



# City of Hutto

## Agenda

**Planning and Zoning Commission  
Tuesday, March 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](http://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 February 1, 2022.
- 4.2. Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.
- 4.3. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.
- 4.4. Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.
- 4.5. Consideration and possible action 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.
- 4.6. Consideration of a public hearing and possible action on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Section 15, 53.710 acres, more or less, of land, 83 residential and commercial lots, located off of Carl Stern Drive.
- 4.7. 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.
- 4.8. 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.
- 4.9. Consideration of a public hearing and possible recommendation to City Council for a Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132.

**5. DEVELOPMENT SERVICES DIRECTOR REPORT**

**6. ADJOURNMENT**

## 7. CERTIFICATION

I certify that this notice of the March 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 February 25, 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](mailto: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 February 1, 2022.  
**Meeting:** Tuesday, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FINANCIAL IMPACT:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Planning and Zoning Commission minutes 2.1.2022



# City of Hutto

## Minutes

### **Planning and Zoning Commission Tuesday, February 1, 2022 at 7:00 PM City Council Chambers**

#### **1. CALL SESSION TO ORDER**

Meeting was called to order at 7:03 PM

#### **2. ROLL CALL**

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

#### **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 January 4, 2022.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 4, 2022 with the additional condition from Commissioner Bryan Lee for item 4.3, per the March 2020 City agreement to add stipulation about not being able to build within the ROW for 5 years, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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).

Chair Rick Hudson opened the public hearing at 7:08 PM and closed at 7:09 PM.

Staff presented the applicants request 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).

Discussion ensued between staff and commissioners. Commissioners stated concerns about trucks on Austin Ave. Ricca Keepers advised this is an appliance repair, not sales, and if any trucks arrived it would be no larger than a U-Haul.

Commissioner Randal Clark made a motion to accept the 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) with the conditions that HPC must grant Certificate of Appropriateness,

applicant must meet all site design criteria, only one driveway is permitted off of West Austin Ave, the replat is approved and recorded prior to the site plan permit issuance, and there is no open storage, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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).

Chair Rick Hudson opened the public hearing at 7:21 PM and closed at 7:25 PM.

A neighbor said that they were concerned about noise and lights shining in windows. Nick Janowitz stated there would be minimal noise.

Staff Presented the applicants request 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).

The applicant, Nick Janowitz was available for questions. Discussion ensued between staff, commissioners and the applicant concerning lighting, noise and times of operation.

Commissioner Bryan Lee made a motion to make accept the 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) with conditions that operating hours be Monday thru Friday 6 am – 9 pm, Saturday 8 am -12 pm, no Sunday, no additional lighting, no parking on the grass, no loud speakers, and must be located behind front building line of church, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays

- 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.

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 was pulled by applicant.

- 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.

Chair Rick Hudson opened the public hearing at 7:53 PM and closed at 7:53 AM.

Staff presented applicants request for 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.

The applicant representative, Amanda Brown gave a presentation showing the abundance of trees and that if the number was not reduced there would be quite a few trees that will die from overcrowding.

Discussion ensued between staff and commissioners concerning neighbors, views in to back yards, buffer locations, fencing and access off of Exchange.

Commissioner Jerica Lawyer made a motion to table this item until the next Planning and Zoning Commission meeting, March 1, seconded by Commissioner Kurt Scwerdtfeger. Motion passed 6 Ayes to 0 Nays

- 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.

Chair Rick Hudson opened to the public at 8:24 PM and closed at 8:25 PM. No action taken.

- 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.

Chair Rick Hudson opened to the public at 8:25 PM and closed at 8:25 PM. No action taken.

- 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.

Chair Rick Hudson opened to the public at 8:26 PM and closed at 8:26 PM. No action taken.

## **5. DEVELOPMENT SERVICES DIRECTOR REPORT**

Staff had no updates

## **6. ADJOURNMENT**

Adjourned meeting at 8:28 PM

## **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.

# AGENDA ITEM REPORT

## 4.2.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.  
**Meeting:** Tuesday, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request concerning the Riparian Setback on December 1, 2021. Phase 2 includes 148 residential lots and 4 open space/drainage lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

### SUMMARY OF REQUEST:

### STAFF REVIEW:

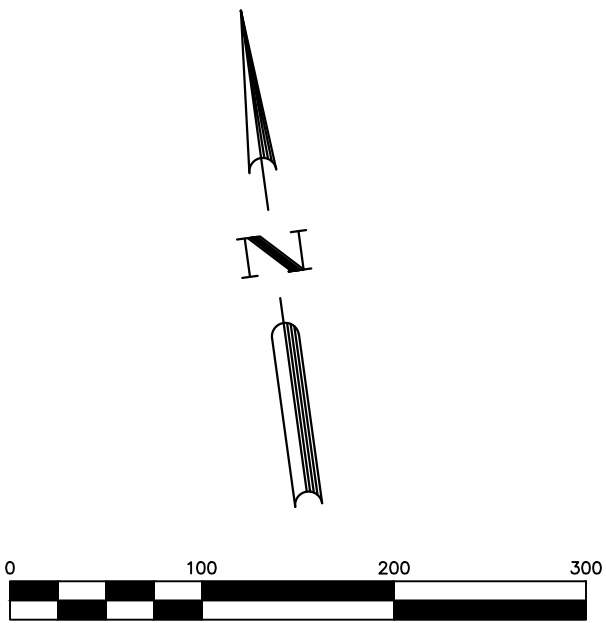
Staff recommends denial based on the number of outstanding comments (attached).

### FINANCIAL IMPACT:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. GolaSubdivPh2FP-Init-Plat(2-1-22)
2. Development Review Comments



BEARING BASIS NOTE:

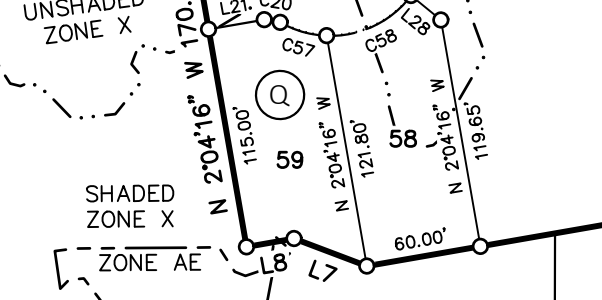
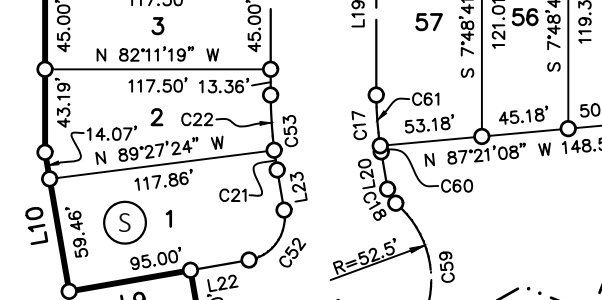
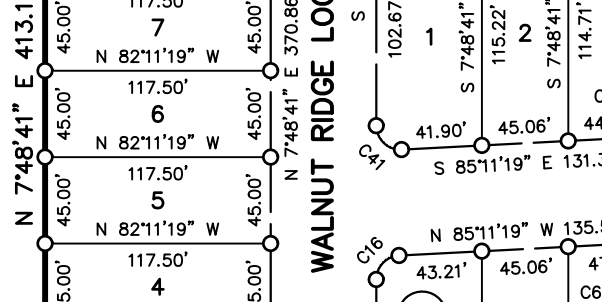
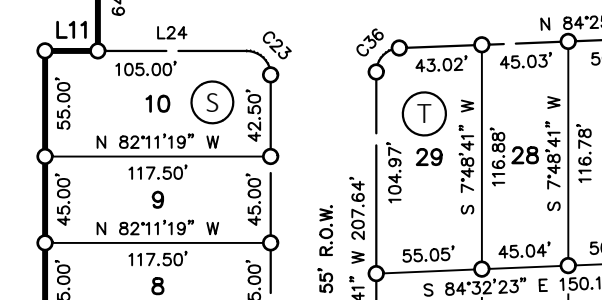
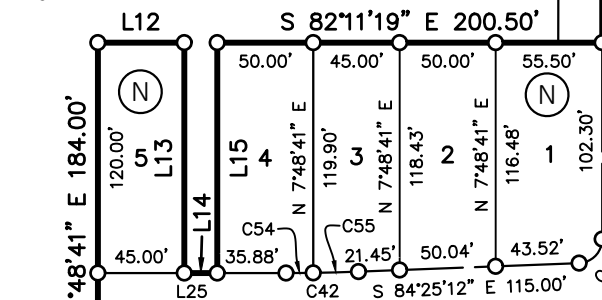
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001097659

SEE DETAIL "A" SHEET 2

STARLIGHT HOME TEXAS L.L.C.  
CALLED 110.56 ACRES  
(TRACT 3)  
DOC. NO. 2021074553  
O.P.R.W.C.

STARLIGHT HOME TEXAS L.L.C.  
CALLED 61.40 ACRES  
(TRACT 2)  
DOC. NO. 2021074553  
O.P.R.W.C.

JAMES HICKMAN  
SURVEY NO. 24,  
ABSTRACT NO. 291



| STREET NAMES         |              |                   |
|----------------------|--------------|-------------------|
| STREET               | R.O.W. WIDTH | CENTERLINE LENGTH |
| CEDAR FORK ROAD      | 69 FEET      | 830 FEET          |
| WALNUT RIDGE LOOP    | 55 FEET      | 602 FEET          |
| STONEBROOK DRIVE     | 55 FEET      | 1,716 FEET        |
| HUNTERS CROSSING     | 55 FEET      | 608 FEET          |
| HAMILTON PARK DRIVE  | 55 FEET      | 682 FEET          |
| HIGHLAND GLEN DRIVE  | 55 FEET      | 861 FEET          |
| CLAREMONT SKY STREET | 55 FEET      | 746 FEET          |
| TOTAL LINEAR FEET    | 6,045 FEET   |                   |

FINAL PLAT  
**GOLA SUBDIVISION  
PHASE 2**  
A SUBDIVISION OF 34.173 ACRES OF LAND  
LOCATED IN THE  
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

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

LEGEND

| LAND USE SCHEDULE       |     |              |
|-------------------------|-----|--------------|
| DESCRIPTION             | NO. | ACREAGE      |
| RESIDENTIAL             | 148 | 19.921 ACRES |
| RIGHT-OF-WAY            | -   | 7.901 ACRES  |
| OPEN SPACE/DRAINAGE LOT | 3   | 6.311 ACRES  |
| GREENLINK LOT           | 1   | 0.040 ACRES  |
| TOTAL                   | 152 | 34.173 ACRES |

PROPOSED  
GOLA SUBDIVISION  
DOC. NO. O.P.R.W.C.

MATCH LINE

P.O.B.

SEE DETAIL "B" SHEET 2

HUNTERS CROSSING

HAMILTON PARK ROAD

HIGHLAND GLEN DRIVE

CLAREMONT SKY STREET

STREET F

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

PROPOSED  
GOLA SUBDIVISION  
DOC. NO. O.P.R.W.C.

STARLIGHT HOME TEXAS L.L.C.  
CALLED 110.56 ACRES  
(TRACT 3)  
DOC. NO. 2021074553  
O.P.R.W.C.

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

F.M. 1660  
R.O.W. VARIES  
VOL. 384 PG. 608 &  
VOL. 386 PG. 411  
D.R.W.C.

P.O.R.

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

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

MATCH LINE  
P.O.B.

Received 2/1/2022



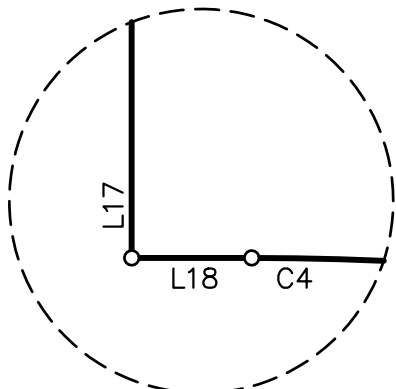
BGE, Inc.  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490



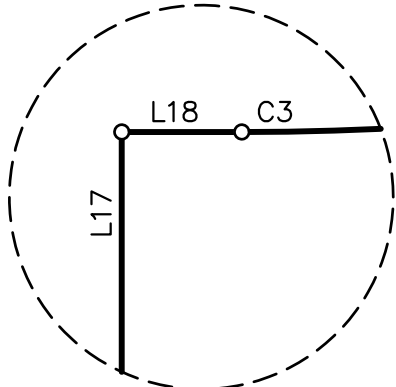
G.L. — GREENLINK    R — RESIDENTIAL    O.S.D. — OPEN SPACE/DRAINAGE

