permit process.

STAFF REVIEW:

Staff sent notices to 69 adjacent property owners within 600' and to date has received no responses.

Staff recommends approval of the Proposed SUP for warehouse with the following conditions:

- HPC must grant Certificate of Appropriateness
- Applicants must meet all site design criteria
- Only one driveway is permitted off of W. Austin Avenue
- The replat of the property is approved and recorded prior to the site plan permit issuance
- No open storage

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Application
2. Conceptual Site Plan
3. Buffer Map



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: 208 W Austin Development APPLICATION TYPE Special Use Permit

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

Name: Ricca Keepers

Company Name: Keepers Land Planning

Address: 3712 Apple Vista Circle, Pflugerville, TX, 78660

Phone: 512-520-5388 Email: ricca@keeperslandplanning.com

PROPERTY INFORMATION

Address: 208 W Austin Ave, Hutto

Legal Description: Lot(s) 18-20 Block 2 Subdivision Old Town Addn.

Deed Reference: Volume _____ Page(s) _____ or Document No. _____

City Limits or ETJ: City limits Current Zoning District: Special District (SD-A)

PROPERTY OWNER INFORMATION

Name: Joaquin Santamania

Company Name: _____

Address: 10112 Hammerly Blvd Suite F Houston, TX 77080

Phone: 713-582-4291 Email: JOAQUIN.SANTA@HOT-MAIL.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.

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

[Signature]
Property Owner Signature

Joaquin Santamania
Property Owner Printed Name

9-1-21
Date

THE STATE OF TEXAS

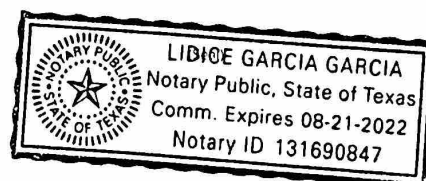
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Joaquin Santamania, 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 1 day of September, 20 21 A.D.

[Signature]
Notary Public Signature

Lidia Green
Notary Public Printed Name



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



**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
512-846-2540 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 208 W Austin Development

PROPERTY ADDRESS: 208 W Austin Ave, Hutto

Current zoning district: Special District (SD-A) Current Use: Vacant lot

Proposed Use: Commercial Storage Code reference for specific use permit requirement: _____

Current zoning: North of property: Special District (SD-A) South of property: Special District (SD-A)
East of property: Special District (SD-A) West of property: Special District (SD-A)

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



CALYX DESIGN STUDIO

2339 COMMERCE ST. SUITE 160
HOUSTON, TEXAS 77002
(713) 550-4818

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STRUCTURAL ENGINEER:

MEP ENGINEER:

AA APPLIANCE
WAREHOUSE

208 W. Austin Hutto, TX 78634

SITE PLAN

Project Number	210149
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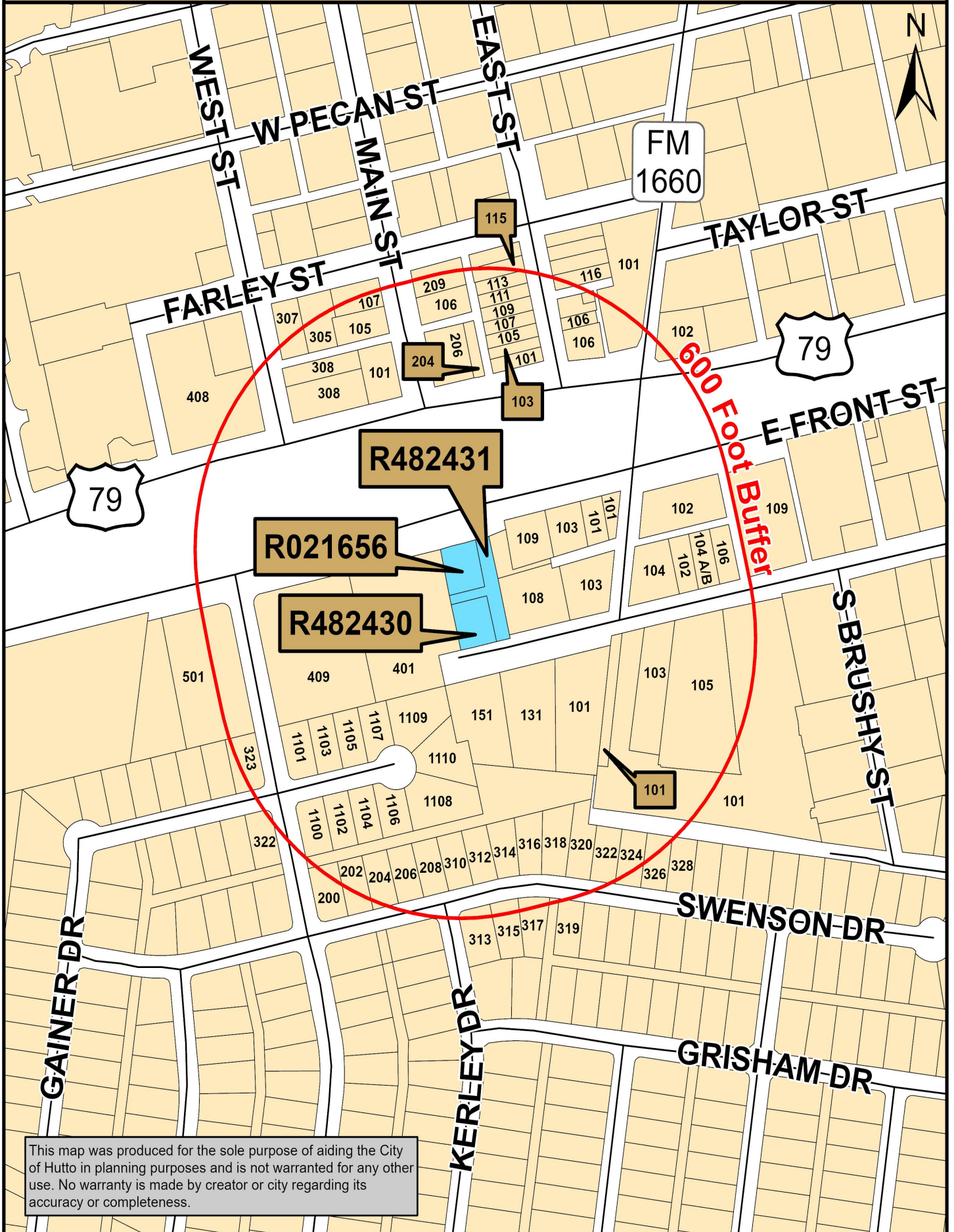
Date	12/12/2021
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Drawn by _____ JMM

A010

Scale	As indicated
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SUP Warehouse - 208 West Austin Avenue

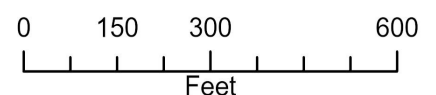


This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2022_Site_Location_

Maps\SUP_Warehouse_208_West_Austin_Avenue.mxd)

1/6/2022 -- 11:03:08 AM



AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6).
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The property at 3250 Limmer Loop is zoned General Commercial (B-2) and is the home of Christ the Rock Church, built in 2020.

Adjacent Zoning and Uses:

WEST: B-2, Vacant

NORTH: SF-1, Hutto Square

EAST: B-2, Vacant

SOUTH: SF-1, Hutto Square

SUMMARY OF REQUEST:

The applicant is working with the property owner to use a portion of their property to establish an outdoor gym and workout center. They propose utilizing two metal container structures for equipment storage and covered walkway with an outdoor surface for the workout area. The applicants have a similar establishment in the Round Rock ETJ. (picture attached)

A Specific Use Permit is required for outdoor recreation facilities in the General Commercial (B-2) district.

10.307.32 Outdoor recreation facility

10.307.32.1 Definition

Outdoor recreation facility: establishment providing facilities for guests for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, housed mostly outside of a structure. The term includes miniature golf courses, go-cart tracks, batting cages, bumper boats, and related recreational uses. Outdoor recreation facilities are not amusement parks. This term excludes facilities in athletic departments of schools, facilities of professional sports teams, public parks and playgrounds, and amenity and community centers.

10.307.32.2 Permitted locations: Outdoor recreation facilities are considered subject to specific use permit review in the B-2 district.

10.307.32.3 Conditions: Improvements or activity areas must be located at least 100 ft. from the

AGENDA ITEM REPORT

4.3.



boundary of any residential zoning district or lodging establishment.

The existing parking lot is approximately 195' from the closest residential fence line.

Outdoor recreation facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

- Must be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize their impact.
- May operate only between 9:00 AM and 9:00 PM.
- Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

STAFF REVIEW:

Staff sent notices to 82 adjacent property owners within 600' and to date has received two responses against the request.

Staff recommends approval of the Proposed SUP with the following conditions:

- Stipulate hours - May operate only between 9:00 AM and 9:00 PM.
- No parking on grass.
- Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.
- Must be located behind the front building line of the church, further north from the proposed location, even with the existing parking lot.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Object - Correa
2. Object- Brennan
3. SUP_Outdoor_Recreation_3250_Limmer_Loop
4. 2022-01-03 16-36
5. Patriot Gym Concept 1-4-22



**PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE
PLANNING & ZONING COMMISSION ON: FEBRUARY 1, 2022
CITY COUNCIL ON: MARCH 3, 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 **3250 Limmer Loop**, to allow outdoor recreation facility use (UDC 10.304.6).

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

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **3250 Limmer Loop**, to allow outdoor recreation facility use (UDC 10.304.6).

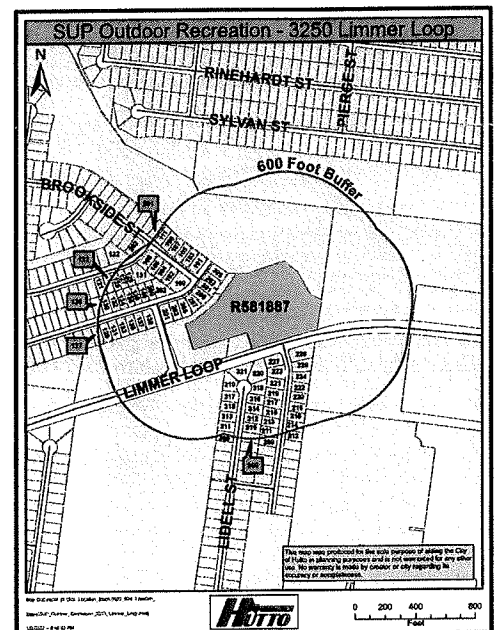
Name: Kimberly Correa
Address: 362 Liddell St. Hutto, TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





**PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE
PLANNING & ZONING COMMISSION ON: FEBRUARY 1, 2022
CITY COUNCIL ON: MARCH 3, 2022
MEETING LOCATION: 500 W. Live Oak Street – City Hall
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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **3250 Limmer Loop**, to allow outdoor recreation facility use (UDC 10.304.6).

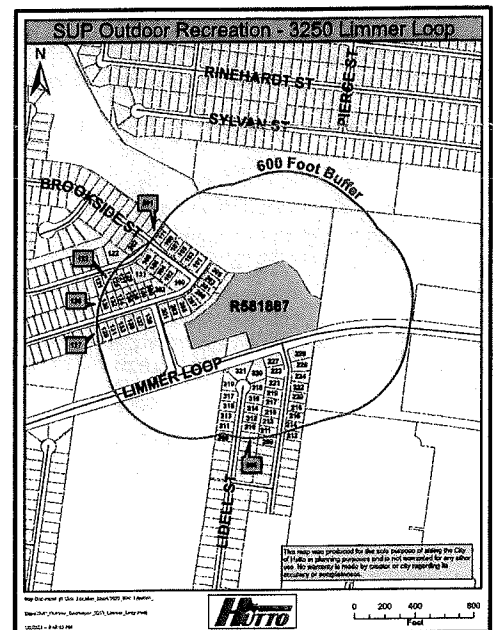
Name: Jennifer Brennan
Address: 312 Lidel St. Hutto, TX 78634

☐ I AM IN FAVOR

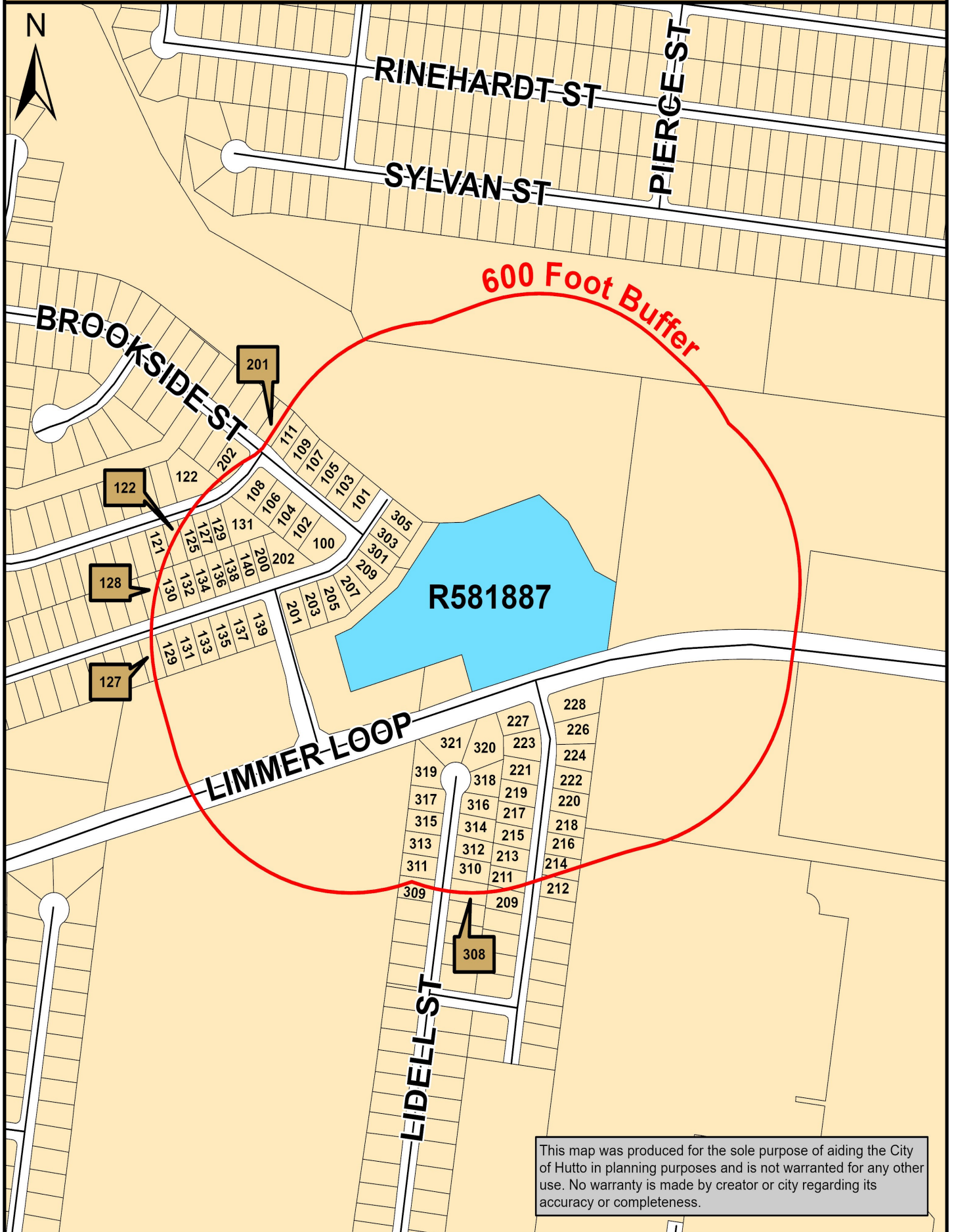
☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



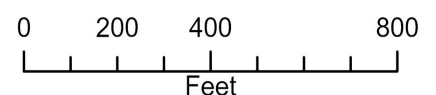
SUP Outdoor Recreation - 3250 Limmer Loop



Map Document: (K:\Site_Location_Maps\2022_Site_Location_

Maps\SUP_Outdoor_Recreation_3250_Limmer_Loop.mxd)

1/6/2022 -- 2:49:38 PM





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: Patriot Male Sports Performance APPLICATION TYPE Outdoor Fitness/Special Use

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

Name: Nick Sanowitz
Company Name: Patriot Male Sports Performance
Address: 905 Great Oaks Cv. Round Rock Tx 78681
Phone: 723-724-7043 Email: Nick@PatriotBoxing.com

PROPERTY INFORMATION

Address: 3250 Limmer Loop
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: _____ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Pastor James Skorzewski
Company Name: Christ the Rock Lutheran Church
Address: 3250 Limmer Loop
Phone: (512) 966-9713 Email: pastorski@ctr-tx.net

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

[Signature]
Property Owner Signature

James R. Skorzewski
Property Owner Printed Name

1/13/22
Date

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared James R. Skorzewski 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 3rd day of January, 2022 A.D.

[Signature]
Notary Public Signature

Kelli Brooke Daniel
Notary Public Printed Name



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



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: Patriot Made Sports Performance (Outdoor Fitness)

PROPERTY ADDRESS: 3250 Limmer Loop

Current zoning district: _____ Current Use: _____

Proposed Use: _____ Code reference for specific use permit requirement: _____

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.

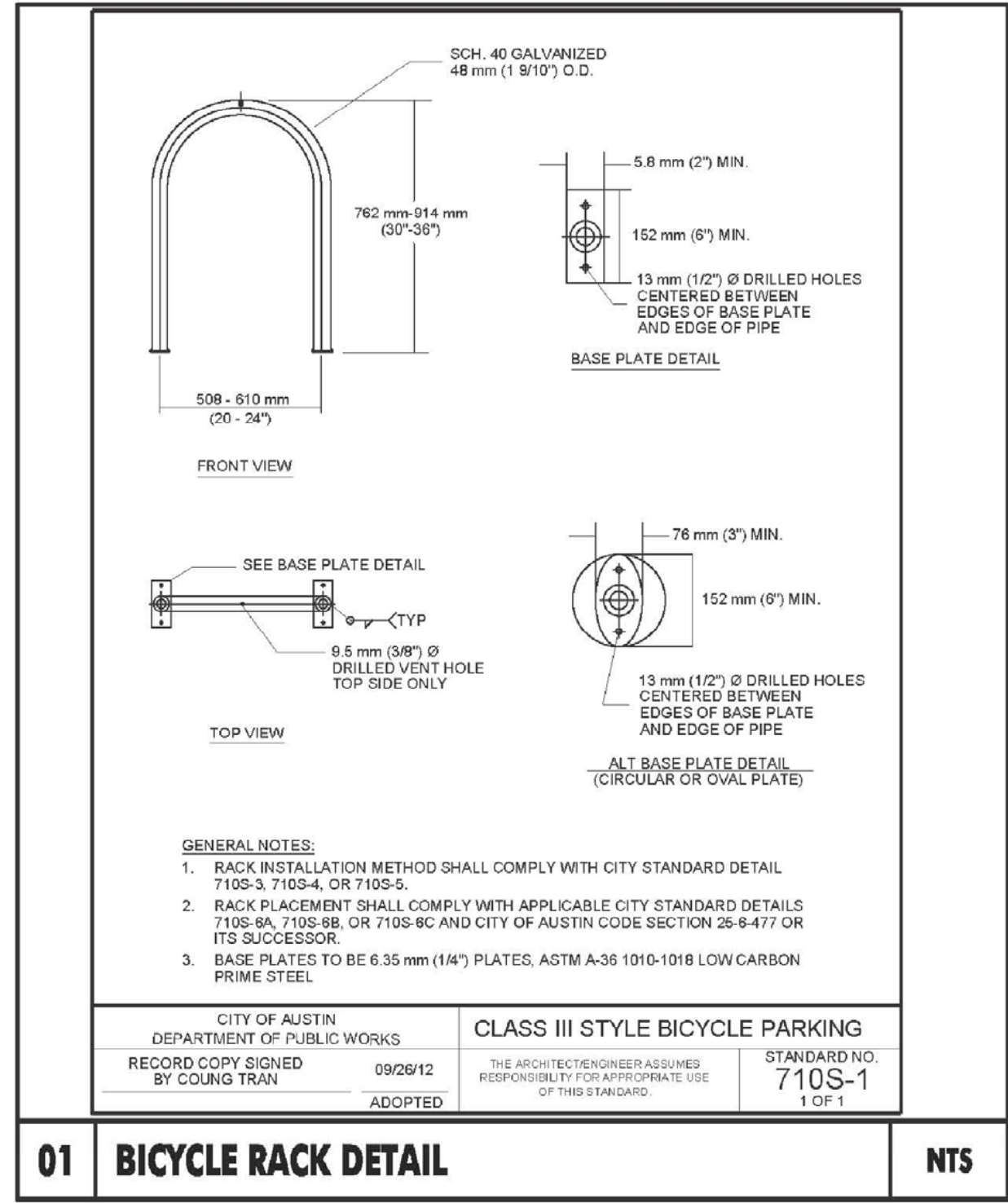
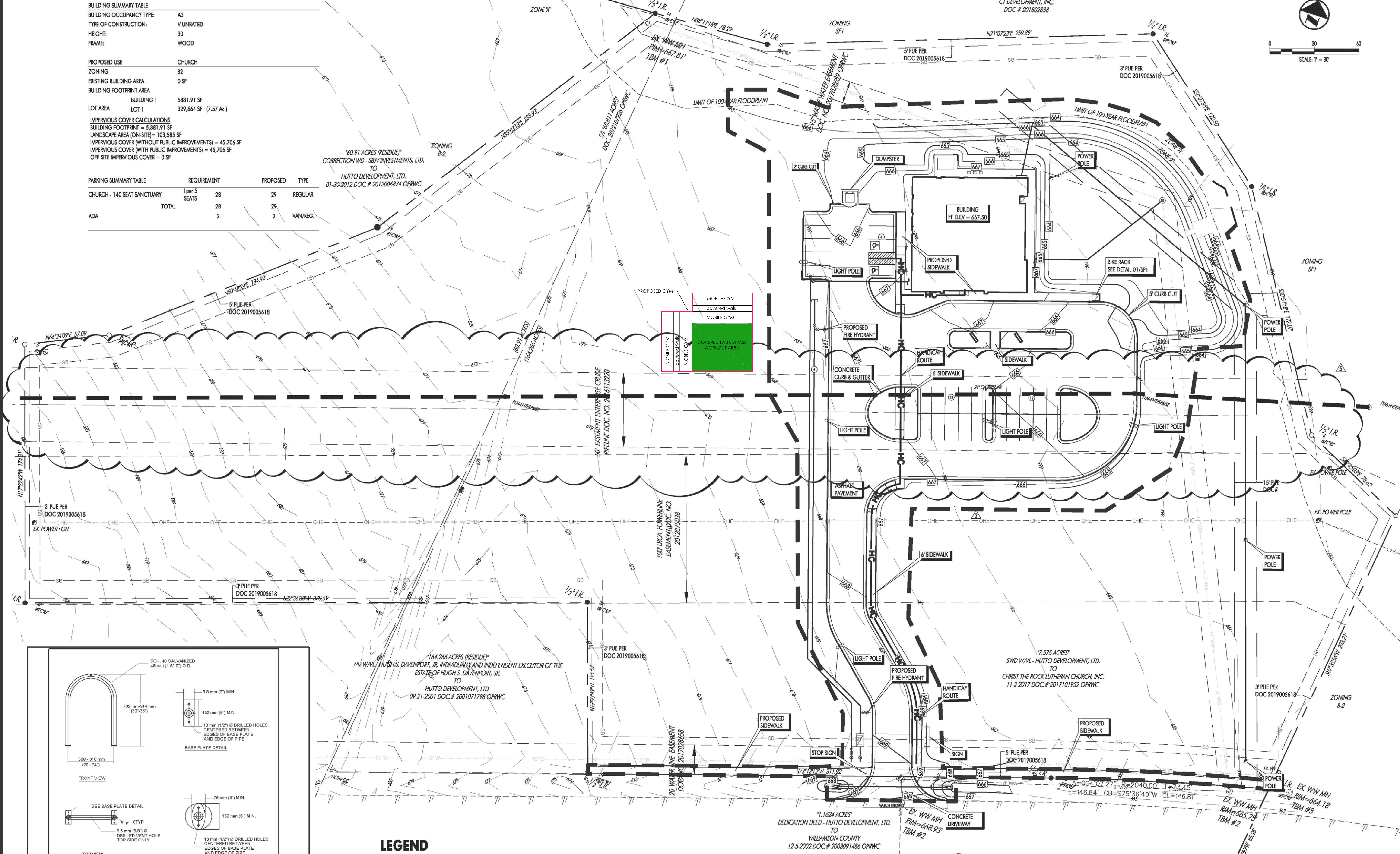
PROCESSING

- ☐ 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

BUILDING SUMMARY TABLE			
BUILDING OCCUPANCY TYPE:	A3		
TYPE OF CONSTRUCTION:	UNRATED		
HEIGHT:	30		
FRAME:	WOOD		
PROPOSED USE			
CHURCH			
ZONING	B2		
EXISTING BUILDING AREA	0 SF		
BUILDING FOOTPRINT AREA			
BUILDING 1	5881.91 SF		
LOT 1	329,664 SF (7.57 Ac.)		
IMPERVIOUS COVER CALCULATIONS			
BUILDING FOOTPRINT = 5,881.91 SF			
LANDSCAPE AREA (ON-SITE) = 103,365 SF			
IMPERVIOUS COVER (WITHOUT PUBLIC IMPROVEMENTS) = 45,706 SF			
IMPERVIOUS COVER (WITH PUBLIC IMPROVEMENTS) = 45,706 SF			
OFF-SITE IMPERVIOUS COVER = 0 SF			
PARKING SUMMARY TABLE			
	REQUIREMENT	PROPOSED	TYPE
CHURCH - 140 SEAT SANCTUARY	1 per 5 SEATS	28	29 REGULAR
	TOTAL	28	29
ADA	2	2	VAN/REG.



LEGEND	
●	IRON ROD FOUND/SET
□	CONCRETE MONUMENT FOUND/SET
▲	NAIL FOUND/SET
○	PIPE FOUND
⊙	STORMWATER MANHOLE (DRAWN TO SCALE)
⊕	JUNCTION BOX (DRAWN TO SCALE)
⊖	GRATE INLET (DRAWN TO SCALE)
⊗	WASTEWATER MANHOLE (DRAWN TO SCALE)
⊘	WASTEWATER CLEANOUT
⊙	GAS TEST STATION
⊙	GAS METER
⊙	ELECTRIC METER
⊙	LIGHT POLE
⊙	SIGNAL LIGHT POLE
⊙	UTILITY POLE
⊙	TELEPHONE MANHOLE
⊙	FIRE HYDRANT
⊙	GATE VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊙	EXISTING CONTOURS
⊙	PROPOSED CONTOUR
⊙	PROPOSED CURB AND GUTTER
⊙	PROPOSED ASPHALT
⊙	PROPOSED X" DIA. GAS LINE
⊙	PROPOSED X" DIA. STORM SEWER LINE
⊙	PROPOSED X" DIA. WASTEWATER LINE
⊙	PROPOSED X" DIA. WATER LINE
⊙	EXISTING CHAIN LINK FENCE
⊙	EXISTING WIRE FENCE
⊙	EXISTING WOOD FENCE
⊙	SETBACK LINE
⊙	EASEMENT LINE
⊙	EXISTING ASPHALT

⊙	EXISTING OVERHEAD ELECTRIC LINE
⊙	EXISTING UNDERGROUND ELECTRIC LINE
⊙	EXISTING OVERHEAD TELEPHONE LINE
⊙	EXISTING UNDERGROUND TELEPHONE LINE
⊙	EXISTING WATER LINE (SIZE VARIES)
⊙	EXISTING WASTEWATER LINE (SIZE VARIES)
⊙	EXISTING FORCE MAIN (SIZE VARIES)
⊙	EXISTING FIBER OPTIC LINE
⊙	EXISTING GAS LINE (SIZE VARIES)
⊙	BENCHMARK LOCATION
⊙	EXISTING TREE TO BE REMOVED (SIZE VARIES)
⊙	EXISTING TREE TO REMAIN (SIZE VARIES)

WARNING! HIGH PRESSURE PIPELINE
Excavation and/or Construction Prohibited without Prior Written Permission From
Enterprise Crude Pipeline LLC

NOTES

- REFER TO LANDSCAPE PLANS
- REFER TO ELECTRICAL SITE PLAN FOR UNDERGROUND CONDUITS
- REFER TO C20 DIMENSION CONTROL PLAN FOR SITE DIMENSIONS
- REFER TO C30 FOR PAVING AND STRIPING PLAN INCLUDING PARKING STALL DIMENSIONS.

SITE DEVELOPMENT PLANS
CHRIST THE ROCK CHURCH
3250 LIMMER LOOP
HUTTO, TX 78634

NO.	DATE	DESCRIPTION
1	10-28-2019	ADD ENTERPRISE NOTE
2	11-12-2019	ADJUST SITE PLAN DUE TO ENTERPRISE OIL PIPE LOCATION
3	7-14-2020	ADJUSTED ENTERPRISE EASEMENT AND PIPE LOCATION BY SURVEY

SITE PLAN

SHEET NO.
SP1
05
SITE PLAN NO.

HAGOOD
ENGINEERING ASSOCIATES

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1544
Fax (512) 244-1010
www.hagood.com
TPE Registration No. F-12709

TERRY R. HAGOOD
529.60
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

THE SEAL REFERRING ON THIS DOCUMENT WAS
AUTHORIZED BY TERRY R. HAGOOD, P.E.
ON 07/14/2020
THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE
WRITTEN CONSENT OF THE ENGINEER AND
THEN ONLY IN ACCORDANCE WITH THE RULES OF THE
TEXAS ENGINEERING BOARD ACT.

JOB NO. 18-0150 2019 PEHA, Inc.
DATE SIGNED: 7/14/2020
ISSUED FOR: CONSTRUCTION

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as Hutto ISD 9th Grade Center on FM 1660 to allow a parking lot with reduced landscaping.
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Hutto ISD property includes approximately 159 acres. It is home to the 9th grade Center, Hutto ISD Ag Barn and Transportation Facilities. It is zoned SF-1.

The ISD and the City of Hutto have in place an Interlocal Agreement approved by both parties in 2019. The agreement permits the Specific Use Permit process to provide flexibility to Hutto ISD for school site selection and layout.

SUMMARY OF REQUEST:

The applicant is proposing two parking lots. The first includes 288 spaces and is on the interior of the site east of Destiny Lane. This parking lot will double as a marching band practice field. The second parking lot includes 156 spaces and is located behind the maintenance facility on the future Pygmy Hippo Drive.

Staff sent notices to 10 adjacent property owners within 600' and to date has received no responses.

Applicable Landscape Requirements:

10.407.5.1.1 Minimum landscape percentage

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

- Institutional and civic uses: 15%

10.407.5.1.2 Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses.

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

AGENDA ITEM REPORT

4.4.



10.405.11 Parking lot interior landscaping

Landscape areas must consist of at least 7% of the interior space of a parking lot. Landscaped islands must be evenly distributed to the maximum extent practicable.

10.405.12 Parking lot entrances

- Landscape islands at least 10 ft. wide must be used to define parking lot entrances and the location and pattern of internal access drives, and provide pedestrian refuge areas and walkways.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.

10.405.13 Parking rows

- Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.
- Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft. (9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs).

10.405.10.5 Division of large parking lots

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 15 ft. wide. (Destiny Lane Lot)

10.407.5.2 Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep. (Destiny Lane and future Pygmy Hippo Drive)
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.

UDC Requirements:

Parking Lot 1 (Destiny Lane 288 Spaces)

Total Site Landscape Area x 15% = 2 Acre Site Assumption = 52 large trees and 105 shrubs

Parking Lots Landscape Area x 7% = Use site (limits of construction)

Parking lot Screening on Destiny Lane – Approximately 470' = 16 large trees and 3' continuous shrubs (+/- 157)

Parking Lot Islands = Approximately 36 landscape medians with 36 large trees and 144 shrubs.

AGENDA ITEM REPORT

4.4.



Total Approximately Required – 52 Large Trees and 301 shrubs

Proposed = 14 (8 striped only) islands and no landscaping

Staff Recommendation = Screening on Destiny Lane as required with 1 large tree per 30' and 3' continuous shrubs. (16 large trees and 157 shrubs)

Parking Lot 2 (Pygmy Hippo Drive 156 Spaces)

Total Site Landscape Area x 15% = 1 Acre Site Assumption = 26 large trees and 52 shrubs

Parking Lots Landscape Area x 7% = Use site (limits of construction)

Parking lot Screening on Future Pygmy Hippo Drive – Approximately 440' = 15 large trees and 3' continuous shrubs (+/- 147)

Parking Lot Islands = Approximately 23 landscape medians with 23 large trees and 92 shrubs.

Total Approximately Required – 38 Large Trees and 239 shrubs

Proposed = 14 islands (4 striped only) and no landscaping

Staff Recommendation = Screening on future Pygmy Hippo Drive as required with 1 large tree per 30' and 3' continuous shrubs. (15 large trees and 147 shrubs)

STAFF REVIEW:

Staff recommends approval of the Proposed SUP for reduction in landscaping with the exception of parking lot screening required along Destiny Lane and future Pygmy Hippo Drive as follows:

- One large tree per 30' and 3' continuous shrubs

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Specific Use Permit Application
2. Letter of Intent
3. Conceptual site Plan
4. Buffer Map
5. Hutto Street Name Proposal 04-13-2020 (1)

AGENDA ITEM REPORT

4.4.





**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: Hutto 9th Grade Center Parking Lot

PROPERTY ADDRESS: FM 1660 Hutto, Texas 78634

Current zoning district: SF-1 Current Use: Hutto 9th Grade Center, Bus Barn

Proposed Use: Parking Lot Code reference for specific use permit requirement: Interlocal Agreement, Page 3

Current zoning: North of property: D3 South of property: B-2, SF-1
East of property: D3 West of property: D3

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

REQUIRED FOR SUBMITTAL

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- ☒ Complete Master application and Specific Use Permit application.
- ☒ Applicant has coordinated with staff on submittal requirements.
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REVIEW CRITERIA

- ☒ Uses requiring a specific use permit are listed in the permitted use tables of the UDC. **Interlocal Agreement, Page 3**
- ☒ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans. **Interlocal Agreement, Page 3**
- ☒ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site. **Interlocal Agreement, Page 3**
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FOR DEPARTMENT USE ONLY:

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



SUBDIVISION CONSTRUCTION PLAN MASTER APPLICATION

City of Hutto
Engineering Department
500 W. Live Oak
Hutto, TX 78634
(512) 759-4016 Main
www.huttotx.gov

City Issued MPN # _____
Office Use Only

PROJECT NAME: Hutto 9th Grade Center Parking Lot APPLICATION TYPE: Specific Use Permit

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

Name: Jen Henderson

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: FM 1660 Hutto, Texas 78634 (R489228)

Legal Description: Lot(s) 1 Block A Subdivision Hutto ISD Maintenance Facility, Hutto City of

Deed Reference: Volume _____ Page(s) _____ or Document No. 2007069800, 2009044814

City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: Celina Estrada Thomas Mark Willoughby

Company Name: Hutto Independent School District

Address: 200 College Street Hutto, TX 78634

Phone: 512-759-2050 Email: celina.estrada@huttoisd.net MARK.WILLOUGHBY@HUTTOISD.NET

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.

Mark Willoughby
Property Owner Signature

Mark Willoughby
Property Owner Printed Name
ON BEHALF OF HISD

1.4.22
Date

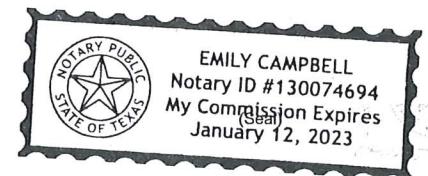
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

Given under my hand and seal of office this 4th day of January, 2022 A.D.