| CURVE TABLE |            |         |            |               |                |
|-------------|------------|---------|------------|---------------|----------------|
| NUMBER      | ARC LENGTH | RADIUS  | DELTA      | CHORD BEARING | CHORD DISTANCE |
| C1          | 19.72'     | 12.50'  | 90°22'20"  | S 52°37'31" W | 17.74'         |
| C2          | 142.27'    | 62.50'  | 130°25'37" | S 83°27'09" E | 113.48'        |
| C3          | 19.63'     | 12.50'  | 90°00'00"  | N 37°11'19" W | 17.68'         |
| C4          | 19.63'     | 12.50'  | 90°00'00"  | N 52°48'41" E | 17.68'         |
| C5          | 19.63'     | 12.50'  | 90°00'00"  | S 37°11'19" E | 17.68'         |
| C6          | 19.72'     | 12.50'  | 90°22'20"  | N 52°37'31" E | 17.74'         |
| C7          | 8.66'      | 12.50'  | 39°42'54"  | S 12°25'07" E | 8.49'          |
| C8          | 155.59'    | 52.50'  | 169°48'09" | N 52°37'31" E | 104.58'        |
| C9          | 8.66'      | 12.50'  | 39°42'54"  | N 62°19'52" W | 8.49'          |
| C10         | 26.52'     | 22.50'  | 67°31'14"  | S 64°03'04" W | 25.01'         |
| C11         | 313.58'    | 62.50'  | 287°27'54" | S 05°58'36" E | 73.94'         |
| C12         | 8.71'      | 12.50'  | 39°56'40"  | S 62°12'59" E | 8.54'          |
| C13         | 35.49'     | 22.50'  | 90°22'20"  | N 52°37'31" E | 31.92'         |
| C14         | 19.55'     | 12.50'  | 89°37'40"  | N 37°22'29" W | 17.62'         |
| C15         | 24.74'     | 472.50' | 3°00'00"   | N 83°41'19" W | 24.74'         |
| C16         | 18.98'     | 12.50'  | 87°00'00"  | S 51°18'41" W | 17.21'         |
| C17         | 29.75'     | 172.50' | 9°52'57"   | S 02°52'12" W | 29.72'         |
| C18         | 8.66'      | 12.50'  | 39°42'54"  | S 21°55'43" E | 8.49'          |
| C19         | 155.25'    | 52.50'  | 169°25'49" | N 42°55'44" E | 104.55'        |
| C20         | 8.66'      | 12.50'  | 39°42'54"  | N 72°12'49" W | 8.49'          |
| C21         | 10.38'     | 227.50' | 2°36'52"   | S 00°45'50" E | 10.38'         |
| C22         | 28.86'     | 227.50' | 7°16'05"   | S 04°10'38" W | 28.84'         |
| C23         | 19.63'     | 12.50'  | 90°00'00"  | N 37°11'19" W | 17.68'         |
| C24         | 19.63'     | 12.50'  | 90°00'00"  | S 52°48'41" W | 17.68'         |
| C25         | 19.63'     | 12.50'  | 90°00'00"  | N 37°11'19" W | 17.68'         |
| C26         | 8.66'      | 12.50'  | 39°42'54"  | N 27°40'08" E | 8.49'          |
| C27         | 155.25'    | 52.50'  | 169°25'49" | S 37°11'19" E | 104.55'        |
| C28         | 8.66'      | 12.50'  | 39°42'54"  | S 77°57'14" W | 8.49'          |
| C29         | 19.55'     | 12.50'  | 89°37'40"  | N 37°22'29" W | 17.62'         |
| C30         | 19.72'     | 12.50'  | 90°22'20"  | N 52°37'31" E | 17.74'         |
| C31         | 19.63'     | 12.50'  | 90°00'00"  | S 37°11'19" E | 17.68'         |
| C32         | 19.63'     | 12.50'  | 90°00'00"  | S 52°48'41" W | 17.68'         |
| C33         | 19.55'     | 12.50'  | 89°37'40"  | N 37°22'29" W | 17.62'         |
| C34         | 19.72'     | 12.50'  | 90°22'20"  | N 52°37'31" E | 17.74'         |
| C35         | 35.34'     | 22.50'  | 90°00'00"  | S 37°11'19" E | 31.82'         |
| C36         | 19.15'     | 12.50'  | 87°46'07"  | S 51°41'44" W | 17.33'         |
| C37         | 7.79'      | 200.00' | 2°13'53"   | N 83°18'16" W | 7.79'          |
| C38         | 19.55'     | 12.50'  | 89°37'40"  | N 37°22'29" W | 17.62'         |
| C39         | 19.72'     | 12.50'  | 90°22'20"  | N 52°37'31" E | 17.74'         |
| C40         | 27.62'     | 527.50' | 3°00'00"   | N 83°41'19" W | 27.62'         |
| C41         | 20.29'     | 12.50'  | 93°00'00"  | S 38°41'19" E | 18.13'         |
| C42         | 37.70'     | 968.00' | 2°13'53"   | S 83°18'16" E | 37.70'         |
| C43         | 19.15'     | 12.50'  | 87°46'07"  | N 51°41'44" E | 17.33'         |
| C44         | 6.94'      | 527.50' | 0°45'13"   | N 82°33'56" W | 6.94'          |
| C45         | 15.01'     | 527.50' | 1°37'48"   | N 83°45'26" W | 15.01'         |
| C46         | 5.68'      | 527.50' | 0°36'59"   | N 84°52'50" W | 5.68'          |
| C47         | 21.07'     | 52.50'  | 22°59'43"  | N 69°35'38" E | 20.93'         |
| C48         | 37.90'     | 52.50'  | 41°21'43"  | S 78°13'39" E | 37.08'         |
| C49         | 29.87'     | 52.50'  | 32°35'46"  | S 41°14'55" E | 29.47'         |
| C50         | 42.64'     | 52.50'  | 46°32'10"  | S 01°40'57" E | 41.48'         |
| C51         | 23.77'     | 52.50'  | 25°56'28"  | S 34°33'21" W | 23.57'         |
| C52         | 35.34'     | 22.50'  | 90°00'00"  | N 42°55'44" E | 31.82'         |
| C53         | 39.24'     | 227.50' | 9°52'57"   | S 02°52'12" W | 39.19'         |
| C54         | 14.12'     | 968.00' | 0°50'09"   | S 82°36'24" E | 14.12'         |
| C55         | 23.58'     | 968.00' | 1°23'44"   | S 83°43'20" E | 23.58'         |
| C57         | 25.40'     | 52.50'  | 27°43'14"  | S 66°12'58" E | 25.15'         |
| C58         | 50.55'     | 52.50'  | 55°10'05"  | N 72°20'23" E | 48.62'         |
| C59         | 79.30'     | 52.50'  | 86°32'31"  | N 01°29'05" E | 71.97'         |
| C60         | 3.24'      | 172.50' | 1°04'31"   | S 01°32'00" E | 3.24'          |
| C61         | 26.52'     | 172.50' | 8°48'26"   | S 03°24'28" W | 26.49'         |
| C62         | 2.79'      | 472.50' | 0°20'20"   | N 85°01'09" W | 2.79'          |
| C63         | 15.01'     | 472.50' | 1°49'11"   | N 83°56'24" W | 15.01'         |
| C64         | 6.94'      | 472.50' | 0°50'29"   | N 82°36'34" W | 6.94'          |
| C65         | 33.14'     | 62.50'  | 30°22'43"  | N 57°26'00" W | 32.75'         |
| C66         | 49.24'     | 62.50'  | 45°08'28"  | S 84°48'24" W | 47.98'         |
| C67         | 87.78'     | 62.50'  | 80°28'30"  | S 21°59'55" W | 80.74'         |
| C68         | 1.14'      | 62.50'  | 1°02'36"   | N 30°48'45" E | 1.14'          |
| C69         | 0.14'      | 12.50'  | 0°38'34"   | N 81°52'02" W | 0.14'          |
| C70         | 8.52'      | 12.50'  | 39°04'21"  | N 62°00'35" W | 8.36'          |
| C71         | 48.91'     | 52.50'  | 53°22'41"  | S 69°09'45" E | 47.16'         |
| C72         | 37.84'     | 52.50'  | 41°17'31"  | N 63°30'09" E | 37.02'         |
| C73         | 47.27'     | 52.50'  | 51°35'08"  | N 17°03'49" E | 45.69'         |
| C74         | 21.58'     | 52.50'  | 23°32'48"  | N 20°30'10" W | 21.42'         |

| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L1         | S 82°11'19" E | 69.00'   |
| L2         | S 07°48'41" W | 105.00'  |
| L3         | N 07°26'21" E | 104.56'  |
| L4         | S 82°33'39" E | 55.00'   |
| L5         | N 55°47'49" W | 28.48'   |
| L6         | N 07°48'41" E | 89.90'   |
| L7         | N 61°28'42" W | 40.57'   |
| L8         | S 87°55'44" W | 25.07'   |
| L9         | S 87°55'44" W | 64.09'   |
| L10        | N 02°04'16" W | 73.53'   |
| L11        | S 82°11'19" E | 27.50'   |
| L12        | S 82°11'19" E | 45.00'   |
| L13        | S 07°48'41" W | 120.00'  |
| L14        | S 82°11'19" E | 17.14'   |
| L15        | N 07°48'41" E | 120.00'  |
| L16        | N 82°11'19" W | 0.50'    |
| L17        | N 07°48'41" E | 55.00'   |
| L18        | S 82°11'19" E | 0.50'    |
| L19        | S 07°48'41" W | 84.64'   |
| L20        | S 02°04'16" E | 19.67'   |
| L21        | S 87°55'44" W | 29.38'   |
| L22        | N 87°55'44" E | 30.91'   |
| L23        | N 02°04'16" W | 21.21'   |
| L24        | N 82°11'19" W | 77.50'   |
| L25        | S 82°11'19" E | 98.02'   |
| L26        | N 82°11'19" W | 82.89'   |
| L27        | S 25°47'31" E | 23.95'   |
| L28        | N 42°57'17" W | 20.12'   |



DETAIL A  
NOT-TO-SCALE



DETAIL B  
NOT-TO-SCALE

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | L     | 6,429   | R    |
| 2              | L     | 5,875   | R    |
| 3              | L     | 5,287   | R    |
| 4              | L     | 5,875   | R    |
| 5              | L     | 5,287   | R    |
| 6              | L     | 5,875   | R    |
| 7              | L     | 5,287   | R    |
| 8              | L     | 5,875   | R    |
| 9              | L     | 5,287   | R    |
| 10             | L     | 7,345   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | N     | 6,374   | R    |
| 2              | N     | 5,873   | R    |
| 3              | N     | 5,367   | R    |
| 4              | N     | 6,000   | R    |
| 5              | N     | 5,400   | R    |

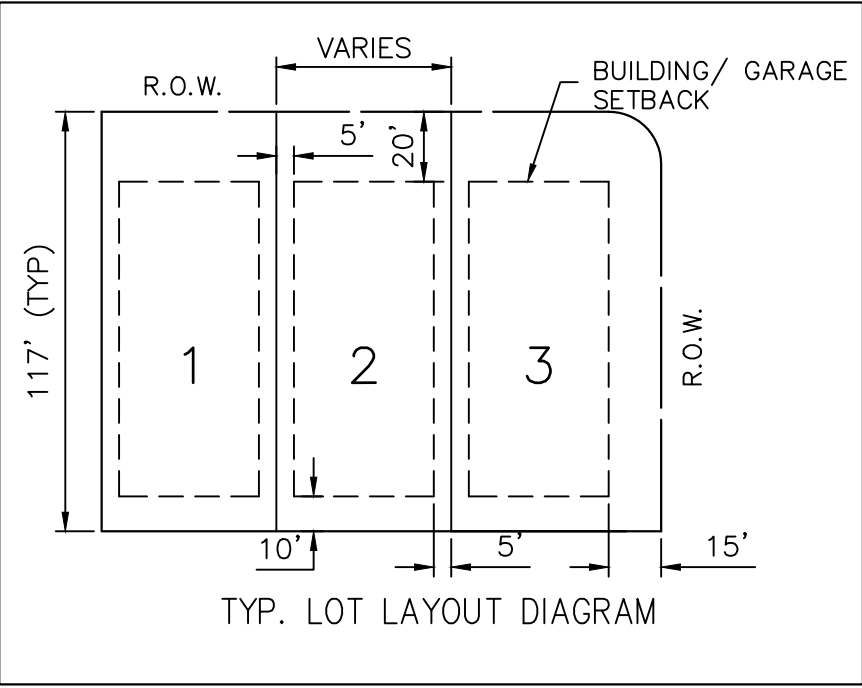
| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | O     | 7,117   | R    |
| 2              | O     | 5,288   | R    |
| 3              | O     | 5,875   | R    |
| 4              | O     | 5,875   | R    |
| 5              | O     | 5,288   | R    |
| 6              | O     | 5,875   | R    |
| 7              | O     | 5,288   | R    |
| 8              | O     | 5,875   | R    |
| 9              | O     | 5,288   | R    |
| 10             | O     | 7,100   | R    |
| 11             | O     | 6,466   | R    |
| 12             | O     | 5,875   | R    |
| 13             | O     | 5,288   | R    |
| 14             | O     | 5,875   | R    |
| 15             | O     | 5,288   | R    |
| 16             | O     | 5,875   | R    |
| 17             | O     | 5,121   | R    |
| 18             | O     | 6,916   | R    |
| 19             | O     | 9,718   | R    |
| 20             | O     | 6,463   | R    |
| 21             | O     | 4,654   | R    |
| 22             | O     | 5,394   | R    |
| 23             | O     | 4,855   | R    |
| 24             | O     | 4,855   | R    |
| 25             | O     | 5,867   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | P     | 6,360   | R    |
| 2              | P     | 5,287   | R    |
| 3              | P     | 5,288   | R    |
| 4              | P     | 5,288   | R    |
| 5              | P     | 5,288   | R    |
| 6              | P     | 5,288   | R    |
| 7              | P     | 6,634   | R    |
| 8              | P     | 6,545   | R    |
| 9              | P     | 5,287   | R    |
| 10             | P     | 5,287   | R    |
| 11             | P     | 5,287   | R    |
| 12             | P     | 5,287   | R    |
| 13             | P     | 5,287   | R    |
| 14             | P     | 6,435   | R    |

| LOT AREA TABLE |       |         |        |
|----------------|-------|---------|--------|
| LOT            | BLOCK | SQ. FT. | TYPE   |
| 1              | Q     | 194,064 | O.S.D. |
| 2              | Q     | 7,226   | R      |
| 3              | Q     | 5,934   | R      |
| 4              | Q     | 5,287   | R      |
| 5              | Q     | 5,287   | R      |
| 6              | Q     | 5,287   | R      |
| 7              | Q     | 5,287   | R      |
| 8              | Q     | 5,287   | R      |
| 9              | Q     | 5,287   | R      |
| 10             | Q     | 5,287   | R      |
| 11             | Q     | 5,287   | R      |
| 12             | Q     | 5,287   | R      |
| 13             | Q     | 5,287   | R      |
| 14             | Q     | 5,287   | R      |
| 15             | Q     | 5,875   | R      |
| 16             | Q     | 5,287   | R      |
| 17             | Q     | 5,287   | R      |
| 18             | Q     | 5,287   | R      |
| 19             | Q     | 5,287   | R      |
| 20             | Q     | 1,762   | G.L.   |
| 21             | Q     | 5,287   | O.S.D. |
| 22             | Q     | 5,287   | R      |
| 23             | Q     | 5,287   | R      |
| 24             | Q     | 5,287   | R      |
| 25             | Q     | 5,287   | R      |
| 26             | Q     | 5,287   | R      |
| 27             | Q     | 5,287   | R      |
| 28             | Q     | 5,875   | R      |
| 29             | Q     | 7,050   | R      |
| 30             | Q     | 7,050   | R      |
| 31             | Q     | 6,877   | R      |
| 32             | Q     | 8,907   | R      |
| 33             | Q     | 12,217  | R      |
| 34             | Q     | 6,815   | R      |
| 35             | Q     | 7,041   | R      |
| 36             | Q     | 7,045   | R      |
| 37             | Q     | 6,801   | R      |
| 38             | Q     | 6,161   | R      |
| 39             | Q     | 6,704   | R      |
| 40             | Q     | 7,050   | R      |
| 41             | Q     | 7,050   | R      |
| 42             | Q     | 8,152   | R      |
| 43             | Q     | 6,572   | R      |
| 44             | Q     | 5,287   | R      |
| 45             | Q     | 5,875   | R      |
| 46             | Q     | 5,287   | R      |
| 47             | Q     | 5,875   | R      |
| 48             | Q     | 5,287   | R      |
| 49             | Q     | 5,287   | R      |
| 50             | Q     | 5,875   | R      |
| 51             | Q     | 5,287   | R      |
| 52             | Q     | 5,875   | R      |
| 53             | Q     | 5,287   | R      |
| 54             | Q     | 77,390  | O.S.D. |
| 55             | Q     | 5,918   | R      |
| 56             | Q     | 5,407   | R      |
| 57             | Q     | 6,665   | R      |
| 58             | Q     | 7,490   | R      |
| 59             | Q     | 7,038   | R      |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | S     | 6,563   | R    |
| 2              | S     | 5,860   | R    |
| 3              | S     | 5,288   | R    |
| 4              | S     | 5,288   | R    |
| 5              | S     | 5,288   | R    |
| 6              | S     | 5,288   | R    |
| 7              | S     | 5,288   | R    |
| 8              | S     | 5,288   | R    |
| 9              | S     | 5,287   | R    |
| 10             | S     | 6,429   | R    |

| LOT AREA TABLE |       |         |        |
|----------------|-------|---------|--------|
| LOT            | BLOCK | SQ. FT. | TYPE   |
| 1              | T     | 6,316   | R      |
| 2              | T     | 5,173   | R      |
| 3              | T     | 5,721   | R      |
| 4              | T     | 3,463   | O.S.D. |
| 5              | T     | 5,288   | R      |
| 6              | T     | 5,875   | R      |
| 7              | T     | 5,287   | R      |
| 8              | T     | 5,875   | R      |
| 9              | T     | 5,288   | R      |
| 10             | T     | 5,288   | R      |
| 11             | T     | 5,875   | R      |
| 12             | T     | 5,288   | R      |
| 13             | T     | 5,287   | R      |
| 14             | T     | 5,287   | R      |
| 15             | T     | 7,027   | R      |
| 16             | T     | 6,939   | R      |
| 17             | T     | 5,288   | R      |
| 18             | T     | 5,288   | R      |
| 19             | T     | 5,288   | R      |
| 20             | T     | 5,875   | R      |
| 21             | T     | 5,287   | R      |
| 22             | T     | 5,287   | R      |
| 23             | T     | 5,875   | R      |
| 24             | T     | 5,286   | R      |
| 25             | T     | 5,810   | R      |
| 26             | T     | 5,146   | R      |
| 27             | T     | 5,836   | R      |
| 28             | T     | 5,257   | R      |
| 29             | T     | 6,401   | R      |



METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 34.173 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A PORTION OF A CALLED 110.56 ACRE TRACT OF LAND DESCRIBED AS TRACT AS CONVEYED UNTO STARLIGHT HOMES TEXAS L.L.C. IN DOCUMENT NUMBER 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.173 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERNCE at a 1/2-inch iron rod found on the south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common north corner of the above described Tract 3 and a called 1.000 acre tract of land as conveyed to the City of Hutto in Document Number 2008034765 of the Official Public Records of Williamson County, Texas;

THENCE, S 08°20'22" W, coincident with the east line of said Tract 3 and partly with the west line of said 1.000 acre tract and partly with the west line of a called 155.136 acre tract of land as conveyed to the City of Hutto in Document Number 2008034765 of the Official Public Records of Williamson County, Texas, a distance of 357.53 feet to a 1/2-inch iron rod found for an angle point;

THENCE, S 04°55'47" W, continuing coincident with the east line of said Tract 3 and the west line of said 155.136 acre tract, a distance of 245.74 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an angle point;

THENCE, S 07°27'42" W, continuing coincident with the east line of said Tract 3 and the west line of said 155.136 acre tract, a distance of 1,605.85 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 07°27'42" W, continuing coincident with the east line of said Tract 3 and the west line of said 155.136 acre tract, a distance of 1,432.46 feet to a 1/2-inch iron rod found for an angle point;

THENCE, S 07°32'52" W, continuing coincident with the east line of said Tract 3 and the west line of said 155.136 acre tract, a distance of 134.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for the southeast corner of the herein described tract;

THENCE, leaving the east line of said Tract 3 and the west line of said 155.136 acre tract and over and across said 110.56 acre tract and said 61.40 acre tract the following thirty two (32) courses:

1. N 82°15'25" W, a distance of 475.23 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an angle point;
2. N 55°47'49" W, a distance of 28.48 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
3. N 07°48'41" E, a distance of 89.90 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for a beginning of a non-tangent curve to the right;
4. Curving to the right, an arc distance of 142.27 feet, having a radius of 62.50 feet, a central angle of 130°25'37" and a chord which bears N 83°27'09" W, a distance of 113.48 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for the end of this curve;
5. S 87°55'44" W, a distance of 385.76 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an angle point;
6. N 61°28'42" W, a distance of 40.57 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an angle point;
7. S 87°55'44" W, a distance of 25.07 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for the southwest corner of the herein described tract;
8. N 02°04'16" W, a distance of 170.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
9. S 87°55'44" W, a distance of 64.09 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
10. N 02°04'16" W, a distance of 73.53 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an angle point;
11. N 07°48'41" E, a distance of 413.19 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
12. S 82°11'19" E, a distance of 27.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
13. N 07°48'41" E, a distance of 184.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
14. S 82°11'19" E, a distance of 45.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
15. S 07°48'41" W, a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
16. S 82°11'19" E, a distance of 17.14 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
17. N 07°48'41" E, a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
18. S 82°11'19" E, a distance of 200.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
19. N 07°48'41" E, a distance of 395.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for a point of curvature of a curve to the left;
20. Curving to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 37°11'19" W, a distance of 17.68 feet to a point for 1/2-inch iron rod with cap stamped 'BGE Inc'set for a point of tangency;
21. N 82°11'19" W, a distance of 0.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
22. N 07°48'41" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
23. S 82°11'19" E, a distance of 0.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for a point of curvature of a curve to the left;
24. Curving to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 52°48'41" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for a point of tangency;
25. N 07°48'41" E, a distance of 210.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for the northwest corner of the herein described tract;
26. S 82°11'19" E, a distance of 69.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
27. S 07°48'41" W, a distance of 105.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
28. S 82°11'19" E, a distance of 497.42 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an interior corner of the herein described tract;
29. N 07°26'21" E, a distance of 104.56 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for an exterior corner of the herein described tract;
30. S 82°33'39" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for the beginning of a non-tangent curve to the right;
31. Curving to the right, an arc distance of 19.72 feet, having a radius of 12.50 feet, a central angle of 90°22'20" and a chord which bears N 52°37'31" E, a distance of 17.74 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc'set for a point of tangency;
32. S 82°11'19" E, a distance of 229.08 feet to the POINT OF BEGINNING and containing 34.173 acres of land, more or less.

FINAL PLAT  
GOLA SUBDIVISION  
PHASE 2

A SUBDIVISION OF 34.173 ACRES OF LAND  
LOCATED IN THE  
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

Received 2/1/2022



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



STATE OF TEXAS           §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT THAT STARLIGHT HOMES TEXAS, L.L.C., ACTING HEREIN BY AND THROUGH ASHTON WOODS--AUSTIN DIVISION, BY ITS GENERAL PARTNER, KEITH PEARSON, VICE PRESIDENT OF LAND, BEING THE OWNER OF A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A CALLED 110.56 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 BOTH AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 34.173 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 2

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

WITNESS MY HAND, THIS THE        DAY OF        , 20\_\_\_, A.D.

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

STATE OF TEXAS           §  
COUNTY OF WILLIAMSON §

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

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

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

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

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

\_\_\_\_\_  
DATE

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

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

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

\_\_\_\_\_  
DATE

PLANNING AND ZONING COMMISSION CHAIR:

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

THE        DAY OF \_\_\_\_\_, 20\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
RICHARD HUDSON

\_\_\_\_\_  
DATE

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE        DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
AUTUMN SPEER

\_\_\_\_\_  
DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE UDC, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. THE SUBJECT PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1--FOOT OR WITH DRAINAGE AREAS LESS THAT 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON--SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST--DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100--YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.

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 DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

Received 2/1/2022



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

FINAL PLAT  
**GOLA SUBDIVISION  
PHASE 2**  
A SUBDIVISION OF 34.173 ACRES OF LAND  
LOCATED IN THE  
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS



February 18, 2022

BGE Inc  
Timothy Holland  
1701 Directors Boulevard, #1000  
Austin, TX 78744  
tholland@bgeinc.com - *communication provided via email*

**RE: Gola Subdivision Phase 2, Hutto, TX 78634  
Final Plat Review – Comment Report to Initial Submittal (received 2-1-2022)  
Project No.: 1912-PLAT**

Mr. Holland,

Upon review of the above referenced replat initial application submitted on February 1, 2022, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file.

**Planning Review – Autumn Speer, Planning Manager - (512) 759-5974 – autumn.speer@huttotx.gov**

1. Provide Documentation from Williamson County 911/Addressing approving the street names.
2. Missing a greenlink on the east side that was shown on the approved preliminary plat
3. Cedar Fork Road was shown as 70' ROW on Preliminary Plat – this plat shows as 69'. Why?
4. Delineate the riparian setback per approved variance
5. Remove the Match line reference
6. Metes and bounds – correct typo 'Reference' on second paragraph
7. Last Sheet – Correct typo on fourth line – That That
8. Match the Chair and Staff signatures with the City of Hutto On-line versions
9. Add Note - Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
10. Add Note - Greenlink lots shall be developed in conformance with the UDC, as amended.
11. Add Note - This subdivision is zoned SF-1.

**Engineering Review**

12. See attached 3rd party review.

**Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org**

13. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

***If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.***

Sincerely,  
Development Services Department

Ms. Autumn Speer  
500 W. Live Oak  
Hutto, TX 78634

February 17, 2022

Sent Via: Email

## **Re: Gola Phase 2, Final Plat – Engineering Plat Review**

K Friese + Associates (KFA) has performed a review of the proposed Gola Phase 2 Final Plat. The Plat was reviewed per Chapter 6, Subdivision Standards, Chapter 8 Stormwater and Drainage Standards, the approved Preliminary Plat, and the approved Development Agreement for the subdivision.

Please note that street design, utility design, drainage system, grading, street drainage, and on-site drainage design computations were not reviewed as part of this submittal and will be reviewed by others with the Construction Plan submittal. KFA offers the following comments and requested revisions below.

### **A. General Comments**

1. Sections 10.612.4.2 and 10.613.3.10 appear to be conflicting. 10.612.4.2 requires between 10 and 15-foot curb radii and 10.613.3.10 requires a minimum of 15 feet. Comments below reflect the more stringent of the two – 15-foot minimum.
2. Please confirm that the segment of Cedar Fork Drive (also labeled Clear Fork) between FM 1660 and this phase, was included in the Phase 1 plat. If not, KFA recommends that street segment be dedicated with this phase and/or phase 3.

### **B. Chapter 6 UDC, Subdivision Standards**

1. Add additional greenlink in Block Q and relocate as illustrated on the approved Concept Plan and Preliminary Plat. (UDC 10.608.2.1, 10.609.5, and 10.613.3.6).
2. Show building setback lines on plat. (UDC 10.608.2.1)
3. Modify Lots 38 through 59 of Block Q to be their own block and restart numbering for those Lots at 1. (UDC 10.608.2.4)
4. Label all lots to be used for the common benefit of the subdivision, such as open space, drainage, or accessways (greenlinks), as common area lots beginning with the Lot # 900. (UDC 10.608.2.4, UDC 10.610.2.5 and 10.611.3))
5. Revise Block numbering per the comments above. (UDC 10.608.2.4)
6. Provide a standard plat note stating that common area lots will be owned and maintained by the HOA. (UDC 10.610.2.5)
7. Provide a temporary turn around at the northern extent and Stonebrook Drive. (UDC 10.612.3.7)
8. The following note should be placed on the plat: "Crosshatched area is temporary easement for turnaround until street is extended (give direction) in a recorded plat." No

temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. (UDC 10.612.3.7)

9. Provide flare/cutbacks at Hunters Crossing and Highland Glenn Drive, with Cedar Fork Road. (UDC 10.612.4.2 and 10.613.3.10)
10. Revise all local street corners at intersections to have a minimum 15-foot radius. Multiple corners for local streets only have a 12.5-foot radius. (UDC 10.613.3.10)
11. Necessary utility easements for water, sewer, and storm sewer to be dedicated to the City and their locations shall be clearly denoted on plat documents, as necessary, as determined in the public improvement construction plan review completed by others. (UDC 10.614.2.1)
12. Revise plat to include 10-foot public utility easements on all street rights-of-way. (UDC 10.614.2.1).

**C. Chapter 8 UDC, Drainage and Stormwater Standards**

1. Submit exemption approval letter from Williamson County. Include corresponding plat note per Williamson County Subdivision Regulations, Appendix C12.
2. Include with drainage study the effective floodplain panel in relation to the development.
3. Show on the plat both the effective floodplain and floodway boundaries.
4. Provide base flood elevation data floodplain thru the length of the project area within the drainage study exhibits (UDC 10.804.3.3)
5. Provide hydrologic calculations and model for review.
6. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.
7. Provide impervious cover assumptions clearly stated within the drainage report.

Thank you for the opportunity to provide engineering review of this final plat and please let me know if you have any questions.

Respectfully,



Brandon Melland, AICP, CNU-a  
Senior Planner

# AGENDA ITEM REPORT

## 4.3.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.  
**Meeting:** Tuesday, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request concerning the Riparian Setback on December 1, 2021. Phase 3 includes 126 residential lots and 5 open space/drainage lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

### SUMMARY OF REQUEST:

### STAFF REVIEW:

Staff recommends denial based on the number of outstanding comments (attached).

### FINANCIAL IMPACT:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

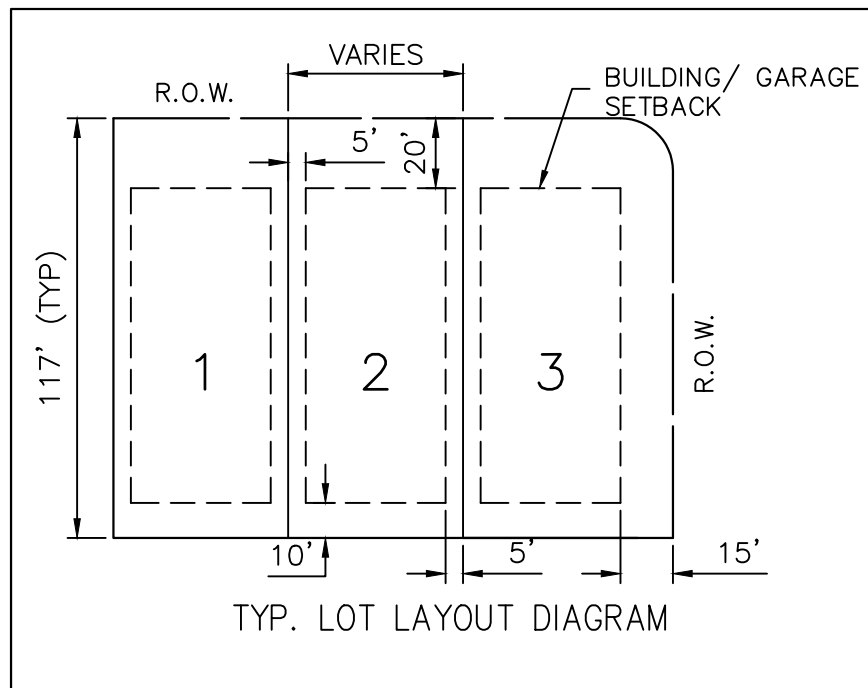
1. GolaSubdivPh3FP-Init-Plat(2-1-22)
2. Development Review Comments
3. Engineering Comments - Third Party



F.M. 1660  
R.O.W. VARIES  
VOL. 384 PG. 608 &  
VOL 386 PG 411  
D.R.W.C

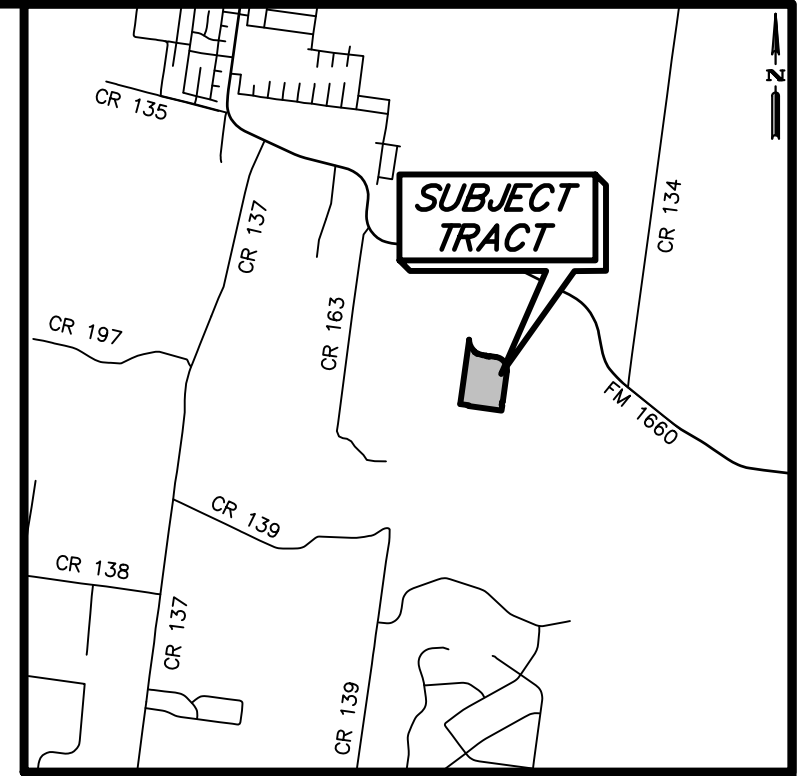
P.O.R.

P.O.B.



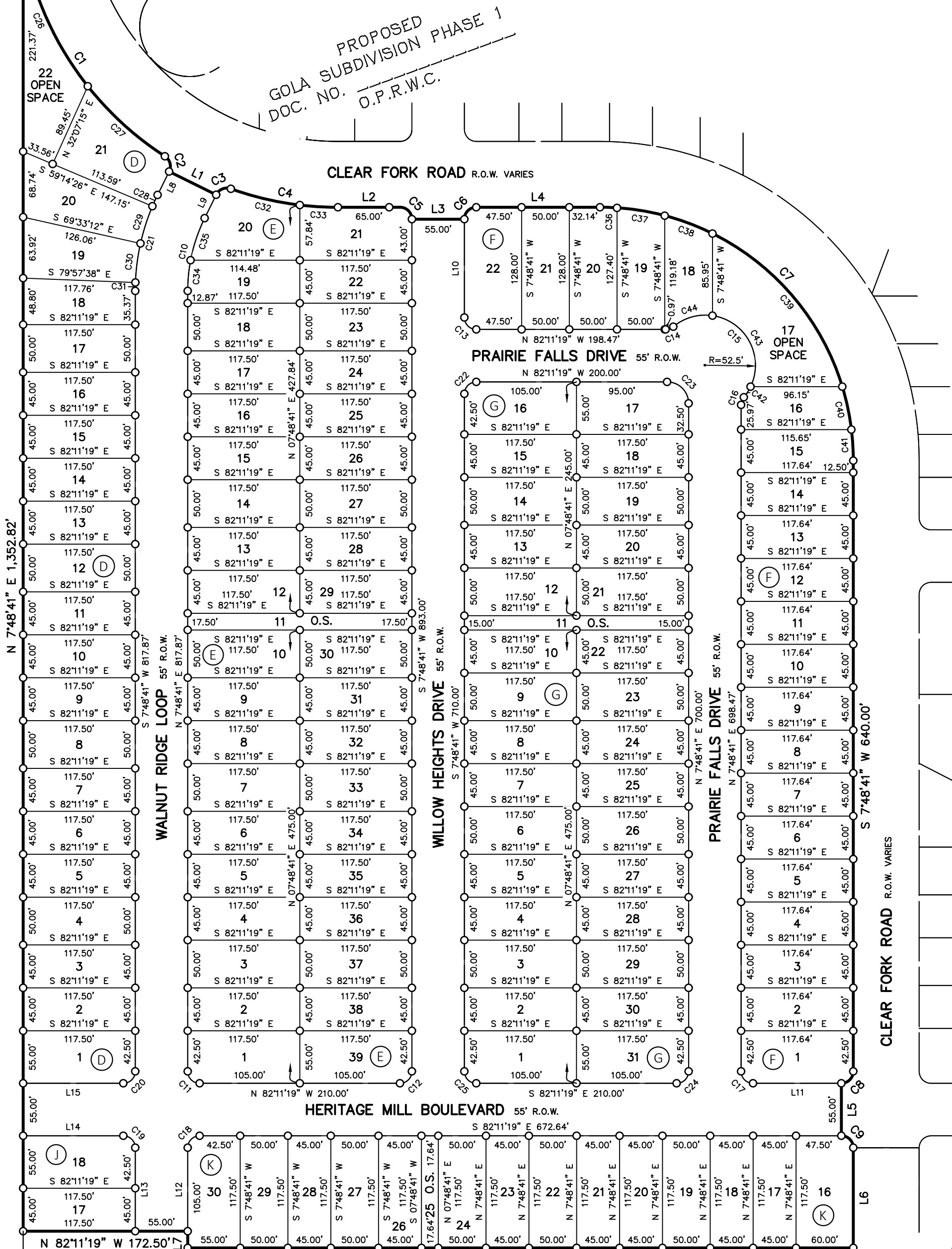
BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001097659



VICINITY MAP  
NOT TO SCALE

CLAYTON PROPERTIES GROUP, INC.  
CALLED 271.214 ACRES  
DOC. NO. 2021007407 O.P.R.W.C.