Emily Campbell
Notary Public Signature

Emily Campbell
Notary Public Printed Name



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



December 7, 2021

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

RE: Hutto 9th Grade Center Parking Lot - Specific Use Permit

To Whom It May Concern:

The City of Hutto requires a Letter of Intent explaining the reasons for the requested Special Use Permit. Please accept this letter as the Letter of Intent that the landowner, Hutto Independent School District requests specific use for the property R615498, as indicated in blue below:



The current zoning of the property is SF-1, and the owner of the property would like to build additional parking lots as part of phased improvements to support the Hutto ISD 9th Grade Center, and the Hutto ISD Ag barn/Transportation facilities. In both cases these parking lots will not meet all landscape requirements.

Regarding the former, the parking lot will not have landscape islands in order for it to double as a marching band practice field. This parking lot is also slated for use by Hutto Fire Rescue for vehicular training; and by a continuing ed program in support of Motorcycle Safety.



Regarding the latter, the parking needs to be flexible and barrier free in order to move trailers, district white fleet, and school buses. In both cases, the parking lots will not have landscape islands in order to avoid tripping and injury of marching band members; and/or restrict vehicular mobility.

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

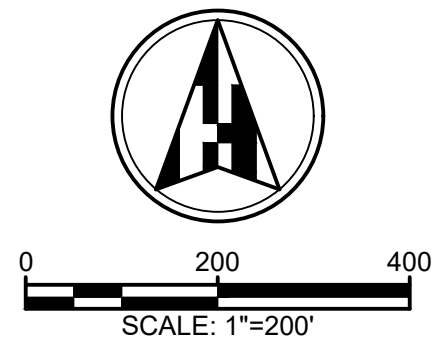
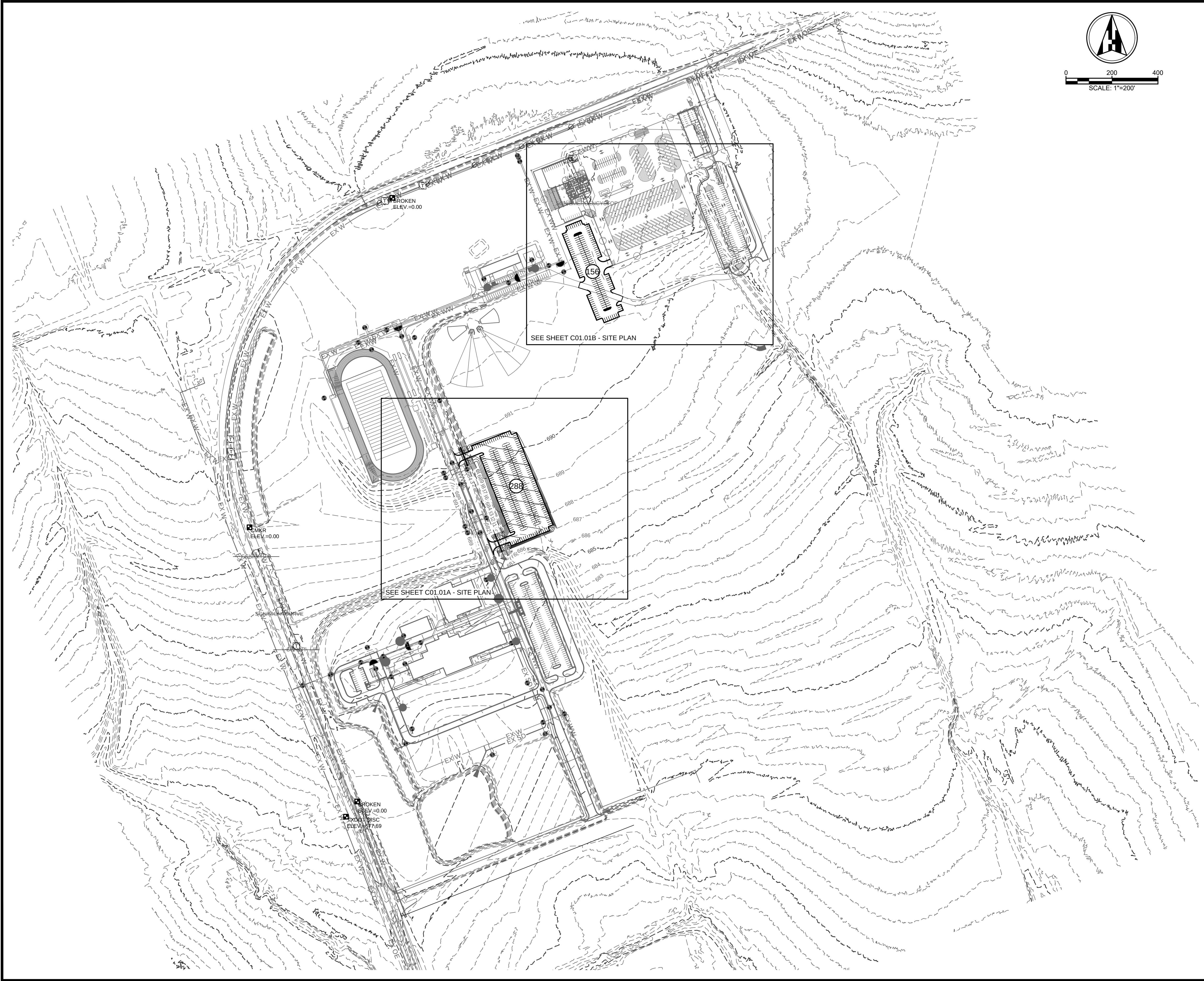
Respectfully,

A handwritten signature in blue ink, appearing to read 'Jen Henderson'.

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

JH/eh

Plotted by: Adam, Plot date: 12/01/2022
File name: h:\02_projects\2021\210905_hutto_9gc_parking_lot07_Sheet\SD210905_hutto_9gc OVERALL SITE PLAN.dwg



LEGEND	
	LOOC LIMITS OF CONSTRUCTION
	ADA ACCESSIBLE ROUTE OF TRAVEL

- NOTES:
- REFER TO SHEET C11.00 FOR DIMENSION CONTROL PLAN.
 - REFER TO SHEET C12.00 FOR PARKING AND STRIPING DIMENSIONS.

PROJECT NO. 210905

01/12/2022

DRAWN BY: JS

CHECKED BY: AR

APPROVED BY: JH

C01.00

CITY PROJECT NUMBER [CITY PROJECT NUMBER]

THIS DOCUMENT IS FOR PRELIMINARY PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMIT PURPOSES.

JENNIFER L. HENDERSON, P.E. 118893-002

ON 01/12/2022

SITE DEVELOPMENT PLANS TO SERVE

SITE DEVELOPMENT PLANS

FM 1660

HUTTO, TX 78634

OVERALL SITE PLAN

REVISION

No.	
1	
2	
3	
4	
5	

Henderson Professional Engineers

600 ROUND ROCK WEST DRIVE, SUITE 604

ROUND ROCK, TX 78661

512.350.6228

PLS FIRM #F-22208

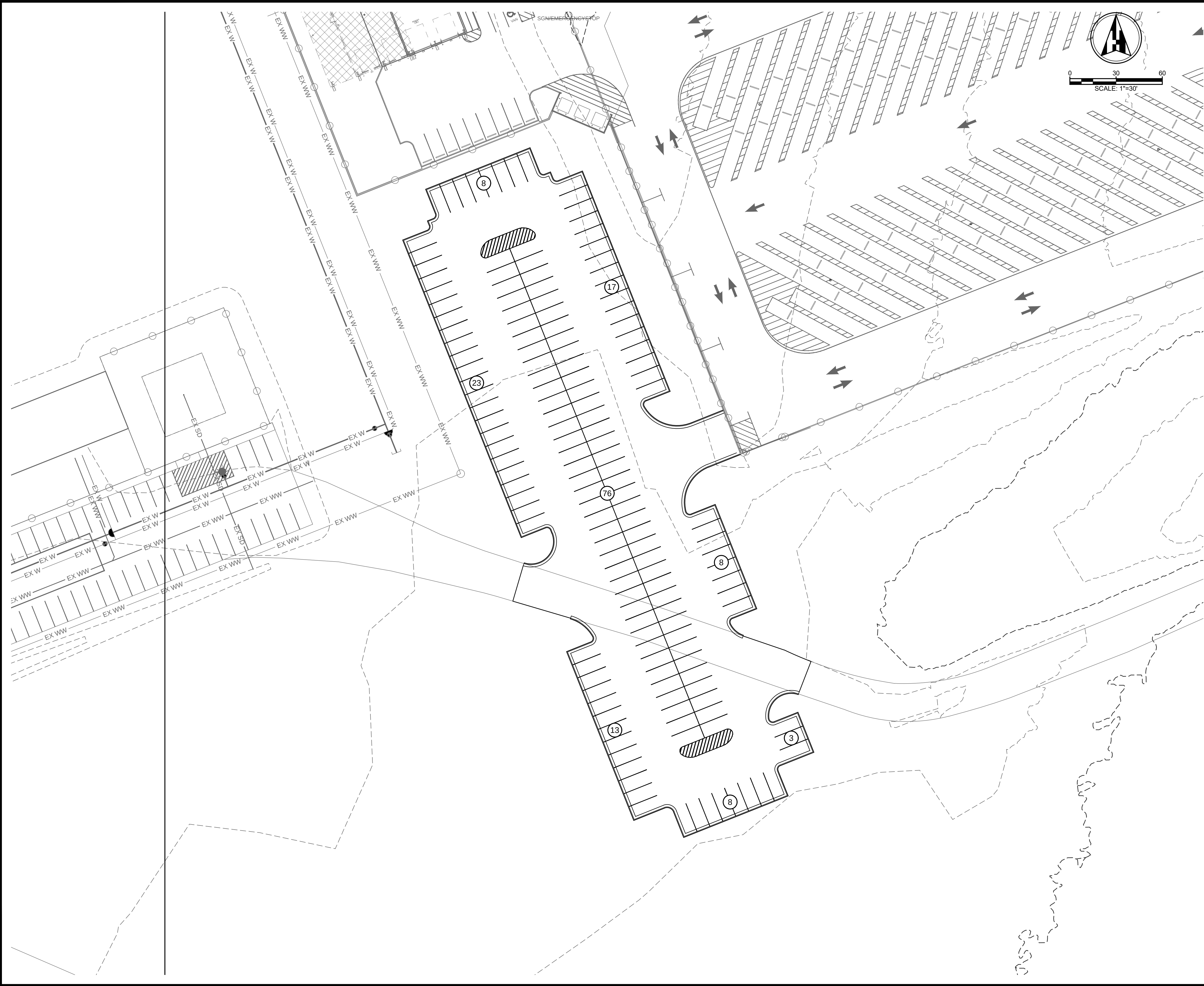
www.hendersonpe.com

HPE

Civil Engineering

WB210166 | HUT 1853873945300

Plotted by: Adam, Plot date: 12/01/2022
File name: h:\02 projects\2021\210905 hutto 9gc parking lot\07 Sheet\SD\Transportation Sheets\210905 SITE PLAN.dwg



LEGEND

LOOC

LIMITS OF CONSTRUCTION

ADA

ACCESSIBLE ROUTE OF TRAVEL

- NOTES:
- REFER TO SHEET C11.00 FOR DIMENSION CONTROL PLAN.
 - REFER TO SHEET C12.00 FOR PARKING AND STRIPING DIMENSIONS.

PROJECT NO. 210905

01/12/2022

DRAWN BY: JS

CHECKED BY: AR

APPROVED BY: JH

C01.01B

Page 1 of 1

TRANSPORTATION AND PROFESSIONAL DEVELOPMENT PARKING

TO SERVE

FM 1660

HUTTO, TX 78634

SITE PLAN

REVISION

No.

1

2

3

4

5

Henderson Professional Engineers

HPE

Civil Engineering

600 ROUND ROCK WEST DRIVE, SUITE 604

ROUND ROCK, TX 78661

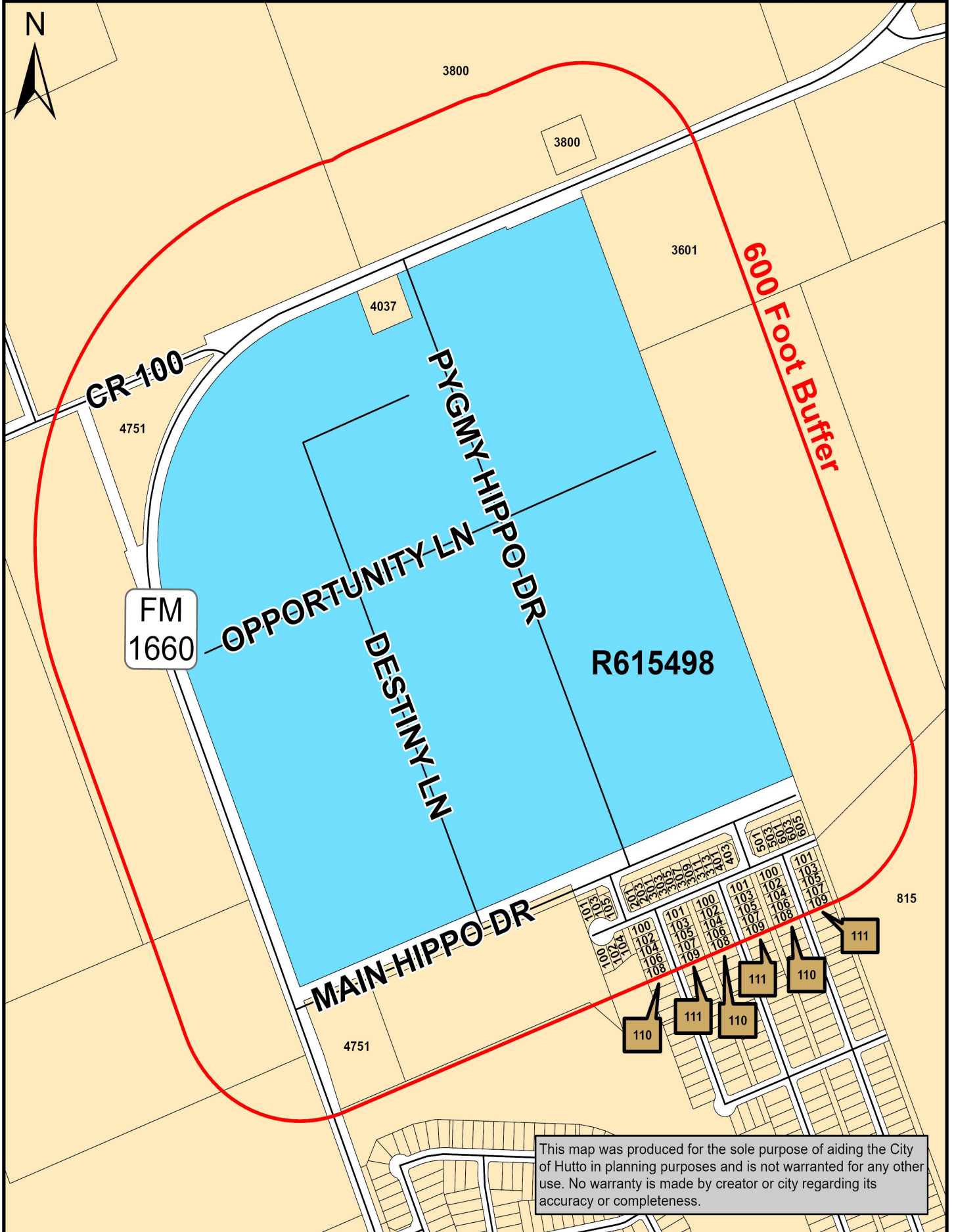
512.350.6228

www.hendersonpe.com

WB210166 | HUT 1853873945300

THIS DOCUMENT IS
FOR PRELIMINARY
REVIEW UNDER THE AUTHORITY
OF JENNIFER L. HENDERSON,
P.E. 118893
ON 12/01/2022
IT IS NOT TO BE USED FOR
PERMIT PURPOSES.

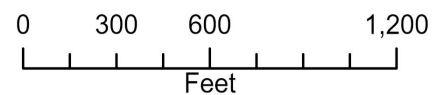
SUP Hutto ISD 9th Grade Center Parking Lot

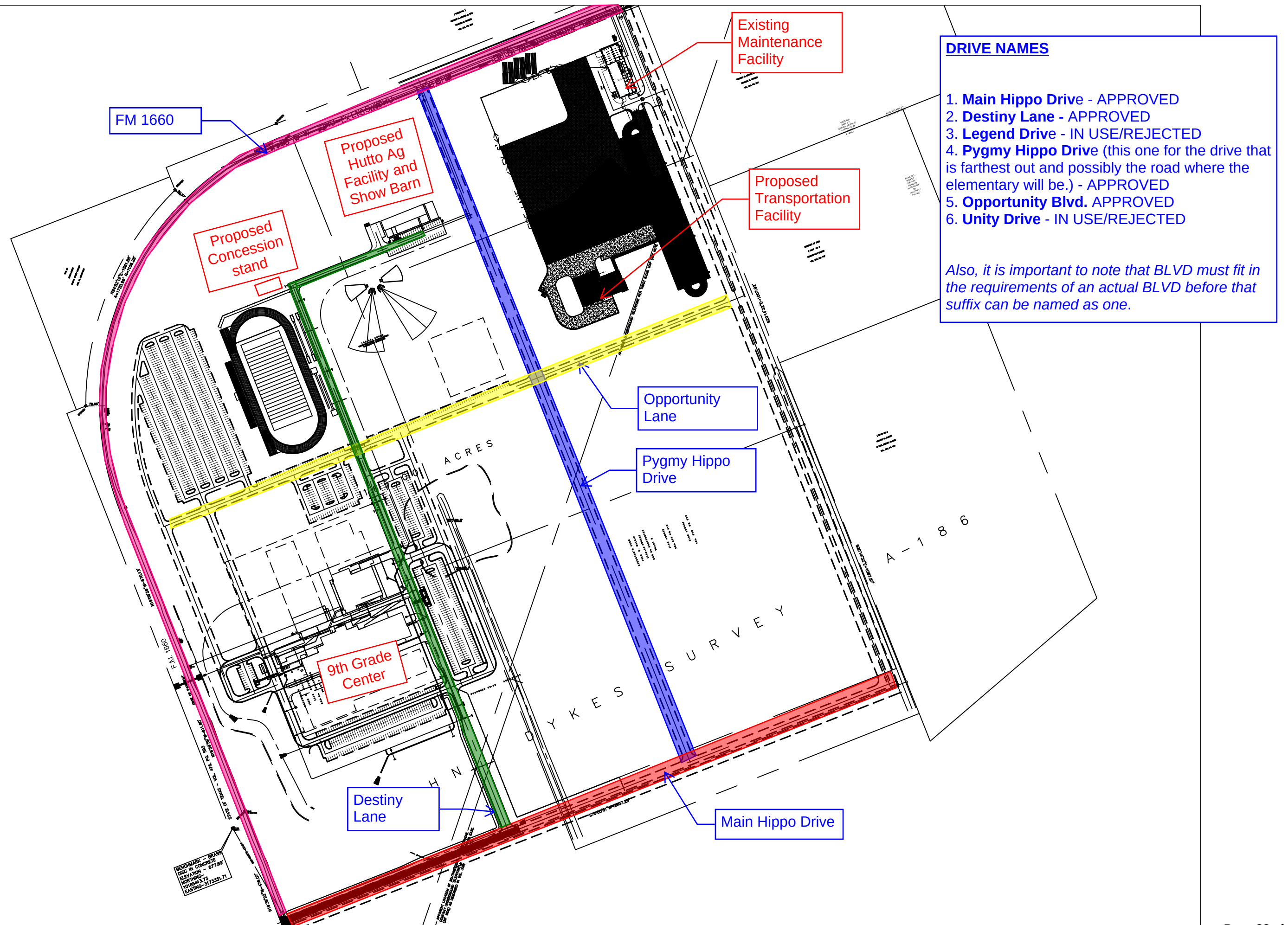


Map Document: (K:\Site_Location_Maps\2022_Site_Location_

Maps\SUP_Hutto_ISD_9th_Grade_Center_Parking_Lot.mxd)

1/10/2022 -- 4:05:52 PM





AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Hutto Landing Planned Unit Development (PUD), 31.9 acres, more or less, of land, located off of Exchange Boulevard.
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a 31.94 acre parcel that is part of the Landing Subdivision, more particularly Lots 1 and 2, Block A that was preliminary platted in December 2020. The property is currently zoned Multi-family (MF). The applicants met with staff and it was determined they would not be able to meet the landscape criteria of the MF zoning district. Staff recommended they pursue the Planned Unit Development (PUD) option to present the deviations and additions to the UDC requirements and request approval.

WEST: Schmidt's Creek PUD, Proposed Residential

NORTH: SF-1, Hutto Square

EAST: SF-1, Hutto Square and MF – AHS Residential Multi-family

SOUTH: Hutto NorthStar PUD, Multi-family

SUMMARY OF REQUEST:

The Hutto Landing is a proposed multi-family apartment complex consisting of up to 686 units. They are seeking a rezoning from Multi-Family (MF) Zoning to a Multi-Family PUD zoning designation.

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

However, a developer participation agreement with the City in January of 2021 for the entire Landing project permits density based on gross acreage (20 per acre). The entire Landing site has 920 units available. The recently approved NorthStar Hutto PUD has the capacity for 234 units; 686 units remain for this site.

The applicants followed our new PUD submittal application (attached) designed to better determine what they meet, will not meet and exceed. The UDC deviations in the Hutto Landing PUD include the following:

- UDC Section 10.407.5.1.2. Tree and shrub requirements for commercial, multifamily, office and professional, and institutional and civic uses:

AGENDA ITEM REPORT

4.5.



1. Proposing 1 large tree per 500 sq. ft. landscape area instead of 2 large trees. (net loss of approximately 527 trees) 1,054 are required per UDC.
2. Proposing 2 shrubs per 500 sq. ft. landscape area instead of 4 shrubs. (net loss of approximately 1054 trees) 2,108 are required per UDC.

- UDC Section 10.407.5.2 Parking lot and vehicular use screening is replaced in its entirety with the following:

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
- Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per ~~thirty (30)~~ sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height **for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).**
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- ~~Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.~~
- ~~Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.~~
- ~~Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.~~
- ~~Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.~~
- ~~Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.~~

The proposed site plan is conceptual in nature and minor modifications that meet the UDC requirements may be made in the future.

The development will be responsible for dedicating R.O.W. and constructing their portion of the extension of Live Oak (collector) as shown on the City's mobility Plan per UDC requirements.

The development will also provide amenities including a pool and three of the following: exercise stations, sports courts, sports fields and dog park.

AGENDA ITEM REPORT

4.5.



STAFF REVIEW:

Property owners within 600' were notified of the request and to date staff has received three in opposition.

The PUD request meets the PUD criteria as outlined below:

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff recommends approval of the Hutto Landing PUD.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Application

AGENDA ITEM REPORT

4.5.



2. Development Standards
3. Development Plan
4. Site Plan with Landscape
5. Buffer Map
6. Objection 1.19.22
7. Objection 1.24.22
8. Objection 1.27.22



PUD ZONING CHANGE
APPLICATION

Must be accompanied by a
Master Application

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

PROJECT NAME: Hutto Landing Multifamily

PROPERTY ADDRESS: _____

Current Zoning District (s): MF Proposed Zoning District(s): PUD

Current Use: Undeveloped Proposed Use: Multifamily Apartments

Total Acreage: 31.9 Total # of Lots: 1 Future Land Use Map Designation MF & Commercial

Current zoning: North of property: SF-1 South of property: PUD, B-2

East of property: B-1, MF, SF-1 West of property: PUD

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

REQUIRED FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING SUBMITTAL

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

- ☒ Complete Master application and PUD Zoning Change application.
- ☒ Pre-application meeting with Development Services staff and WCESD#3 (Fire District) staff. **(Mandatory)**
- ☒ PUD Statement of Intent
- ☒ PUD Development Standards
- ☒ PUD Development Plan - Digital and one 24x36 Color copy of complete plan.
- ☒ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☒ List of all property owners within 600-ft of subject property boundary and mailing labels. Data to be obtained from the WCAD website. List and labels shall be of the property owner's 'mailing' address not the 'property' address.
- ☒ All submittal documents provided in digital format. On a CD (disk), electronic storage device, or emailed link to files.
- ☒ On-site public hearing notification sign(s) required. See Ordinance No. O-19-12-19-9A.

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/mailed).
- ☐ All final documents related to commission(s) 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	Payment type	Fees paid	HPC Mtg. date	PZ Mtg. date	CC Mtg. date

October 2021

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this code. Applying Form Based Code to a parcel is preferred to the Planned Unit Development process.

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD. PUD plans and development standards are evaluated using all the following criteria.

Include a PUD statement of intent as to how the proposed PUD meets the PUD criteria.

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Include a PUD plan and PUD development standards that address the following site criteria (The form and content of the development plan shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.)

IO.203.I2 Plan Amendment – Does the proposed PUD comply with the Future Land Use Map Yes _____
If no, provide detailed summary stating why the proposed PUD is more appropriate than the FLUM as adopted per the criteria found in IO.203.I2.3.

IO.403 Bulk, Setbacks and Buffers – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.403.3 Lot Dimensions and Area -Meets
- ☐ IO.403.4 Building Envelope -Meets
- ☐ IO.403.4.3 Riparian Setbacks -Meets
- ☐ IO.403.4.5 Setback Encroachments and Exceptions -Meets
- ☐ IO.403.6 Bufferyard -Meets
- ☐ IO.403.7 Residential Adjacency -Meets

IO.404 Site Design – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.403.7 Siting and Orientation -Meets
- ☐ IO.403.7.3 Common Open Space -Exceeds
- ☐ IO.403.8 Siting and Orientation: non-residential sites and structures -Meets
- ☐ IO.403.9 Sidewalks -Meets
- ☐ IO.403.10 Internal Pedestrian Circulations -Meets
- ☐ IO.403.11 Signature Elements -Meets
- ☐ IO.403.12 Public Transit Facilities -Meets
- ☐ IO.403.13 Service Areas -Meets
- ☐ IO.403.14 Water Bodies and Retention -Meets

- ☐ IO.403.I5 Land Disturbance -Meets
- ☐ IO.403.I6 Defensible Space -Meets
- ☐ IO.405 Parking and Access - MEETS / DOES NOT MEET / EXCEEDS / NA -Meets

IO.406 Architectural Design - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.406.3 Single household detached and two to four household residence design -N/A
- ☐ IO.406.4 Single household attached and multiple household residence design -Meets
- ☐ IO.406.6 Commercial, office, public, institutional and mixed-use building design -N/A
- ☐ IO.406.7 Industrial building design -N/A

IO.407 Landscaping - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.407.3 General Standards -Meets
- ☐ IO.407.4 Required Landscaping: single, two, three and four household dwellings -N/A
- ☐ IO.407.5 Required Landscaping: non-residential and 5+ household residential development -Does Not Meet
- ☐ IO.407.6 Materials, Maintenance and Replacement -Meets
- ☐ IO.407.7 Irrigation -Meets
- ☐ IO.407.8 Tree Preservation and Removal -Meets
- ☐ IO.407.9 Tree Protection During Construction -Meets
- ☐ IO.407.10 Required Site Furniture -Meets
- ☐ IO.408 Fences and Walls - MEETS / DOES NOT MEET / EXCEEDS / NA -Meets
- ☐ IO.409 Outdoor Lighting - MEETS / DOES NOT MEET / EXCEEDS / NA -Meets
- ☐ IO.410 Signs - MEETS / DOES NOT MEET / EXCEEDS / NA -Meets

Chapter 6 Subdivision Standards - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.602 Applicability and exceptions -Meets
- ☐ IO.603 – IO.608 Lot Division and Adjustment Processes -Meets
- ☐ IO.609 Parkland and open space dedication -Meets
- ☐ IO.610 Pedestrian and Bicycle Facilities -Meets
- ☐ IO.611 Street Classification -Meets
- ☐ IO.612- IO.613 Street Design -Meets
- ☐ IO.614 Driveway and Easements -Meets
- ☐ IO.615 Road Adequacy Standards -Meets
- ☐ Chapter 7 Historic Preservation - MEETS / DOES NOT MEET / EXCEEDS / NA -Meets



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Hutto Landing Multifamily APPLICATION TYPE: PUD Application

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

Name: Amanda Brown

Company Name: Kimley-Horn and Associates

Address: 10814 Jollyville Rd Bldg 4 Suite 200 Ausitn, Texas 78759

Phone: 512-418-1771 Email: amanda.brown@kimley-horn.com

PROPERTY INFORMATION

Address: Highway 79, Hutto, TX 78634

Legal Description: Edwards, N. Sur., ACRES 16.535 & 15.424

Deed Reference: Volume _____ Page(s) _____ or Document No. 2021128148 & 2021128119

City Limits or ETJ: City Limits Current Zoning District: MF

PROPERTY OWNER INFORMATION

Name: _____

Company Name: Hutto I & II Acquisition LP

Address: 215 S Main St, Fort Worth, TX 76104

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.

[Signature]
Property Owner Signature

BRIAN D. CROWELL
Property Owner Printed Name

12-29-21
Date

THE STATE OF TEXAS

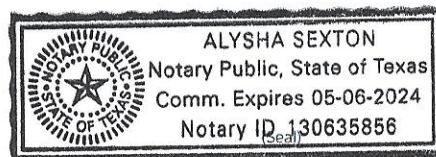
COUNTY OF Tarrant

Before me, the undersigned authority, on this day personally appeared Brian D Crowell, 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 29 day of December, 2021 A.D.

Alysha Sexton
Notary Public Signature

Alysha Sexton
Notary Public Printed Name



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

March 2020

Hutto Landing PUD

City of Hutto, Texas Planned Unit Development (PUD) Exhibit A Development Plan

October 19, 2021

Developer:

Maverick Development

**215 S. Main St.
Ft. Worth, TX 76104**

Prepared by:

Kimley-Horn & Associates

**10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759**

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1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Hutto Landing ” Planned Unit Development Ordinance and may be cited as “Hutto Landing PUD”.

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. All aspects not specifically covered by this Plan shall be regulated by the UDC “Unified Development Code of the City of Hutto, Texas” (“UDC”) in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.3 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.4 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to (a) Private drives and trails; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than five percent (5%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to Private drive and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Services Director has final review and decision-making authority. All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.5 Definitions

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

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the Hutto Landing PUD

For the purpose of addressing any development regulation or conditions not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for development requirements, as shown on Exhibit B: Multi-Family (MF). Exhibit B is conceptual in nature and is intended to convey the general vision for the various product types and how they will be configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses, and accessory uses.

3. DEVELOPMENT STANDARDS

3.1 Amenities

Private amenities will be provided on site and will include a pool and at least 3 of the following amenities:

- Exercise stations
- Sport courts
- Sports fields
- Dog park

- Internal trail system

3.2 Landscaping

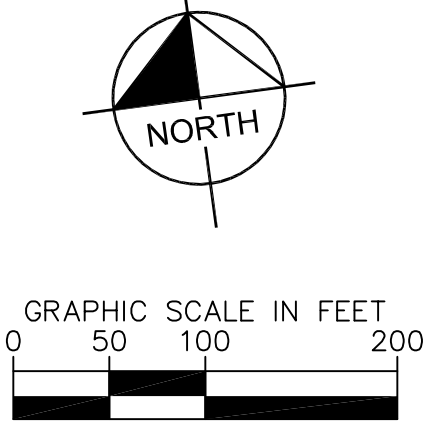
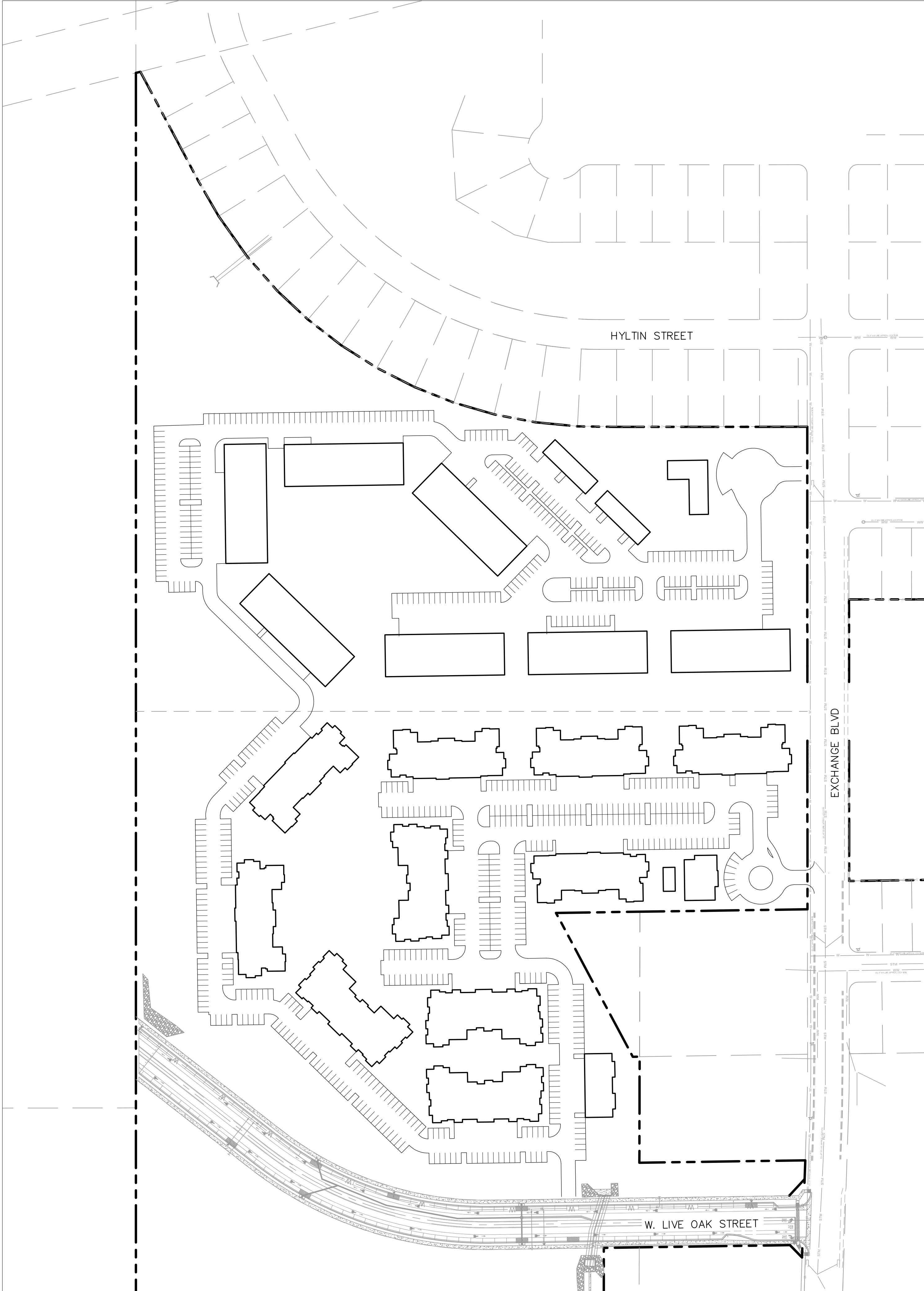
3.2.1. UDC Section 10.407.5.1.2: *Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses* is replaced in its entirety with the following:

“For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees”.

3.2.2. UDC Section 10.407.5.2 *Parking lot and vehicular use screening* is replaced in its entirety with the following:

“The perimeter of all vehicular use areas included parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
- Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.