STARLIGHT HOMES TEXAS L.L.C.  
CALLED 61.40 ACRES  
(TRACT 2)  
DOCUMENT NO. 2021074553  
O.P.R.W.C.

JAMES HICKMAN  
SURVEY NO. 24,  
ABSTRACT NO. 291

STARLIGHT HOMES TEXAS L.L.C.  
CALLED 110.50 ACRES  
(TRACT 3)  
DOCUMENT NO. 2021074553  
O.P.R.W.C.

| STREET NAMES            |              |                   |
|-------------------------|--------------|-------------------|
| STREET                  | R.O.W. WIDTH | CENTERLINE LENGTH |
| WALNUT RIDGE LOOP       | 55 FEET      | 1,104 FEET        |
| WILLOW HEIGHTS DRIVE    | 55 FEET      | 933 FEET          |
| PRAIRIE FALLS DRIVE     | 55 FEET      | 790 FEET          |
| HERITAGE MILL BOULEVARD | 55 FEET      | 1,148 FEET        |
| TOTAL LINEAR FEET       |              | 3,975 FEET        |

| LAND USE SCHEDULE |     |              |
|-------------------|-----|--------------|
| DESCRIPTION       | NO. | ACREAGE      |
| RESIDENTIAL       | 126 | 16.288 ACRES |
| RIGHT-OF-WAY      | -   | 4.890 ACRES  |
| OPEN SPACE        | 5   | 0.660 ACRES  |
| TOTAL             | 131 | 21.838 ACRES |

#### LEGEND

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

## FINAL PLAT GOLA SUBDIVISION PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND  
LOCATED IN THE  
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

Received 2/1/2022



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

R – RESIDENTIAL      O.S. – OPEN SPACE

| CURVE TABLE |            |         |            |               |                |
|-------------|------------|---------|------------|---------------|----------------|
| NUMBER      | ARC LENGTH | RADIUS  | DELTA      | CHORD BEARING | CHORD DISTANCE |
| C1          | 278.75'    | 334.50' | 47°44'44"  | S 25°28'13" E | 270.75'        |
| C2          | 18.19'     | 12.50'  | 83°22'50"  | N 07°39'10" W | 16.63'         |
| C3          | 18.20'     | 12.47'  | 83°39'47"  | S 75°43'40" W | 16.63'         |
| C4          | 114.48'    | 329.79' | 19°53'22"  | S 72°23'07" E | 113.91'        |
| C5          | 19.63'     | 12.50'  | 90°00'00"  | N 37°11'19" W | 17.68'         |
| C6          | 19.63'     | 12.50'  | 90°00'00"  | S 52°48'41" W | 17.68'         |
| C7          | 417.05'    | 265.50' | 90°00'00"  | N 37°11'19" W | 375.47'        |
| C8          | 19.63'     | 12.50'  | 90°00'00"  | N 52°48'41" E | 17.68'         |
| C9          | 19.63'     | 12.50'  | 90°00'00"  | N 37°11'19" W | 17.68'         |
| C10         | 78.96'     | 172.50' | 26°13'34"  | S 20°55'28" W | 78.27'         |
| C11         | 19.63'     | 12.50'  | 90°00'00"  | S 37°11'19" E | 17.68'         |
| C12         | 19.63'     | 12.50'  | 90°00'00"  | N 52°48'41" E | 17.68'         |
| C13         | 19.63'     | 12.50'  | 90°00'00"  | S 37°11'19" E | 17.68'         |
| C14         | 8.66'      | 12.50'  | 39°42'54"  | N 77°57'14" E | 8.49'          |
| C15         | 155.25'    | 52.50'  | 169°25'49" | N 37°11'19" W | 104.55'        |
| C16         | 8.66'      | 12.50'  | 39°42'54"  | S 27°40'08" W | 8.49'          |
| C17         | 19.63'     | 12.50'  | 90°00'00"  | S 37°11'19" E | 17.68'         |
| C18         | 19.63'     | 12.50'  | 90°00'00"  | S 52°48'41" W | 17.68'         |
| C19         | 19.63'     | 12.50'  | 90°00'00"  | N 37°11'19" W | 17.68'         |
| C20         | 19.63'     | 12.50'  | 90°00'00"  | N 52°48'41" E | 17.68'         |
| C21         | 104.13'    | 227.50' | 26°13'34"  | S 20°55'28" W | 103.23'        |
| C22         | 19.63'     | 12.50'  | 90°00'00"  | S 52°48'41" W | 17.68'         |
| C23         | 35.34'     | 22.50'  | 90°00'00"  | N 37°11'19" W | 31.82'         |
| C24         | 19.63'     | 12.50'  | 90°00'00"  | N 52°48'41" E | 17.68'         |
| C25         | 19.63'     | 12.50'  | 90°00'00"  | S 37°11'19" E | 17.68'         |
| C26         | 169.05'    | 334.50' | 28°57'22"  | S 16°04'32" E | 167.26'        |
| C27         | 109.70'    | 334.50' | 18°47'22"  | S 39°56'54" E | 109.21'        |
| C28         | 13.02'     | 227.50' | 3°16'41"   | S 32°23'55" W | 13.01'         |
| C29         | 40.95'     | 227.50' | 10°18'46"  | S 25°36'11" W | 40.89'         |
| C30         | 41.32'     | 227.50' | 10°24'26"  | S 15°14'35" W | 41.27'         |
| C31         | 8.85'      | 227.50' | 2°13'42"   | S 08°55'32" W | 8.85'          |
| C32         | 74.39'     | 329.79' | 12°55'26"  | S 68°54'09" E | 74.23'         |
| C33         | 40.09'     | 329.79' | 6°57'55"   | S 78°50'50" E | 40.07'         |
| C34         | 32.32'     | 172.50' | 10°44'00"  | S 13°10'41" W | 32.27'         |
| C35         | 46.64'     | 172.50' | 15°29'34"  | S 26°17'28" W | 46.50'         |
| C36         | 17.87'     | 265.50' | 3°51'22"   | N 80°15'38" W | 17.87'         |
| C37         | 50.75'     | 265.50' | 10°57'06"  | N 72°51'25" W | 50.67'         |
| C38         | 53.50'     | 265.50' | 11°32'43"  | N 61°36'30" W | 53.41'         |
| C39         | 216.29'    | 265.50' | 46°40'31"  | N 32°29'53" W | 210.35'        |
| C40         | 46.06'     | 265.50' | 9°56'26"   | N 04°11'25" W | 46.01'         |
| C41         | 32.58'     | 265.50' | 7°01'52"   | N 04°17'45" E | 32.56'         |
| C42         | 13.14'     | 52.50'  | 14°20'18"  | N 40°21'26" E | 13.10'         |
| C43         | 98.19'     | 52.50'  | 107°09'49" | N 20°23'37" W | 84.49'         |
| C44         | 43.92'     | 52.50'  | 47°55'42"  | S 82°03'37" W | 42.65'         |

| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L1         | S 55°57'45" E | 55.00'   |
| L2         | S 82°11'19" E | 65.00'   |
| L3         | S 82°11'19" E | 55.00'   |
| L4         | S 82°11'19" E | 129.64'  |
| L5         | S 07°48'41" W | 55.00'   |
| L6         | S 07°48'41" W | 105.00'  |
| L7         | N 07°48'41" E | 17.50'   |
| L8         | S 34°02'15" W | 27.36'   |
| L9         | N 34°02'15" E | 27.36'   |
| L10        | N 07°48'41" E | 103.00'  |
| L11        | N 82°11'19" W | 92.64'   |
| L12        | N 07°48'41" E | 87.50'   |
| L13        | S 07°48'41" W | 87.50'   |
| L14        | S 82°11'19" E | 105.00'  |
| L15        | N 82°11'19" W | 105.00'  |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | D     | 6,429   | R    |
| 2              | D     | 5,288   | R    |
| 3              | D     | 5,288   | R    |
| 4              | D     | 5,875   | R    |
| 5              | D     | 5,288   | R    |
| 6              | D     | 5,288   | R    |
| 7              | D     | 5,288   | R    |
| 8              | D     | 5,875   | R    |
| 9              | D     | 5,287   | R    |
| 10             | D     | 5,287   | R    |
| 11             | D     | 5,287   | R    |
| 12             | D     | 5,875   | R    |
| 13             | D     | 5,287   | R    |
| 14             | D     | 5,287   | R    |
| 15             | D     | 5,287   | R    |
| 16             | D     | 5,287   | R    |
| 17             | D     | 5,875   | R    |
| 18             | D     | 5,466   | R    |
| 19             | D     | 6,325   | R    |
| 20             | D     | 7,199   | R    |
| 21             | D     | 7,601   | R    |
| 22             | D     | 7,809   | O.S. |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | G     | 6,429   | R    |
| 2              | G     | 5,288   | R    |
| 3              | G     | 5,875   | R    |
| 4              | G     | 5,287   | R    |
| 5              | G     | 5,287   | R    |
| 6              | G     | 5,875   | R    |
| 7              | G     | 5,288   | R    |
| 8              | G     | 5,287   | R    |
| 9              | G     | 5,875   | R    |
| 10             | G     | 5,287   | R    |
| 11             | G     | 3,525   | O.S. |
| 12             | G     | 5,875   | R    |
| 13             | G     | 5,288   | R    |
| 14             | G     | 5,875   | R    |
| 15             | G     | 5,288   | R    |
| 16             | G     | 6,429   | R    |
| 17             | G     | 6,354   | R    |
| 18             | G     | 5,287   | R    |
| 19             | G     | 5,875   | R    |
| 20             | G     | 5,287   | R    |
| 21             | G     | 5,875   | R    |
| 22             | G     | 5,287   | R    |
| 23             | G     | 5,875   | R    |
| 24             | G     | 5,287   | R    |
| 25             | G     | 5,288   | R    |
| 26             | G     | 5,875   | R    |
| 27             | G     | 5,288   | R    |
| 28             | G     | 5,287   | R    |
| 29             | G     | 5,875   | R    |
| 30             | G     | 5,288   | R    |
| 31             | G     | 6,429   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | E     | 6,429   | R    |
| 2              | E     | 5,287   | R    |
| 3              | E     | 5,875   | R    |
| 4              | E     | 5,287   | R    |
| 5              | E     | 5,287   | R    |
| 6              | E     | 5,287   | R    |
| 7              | E     | 5,875   | R    |
| 8              | E     | 5,287   | R    |
| 9              | E     | 5,287   | R    |
| 10             | E     | 5,875   | R    |
| 11             | E     | 4,112   | O.S. |
| 12             | E     | 5,287   | R    |
| 13             | E     | 5,287   | R    |
| 14             | E     | 5,875   | R    |
| 15             | E     | 5,287   | R    |
| 16             | E     | 5,287   | R    |
| 17             | E     | 5,287   | R    |
| 18             | E     | 5,875   | R    |
| 19             | E     | 5,255   | R    |
| 20             | E     | 6,888   | R    |
| 21             | E     | 6,518   | R    |
| 22             | E     | 5,287   | R    |
| 23             | E     | 5,875   | R    |
| 24             | E     | 5,287   | R    |
| 25             | E     | 5,287   | R    |
| 26             | E     | 5,287   | R    |
| 27             | E     | 5,875   | R    |
| 28             | E     | 5,287   | R    |
| 29             | E     | 5,287   | R    |
| 30             | E     | 5,875   | R    |
| 31             | E     | 5,287   | R    |
| 32             | E     | 5,287   | R    |
| 33             | E     | 5,875   | R    |
| 34             | E     | 5,287   | R    |
| 35             | E     | 5,287   | R    |
| 36             | E     | 5,287   | R    |
| 37             | E     | 5,875   | R    |
| 38             | E     | 5,288   | R    |
| 39             | E     | 6,429   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 17             | J     | 5,288   | R    |
| 18             | J     | 6,429   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | F     | 6,403   | R    |
| 2              | F     | 5,294   | R    |
| 3              | F     | 5,294   | R    |
| 4              | F     | 5,294   | R    |
| 5              | F     | 5,294   | R    |
| 6              | F     | 5,294   | R    |
| 7              | F     | 5,294   | R    |
| 8              | F     | 5,294   | R    |
| 9              | F     | 5,294   | R    |
| 10             | F     | 5,294   | R    |
| 11             | F     | 5,294   | R    |
| 12             | F     | 5,294   | R    |
| 13             | F     | 5,294   | R    |
| 14             | F     | 5,294   | R    |
| 15             | F     | 5,272   | R    |
| 16             | F     | 4,938   | R    |
| 17             | F     | 11,239  | O.S. |
| 18             | F     | 5,045   | R    |
| 19             | F     | 6,205   | R    |
| 20             | F     | 6,396   | R    |
| 21             | F     | 6,400   | R    |
| 22             | F     | 7,613   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 16             | K     | 7,016   | R    |
| 17             | K     | 5,288   | R    |
| 18             | K     | 5,288   | R    |
| 19             | K     | 5,875   | R    |
| 20             | K     | 5,288   | R    |
| 21             | K     | 5,288   | R    |
| 22             | K     | 5,875   | R    |
| 23             | K     | 5,288   | R    |
| 24             | K     | 5,875   | R    |
| 25             | K     | 2,073   | O.S. |
| 26             | K     | 5,288   | R    |
| 27             | K     | 5,875   | R    |
| 28             | K     | 5,288   | R    |
| 29             | K     | 5,875   | R    |
| 30             | K     | 6,429   | R    |

FINAL PLAT  
GOLA SUBDIVISION  
PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND  
LOCATED IN THE  
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

Received 2/1/2022



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



METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 21.838 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 25.01 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND A PORTION OF A CALLED 110.56 ACRE TRACT OF LAND DESCRIBED AS TRACT, ALL AS CONVEYED UNTO STARLIGHT HOMES TEXAS L.L.C. IN DOCUMENT NUMBER 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.8542 ACRE TRACT OF LAND AS CONVEYED UNTO STARLIGHT HOMES TEXAS L.L.C. IN DOCUMENT NUMBER 2021074404 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.838 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERNCE at a 1/2-inch iron rod found on the south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common north corner of the above described Tract 2 and a called 271.214 acre tract of land as conveyed unto Clayton Properties Group, Inc. in Document Number 2021007407 of the Official Public Records of Williamson County, Texas; Thence, S 07°48'41" W, coincident with the west line of said Tract 2 and the east line of said 271.214 acre tract, a distance of 1,452.86 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the beginning of a non-tangent curve to the left, the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the west line of said Tract 2 and the east line of said 271.214 acre tract and over and across said Tract 1, said Tract 2, said Tract 3 and said 0.8542 acre tract the following nineteen (19) courses:

1. Curving to the left, an arc distance of 278.75 feet, having a radius of 334.50 feet, a central angle of 47°44'44" and a chord which bears S 25°28'13" E, a distance of 270.75 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of reverse curvature of a curve to the right;
2. Curving to the right, an arc distance of 18.19 feet, having a radius of 12.50 feet, a central angle of 83°22'50" and a chord which bears S 07°39'10" E, a distance of 16.63 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the end of this curve;
3. S 55°57'45" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the beginning of a non-tangent curve to the right;
4. Curving to the right, an arc distance of 18.20 feet, having a radius of 12.47 feet, a central angle of 83°39'47" and a chord which bears N 75°43'40" E, a distance of 16.63 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of reverse curvature of a curve to the left;
5. Curving to the left, an arc distance of 114.48 feet, having a radius of 329.79 feet, a central angle of 19°53'22" and a chord which bears S 72°23'07" E, a distance of 113.91 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of tangency;
6. S 82°11'19" E, a distance of 65.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of curvature of a curve to the right;
7. Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the end of this curve;
8. S 82°11'19" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the beginning of a non-tangent curve to the right;
9. Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 52°48'41" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of tangency;
10. S 82°11'19" E, a distance of 129.64 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of curvature of a curve to the right;
11. Curving to the right, an arc distance of 417.05 feet, having a radius of 265.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 375.47 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of tangency;
12. S 07°48'41" W, a distance of 640.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of curvature of a curve to the right;
13. Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 52°48'41" W, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the end of this curve;
14. S 07°48'41" W, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the beginning of a non-tangent curve to the right;
15. Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for a point of tangency;
16. S 07°48'41" W, a distance of 105.00 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for the southeast corner of the herein described tract;
17. N 82°11'19" W, a distance of 697.64 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for an exterior corner of the herein described tract;
18. N 07°48'41" E, a distance of 17.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set for an interior corner of the herein described tract;
19. N 82°11'19" W, a distance of 172.50 feet to a 1/2-inch iron rod with cap stamped 'BGE Inc' set on the west line of said Tract 2 and the east line of said 271.214 acre tract, for the southwest corner of the herein described tract;

THENCE, N 07°48'41" E, with the west line of said Tract 2 and the east line of said 271.214 acre tract, a distance of 1,352.82 feet to the POINT OF BEGINNING and containing 21.838 acres of land, more or less.