SHEET NUMBER
XX OF XX

**THE LANDING
MULTIFAMILY
DEVELOPMENT**
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

KHA PROJECT
069292400
DATE
JANUARY 2021
SCALE: AS SHOWN
DESIGNED BY: MEL
DRAWN BY: XXX
CHECKED BY: XXX

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM
PHONE: 512-418-1771 FAX: 512-418-1791
TEXAS REGISTERED ENGINEERING FIRM F-928

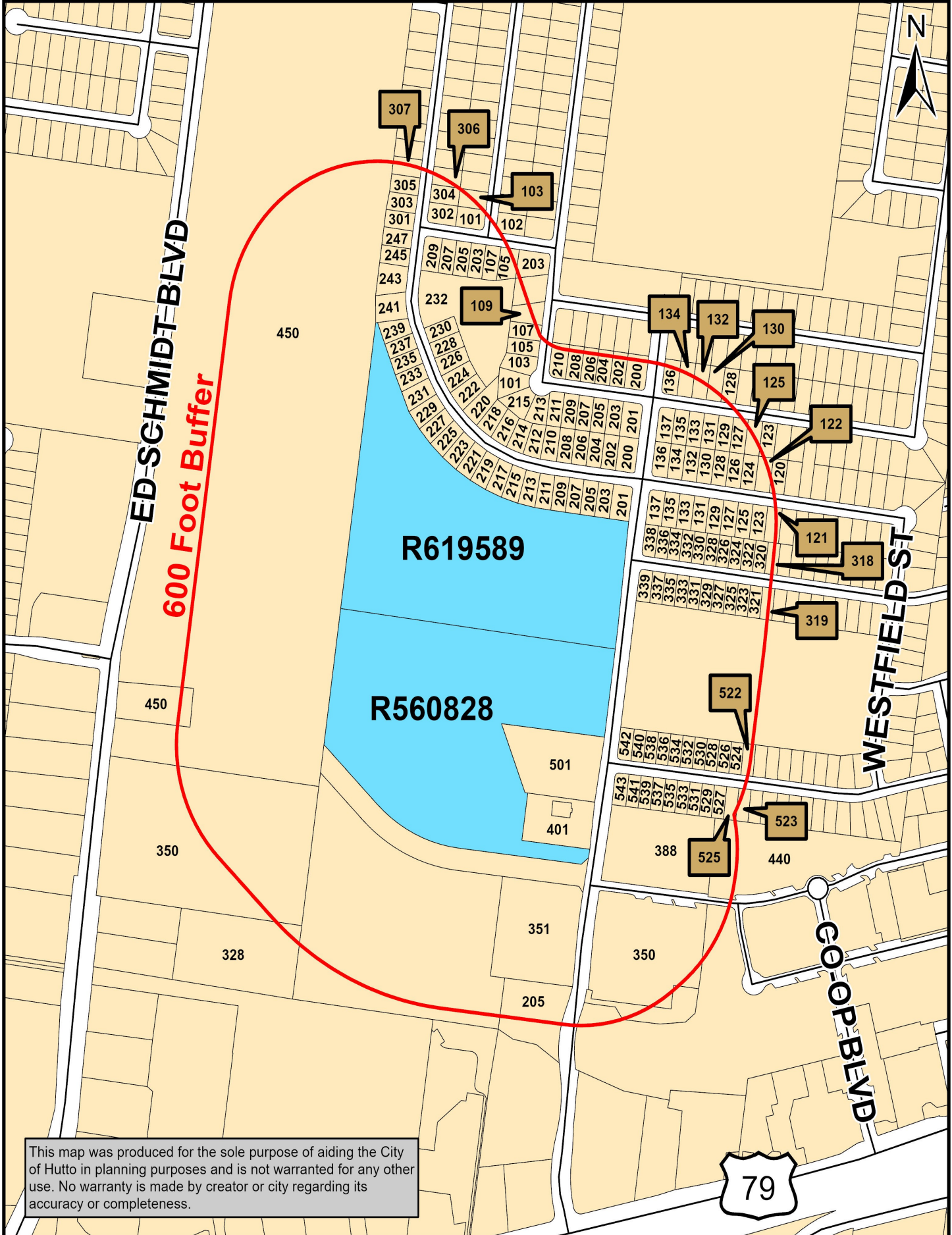
No.	REVISIONS	DATE	BY

CONCEPTUAL
LANDSCAPE
PLAN

NUMBER OF PROPOSED SHADE TREES:	453
NUMBER OF PROPOSED ORNAMENTAL TREES:	148
NUMBER OF PROPOSED SHRUB PLANTINGS:	1,054

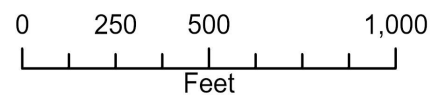


PUD - Landing Multi-Family



Map Document: (K:\Site_Location_Maps\2022_Site_Location_Maps\PUD_Landing_Multi_Family.mxd)

1/10/2022 -- 9:28:44 AM



From: [doris.wilson](#)
To: [Planning](#)
Subject: Hutto landing planned unit Development (PUD).31.9 acres, more or less in of land location off Exchange Boulevard. The land use proposal is multi -family use.
Date: Wednesday, January 19, 2022 11:38:05 AM

I Object

February 1,2022 [P&ZC].
MARCH 3 2022, City Council

233 HYLTIIN STREET

Perlee and Doris Wilson

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

From: [Gary Underwood](#)
To: [Planning](#)
Subject: Hutto Landing Planned Unit Development (PUD)
Date: Monday, January 24, 2022 10:55:14 AM

I am emailing per the instructions from the letter that I received from the City of Hutto. Public hearing dates 2/1/22 and 3/3/22. My name is Gary Underwood and my address is 123 Hyltin St. Hutto, Tx 78634. I wanted to let you know that I object to the rezoning of the property, 31.9 acres located off of Exchange Boulevard. My family, and many others that we have talked to do not want any multi family units in our neighborhood. We objected to the apartment complex that is currently under construction, but our HOA was sabotaged by the Hutto City Council and allowed the builders to proceed without our approval. We do not want any more.

Thank you,
Gary Underwood
123 Hyltin St.
Hutto, Texas 78634
361-648-7089

Autumn Speer

From: Lauren Allman <laurenallman17@gmail.com>
Sent: Thursday, January 27, 2022 10:38 AM
To: Planning
Subject: Owner's Response
Attachments: Hutto Public Hearing Notice - Surrounding Property Owner Response.pdf

Good Morning,

I have attached my response regarding the property located off Exchange Blvd. The property known as Hutto Landing Planned Unit Development (PUD) is against my fence line, and I have submitted my response several times before.

My family **OBJECTS** this proposal for several reasons.

I have included the same response in my attachment: *Single-family homes should be built in the neighborhood. Multi-family homes need to be built in an area where there are **NOT** existing homes (especially against a property owner's fence line). We purchased our home in 2016 and never did we think (or were told) that this could have been an option. Had we known this info prior to buying, we would **NOT** have purchased in this neighborhood.*

I'm sure many along this proposed property line would also object for many reasons, including the current development on the east side of Exchange at the moment which is being built, has been a huge disruption out our existing community. Semi-trucks are parked in the street making it difficult for drivers to merge safely onto Exchange Blvd. **including the fire department/EMS vehicles**, not to mention that our community has several children who walk to school. This area is no longer safe due to the current construction at this time. Should the west side of Exchange Blvd. become a construction zone, this will continue to become an issue considering Exchange Blvd. will be the only road with access to this construction zone. The proposed "Landing" which was provided by our neighborhood shows that this project will have an apartment leasing office directly behind someone's home causing excessive traffic along with the possibility of excessive noise.

The details posted below are from my neighborhood social media pages:

Here are some details I received from the developer for the site on the west side of Exchange Blvd. They are still calling it "The Landing" but this is a different developer than the one who was originally going to build there. Please note that this is a preliminary concept plan, which could change.

- The large buildings on the site are 3-story apartments with a height of 32' (grade to eave).
- The closest 3-story apartment to the Hyltin fence-line is planned to be at least 95' away (the average distance to a single-family home behind someone within our neighborhood is 30', so this is 3x the distance).
- The small L-shaped building near the northwest corner is a one-story leasing office.
- The two small buildings between the leasing office and the 3-story buildings are 2-story townhome-style apartments.
- They are planning much more green space near the homes on Hyltin than the previous developer, who was planning on putting parking right up against the fences. This is a great improvement (you can search this page for the previous concept plan to see the differences).
- They will have their own amenities and not be part of our HOA.

- This developer will participate in finishing the Live Oak extension that will connect Exchange to Ed Schmidt, which should help funnel more traffic to the west, away from Exchange.

The developer will be at P&Z meeting on February 1st at 7pm at City Hall. Anyone is welcome to attend and sign-up to speak or ask questions during the public hearing. I encourage you to attend and participate in the process.



Thank you for consideration on the rezoning of this location.
Lauren Allman

AGENDA ITEM REPORT

4.6.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed Hutto Santamaria Replat, 0.653 acres, more or less, of land, one commercial lot, located at 208 West Austin Avenue and 201 West Front Street.
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

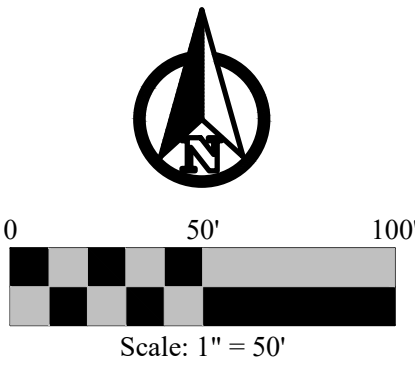
STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

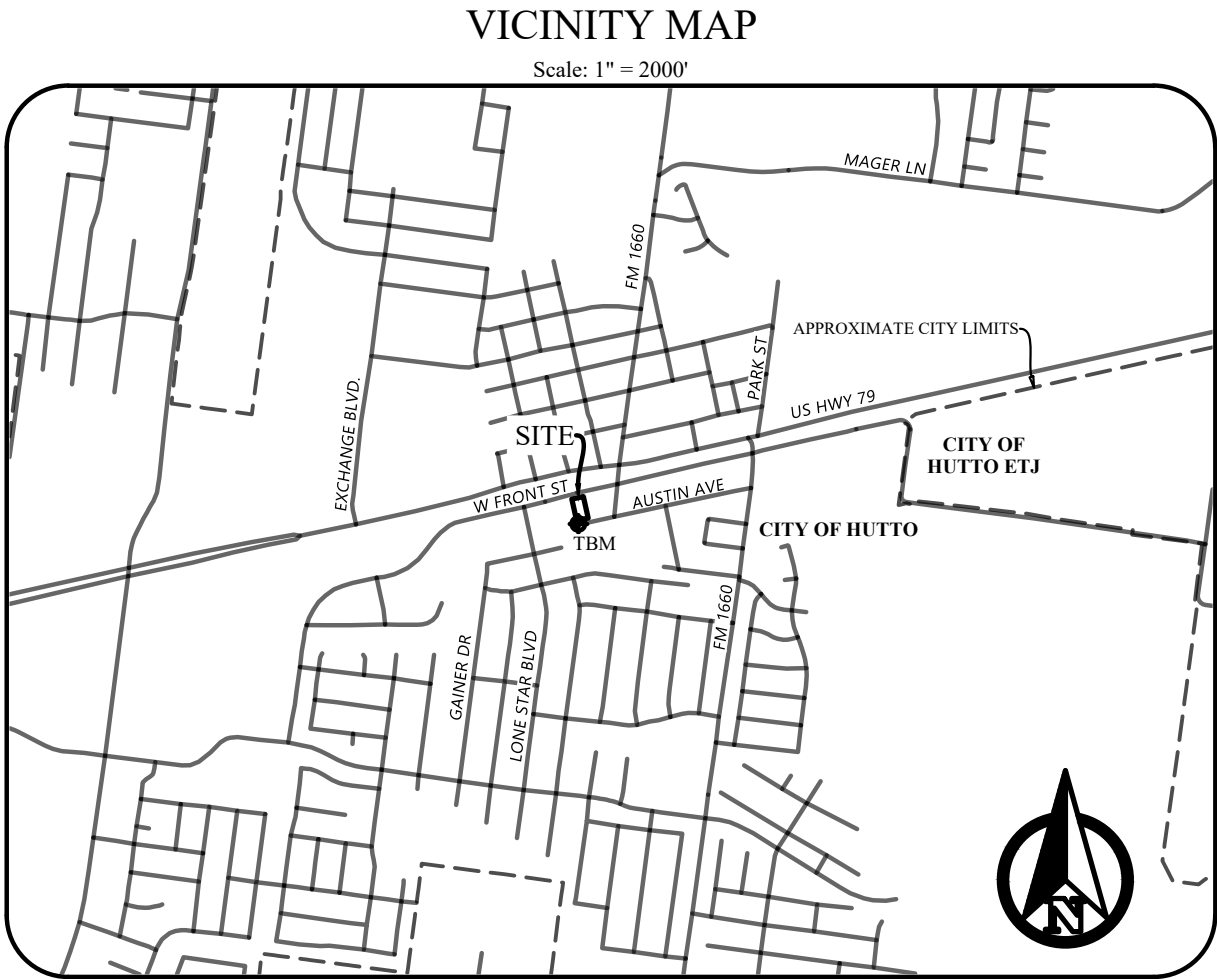
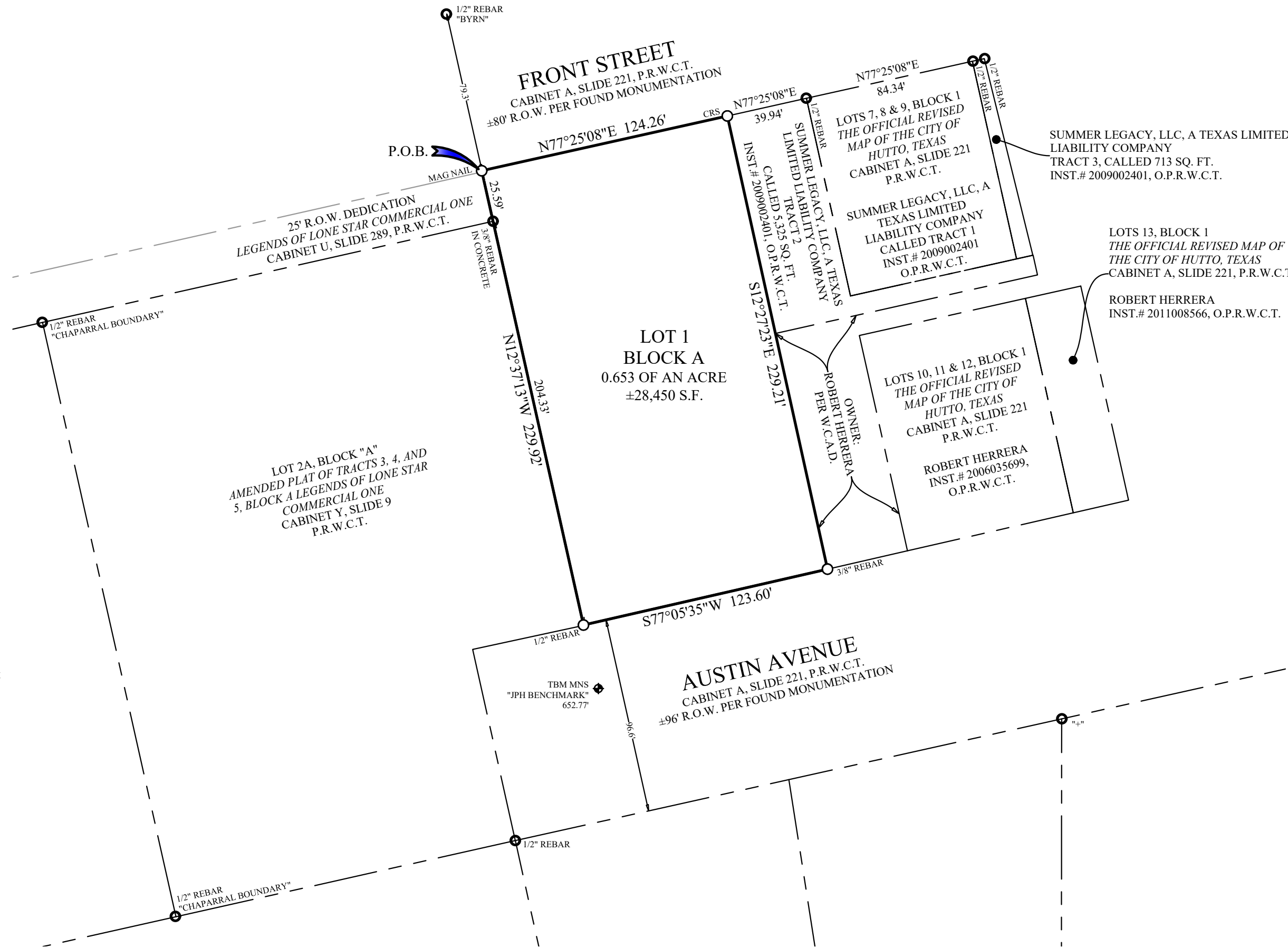
ATTACHMENTS:

1. Draft Plat - Not for Approval Santamaria Replat



PLAT NOTES:

1. No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
2. Building setbacks shall conform to UDC requirements.
3. A five (5) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines.
4. A three (3) foot Public Utility Easement (PUE) is hereby dedicated on each side of all interior side lot lines.
5. No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
6. 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
7. No lot in this subdivision is encroached by a Special Flood Hazard Area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map 48491C0520F, dated 2019/12/20, for Williamson County, Texas.
8. In order to promote drainage away from a structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
9. All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
10. All easements on private property shall be maintained by the property owner or his or her assigns.
11. Utility providers for this development are:
Water: City of Hutto
Wastewater: City of Hutto
Electric: _____
Gas: _____
12. This subdivision will be zoned: _____.



FINAL PLAT
OF
HUTTO SANTAMARIA ADDITION

SITUATED IN THE
OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS
CABINET A, SLIDE 221, P.R.W.C.T.

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

A SUBDIVISION OF 0.653 OF AN ACRE
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

PREPARED ON: OCTOBER 4, 2021
SUBMITTAL DATE: _____, 2021

OWNER:
Joaquin Santamaria
10112 Hammerly Blvd., Suite F
Houston, Texas 77080

SURVEYOR:
JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

ENGINEER:
Hagood Engineering Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546



Field: CY 2021/08/12 CTX4392
Drafter: RDG 2021/10/06
Revision:
Revision:
Revision:

JPH Job/Drawing No. (see below)
2021.245.001 CTX4392 208 W Austin Ave, Hutto, Williamson Co, TX-FINAL PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ♦ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
"+ " ○ "+ " mark in concrete found

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

SURVEYOR'S NOTES:

1. The site benchmark is a mag nail with metal washer stamped "JPH BENCHMARK" set in asphalt on the north margin of Austin Avenue, located approximately 56 feet northeasterly from the west terminus of Austin Avenue, and approximately 32 feet southeasterly from the north right-of-way line of Austin Avenue. Benchmark Elevation = 652.77' (NAVD'88). See vicinity map for general location.
2. According to Ordinance No. 06-007-00, recorded under Instrument Number 2007000259, O.P.R.W.C.T., Washington Street and the 20' alley between Lots 1, 2, and 3 and Lots 18, 19, and 20, Block 2 as shown on the Hutto Old Town Addition have been released and vacated by the City of Hutto, Texas.
3. This property is subject to Easements recorded in Volume 354, Page 289 and Volume 833, Page 633, D.R.W.C.T., further affected by Assignment of Conveyance recorded in Volume 848, page 279, D.R.W.C.T. These easements are blanket in nature and cannot be accurately plotted hereon.