FINAL PLAT  
GOLA SUBDIVISION  
PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND  
LOCATED IN THE  
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

Received 2/1/2022



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

STATE OF TEXAS           §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT THAT STARLIGHT HOMES TEXAS, L.L.C., ACTING HEREIN BY AND THROUGH ASHTON WOODS-AUSTIN DIVISION, BY ITS GENERAL PARTNER, KEITH PERSON, VICE PRESIDENT OF LAND, BEING THE OWNER OF A CALLED 25.01 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, AND A CALLED 110.56 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, ALL AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE OWNER OF A CALLED 0.8542 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2021074404 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE 21.838 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 3

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

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

STATE OF TEXAS           §  
COUNTY OF WILLIAMSON §

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

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

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

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

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

\_\_\_\_\_  
DATE

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

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

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

\_\_\_\_\_  
DATE

PLANNING AND ZONING COMMISSION CHAIR:

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

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_

\_\_\_\_\_  
RICHARD HUDSON

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
AUTUMN SPEER

\_\_\_\_\_  
DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE UDC, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. THE SUBJECT PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

FINAL PLAT  
**GOLA SUBDIVISION  
PHASE 3**

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



February 18, 2022

BGE Inc  
Timothy Holland  
1701 Directors Boulevard, #1000  
Austin, TX 78744  
tholland@bgeinc.com - *communication provided via email*

**RE: Gola Subdivision Phase 3, Hutto, TX 78634  
Final Plat Review – Comment Report to Initial Submittal (received 2-1-2022)  
Project No.: 1913-PLAT**

Mr. Holland,

Upon review of the above referenced replat initial application submitted on February 1, 2022, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file.

**Planning Review – Autumn Speer, Planning Manager - (512) 759-5974 – [autumn.speer@huttotx.gov](mailto:autumn.speer@huttotx.gov)**

1. Provide Documentation from Williamson County 911/Addressing approving the street names.
2. Metes and bounds – correct typo 'Reference' on second paragraph
3. Last Sheet – Correct typo on fourth line – That That
4. Match the Chair and Staff signatures with the City of Hutto On-line versions
5. Add Note - Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
6. Add Note - Greenlink lots shall be developed in conformance with the UDC, as amended.
7. Add Note - This subdivision is zoned SF-1.

**Engineering Review**

8. See attached 3rd party review.

**Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – [ewoods@huttofirerescue.org](mailto:ewoods@huttofirerescue.org)**

9. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

***If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.***

Sincerely,  
Development Services Department



Ms. Autumn Speer  
500 W. Live Oak  
Hutto, TX 78634

February 17, 2022

Sent Via: Email

## **Re: Gola Phase 3, Final Plat – Engineering Plat Review**

K Friese + Associates (KFA) has performed a review of the proposed Gola Phase 3 Final Plat. The Plat was reviewed per Chapter 6, Subdivision Standards, Chapter 8 Stormwater and Drainage Standards, the approved Preliminary Plat, and the approved Development Agreement for the subdivision.

Please note that street design, utility design, drainage system, grading, street drainage, and on-site drainage design computations were not reviewed as part of this submittal and will be reviewed by others with the Construction Plan submittal. KFA offers the following comments and requested revisions below.

### **A. General Comments**

1. Sections 10.612.4.2 and 10.613.3.10 appear to be conflicting. 10.612.4.2 requires between 10 and 15-foot curb radii and 10.613.3.10 requires a minimum of 15 feet. Comments below reflect the more stringent of the two – 15-foot minimum.
2. Please confirm that the segment of Cedar Fork Drive (also labeled Clear Fork) between FM 1660 and this phase, was included in the Phase 1 plat. If not, KFA recommends that street segment be dedicated with this phase and/or phase 2.

### **B. Chapter 6 UDC, Subdivision Standards**

1. Show building setback lines on plat. (UDC 10.608.2.1)
2. Label all lots to be used for the common benefit of the subdivision, such as open space, drainage, or accessways (greenlinks), as common area lots beginning with the Lot # 900. (UDC 10.608.2.4, UDC 10.610.2.5 and 10.611.3))
3. Provide a standard plat note stating that common area lots will be owned and maintained by the HOA. (UDC 10.610.2.5)
4. Provide temporary turnarounds at the western extent of Heritage Mill Boulevard and the southern extent of Walnut Ridge Loop. (UDC 10.612.3.7)
5. The following note should be placed on the plat: "Crosshatched area is temporary easement for turnaround until street is extended (give direction) in a recorded plat." No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. (UDC 10.612.3.7)
6. Provide flares/cutbacks at Walnut Ridge Loop, Willow Heights Drive, and Heritage Mill Boulevard intersections with Clear Fork Road. (UDC 10.612.4.2 and 10.613.3.10)
7. Show right-of-way width for Clear Fork Road. (UDC 10.613.3.1)

8. Revise all local street corners at intersection to have a minimum 15-foot radius. Multiple corners for local streets only have a 12.5' radius. (UDC 10.613.3.10)
9. Necessary utility easements for water, sewer, and storm sewer to be dedicated to the City and their locations shall be clearly denoted on plat documents, as necessary, as determined in the public improvement construction plan review completed by others. (UDC 10.614.2.1)
10. Revise plat to include 10-foot public utility easements on all street rights-of-way. (UDC 10.614.2.1).
11. Confirm proposed name of Clear Fork Road on this plat. Phase 2 shows the name of this street is Cedar Fork Road. (UDC 10.615.3)

**C. Chapter 8 UDC, Drainage and Stormwater Standards**

12. Submit Detention Exemption approval letter from Williamson County. Include corresponding plat note per Williamson County Subdivision Regulations, Appendix C12.
13. Include with drainage study the effective floodplain panel in relation to the development.
14. Show on the plat both the effective floodplain and floodway boundaries.
15. Provide base flood elevation data floodplain thru the length of the project area within the drainage study exhibits (UDC 10.804.3.3)
16. Provide hydrologic calculations and model for review.
17. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.
18. Provide impervious cover assumptions clearly stated within the drainage report.

Thank you for the opportunity to provide engineering review of this final plat and please let me know if you have any questions.

Respectfully,



Brandon Melland, AICP, CNU-a  
Senior Planner

Ms. Autumn Speer  
500 W. Live Oak  
Hutto, TX 78634

February 17, 2022

Sent Via: Email

## **Re: Gola Phase 3, Final Plat – Engineering Plat Review**

K Friese + Associates (KFA) has performed a review of the proposed Gola Phase 3 Final Plat. The Plat was reviewed per Chapter 6, Subdivision Standards, Chapter 8 Stormwater and Drainage Standards, the approved Preliminary Plat, and the approved Development Agreement for the subdivision.

Please note that street design, utility design, drainage system, grading, street drainage, and on-site drainage design computations were not reviewed as part of this submittal and will be reviewed by others with the Construction Plan submittal. KFA offers the following comments and requested revisions below.

### **A. General Comments**

1. Sections 10.612.4.2 and 10.613.3.10 appear to be conflicting. 10.612.4.2 requires between 10 and 15-foot curb radii and 10.613.3.10 requires a minimum of 15 feet. Comments below reflect the more stringent of the two – 15-foot minimum.
2. Please confirm that the segment of Cedar Fork Drive (also labeled Clear Fork) between FM 1660 and this phase, was included in the Phase 1 plat. If not, KFA recommends that street segment be dedicated with this phase and/or phase 2.

### **B. Chapter 6 UDC, Subdivision Standards**

1. Show building setback lines on plat. (UDC 10.608.2.1)
2. Label all lots to be used for the common benefit of the subdivision, such as open space, drainage, or accessways (greenlinks), as common area lots beginning with the Lot # 900. (UDC 10.608.2.4, UDC 10.610.2.5 and 10.611.3))
3. Provide a standard plat note stating that common area lots will be owned and maintained by the HOA. (UDC 10.610.2.5)
4. Provide temporary turnarounds at the western extent of Heritage Mill Boulevard and the southern extent of Walnut Ridge Loop. (UDC 10.612.3.7)
5. The following note should be placed on the plat: "Crosshatched area is temporary easement for turnaround until street is extended (give direction) in a recorded plat." No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. (UDC 10.612.3.7)
6. Provide flares/cutbacks at Walnut Ridge Loop, Willow Heights Drive, and Heritage Mill Boulevard intersections with Clear Fork Road. (UDC 10.612.4.2 and 10.613.3.10)
7. Show right-of-way width for Clear Fork Road. (UDC 10.613.3.1)

8. Revise all local street corners at intersection to have a minimum 15-foot radius. Multiple corners for local streets only have a 12.5' radius. (UDC 10.613.3.10)
9. Necessary utility easements for water, sewer, and storm sewer to be dedicated to the City and their locations shall be clearly denoted on plat documents, as necessary, as determined in the public improvement construction plan review completed by others. (UDC 10.614.2.1)
10. Revise plat to include 10-foot public utility easements on all street rights-of-way. (UDC 10.614.2.1).
11. Confirm proposed name of Clear Fork Road on this plat. Phase 2 shows the name of this street is Cedar Fork Road. (UDC 10.615.3)

**C. Chapter 8 UDC, Drainage and Stormwater Standards**

12. Submit Detention Exemption approval letter from Williamson County. Include corresponding plat note per Williamson County Subdivision Regulations, Appendix C12.
13. Include with drainage study the effective floodplain panel in relation to the development.
14. Show on the plat both the effective floodplain and floodway boundaries.
15. Provide base flood elevation data floodplain thru the length of the project area within the drainage study exhibits (UDC 10.804.3.3)
16. Provide hydrologic calculations and model for review.
17. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.
18. Provide impervious cover assumptions clearly stated within the drainage report.

Thank you for the opportunity to provide engineering review of this final plat and please let me know if you have any questions.

Respectfully,



Brandon Melland, AICP, CNU-a  
Senior Planner



# AGENDA ITEM REPORT

## 4.4.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.  
**Meeting:** Tuesday, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

The Cottonwood Creek Preliminary Plat includes 987 single-family lots, 2 amenity lots and 22 open space lots on 370.33 acres of land. The site is north of FM 1660 S, south of CR 199 and east of Cottonwood Creek and the Cross Creek Subdivision (Meritage) and Glenwood Subdivision.

WEST: PUD Cottonwood Creek  
NORTH: ETJ, Vacant and Residential  
EAST: ETJ, Vacant Pastureland  
SOUTH: PUD Cottonwood Creek

### SUMMARY OF REQUEST:

This property is part of the Cottonwood Creek PUD approved in April 2018. Phases 1-4 have been approved. Phase 5 contains 142 single family lots, one amenity lot and three open space lots. Phases 6-8 remain to be final platted.

### STAFF REVIEW:

Staff recommends denial based on the number of outstanding comments (attached).

### FINANCIAL IMPACT:

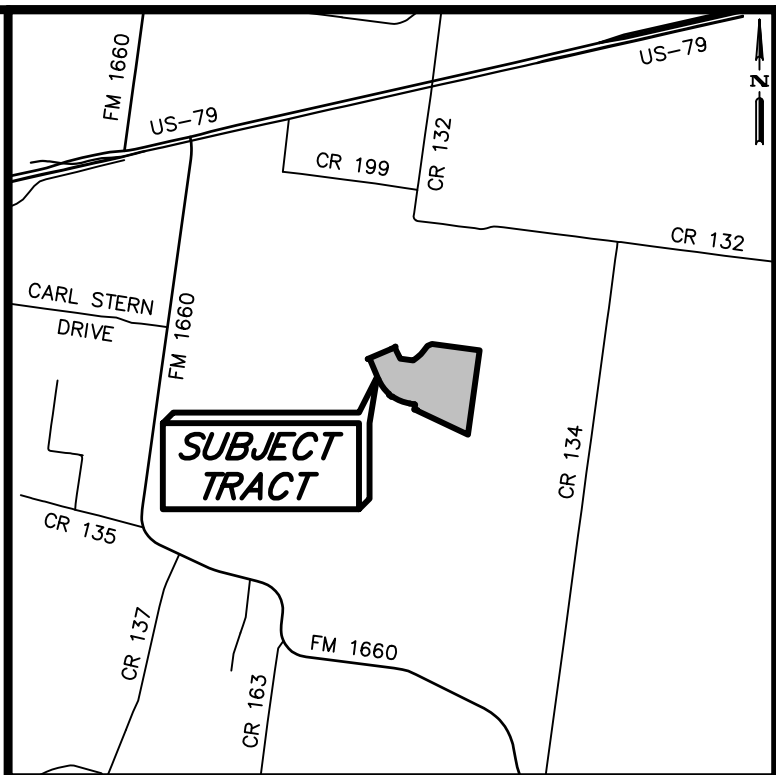
### POLICY IMPLICATIONS:

### ATTACHMENTS:

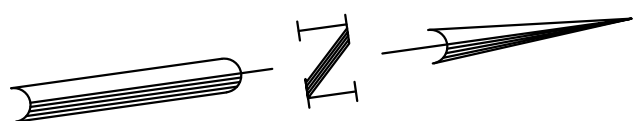
1. CWPh5FP-Init-Plat(2-1-22)
2. Development Review Comments

HUTTO 372, LTD.  
REMAINDER OF A  
CALLED 367.15 ACRES  
(EXHIBIT "A")  
DOC. NOS. 2003097296,  
2003097297  
& 2003097298  
O.P.R.W.C.

LESCHBER INVESTMENT, LP  
CALLED 50 ACRES  
(THIRD TRACT)  
DOC. NO. 2010007504 O.P.R.W.C.



VICINITY MAP  
NOT TO SCALE



BEARING BASIS NOTE:  
BEARING ORIENTATION IS BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 4203, NAD83. DISTANCES SHOWN  
HEREON ARE IN SURFACE  
COMBINED SCALE FACTOR = 0.99989025

LESCHBER INVESTMENT, LP  
CALLED 43.34 ACRES  
(FOURTH TRACT)  
DOC. NO. 2010007504 O.P.R.W.C.

LARRY W. LESCHBER  
REMAINDER OF A  
CALLED 87.71 ACRES  
VOL. 2430, PG. 332  
O.P.R.W.C.

P.O.B.

Received 2/1/2022



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

SHEET 1 OF 5

## FINAL PLAT

# COTTONWOOD PHASE 5

A SUBDIVISION OF 60.785 ACRES OF LAND  
LOCATED IN THE WILLIAM GATLIN SURVEY,  
ABSTRACT NO. 271 AND THE JAMES HICKMAN  
SURVEY, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

### LAND USE SCHEDULE

| DESCRIPTION    | NO. | ACREAGE    |
|----------------|-----|------------|
| RESIDENTIAL    | 142 | 24.744 AC. |
| AMENITY CENTER | 1   | 2.447 AC.  |
| OPEN SPACE     | 3   | 22.747 AC. |
| RIGHT-OF-WAY   | -   | 10.847 AC. |
| TOTAL          | 146 | 60.785 AC. |

### LEGEND

DOC.  
D.R.W.C.  
ELEC.  
ESMT.  
NO.  
NOS.  
O.S.  
O.P.R.W.C.  
O.R.W.C.  
PG.  
P.O.B.  
R.O.W.  
VOL.