Received 12/8/2021



METES AND BOUNDS DESCRIPTION:

Being all that certain tract or parcel of land containing 0.653 of an acre, situated in Williamson County, Texas; being Lots 1, 2, 3, 18, 19, and 20, Block 2, Washington Street (an approximately 80' wide unimproved right-of-way vacated by Ordinance No. 06-007-00, and recorded under Instrument Number 2007000259, Official Public Records, Williamson County, Texas), and the 20-foot alley located between Lots 1, 2 and 3 and Lots 18, 19 and 20, Block 2, *THE OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS*, an addition to the City of Hutto, recorded in Cabinet A, Slide 221 of the Plat Records, Williamson County, Texas; same being that tract described in a Warranty Deed with Vendor's Lien to Juaquin Santamaria, recorded under Instrument No. 2021123499 of the Official Public Records, Williamson County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a Mag nail found in concrete in the south right-of-way line of Front Street (known to be approximately a 80 foot wide right-of-way per found monumentation as shown on said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS* at the northwest corner of said Lot 3, Block 2;

THENCE NORTH 77° 25' 08" EAST with the common line of said Lots 1, 2 and 3, Block 2 and of said Copper & Stone Tract 2, and of said Front Street, a distance of 124.26 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the common north corner of said Washington Street and that tract described in a Warranty Deed with Vendor's Lien to Summer Legacy, LLC, a Texas limited liability company (hereinafter referred to as Summer Legacy Tract), recorded under Instrument No. 2009002401 of said Official Public Records, Williamson County, Texas; from which a 1/2-inch rebar found at the northwest corner of Lot 9, Block 1 of said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO* bears NORTH 77° 25' 08" EAST, a distance of 39.94 feet; continuing along same line, a distance of 84.34 feet to a 1/2-inch rebar found at the northeast corner of Lot 7, Block 1 of said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO*;

THENCE SOUTH 12°27'23" EAST with the east line of said Washington Street a distance of 229.21 feet to a 3/8-inch rebar found in the north line of Austin Avenue (known to be approximately a 96 foot wide right-of-way per found monumentation as shown on said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS* for the southeast corner of said Washington Street;

THENCE SOUTH 77° 05' 35" WEST, with the north right-of-way line said Austin Avenue, at a distance of 39.47 feet passing a 1/2-inch rebar with illegible cap found at the common south corner of said Washington Street and said Lot 20, Block 2, continuing with the common line of said Lots 18, 19 and 20 and said Austin Avenue a total distance of 123.60 feet to a 1/2-inch rebar found at the common south corner of Lot 2A, Block A, *AMENDED PLAT OF TRACTS 3, 4, AND 5, BLOCK A LEGENDS OF LONE STAR COMMERCIAL ONE*, an addition to the City of Hutto, recorded in Cabinet Y, Slide 9 of said Plat Records, Williamson County, Texas and said Lot 18;

THENCE NORTH 12° 37' 13" WEST, with the common line of said Lot 2A, said Lot 18, said portion of alley, and said Lot 3, at 204.33 feet passing a 3/8-inch rebar found at the common east corner of a 25 foot wide right-of-way dedication as shown on *LEGENDS OF LONE STAR COMMERCIAL ONE*, an addition to the City of Hutto, recorded in Cabinet U, Slide 289 and said Lot 2A, continuing with the common line of said 25 foot wide right-of-way dedication, in part, and said Lot 3, a total distance of 229.92 feet to the POINT OF BEGINNING, enclosing 0.653 of an acre of land.

CITY DEVELOPMENT SERVICES APPROVAL

This subdivision is located within the City of Hutto, this the ____ day of _____, 20____ A.D.

City of Hutto Staff signature

Date

PLANNING AND ZONING COMMISSION CHAIR APPROVAL

This plat was approved for recording by the Planning and Zoning Commission Chair on the ____ day of _____, 20____ A.D.

Planning and Zoning Chair, City of Hutto

Date

OWNER'S CERTIFICATION

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

I, Joaquin Santamaria, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2021123499 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as *HUTTO SANTAMARIA ADDITION*.

Witness my hand at _____ County, Texas, this ____ day of _____, 20____.

Joaquin Santamaria
10112 Hammerly Blvd., Ste. F
Houston, Texas 77080

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Joaquin Santamaria, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: _____

SURVEYOR'S CERTIFICATION

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

That I, **Chris Henderson**, Registered Public Surveyor, No. 6831, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground. The field work was completed on August 18, 2021.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20____.

Chris Henderson
Registered Professional
Land Surveyor, No. 6831
chris@jphls.com
Date:

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.

~RELEASED FOR REVIEW TO ON OCTOBER 7, 2021.

ENGINEER'S CERTIFICATION

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

I, Terry R. Hagood, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Hutto, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20____.

Terry Hagood
Licensed Professional Engineer No. 52960
State of Texas
Date:_____

LIEN HOLDER'S DEDICATION

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

That BancorpSouth Bank, a Mississippi State Chartered Bank, Lien Holder of the certain tract on land shown hereon and described in a Deed of Trust recorded in Document Number 2021123500, of the Official Public Records of Williamson County, Texas do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as *HUTTO SANTAMARIA ADDITION*.

TO CERTIFY WHICH, witness by my hand this ____ day of _____, 20____.

BancorpSouth Bank, a Mississippi State Chartered Bank
505 E. Palm Valley Road, Suite 100
Round Rock, Texas 78664

By: _____, its _____

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: _____

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

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 Instrument Number _____.

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

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

BY: _____
Deputy

Received 12/8/2021



AGENDA ITEM REPORT

4.7.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed Hutto Narrows Lots 2A and 2B being a Replat of Lot 2, 20.281 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 137.
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

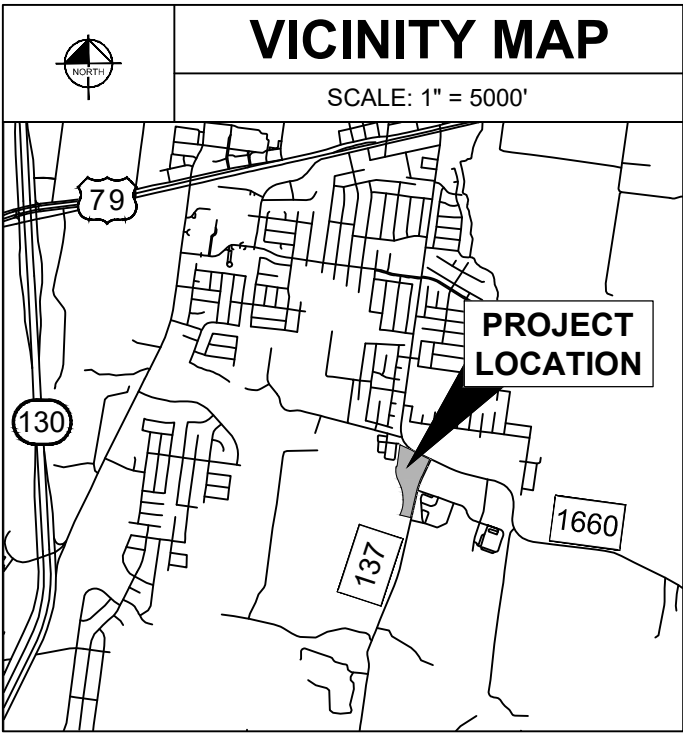
STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Draft Not for Approval - HuttoNarrowsReplatLots2A-2B



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - - -	EASEMENT LINE
---	PROPERTY LINE
- . - . -	PUBLIC SIDEWALK
---	CITY LIMITS LINE

LEGEND

IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
PKF	PK NAIL FOUND
BDF	BRASS TxDOT DISK FOUND
CSF	COTTON SPINDLE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
DRWC	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

REPLAT ESTABLISHING
LOTS 2A & 2B OF
THE NARROWS SUBDIVISION
BEING A REPLAT OF LOT 2 OF THE NARROWS
SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER
DOCUMENT NO. 2021181804 OF THE OFFICIAL PUBLIC
RECORDS, WILLIAMSON COUNTY, TEXAS;
AND BEING 20.281 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, ABSTRACT 271
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

SUBDIVISION INFORMATION

OWNER: BJI INC.
ACREAGE: 20.281 ACRES
SURVEY: WILLIAM GATLIN SURVEY, ABSTRACT 271
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: NONE
NUMBER OF LOTS: 2
LAND USE: 2A: MULTI-FAMILY RESIDENTIAL 2B: COMMERCIAL
DATE: 12/22/2021

BENCH MARK LIST

BM #101	5/8" IRSC "CONTROL" SET IN CONCRETE AT NORTHWEST INTERSECTION OF FM HIGHWAY 1660 AND COUNTY ROAD 135, ±91' FROM A POWER POLE AT THE NORTH FORK WHERE COUNTY ROAD 137 ENDS AT COUNTY ROAD 135, AND ±295' FROM A POWER POLE ON THE EAST SIDE OF COUNTY ROAD 137, ACROSS THE EAST ENTRANCE OF THE HUTTO CEMETERY ELEV. = 625.42'
BM #103	5/8" IRSC "CONTROL" SET IN CONCRETE ON THE NORTH SIDE OF FM HIGHWAY 1660, ±814' FROM A POWER POLE AT THE SOUTHEAST FORK WHERE COUNTY ROAD 137 ENDS AT FM HIGHWAY 1660, AND ±658' FROM A POWER POLE AT THE NORTHWEST FORK WHERE SWINDOLL LANE ENDS AT FM HIGHWAY 1660. ELEV. = 616.91'

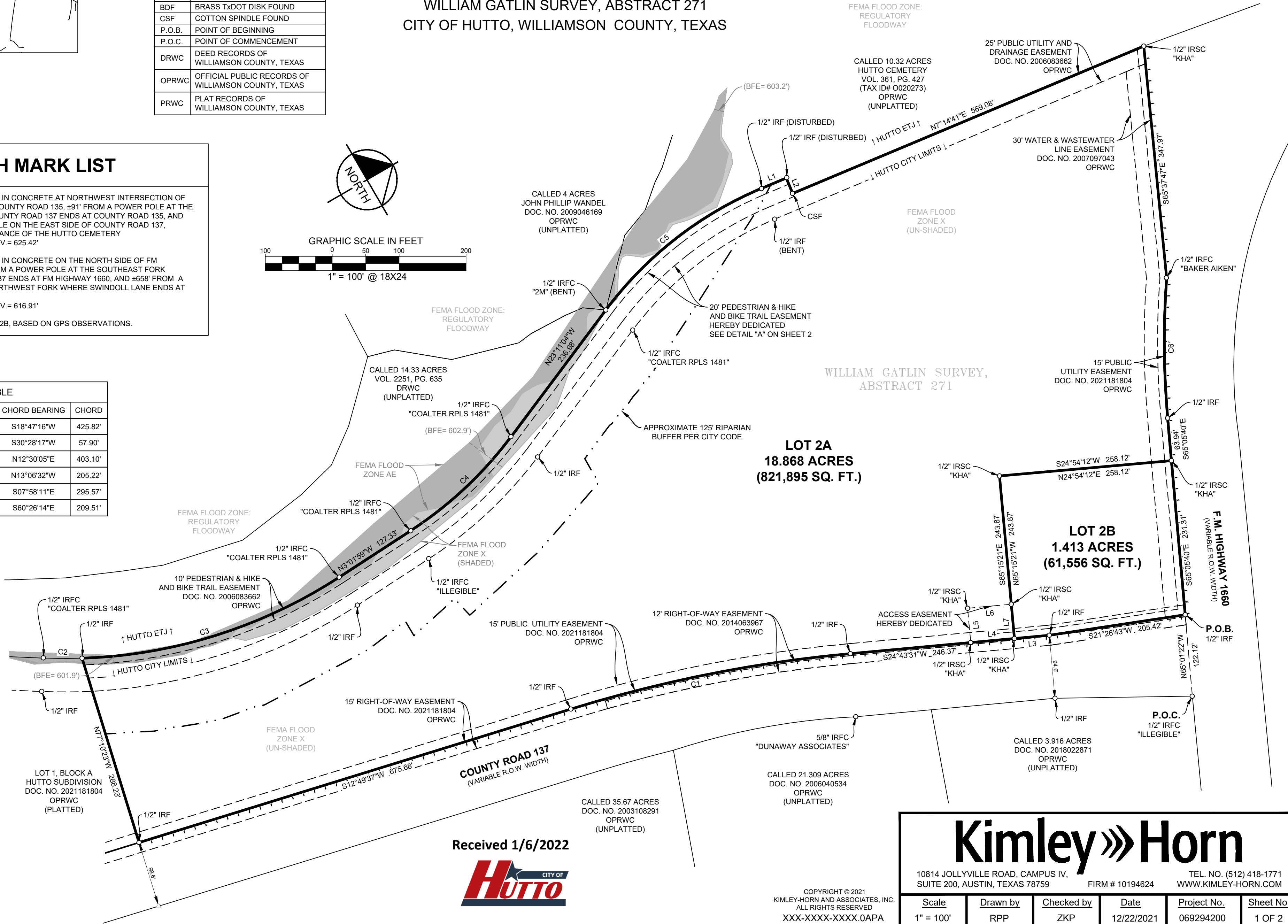
DATUM IS NAVD '88, USING GEOID 12B, BASED ON GPS OBSERVATIONS.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°53'37"	2055.02'	426.59'	S18°47'16"W	425.82'
C2	5°19'38"	622.92'	57.92'	S30°28'17"W	57.90'
C3	31°04'17"	752.51'	408.09'	N12°30'05"E	403.10'
C4	20°09'09"	586.48'	206.28'	N13°06'32"W	205.22'
C5	30°25'51"	563.10'	299.07'	S07°58'11"E	295.57'
C6	9°14'38"	1300.00'	209.74'	S60°26'14"E	209.51'

LINE TABLE

NO.	BEARING	LENGTH
L1	N07°14'41"E	39.63'
L2	S82°45'19"E	25.00'
L3	S24°43'31"W	52.40'
L4	N24°43'31"E	65.57'
L5	S65°15'21"E	51.38'
L6	S24°44'39"W	65.57'
L7	N65°15'21"W	51.36'



Received 1/6/2022



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XXX-XXXX-XXXX.0APA

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV,
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	RPP	ZKP	12/22/2021	069294200	1 OF 2

PLAT NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO THE NARROWS PLANNED UNIT DEVELOPMENT (PUD) AND UDC REQUIREMENTS AS AMENDED.
- 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- 4) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 5) SIDEWALKS AND TRESS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- 6) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- 7) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 8) 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.
- 9) ACCORDING TO COMMUNITY PANEL NO. 4810790520F, MAP NO. 48491C0520F, EFFECTIVE DATE: DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED IN ZONE "AE FLOODWAY" WHICH IS DEFINED BY FEMA AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
- 10) 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.
- 11) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 12) 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.
- 13) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 14) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 15) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR DISTRIBUTION
GAS: ATMOS ENERGY
16. THIS SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT AS ESTABLISHING AND MODIFIED BY CITY ORDINANCE 0-17-12-07-E8.
17. PARKING AND LANDSCAPE SETBACKS FOR THIS SUBDIVISION ARE ESTABLISHED BY CITY ORDINANCE 0-17-12-07-8E.
18. LOT 2B SHALL COORDINATE ACCESS WITH LOT 2A PRIOR TO DEVELOPMENT.
19. THIS MINOR PLAT IS A SUBDIVISION OF LOT 2 FROM INSTRUMENT NUMBER _____.
20. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM SURFACE, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN U.S. SURVEY FEET. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.
21. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED.
22. PREPARED BY TITLE RESOURCES GUARANTY COMPANY TITLE COMPANY, G.F. NO. 2130629-KFO (ISSUE DATE: MAY 17, 2021, EFFECTIVE DATE: APRIL 29, 2021) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY.

SURVEYOR'S CERTIFICATION:

I, ZACHARY KEITH PETRUS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30, OF THE CITY OF AUSTIN CODE AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

FIELD WORK COMPLETION DATE: AUGUST 17, 2021.
SURVEY COMPLETION DATE: DECEMBER 22, 2021.



ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM

REPLAT ESTABLISHING
LOTS 2A & 2B OF
THE NARROWS SUBDIVISION
BEING A REPLAT OF LOT 2 OF THE NARROWS
SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER
DOCUMENT NO. 2021181804 OF THE OFFICIAL PUBLIC
RECORDS, WILLIAMSON COUNTY, TEXAS;
AND BEING 20.281 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, ABSTRACT 271
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

LOT & BLOCK LEGAL DESCRIPTION OF:
LOT 2 - 20.281 ACRES

BEING 20.281 ACRE (883,451 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT 271, IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF LOT 2 OF THE HUTTO NARROWS SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2021181804 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, _____, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS DO HEREBY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

DATE: _____

_____, DIRECTOR
OF DEVELOPMENT SERVICES

ENGINEER'S CERTIFICATION:

I, JUSTIN KRAMER, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 30, OF THE CITY OF AUSTIN CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE ATLAS 14-1% FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48491C0520F, TRAVIS COUNTY, TEXAS, DATED DECEMBER 20, 2019, COMMUNITY # 4810470520. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE ATLAS 14-1% FLOODPLAIN AS SHOWN HEREON: XXX' M.S.L.