DOCUMENT  
DEED RECORDS OF WILLIAMSON COUNTY  
ELECTRIC  
EASEMENT  
NUMBER  
NUMBERS  
OPEN SPACE  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY  
OFFICIAL RECORDS OF WILLIAMSON COUNTY  
PAGE  
POINT OF BEGINNING  
RIGHT-OF-WAY  
VOLUME  
FOUND 1/2" IRON ROD  
SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"  
CALCULATED POINT

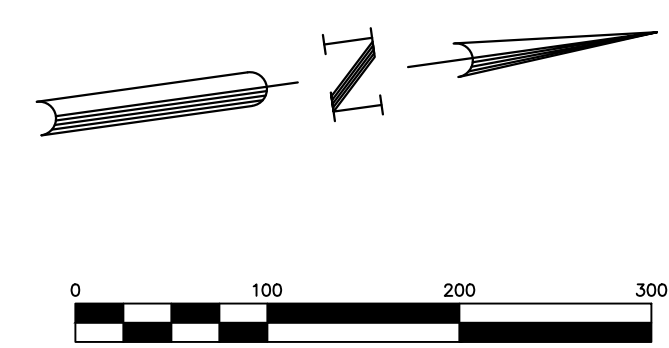
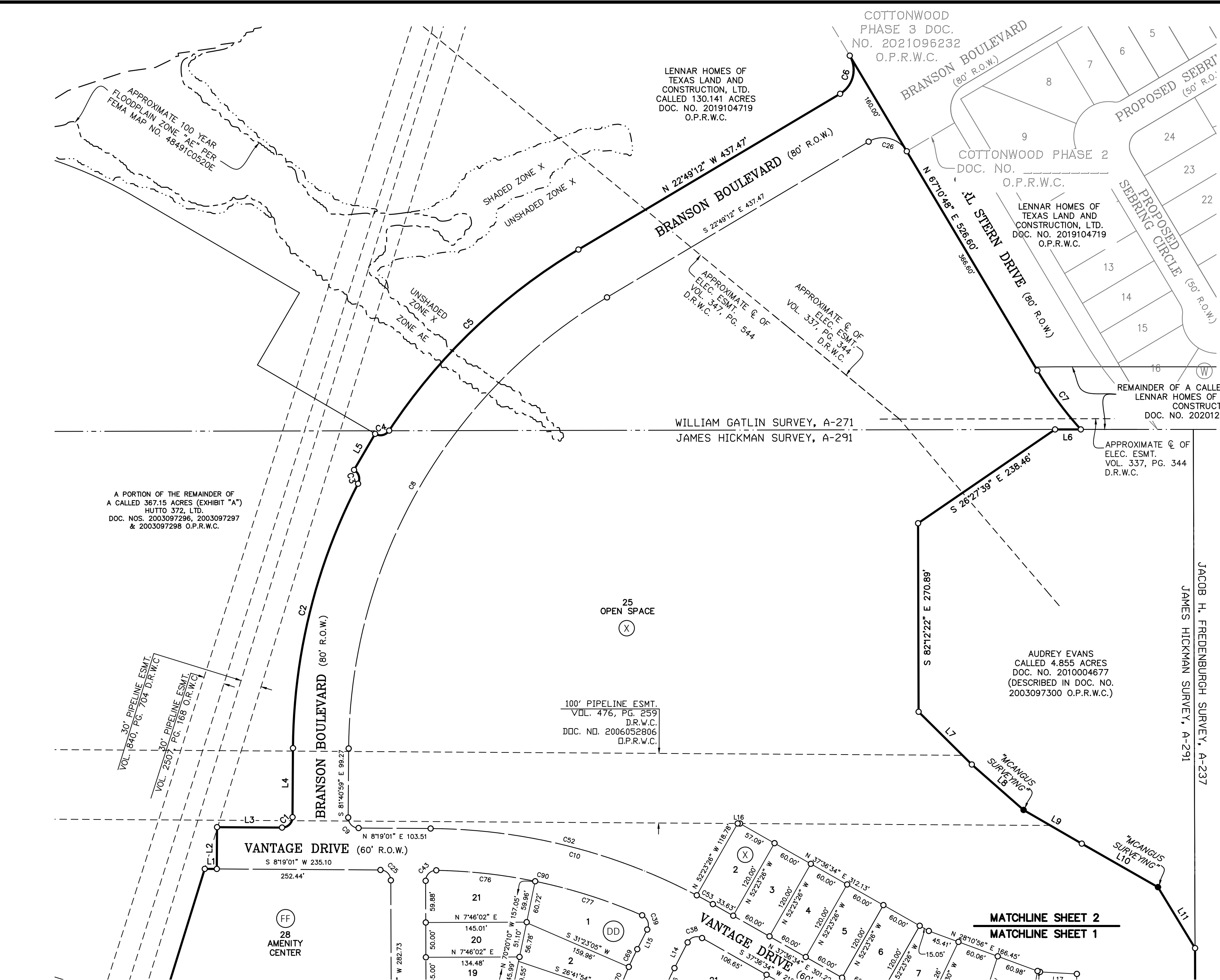
SCALE BREAK SYMBOL

### STREET NAMES

| STREET            | R.O.W. WIDTH | CENTERLINE LENGTH |
|-------------------|--------------|-------------------|
| BRANSON BOULEVARD | 80 FT.       | 1,444 FT.         |
| CAMARGUE DRIVE    | 50 FT.       | 1,520 FT.         |
| DONNINGTON DRIVE  | 60 FT.       | 1,075 FT.         |
| HERALD DRIVE      | 50 FT.       | 895 FT.           |
| IMOLA STREET      | 50 FT.       | 836 FT.           |
| MIGLIA STEET      | 50 FT.       | 684 FT.           |
| VANTAGE DRIVE     | 60 FT.       | 1,844 FT.         |
| TOTAL LINEAR FEET |              | 8,298 FT.         |



C:\TXC\Projects\Lennar\9257-00-Cottonwood\_PHS\_PLAT.dwg, 10/14/2021 3:13 PM, mmisick, 1:0



# FINAL PLAT COTTONWOOD PHASE 5

A SUBDIVISION OF 60.785 ACRES OF LAND  
LOCATED IN THE WILLIAM GATLIN SURVEY,  
ABSTRACT NO. 271 AND THE JAMES HICKMAN  
SURVEY, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

Received 2/1/2022



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TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\Lemarr\9257-00-Cottonwood\_PHS\SV 04\_Finals\Drawings\Plot\9257-00-Cottonwood\_PHS\_PLAT.dwg, 10/14/2021 3:13 PM, mmsiak, 1:0

R — RESIDENTIAL      O.S. — OPEN SPACE      O.S.D. — OPEN SPACE/DRAINAGE      A.C. — AMENITY CENTER

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | AA    | 63,250  | O.S. |
| 2              | AA    | 11,585  | R    |
| 3              | AA    | 8,700   | R    |
| 4              | AA    | 8,700   | R    |
| 5              | AA    | 8,700   | R    |
| 6              | AA    | 8,700   | R    |
| 7              | AA    | 8,700   | R    |
| 8              | AA    | 8,700   | R    |
| 9              | AA    | 8,700   | R    |
| 10             | AA    | 8,700   | R    |
| 11             | AA    | 8,700   | R    |
| 12             | AA    | 8,700   | R    |
| 13             | AA    | 10,117  | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | CC    | 11,774  | R    |
| 2              | CC    | 10,994  | R    |
| 3              | CC    | 7,909   | R    |
| 4              | CC    | 7,500   | R    |
| 5              | CC    | 7,500   | R    |
| 6              | CC    | 7,500   | R    |
| 7              | CC    | 7,500   | R    |
| 8              | CC    | 7,500   | R    |
| 9              | CC    | 7,500   | R    |
| 10             | CC    | 8,735   | R    |
| 11             | CC    | 8,362   | R    |
| 12             | CC    | 7,200   | R    |
| 13             | CC    | 7,200   | R    |
| 14             | CC    | 7,200   | R    |
| 15             | CC    | 9,253   | R    |
| 16             | CC    | 8,267   | R    |
| 17             | CC    | 7,200   | R    |
| 18             | CC    | 7,943   | R    |
| 19             | CC    | 8,115   | R    |
| 20             | CC    | 7,971   | R    |
| 21             | CC    | 10,832  | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | DD    | 11,899  | R    |
| 2              | DD    | 7,686   | R    |
| 3              | DD    | 7,252   | R    |
| 4              | DD    | 6,638   | R    |
| 5              | DD    | 6,112   | R    |
| 6              | DD    | 5,861   | R    |
| 7              | DD    | 5,400   | R    |
| 8              | DD    | 5,400   | R    |
| 9              | DD    | 5,400   | R    |
| 10             | DD    | 6,584   | R    |
| 11             | DD    | 6,753   | R    |
| 12             | DD    | 5,625   | R    |
| 13             | DD    | 5,625   | R    |
| 14             | DD    | 5,625   | R    |
| 15             | DD    | 5,625   | R    |
| 16             | DD    | 5,625   | R    |
| 17             | DD    | 5,625   | R    |
| 18             | DD    | 5,625   | R    |
| 19             | DD    | 5,838   | R    |
| 20             | DD    | 6,987   | R    |
| 21             | DD    | 10,539  | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | EE    | 7,077   | R    |
| 2              | EE    | 5,808   | R    |
| 3              | EE    | 5,811   | R    |
| 4              | EE    | 5,480   | R    |
| 5              | EE    | 9,540   | R    |
| 6              | EE    | 13,423  | R    |
| 7              | EE    | 7,295   | R    |
| 8              | EE    | 6,248   | R    |
| 9              | EE    | 6,300   | R    |
| 10             | EE    | 6,300   | R    |
| 11             | EE    | 6,300   | R    |
| 12             | EE    | 7,666   | R    |
| 13             | EE    | 6,586   | R    |
| 14             | EE    | 5,400   | R    |
| 15             | EE    | 5,400   | R    |
| 16             | EE    | 5,400   | R    |
| 17             | EE    | 5,400   | R    |
| 18             | EE    | 5,400   | R    |
| 19             | EE    | 5,400   | R    |
| 20             | EE    | 5,400   | R    |
| 21             | EE    | 6,515   | R    |
| 22             | EE    | 8,659   | R    |
| 23             | EE    | 5,400   | R    |
| 24             | EE    | 5,400   | R    |
| 25             | EE    | 5,400   | R    |
| 26             | EE    | 5,400   | R    |
| 27             | EE    | 5,400   | R    |
| 28             | EE    | 5,400   | R    |
| 29             | EE    | 5,400   | R    |
| 30             | EE    | 5,400   | R    |
| 31             | EE    | 6,472   | R    |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 1              | FF    | 63,064  | O.S. |
| 2              | FF    | 7,942   | R    |
| 3              | FF    | 6,525   | R    |
| 4              | FF    | 6,525   | R    |
| 5              | FF    | 6,525   | R    |
| 6              | FF    | 6,525   | R    |
| 7              | FF    | 6,525   | R    |
| 8              | FF    | 6,525   | R    |
| 9              | FF    | 6,525   | R    |
| 10             | FF    | 6,525   | R    |
| 11             | FF    | 6,525   | R    |
| 12             | FF    | 6,525   | R    |
| 13             | FF    | 6,525   | R    |
| 14             | FF    | 6,525   | R    |
| 15             | FF    | 6,220   | R    |
| 16             | FF    | 7,612   | R    |
| 17             | FF    | 16,444  | R    |
| 18             | FF    | 12,498  | R    |
| 19             | FF    | 9,079   | R    |
| 20             | FF    | 12,647  | R    |
| 21             | FF    | 12,201  | R    |
| 22             | FF    | 7,954   | R    |
| 23             | FF    | 7,323   | R    |
| 24             | FF    | 6,693   | R    |
| 25             | FF    | 6,062   | R    |
| 26             | FF    | 5,432   | R    |
| 27             | FF    | 4,801   | R    |
| 28             | FF    | 106,604 | A.C. |

| LOT AREA TABLE |       |         |      |
|----------------|-------|---------|------|
| LOT            | BLOCK | SQ. FT. | TYPE |
| 2              | X     | 7,201   | R    |
| 3              | X     | 7,200   | R    |
| 4              | X     | 7,200   | R    |
| 5              | X     | 7,200   | R    |
| 6              | X     | 7,200   | R    |
| 7              | X     | 7,918   | R    |
| 8              | X     | 8,764   | R    |
| 9              | X     | 8,625   | R    |
| 10             | X     | 7,158   | R    |
| 11             | X     | 7,200   | R    |
| 12             | X     | 7,200   | R    |
| 13             | X     | 7,200   | R    |
| 14             | X     | 7,200   | R    |
| 15             | X     | 10,263  | R    |
| 25             | X     | 864,522 | O.S. |

| CURVE DATA |         |             |              |               |                |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER     | RADIUS  | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C1         | 15.00'  | 90°00'00"   | 23.56'       | N 36°40'59" W | 21.21'         |
| C2         | 840.00' | 26°56'17"   | 394.93'      | S 68°12'51" E | 391.30'        |
| C3         | 15.00'  | 86°58'59"   | 22.77'       | S 81°45'48" W | 20.65'         |
| C4         | 15.00'  | 86°58'59"   | 22.77'       | N 51°3'11" W  | 20.65'         |
| C5         | 840.00' | 25°53'28"   | 379.59'      | S 35°45'56" E | 376.36'        |
| C6         | 40.00'  | 90°00'00"   | 62.83'       | N 67°49'12" W | 56.57'         |
| C7         | 540.00' | 11°11'09"   | 105.42'      | N 61°35'09" E | 105.26'        |
| C8         | 760.00' | 58°51'47"   | 780.79'      | S 52°15'06" E | 746.90'        |
| C9         | 15.00'  | 90°00'00"   | 23.56'       | N 53°19'01" E | 21.21'         |
| C10        | 830.00' | 29°17'34"   | 424.34'      | S 22°57'48" W | 419.74'        |
| C11        | 570.00' | 18°51'36"   | 187.63'      | N 28°10'46" E | 186.78'        |
| C12        | 15.00'  | 41°48'48"   | 10.95'       | N 2°09'25" W  | 10.71'         |
| C13        | 50.00'  | 160°32'45"  | 140.10'      | S 57°12'34" W | 98.56'         |
| C14        | 15.00'  | 39°42'54"   | 10.40'       | S 62°22'31" E | 10.19'         |
| C15        | 15.00'  | 89°55'01"   | 23.54'       | N 52°48'31" E | 21.20'         |
| C16        | 15.00'  | 90°04'59"   | 23.58'       | S 37°11'29" E | 21.23'         |
| C17        | 15.00'  | 89°55'01"   | 23.54'       | S 52°48'31" W | 21.20'         |
| C18        | 14.77'  | 52°32'40"   | 13.55'       | S 16°34'38" E | 13.08'         |
| C19        | 50.00'  | 283°06'46"  | 247.06'      | S 83°08'16" E | 62.17'         |
| C20        | 15.00'  | 140°34'08"  | 36.80'       | N 11°51'56" W | 28.24'         |
| C21        | 15.00'  | 39°42'54"   | 10.40'       | S 77°59'34" W | 10.19'         |
| C22        | 50.00'  | 169°20'50"  | 147.78'      | S 37°11'29" E | 99.57'         |
| C23        | 15.00'  | 39°42'54"   | 10.40'       | N 27°37'29" E | 10.19'         |
| C24        | 15.00'  | 90°00'00"   | 23.56'       | N 37°13'58" W | 21.21'         |
| C25        | 15.00'  | 89°27'01"   | 23.42'       | S 53°02'31" W | 21.11'         |
| C26        | 40.00'  | 90°00'00"   | 62.83'       | S 22°10'48" W | 56.57'         |
| C27        | 25.00'  | 79°57'45"   | 34.89'       | S 57°47'09" W | 32.13'         |
| C28        | 15.00'  | 90°04'59"   | 23.58'       | N 37°11'29" W | 21.23'         |
| C29        | 15.00'  | 89°55'01"   | 23.54'       | N 52°48'31" E | 21.20'         |
| C30        | 175.00' | 29°50'33"   | 91.15'       | S 67°18'42" E | 90.12'         |
| C31        | 15.00'  | 89°27'13"   | 23.42'       | S 7°39'49" E  | 21.11'         |
| C32        | 620.00' | 19°15'31"   | 208.40'      | N 27°26'02" E | 207.42'        |
| C33        | 15.00'  | 90°00'00"   | 23.56'       | S 82°36'34" W | 21.21'         |
| C34        | 225.00' | 29°50'33"   | 117.19'      | S 67°18'42" E | 115.87'        |
| C35        | 15.00'  | 90°04'59"   | 23.58'       | N 37°11'29" W | 21.23'         |
| C36        | 15.00'  | 89°55'01"   | 23.54'       | N 52°48'31" E | 21.20'         |
| C37        | 470.00' | 27°12'39"   | 223.21'      | S 68°37'39" E | 221.12'        |
| C38        | 15.00'  | 92°37'54"   | 24.25'       | S 8°42'22" E  | 21.69'         |
| C39        | 15.00'  | 93°21'39"   | 24.44'       | S 78°17'51" W | 21.83'         |
| C40        | 530.00' | 27°12'39"   | 251.71'      | S 68°37'39" E | 249.35'        |
| C41        | 15.00'  | 90°04'59"   | 23.58'       | N 37°11'29" W | 21.23'         |
| C42        | 25.00'  | 89°55'01"   | 39.23'       | N 52°48'31" E | 35.33'         |
| C43        | 15.00'  | 91°10'42"   | 23.87'       | S 36°38'37" E | 21.43'         |
| C44        | 15.00'  | 90°00'00"   | 23.56'       | S 52°46'02" W | 21.21'         |
| C45        | 15.00'  | 39°42'54"   | 10.40'       | N 62°22'31" W | 10.19'         |
| C46        | 50.00'  | 169°20'50"  | 147.78'      | N 52°48'31" E | 99.57'         |
| C47        | 15.00'  | 39°42'54"   | 10.40'       | S 12°00'26" E | 10.19'         |
| C48        | 15.00'  | 89°55'01"   | 23.54'       | S 52°48'31" W | 21.20'         |
| C49        | 15.00'  | 90°04'59"   | 23.58'       | N 37°11'29" W | 21.23'         |
| C50        | 15.00'  | 90°00'00"   | 23.56'       | N 52°51'01" E | 21.21'         |

| CURVE DATA |         |             |              |               |                |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER     | RADIUS  | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C51        | 25.00'  | 89°55'01"   | 39.23'       | S 37°11'29" E | 35.33'         |
| C52        | 830.00' | 27°28'20"   | 397.97'      | S 22°03'11" W | 394.17'        |
| C53        | 830.00' | 1°49'14"    | 26.37'       | S 36°41'57" W | 26.37'         |
| C54        | 570.00' | 4°10'04"    | 41.46'       | N 35°31'33" E | 41.45'         |
| C55        | 570.00' | 7°46'16"    | 77.31'       | N 29°33'23" E | 77.25'         |
| C56        | 570.00' | 6°55'16"    | 68.85'       | N 22°12'36" E | 68.81'         |
| C57        | 15.00'  | 35°17'57"   | 9.24'        | N 1°06'00" E  | 9.10'          |
| C58        | 15.00'  | 6°30'51"    | 1.71'        | N 19°48'25" W | 1.70'          |
| C59        | 50.00'  | 91°34'00"   | 79.91'       | S 22°43'11" W | 71.67'         |
| C60        | 50.00'  | 68°58'45"   | 60.20'       | N 77°00'26" W | 56.63'         |
| C61        | 620.00' | 10°34'07"   | 114.36'      | N 31°46'44" E | 114.20'        |
| C62        | 620.00' | 8°41'24"    | 94.03'       | N 22°08'59" E | 93.94'         |
| C63        | 470.00' | 3°55'57"    | 32.26'       | S 80°16'00" E | 32.25'         |
| C64        | 470.00' | 9°11'21"    | 75.38'       | S 73°42'21" E | 75.30'         |
| C65        | 470.00' | 9°10'35"    | 75.27'       | S 64°31'23" E | 75.19'         |
| C66        | 470.00' | 4°54'47"    | 40.30'       | S 57°28'43" E | 40.29'         |
| C67        | 225.00' | 11°48'36"   | 46.38'       | S 58°17'43" E | 46.30'         |
| C68        | 225.00' | 18°01'57"   | 70.81'       | S 73°13'00" E | 70.52'         |
| C69        | 530.00' | 3°03'10"    | 28.24'       | S 56°32'54" E | 28.24'         |
| C70        | 530.00' | 4°41'10"    | 43.35'       | S 60°25'05" E | 43.34'         |
| C71        | 530.00' | 4°41'10"    | 43.35'       | S 65°06'15" E | 43.34'         |
| C72        | 530.00' | 4°41'36"    | 43.41'       | S 69°47'38" E | 43.40'         |
| C73        | 530.00' | 4°41'10"    | 43.35'       | S 74°29'01" E | 43.34'         |
| C74        | 530.00' | 4°40'44"    | 43.28'       | S 79°09'58" E | 43.27'         |
| C75        | 530.00' | 0°43'38"    | 6.73'        | S 81°52'09" E | 6.73'          |
| C76        | 770.00' | 10°39'18"   | 143.19'      | S 14°16'22" W | 142.99'        |
| C77        | 770.00' | 12°01'00"   | 161.49'      | S 25°36'32" W | 161.20'        |
| C78        | 50.00'  | 36°41'49"   | 32.02'       | S 60°51'58" E | 31.48'         |
| C79        | 50.00'  | 39°37'08"   | 34.57'       | N 80°58'33" E | 33.89'         |
| C80        | 50.00'  | 37°03'54"   | 32.35'       | N 42°38'02" E | 31.78'         |
| C81        | 50.00'  | 46°19'07"   | 40.42'       | N 0°56'31" E  | 39.33'         |
| C82        | 50.00'  | 9°38'51"    | 8.42'        | N 27°02'28" W | 8.41'          |
| C83        | 50.00'  | 59°09'29"   | 51.63'       | S 28°50'22" W | 49.36'         |
| C84        | 50.00'  | 37°34'48"   | 32.79'       | S 19°31'46" E | 32.21'         |
| C85        | 50.00'  | 37°33'04"   | 32.77'       | S 57°05'43" E | 32.19'         |
| C86        | 50.00'  | 37°26'00"   | 32.67'       | N 85°24'45" E | 32.09'         |
| C87        | 50.00'  | 37°27'42"   | 32.69'       | N 47°57'54" E | 32.11'         |
| C88        | 50.00'  | 44°53'43"   | 39.18'       | N 6°47'12" E  | 38.18'         |
| C89        | 50.00'  | 29°01'59"   | 25.34'       | N 30°10'39" W | 25.07'         |
| C90        | 770.00' | 22°40'18"   | 304.69'      | S 20°16'52" W | 302.70'        |

| LINE DATA |             |          |
|-----------|-------------|----------|
| NUMBER    | BEARING     | DISTANCE |
| L1        | N8°19'01"E  | 17.33'   |
| L2        | N81°40'59"W | 60.00'   |
| L3        | N8°19'01"E  | 93.32'   |
| L4        | N81°40'59"W | 99.27'   |
| L5        | N51°43'42"W | 60.00'   |
| L6        | S7°57'27"W  | 37.03'   |
| L7        | N52°43'18"E | 107.54'  |
| L8        | N49°15'10"E | 99.03'   |
| L9        | N38°02'42"E | 96.62'   |
| L10       | N37°41'23"E | 125.99'  |
| L11       | N66°38'01"E | 102.61'  |
| L12       | S52°23'26"E | 21.06'   |
| L13       | N52°23'26"W | 21.04'   |
| L14       | S55°01'19"E | 41.58'   |
| L15       | N55°01'19"W | 31.58'   |
| L16       | S8°19'01"W  | 3.34'    |
| L17       | S11°04'35"W | 53.01'   |
| L18       | N63°19'35"W | 72.08'   |
| L19       | N52°23'26"W | 36.04'   |
| L20       | S8°52'38"W  | 42.62'   |

FINAL PLAT

COTTONWOOD PHASE 5

A SUBDIVISION OF 60.785 ACRES OF LAND  
LOCATED IN THE WILLIAM GATLIN SURVEY,  
ABSTRACT NO. 27



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LEGAL DESCRIPTION

FIELD NOTES FOR A 60.785 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS; BEING OUT OF THE REMAINING PORTION OF A CALLED 367.15 ACRE TRACT OF LAND (EXHIBIT "A") AND THE REMAINING PORTION OF A 5.57 ACRE TRACT OF LAND (EXHIBIT "B") AS CONVEYED UNTO HUTTO 372, LTD IN DOCUMENT NUMBERS 2003097296, 2003097297 AND 2003097298 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 9.487 ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD IN DOCUMENT NUMBER 2020120045 AND A PORTION OF A CALLED 130.141 ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBER 2019104719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 60.785 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BASELINE INC" found on the south line of a called 87.71 acre tract of land as conveyed unto Larry W. Leschber in Volume 2430, Page 332 of the Official Public Records of Williamson County, Texas, at the northwest corner of a called 143.5 acre tract of land as conveyed unto LPL Investments, LP in Document Number 2010007498 of the Official Public Records of Williamson County, Texas, at an easterly corner of the remainder of said 367.15 acre tract for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 07°51'01" W, coincident with the common line of said 143.5 acre tract and the remainder of the 367.15 acre tract, a distance of 1,771.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BASELINE INC" found at the common corner of the remainder of the 367.15 acre tract and a called 45.77 acre tract of land (Tract 2) as conveyed unto Swindoll Investments, LP in Document Number 2008093458, of the Official Public Records of Williamson County, Texas, bears S 07°51'01" W, a distance of 1,598.53 feet;

Thence departing said common line, over an across the remainder of the 367.15 acre tract the following nine (9) courses;

- 1)N 64° 51' 23" W, a distance of 1,170.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a south corner of the herein described tract;
- 2) N 08° 19' 01" E, a distance of 17.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 3) N 81° 40' 59" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a south corner of the herein described tract;
- 4) N 08° 19' 01" E, a distance of 93.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 5) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90° 00' 00", a chord bearing of N 36° 40' 59" W, and a chord distance of 21.21 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 6) N 81° 40' 59" W, a distance of 99.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 7) Curving to the right, with a radius of 840.00 feet, an arc length of 394.93 feet, a central angle of 26° 56' 17", a chord bearing of N 68° 12' 51" W, and a chord distance of 391.30 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 8) Curving to the left, with a radius of 15.00 feet, an arc length of 22.77 feet, a central angle of 86° 58' 59", a chord bearing of S 81° 45' 48" W, and a chord distance of 20.65 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a southerly corner of the herein described tract;
- 9) N 51° 43' 42" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 367.15 acre tract and a called 130.141 acre tract of land as conveyed unto Lennar Homes of Texas Land and Construction, LTD in Document Number 2019104719 of the Official Public Records of Williamson County, Texas, at the beginning of a non-tangent curve for a southerly corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 367.15 acre tract and said 130.141 acre tract the following five (5) courses:

- 1)Curving to the left, with a radius of 15.00 feet, an arc length of 22.77 feet, a central angle of 86° 58' 59", a chord bearing of N 05° 13' 11" W, and a chord distance of 20.65 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

- 2) Curving to the right, with a radius of 840.00 feet, an arc length of 379.59 feet, a central angle of 25° 53' 28", a chord bearing of N 35° 45' 56" W, and a chord distance of 376.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

- 3) N 22° 49' 12" W, a distance of 437.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

- 4) Curving to the left, with a radius of 40.00 feet, an arc length of 62.83 feet, a central angle of 90° 00' 00", a chord bearing of N 67° 49' 12" W, and a chord distance of 56.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an the most westerly corner of the herein described tract;

- 5) N 67° 10' 48" E, passing at a distance of 520.85 feet the common line of the 130.141 acre tract and the remainder of the aforementioned 9.487 acre tract and continuing over and across said remainder of the 9.487 acre tract a total distance of 526.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

THENCE, continuing over and across the remainder of the 9.487 acre tract, curving to the left, with a radius of 540.00 feet, an arc length of 105.42 feet, a central angle of 11° 11' 09", a chord bearing of N 61° 35' 09" E, and a chord distance of 105.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 9.487 acre tract and a called 4.855 acre tract of land as conveyed unto Audrey Evans in Document Number 2003097300 of the Official Public Records of Williamson County, Texas, at the end of this curve for a northerly corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 9.487 acre tract and said 4.855 acre tract, the following four (4) courses:

- 1)S 07° 57' 27" W, a distance of 37.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 26° 27' 39" E, a distance of 238.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 3) S 82° 12' 22" E, a distance of 270.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 4) N 52° 43' 18" E, passing at a distance of 84.62 feet a 1/2-inch iron rod with a cap stamped "BASELINE INC" found on the common line of the remainder of the aforementioned 5.57 acre tract and the 4.855 acre tract and continuing coincident with the common line of the remainder of said 5.57 acre tract and the 4.855 acre tract a total distance of 107.54 feet to a 1/2-inch iron rod with a cap stamped "BASELINE INC" found for an angle point of the herein described tract;

THENCE, continuing coincident with the common line of the remainder of the 5.57 acre tract and the 4.855 acre tract the following four (4) courses:

- 1)N 49° 15' 10" E, a distance of 99.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) N 38° 02' 42" E, a distance of 96.62 feet to a 1/2-inch iron rod with a cap stamped "MCANGUS SURVEYING" found for an angle point of the herein described tract;
- 3) N 37° 41' 23" E, a distance of 125.99 feet to a 1/2-inch iron rod with a cap stamped "MCANGUS SURVEYING" for an angle point of the herein described tract;
- 4) N 66° 38' 01" E, a distance of 102.61 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the south line of a called 50 acre tract of land (Third Tract) as conveyed unto Leschber Investments, LP in Document Number 2010007504 of the Official Public Records of Williamson County, Texas at a common corner of the remainder of the 5.57 acre tract, the 4.855 acre tract and the aforementioned remainder of the 367.15 acre tract for a north corner of the herein described tract;

THENCE, S 82° 13' 58" E, coincident with the common line of the remainder of said 367.15 acre tract, said 50 acre tract, a called 43.34 acre tract of land (Fourth Tract) as conveyed unto Leschber Investments, LP in said Document Number 2010007504, and the aforementioned 87.71 acre tract, a distance of 1,001.06 feet to the POINT OF BEGINNING and containing 60.785 acres of land, more or less.

FINAL PLAT

COTTONWOOD PHASE 5

A SUBDIVISION OF 60.785 ACRES OF LAND  
LOCATED IN THE WILLIAM GATLIN SURVEY,  
ABSTRACT NO. 271 AND THE JAMES HICKMAN  
SURVEY, ABSTRACT NO. 291  
WILLIAMSON COUNTY, TEXAS

Received 2/1/2022



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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH KEVIN PAPE, VICE PRESIDENT, BEING THE OWNER OF A CALLED 9.487 ACRES OF LAND AND A PORTION OF A CALLED 130.141 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY AND THE JAMES HICKMAN SURVEY, A-291, TEXAS AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NUMBERS 2019116498 AND 2019104719 RESPECTIVE, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND HUTTO 372, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH \_\_\_\_\_ BEING THE OWNER OF THE REMAINING PORTION OF A CALLED 367.15 ACRE TRACT OF LAND (EXHIBIT "A") AND THE REMAINING PORTION OF A 5.57 ACRE TRACT OF LAND (EXHIBIT "B") AS CONVEYED UNTO HUTTO 372, LTD IN DOCUMENT NUMBERS 2003097296, 2003097297 AND 2003097298 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, DO HEREBY SUBDIVIDE SAID 60.785 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 5

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

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
KEVIN PAPE, VICE PRESIDENT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
13620 NORTH F.M. 620  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78717

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

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

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

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

\_\_\_\_\_  
DATE

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

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

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

\_\_\_\_\_  
DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. 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 48491C0520F, EFFECTIVE DATE DECEMBER 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

21. NO PERMANENT STRUCTURE IS ALLOWED WITHIN THE ACCESS EASEMENT (DOC. NOS. 2003097296, 2003097297, 2003097298, O.P.R.W.C.) UNTIL SUCH TIME THE EASEMENT IS VACATED.

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
AUTUMN SPEER, DEVELOPMENT SERVICES DIRECTOR  
\_\_\_\_\_  
DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DOUG GAUL, MAYOR  
\_\_\_\_\_  
DATE  
\_\_\_\_\_  
LACIE HALE, CITY SECRETARY  
\_\_\_\_\_  
DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

Received 2/1/2022



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



February 18, 2022

BGE Inc  
Timothy Holland  
1701 Directors Boulevard, #1000  
Austin, TX 78744  
tholland@bgeinc.com - communication provided via email

**RE: Cottonwood Creek Phase 5, Hutto, TX 78634**  
**Final Plat Review – Comment Report to Initial Submittal (received 2-1-2022)**  
**Project No.: 1911-PLAT**

Mr. Holland,

Upon review of the above referenced replat initial application submitted on February 1, 2022, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file.

**Planning Review – Autumn Speer, Planning Manager - (512) 759-5974 – autumn.speer@huttotx.gov**

1. Match the P&Z Chair and Staff signatures with the City of Hutto On-line versions
2. Add Note – Amenity and open space lots will be owned and maintained by the Homeowners Association.
3. Add Note - This subdivision is zoned PUD 06-024-00
4. Identify building setback lines as a separate diagram on the plat for all residential subdivisions.

**Engineering Review**

5. See attached 3rd party review.

**Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org**

6. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

***If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.***

Sincerely,  
Development Services Department



Ms. Autumn Speer  
500 W. Live Oak  
Hutto, TX 78634

February 17, 2022

Sent Via: Email

**Re: Cottonwood Phase 5, Final Plat – Engineering Plat Review**

K Friese + Associates (KFA) has performed a review of the proposed Cottonwood Phase 5, Final Plat. The Plat was reviewed per the approved Preliminary Plat, and the approved Planned Unit Development (PUD) agreement for the subdivision, and the existing Subdivision Ordinance (1216-02) in effect at the time of approval of the PUD.