JUSTIN KRAMER, P.E.
PROFESSIONAL ENGINEER NO. 122309
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (412) 760-9305
JUSTIN.KRAMER@KIMLEY-HORN.COM

Received 1/6/2022



OWNER CERTIFICATION:

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

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

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

ANTHONY D. DOBIAS

DATE

JACK PAYNE

DATE

BJI, INC, A TEXAS CORPORATION
P.O. BOX 817
HUTTO, TEXAS 78634

PRESIDENT
BJI, INC, A TEXAS CORPORATION
P.O. BOX 817
HUTTO, TEXAS 78634

NOTARY CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE

____ DAY OF _____, 20 ____ , PERSONALLY APPEARED _____, AS _____, OF

A _____, ON BEHALF OF SAID BJI, INC, A TEXAS CORPORATION, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC - STATE OF TEXAS

PRINTED NAME

COUNTY CLERK'S APPROVAL:

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

I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING,

WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20 ____, A.D. AT

____ O'CLOCK, __ M. AND WAS DULY RECORDED THIS THE ____ DAY OF _____, 20 ____, A.D. AT ____ O'CLOCK ____ M. IN THE OFFICIAL

PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV,
SUITE 200, AUSTIN, TEXAS 78759

FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

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XXX-XXXX-XXXX.0APA

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RPP	ZKP	12/22/2021	069294200	2 OF 2

AGENDA ITEM REPORT

4.8.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.
Meeting: Tuesday, February 1, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

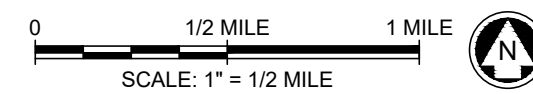
POLICY IMPLICATIONS:

ATTACHMENTS:

1. Draft Not for Approval - UrbanaAtCCPrelim

CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS

16. THERE ARE NO TREES ON THIS SITE



I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle features a five-pointed star at the top, followed by the name "JAMES T. HAGEN" and the license number "82659".



TBPE NO: 16384 · TBPLS NO: 10194101
 4201 W. PARMER LANE, SUITE C-100
 AUSTIN, TX 78727
 512.872.5696



COVER

URBANA AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

SHEET 1 OF 6

PLAT NOTES

- No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.
- ☐ Building setback lines shall conform to UDC requirements, as amended.
- ☐ A 10' P.U.E. is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer.
- ☐ 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 provided 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.
- ☐ Street lighting shall be provided by the developer in conformance with the UDC requirements, as amended.
- ☐ Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- ☐ Trees shall be installed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, 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.
- ☐ 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 $\frac{1}{2}$ " per foot for a distance of at least 10 feet.
- ☐ Utility providers for this development are:
- | | |
|---------------------------|---------------|
| Water: Wastewater: | City of Hutto |
| Electric: | Oncor |
| Gas (Natural or Propane): | Atmos Energy |

Utility Notes

- o Within CCN
 - Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
- o Outside CCN
 - Water will be available through after the appropriate water system is installed to this site. Wastewater will be available through after the appropriate wastewater system is installed to this site assumes no obligations for installing any water and wastewater improvements required to serve this site.
- o If applicable
 - Wastewater Service will be provided by On Site Sewage Facility until such time that public wastewater service lines are extended to within 400' of the platted property boundary. The owner shall be required to at their expense connect to City of Hutto public sewer within 180 days of receiving written notification from the City of Hutto in accordance of this requirement.

☐ Floodplain Notes:

- o 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.
 - o No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number , effective date , for County Texas."
- OR
- o A portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number , effective date, for County, Texas."

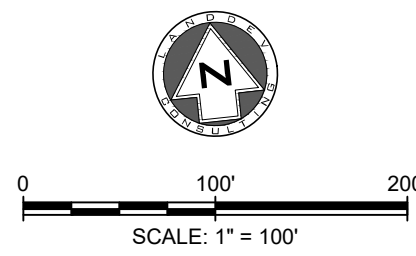
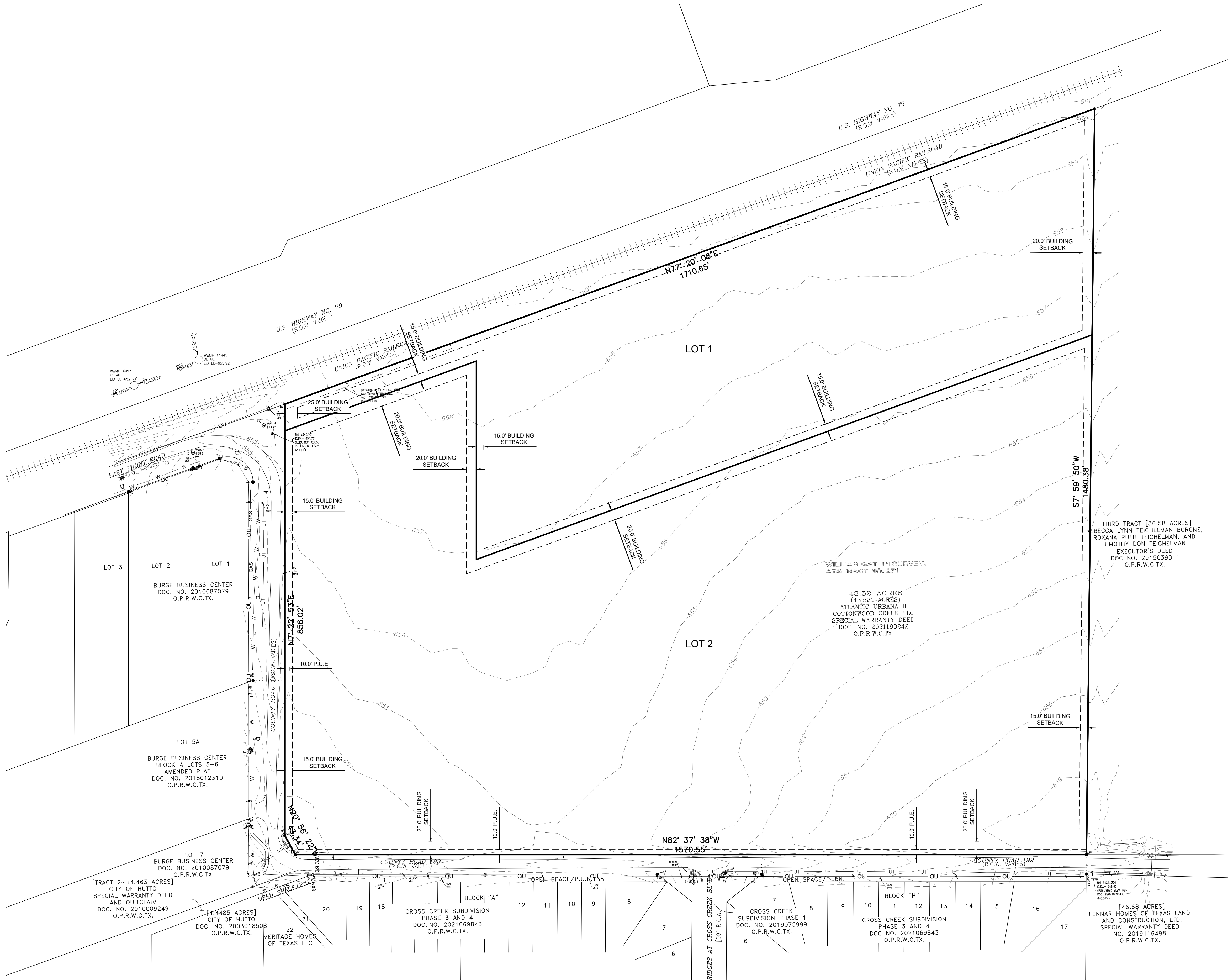
- ☐ Finish floor elevation for residential lots adjacent to the proposed/existing ponds, proposed/existing channels or existing 100 -yr floodplain shall be a minimum of two (2) feet above the ultimate 100 -year flood plain or 100 -year water surface elevation, whichever is greater.
- ☐ All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- ☐ On -site stormwater detention facilities will be provided to reduce post -development peak rates of discharge of the 2, 10, 25 and 100 -year storm events.
- ☐ All easements on private property shall be maintained by the property owner or his or her assigns.
- ☐ All drainage lots shall be owned and maintained by the Homeowner's association.
- ☐ Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
- ☐ Greenlink lots shall be developed in conformance with the UDC, as amended.
- ☐ This subdivision is zoned PUD (pending).
- ☐ If applicable, "Subdivision walls shall be located and constructed in accordance with Chapter 4 of the UDC, as amended."
- ☐ If applicable, "This Preliminary Plat conforms to the Conceptual Plan in Planned Unit Development [insert name] as approved by City Council on [insert date] ."

ADDITIONAL NOTES FOR COMMERCIAL PLATS:

- ☐ The maximum impervious coverage per non-residential lot is %.

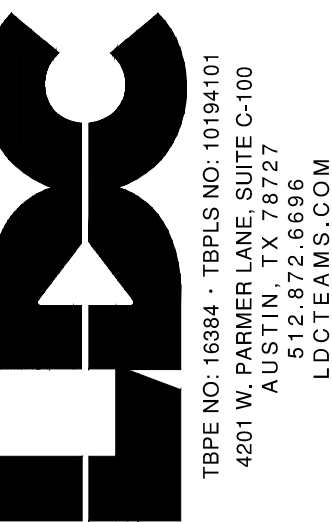
Received 1/6/2022

[illegible]



LEGEND

834	MINOR CONTOUR
835	MAJOR CONTOUR
BOUNDARY	
EASEMENT	
1/2" IRON ROD FOUND	
5/8" IRON ROD W/PLASTIC CAP STAMPED "WILLIAMSON COUNTY" FOUND	
1/2" IRON ROD W/PLASTIC CAP STAMPED "HALFF" FOUND	
1/2" IRON ROD W/PLASTIC CAP STAMPED "BASELINE INC" FOUND	
5/8" IRON ROD W/PLASTIC CAP STAMPED "GBI PARTNERS" FOUND	
1.25" IRON PIPE FOUND	
COTTON GIN SPINDLE FOUND	
CALCULATED POINT	
BENCHMARK	
POWER POLE	
DOWN GUY ANCHOR	
OVERHEAD UTILITY LINE	
ELECTRIC JUNCTION BOX	
TELEPHONE MANHOLE	
TELEPHONE PEDESTAL	
COMMUNICATIONS JUNCTION BOX	
GAS (UNDERGROUND LINE) WARNING MARKER	
UTILITY RISER	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
IRRIGATION CONTROL VALVE	
WASTEWATER MANHOLE	
WASTEWATER CLEANOUT	
SIGN POST	
REFLECTOR	
RECORD INFORMATION PER DOC. NO. 2019089503, O.P.R.W.C.TX.	
ADJOINER INFORMATION	
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
C&G	CONCRETE CURB AND GUTTER
EP	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
FL	FLOW LINE
IRF	IRON ROD FOUND
UG TEL MRK	UNDERGROUND TELEPHONE LINE MARKER
UG COM MRK	UNDERGROUND COMMUNICATIONS LINE MARKER
UGW MRK	UNDERGROUND WATER LINE MARKER
BLUE PAINT MARKING AND PIN FLAG MARKERS, UNDERGROUND WATER LINE (TEMPORARY) MARKER	
YELLOW PAINT MARKINGS AND PIN FLAG MARKERS, UNDERGROUND GAS LINE (TEMPORARY) MARKER	
ORANGE PAINT MARKING AND PIN FLAG MARKERS, UNDERGROUND COMMUNICATION LINE (TEMPORARY) MARKER	



3 January 2022

PRELIMINARY PLAN OVERALL
URBANA AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK
DRAWN BY: DB AK
CHECKED BY: BF
APPROVED BY: BF
SHEET 3 OF 6

Received 1/6/2022

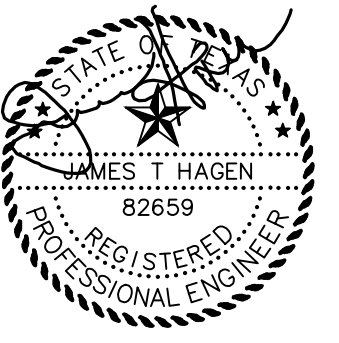
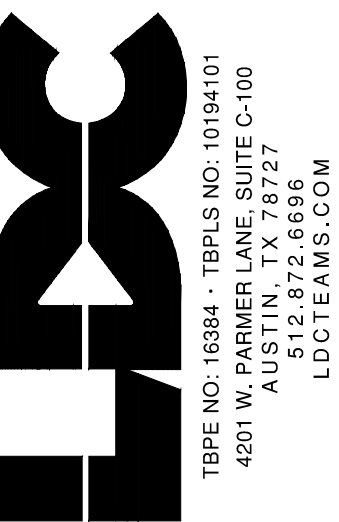
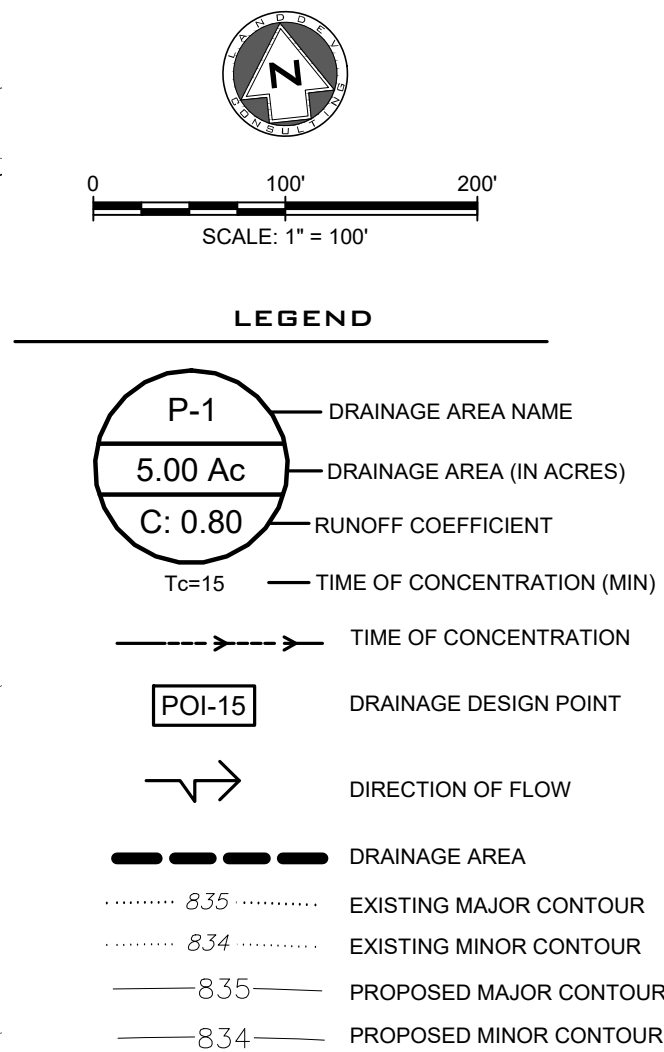
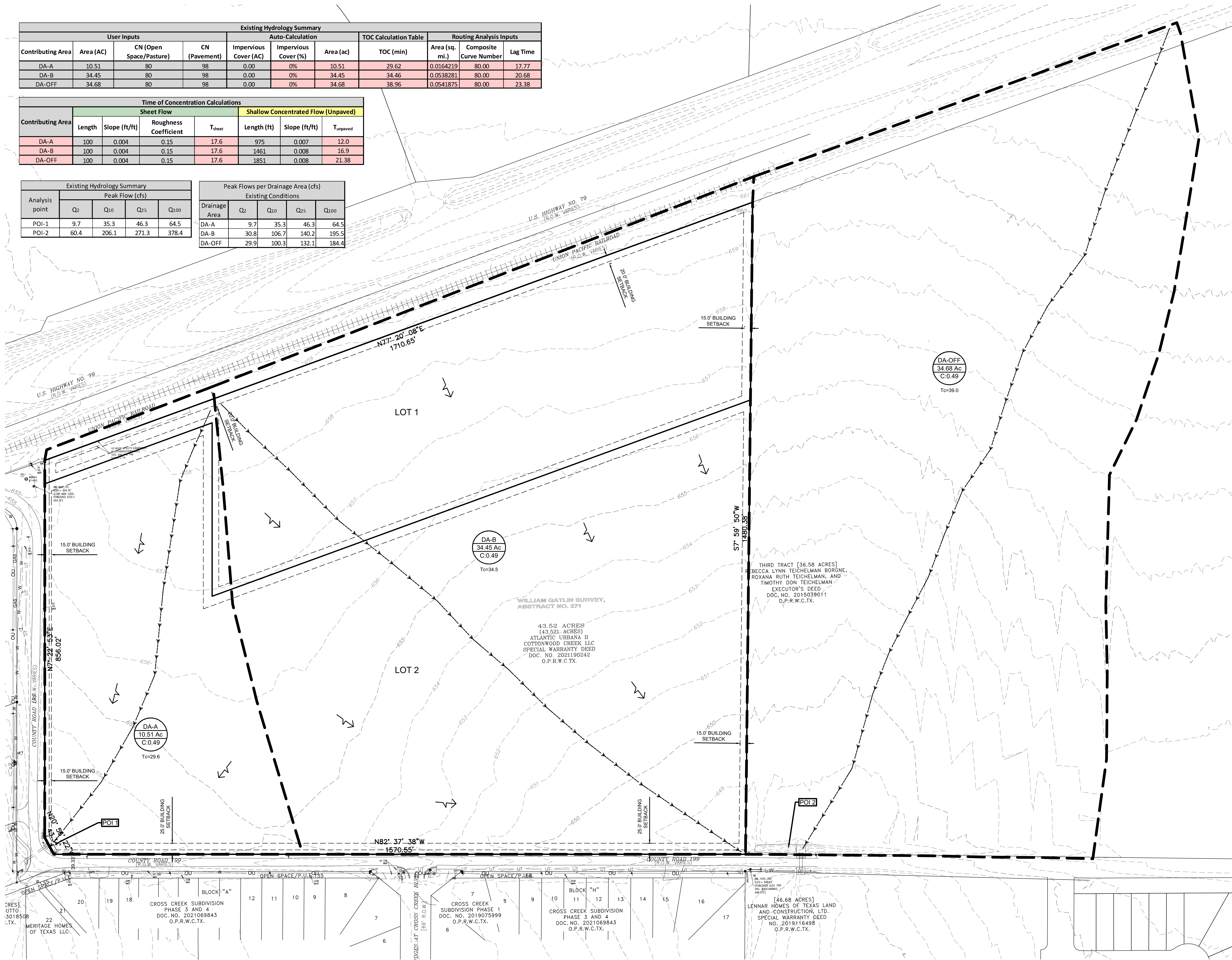


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Template: LDC_C102022.DWT
C:\2020\04\02\04 Urban_Hutto_436x503_ACAD_Plan\Plan\020202.dwg XDM dwg 4 EXISTING DRAINAGE AREA MAP January 03, 2022 3:51 AM aggrazier

Existing Hydrology Summary									
User Inputs				Auto-Calculation		TOC Calculation Table		Routing Analysis Inputs	
Contributing Area	Area (AC)	CN (Open Space/Pasture)	CN (Pavement)	Impervious Cover (AC)	Impervious Cover (%)	Area (ac)	TOC (min)	Area (sq. mi.)	Composite Curve Number
DA-A	10.51	80	98	0.00	0%	10.51	29.62	0.0164219	80.00
DA-B	34.45	80	98	0.00	0%	34.45	34.46	0.0538281	80.00
DA-OFF	34.68	80	98	0.00	0%	34.68	38.96	0.0541875	80.00

Time of Concentration Calculations						
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)	
	Length	Slope (ft/ft)	Roughness Coefficient	T _{sheet}	Length (ft)	T _{unpaved}
DA-A	100	0.004	0.15	17.6	975	0.007
DA-B	100	0.004	0.15	17.6	1461	0.008
DA-OFF	100	0.004	0.15	17.6	1851	0.008

Existing Hydrology Summary					Peak Flows per Drainage Area (cfs)				
Analysis point	Peak Flow (cfs)				Existing Conditions				
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀	Drainage Area	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POI-1	9.7	35.3	46.3	64.5	DA-A	9.7	35.3	46.3	64.5
POI-2	60.4	206.1	271.3	378.4	DA-B	30.8	106.7	140.2	195.5
					DA-OFF	29.9	100.3	132.1	184.4



EXISTING DRAINAGE AREA MAP
URBANA AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK
DRAWN BY: DS AK
CHECKED BY: GF
APPROVED BY: GF
SHEET 4 OF 6



Plot Style: LandDev_General.ctb
Template: LDC_C102022.DWT
C:\200\00402022\04 Urban - Hutto\43402022\ACAD\Primary\Drawn\2022\44P.PRM.dwg PROPOSED DRAINAGE AREA MAP January 03, 2022 1:52 AM gromatex

Proposed Hydrology Summary										
User Inputs				Auto-Calculation			TOC Calculation Table	Routing Analysis Inputs		
Contributing Area	Area (AC)	CN (Pervious)	CN (Impervious)	Impervious Cover (AC)	Impervious Cover (%)	Area (ac)	TOC (min)	Area (sq. mi.)	Composite Curve Number	Lag Time
DA-A	10.03	80	98	7.52	75.0%	10.03	5.00	0.0156719	93.50	3.00
DA-B	34.96	80	98	26.22	75.0%	34.96	5.00	0.0546250	93.50	3.00
DA-OFF	34.65	80	98	25.99	75.0%	34.65	5.00	0.0541406	93.50	3.00

Proposed Hydrology Summary				
Analysis point	Peak Flow (cfs)			
	Q2	Q10	Q25	Q100
POI-1	9.0	32.7	44.6	64.2
POI-2	59.5	193.9	258.7	364.1

Peak Flows per Drainage Area (cfs)					
Drainage Area	Proposed Conditions				
	Q2	Q10	Q25	Q100	
DA-A	36.2	79.4	97.6	127.2	
DA-B	126.2	276.7	340.2	443.4	
DA-OFF	30.0	101.0	133.0	185.7	

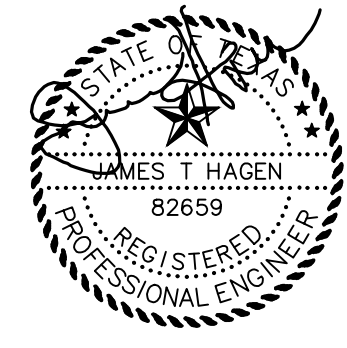
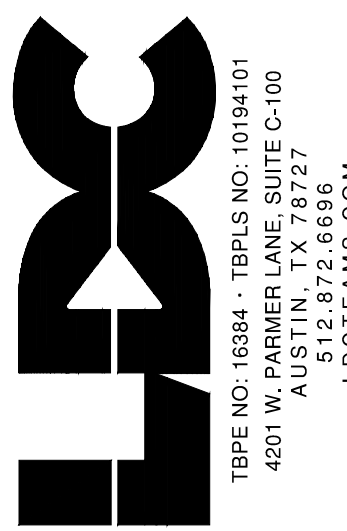
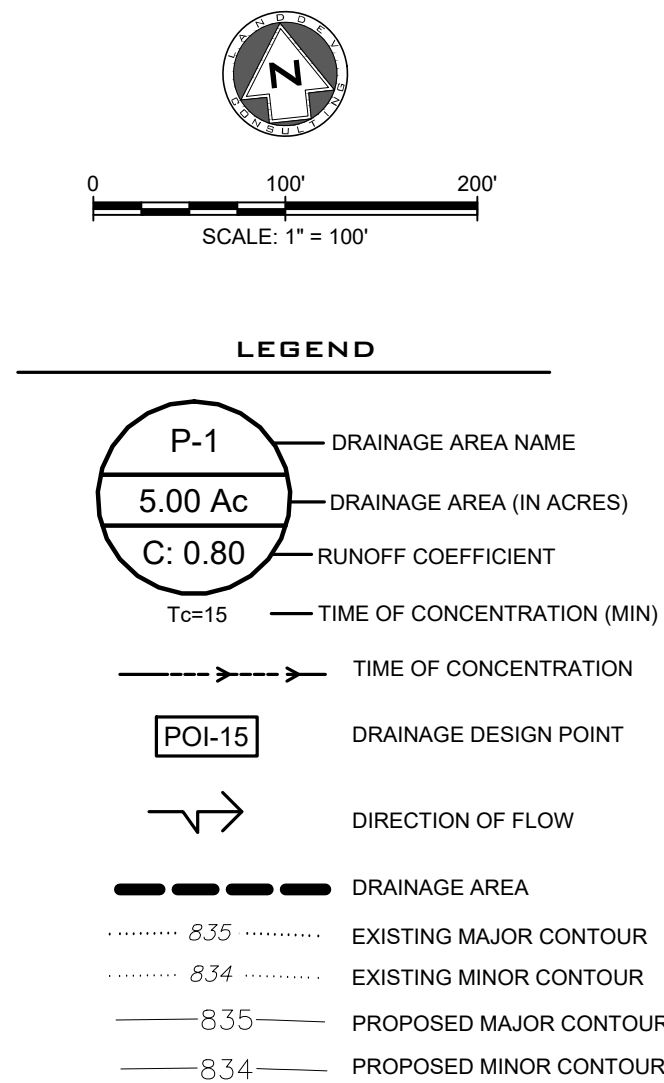
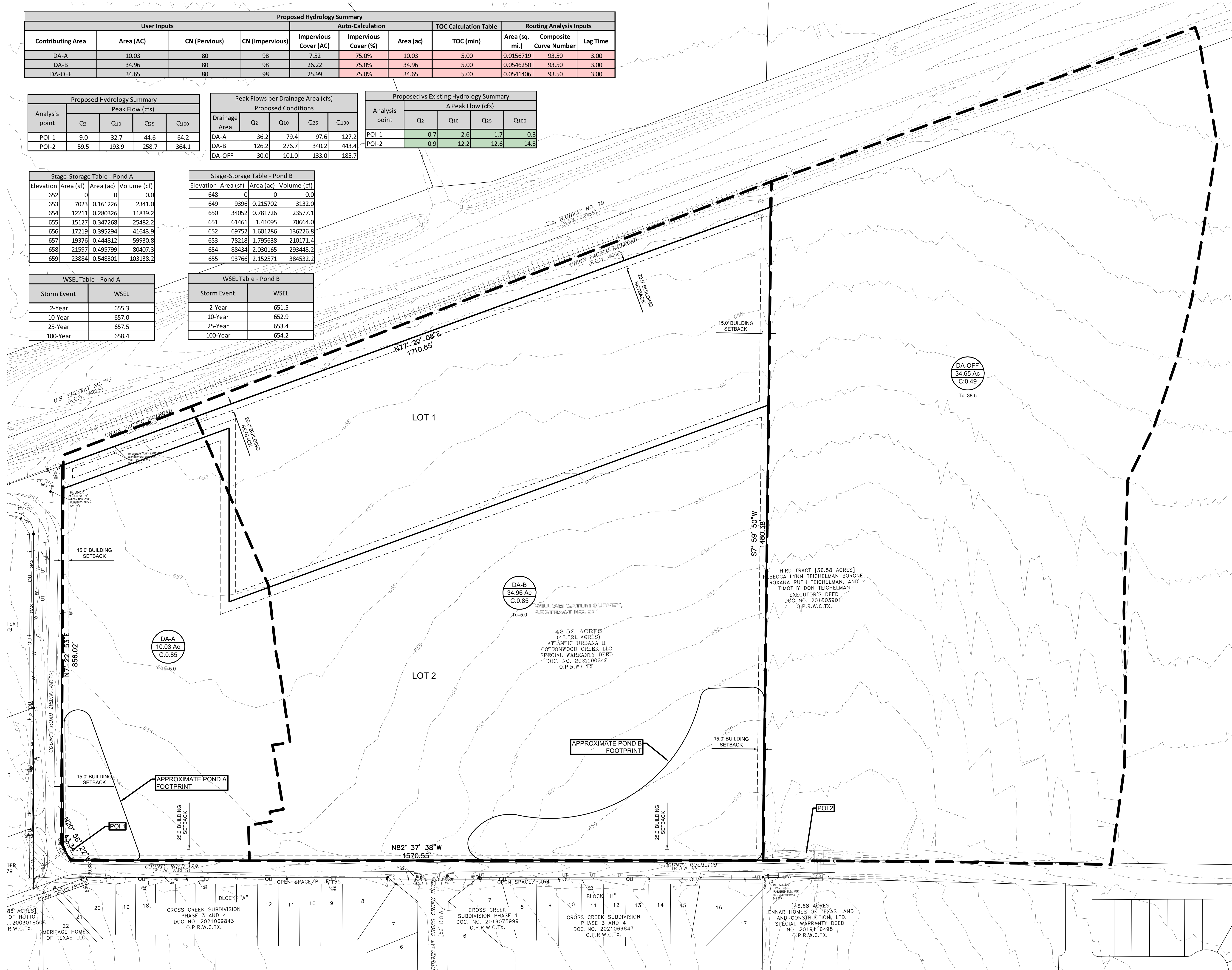
Proposed vs Existing Hydrology Summary				
Analysis point	Δ Peak Flow (cfs)			
	Q2	Q10	Q25	Q100
POI-1	0.7	2.6	1.7	0.3
POI-2	0.9	12.2	12.6	14.3

Stage-Storage Table - Pond A			
Elevation	Area (sf)	Area (ac)	Volume (cf)
652	0	0	0.0
653	7023	0.161226	2341.0
654	12211	0.280326	11839.2
655	15127	0.347268	25482.2
656	17219	0.395294	41643.9
657	19376	0.444812	59930.8
658	21597	0.495799	80407.3
659	23884	0.548301	103138.2

Stage-Storage Table - Pond B			
Elevation	Area (sf)	Area (ac)	Volume (cf)
648	0	0	0.0
649	9396	0.215702	3132.0
650	34052	0.781726	23577.1
651	61461	1.41095	70664.0
652	69752	1.601286	136226.8
653	78218	1.795638	210171.4
654	88434	2.030165	293445.2
655	93766	2.152571	384532.2

WSEL Table - Pond A	
Storm Event	WSEL
2-Year	655.3
10-Year	657.0
25-Year	657.5
100-Year	658.4

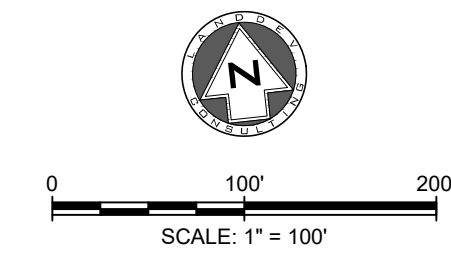
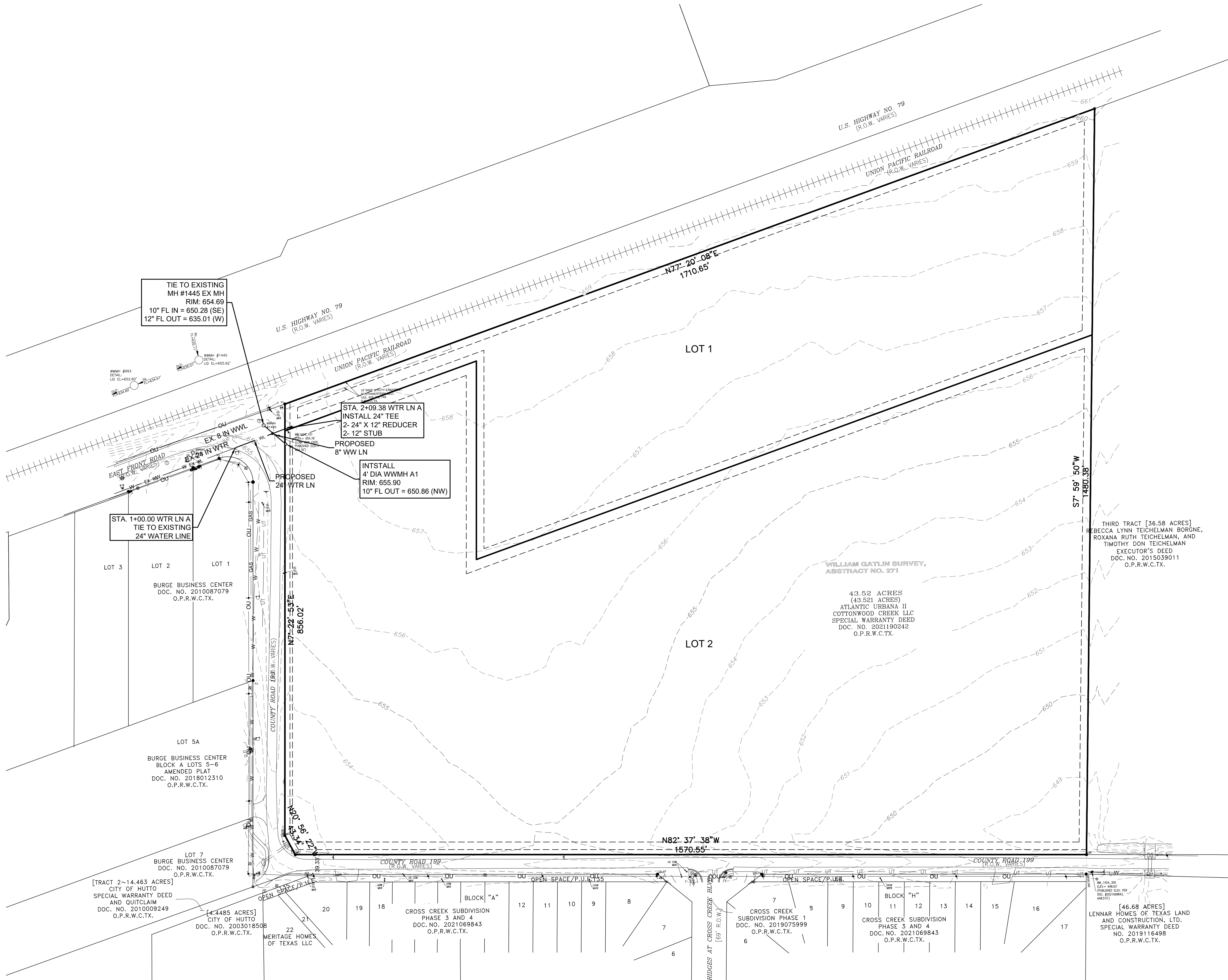
WSEL Table - Pond B	
Storm Event	WSEL
2-Year	651.5
10-Year	652.9
25-Year	653.4
100-Year	654.2



PROPOSED DRAINAGE AREA MAP
URBANA AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK
DRAWN BY: DS AK
CHECKED BY: GF
APPROVED BY: GF
SHEET 5 OF 6





Received 1/6/2022



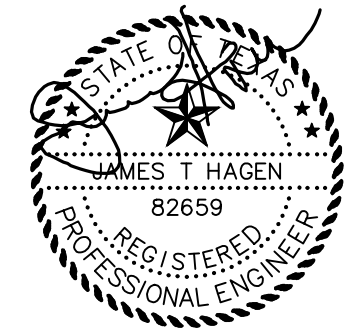
UTILITY PLAN OVERALL

URBANA AT COTTONWOOD CREEK

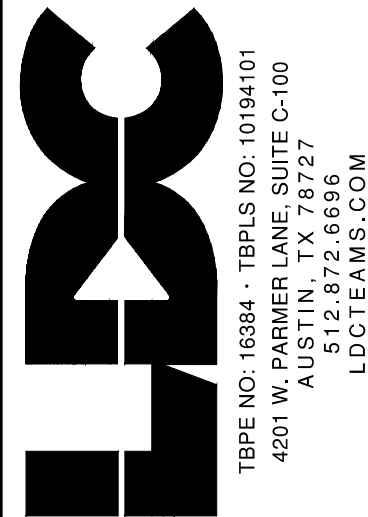
CR 199

HUTTO, TEXAS 78634

DESIGNED BY: AK
DRAWN BY: DB AK
CHECKED BY: BF
APPROVED BY: BF
SHEET 6 OF 6



TBPE FIRM No. F-16384
3 January 2022



TBPE NO. 16384 - TBPLS NO. 10184101
4201 W. PARKER LANE, SUITE C-100
HUTTO, TEXAS 78634
512.872.8696
LDCTEAMS.COM



Know what's below.
Call before you dig.