Please note that street design, utility design, drainage system, grading, street drainage, and on-site drainage design computations were not reviewed as part of this submittal and will be reviewed by others with the Construction Plan submittal. KFA offers the following comments and requested revisions below.

**A. General**

1. The roadway configuration in the proposed final plat does not match the approved preliminary plat. In the preliminary plat, Vantage Drive – a 60-foot-wide residential collector street – connects to the future Carl Sterner Drive. Carl Sterner Drive is an arterial street. Vantage Drive provides access to other phases of the overall development, that are south of this phase.

In the proposed final plat however, Vantage Drive no longer connects to the future Carl Sterner. In the final plat, Carmague Drive now connects. Camarge Drive is only a 50-foot-wide local street.

Applicant to revise final plat to be consistent with the approved preliminary plat.

2. The approved Preliminary Plat shows a future 70-foot ROW abutting the eastern boundary of this plat, labeled as FM 1660. FM 1660 is not bordering this subdivision and the City's Master Transportation Plan (2018) does not indicate an extension of arterials at this location.

Applicant to verify the timing and alignment of this future roadway.

**B. Ordinance 1216-02 (Subdivision Ordinance)**

1. Show building setback lines on plat. (Sec. 46.02.14)
2. Provide public utility easements (PUE) as determined in review of Public Improvement Construction Plans, being completed by others. (Sec. 46.02.18)
3. Revise Vantage Drive and Camargue Drives alignments to match approved preliminary plat and to prevent Camargue Drive from potentially being a cut-through from Carl Sterner to the thoroughfare proposed along the eastern border of the plat. (Appendix a(5))



4. Label all lots to be used for the common benefit of the subdivision, such as open space, drainage, and amenities, as common area lots beginning with the Lot # 900. (Appendix B(9))
5. Provide Temporary turnarounds at the terminations of Camargue Drive and Donnington Drive. (Appendix A(14)(c))
6. The following note should be placed on the plat: "Crosshatched area is temporary easement for turnaround until street is extended (give direction) in a recorded plat." No temporary dead-end street more than 400 feet may be created unless no other practical alternative is available. (Appendix A(14)(c))

**C. Chapter 8 UDC, Drainage and Stormwater Standards**

1. Include with drainage study, the effective floodplain panel in relation to the development.
2. Provide hydrologic calculations and model for review.
3. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.
4. Provide impervious cover assumptions clearly stated within the drainage report.

Thank you for the opportunity to provide engineering review of this final plat and please let me know if you have any questions.

Respectfully,



Brandon Melland, AICP, CNU-a  
Senior Planner

# AGENDA ITEM REPORT

## 4.5.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action 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, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

The original Hutto Narrows Final Plat was a two lot subdivision approved by the Planning and Zoning Commission on September 7, 2021. Lot one is 17.123 acres and lot two was 20.281. The current replat proposal is to subdivide the original Lot 2 into two lots. Lot 2A is 18.868 acres and will be used for multi-family development. Lot 2B is 1.413 acre and a convenience store is proposed.

The property has been zoned PUD for the purposes of multi-family and commercial uses since 2012.

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

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

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

SOUTH: ETJ (Brushy Creek and floodplain)

The property is served by City of Hutto water and wastewater. A 15-foot right-of-way dedication was included on the plat for CR 137 as well as a 20-foot hike and bike trail along Brushy Creek as required by the approved PUD document. The proposed corner lot will not have direct access to CR 137 or FM 1660. The access will be taken through an access easement from Lot 2A. This portion of CR 137 will only have right in and right out access permitted.

### SUMMARY OF REQUEST:

### STAFF REVIEW:

The public hearing for the replat was held on February 1, 2022. Property owners within 200' were noticed and no responses were received. Staff recommends approval of the proposed replat with the following conditions:

1. The engineering comments are addressed prior to recordation (attached)

### FINANCIAL IMPACT:

# AGENDA ITEM REPORT

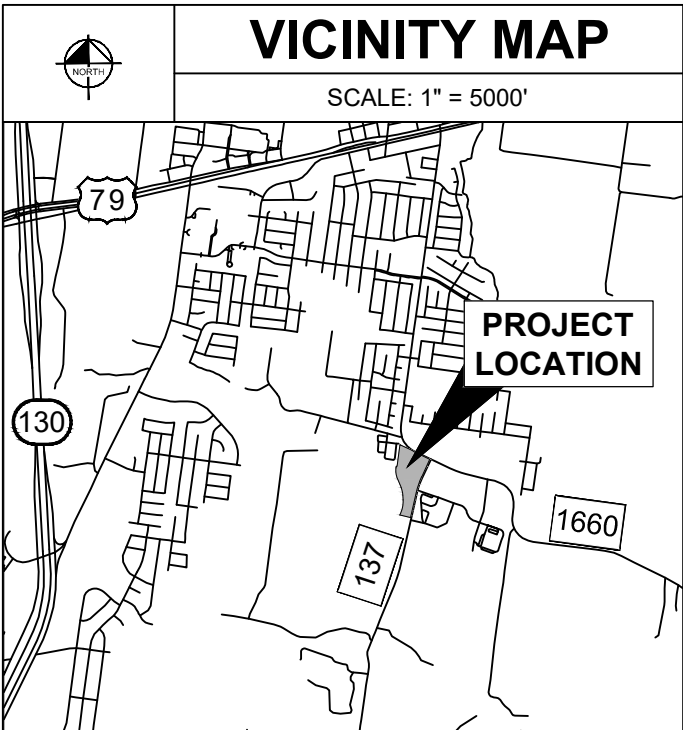
## 4.5.



### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Hutto Narrows Replat 2.25.22
2. Engineering Comments Only - Third Party



**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            |
| △      | CALCULATED POINT                                    |

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<br>2B: COMMERCIAL |
| DATE: 2/24/2022                                          |

**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<br>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.<br>ELEV. = 616.91'                                         |
| DATUM IS NAVD '88, USING GEOID 12B, BASED ON GPS OBSERVATIONS. |                                                                                                                                                                                                                                                                                                                                  |

**CURVE TABLE**

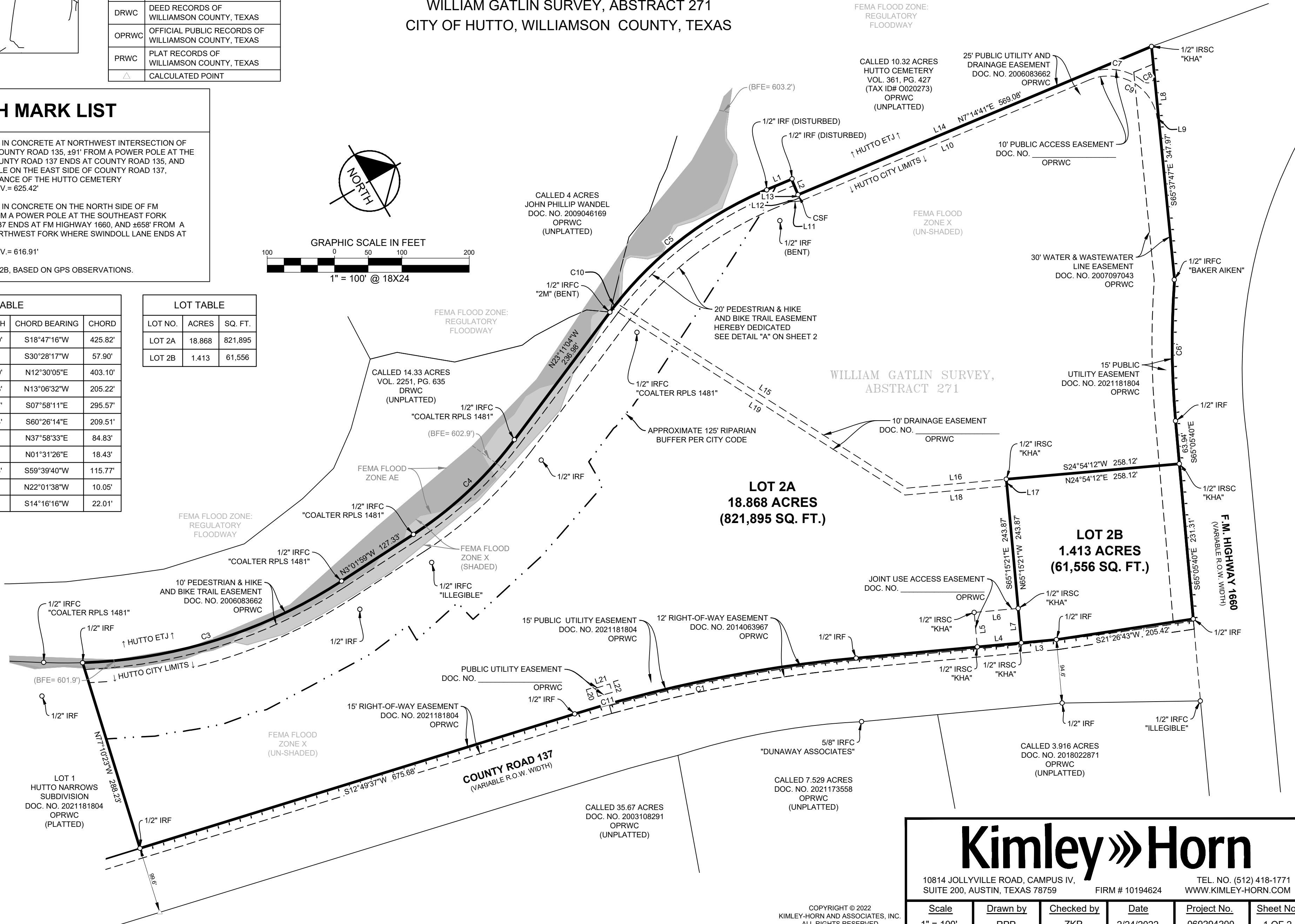
| NO. | DELTA      | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
|-----|------------|----------|---------|---------------|---------|
| C1  | 11°53'37"  | 2055.02' | 426.59' | S18°47'16"W   | 425.82' |
| C2  | 5°19'38"   | 622.92'  | 57.92'  | S30°28'17"W   | 57.90'  |
| C3  | 31°04'17"  | 752.51'  | 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' |
| C7  | 61°24'14"  | 83.08'   | 89.03'  | N37°58'33"E   | 84.83'  |
| C8  | 134°18'27" | 10.00'   | 23.44'  | N01°31'26"E   | 18.43'  |
| C9  | 104°46'29" | 73.08'   | 133.63' | S59°39'40"W   | 115.77' |
| C10 | 1°01'20"   | 563.10'  | 10.05'  | N22°01'38"W   | 10.05'  |
| C11 | 0°36'30"   | 2072.89' | 22.01'  | S14°16'16"W   | 22.01'  |

**LOT TABLE**

| LOT NO. | ACRES  | SQ. FT. |
|---------|--------|---------|
| LOT 2A  | 18.868 | 821,895 |
| LOT 2B  | 1.413  | 61,556  |

**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 | 51.36'  |
| L6  | S24°43'31"W | 65.57'  |
| L7  | N65°15'21"W | 51.36'  |
| L8  | S65°37'47"E | 63.64'  |
| L9  | S24°22'13"W | 2.00'   |
| L10 | S07°14'41"W | 465.34' |
| L11 | S25°13'03"W | 16.20'  |
| L12 | N07°14'41"E | 15.73'  |
| L13 | N82°45'19"W | 5.00'   |
| L14 | N07°14'41"E | 465.03' |
| L15 | N62°31'04"E | 510.32' |
| L16 | N24°54'47"E | 148.57' |
| L17 | S65°15'21"E | 10.00'  |
| L18 | S24°54'47"W | 152.00' |
| L19 | S62°31'04"W | 514.68' |
| L20 | N77°10'23"W | 12.59'  |
| L21 | N12°49'37"E | 22.00'  |
| L22 | S77°10'23"E | 13.15'  |



**Kimley»Horn**

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

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

FIRM # 10194624

|           |          |            |           |             |           |
|-----------|----------|------------|-----------|-------------|-----------|
| Scale     | Drawn by | Checked by | Date      | Project No. | Sheet No. |
| 1" = 100' | RPP      | ZKP        | 2/24/2022 | 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 SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

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, AS AMENDED.

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

1. THIS SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT AS ESTABLISHING AND MODIFIED BY CITY ORDINANCE 0-17-12-07-8E.

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 NO. 2021181804.

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.

23. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

24. THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC STREET RIGHT-OF-WAYS OF F.M. HIGHWAY 1660 AND COUNTY ROAD 137. NO DIRECT ACCESS TO COUNTY ROAD 137 SHALL BE PERMITTED FOR LOT 2B.

25. LOT 2A SHALL PROVIDE WASTEWATER STUB-OUT FOR LOT 2B.

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 CODES AND ORDINANCES OF THE CITY OF HUTTO, 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.

PLANNING AND ZONING COMMISSION CHAIR

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

RICHARD HUDSON, PLANNING AND ZONING COMMISSION CHAIR  
DATE

CITY DEVELOPMENT SERVICES SIGNATURES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ASHLEY LUMPKIN, DEVELOPMENT SERVICES DIRECTOR  
DATE

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 CODES AND ORDINANCES OF THE CITY OF HUTTO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

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

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 "LOTS 2A & 2B OF THE NARROWS SUBDIVISION".

TO CERTIFY WHIC, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ANTHONY D. DOBIAS  
DATE  
B.JI, INC, A TEXAS CORPORATION  
P.O. BOX 817  
HUTTO, TEXAS 78634  
JACK PAYNE  
PRESIDENT  
B.JI, INC, A TEXAS CORPORATION  
P.O. BOX 817  
HUTTO, TEXAS 78634  
DATE

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

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Kimley»»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TEXAS 78759  
FIRM # 10194624  
TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | RPP      | ZKP        | 2/24/2022 | 069294200   | 2 OF 2    |

DWG NAME: K:\AUS\_SURVEY\AUSTIN SURVEY PROJECT\508294200 - THE NARROWS - HUTTO KEYSTONE - OLD 4915 YAGER SURVEY) - ALTA SURVEY & 2-LOT PLAT DWG\YAGER HUTTO 20 ACRE SURVEY BASE - PLAT.DWG PLOTTED BY ALVIS JOEL 2/24/2022 12:25 PM LAST SAVED 2/24/2022 12:24 PM

February 9, 2022

City of Hutto-Development Services Department  
500 W. Live Oak Street  
Hutto, Tx 78634  
[www.huttotx.gov](http://www.huttotx.gov)

**RE: Hutto Narrows Replat of Lots 2A and 2B, Hutto, TX 78634**  
**Final Plat Review – Comment Report to Initial Submittal (received 1-6-2022)**  
**Project No.: 1899-PLAT**

**City of Hutto**  
**1899 - Hutto Narrows Replat Lots 2A and 2B**  
**FNI Comments 1.21.22**  
**FNI Update #1 Comments: 2.23.22**

Wastewater Comments:

1. All lots in the plat boundary must be provided with wastewater service. Demonstrate how Lot 2B will be served with wastewater. The only adjacent lines are the private wastewater on this site and the 20" Enclave Force Main in FM 1660 S ROW. The City assumes no obligation for constructing improvements to serve the lots per Plat Note 8, but documentation demonstrating that this lot has utility service is required.  
**Response: Ongoing coordination between owner and city staff. WW FM is along FM 1660 for lot 2B**  
**FNI Update #1 Comments: Review pending coordination between owner and city staff. 20" FM is a transmission main not typically used to serve small services.**
2. Wastewater service for Lot 2A is via a connection to the private wastewater system on the adjacent tract. Provide private easement and agreement for this service.  
**Response: Private easement agreement and coordinate is ongoing between owners.**  
**FNI Update #1 Comments: Review pending provision of private easement after coordination between owners.**
1. Please add lot dimensions on the face of the plat for each individual lot; a table to showing overall lot dimensions and area requirements, lot width and depth and setbacks per zoning and use (2A Multifamily; 2B Commercial). 615.4.1.  
**Response: PUD zoning using B-2 as the base zoning. Zoning setbacks are established in the site plan and won't be shown on the plat. The plat does not establish zoning, and setbacks shown hereon would affect any future zoning. Lot dimensions are shown in the line table.**  
**FNI Update #1 Comments: Please add to table the lot areas. Complete table is required on face of plat; line table is not sufficient.**

# AGENDA ITEM REPORT

## 4.6.



**To:** Planning and Zoning Commission  
**Subject:** Consideration of a public hearing and possible action on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Section 15, 53.710 acres, more or less, of land, 80 residential and commercial lots, located off of Carl Stern Drive.  
**Meeting:** Tuesday, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

Hutto Crossing Phase 4 is a proposed mixed-use subdivision, being a portion of the Hutto Crossing holdings east of SH 130. Prior to Phase 4, Hutto Crossing Phase One was platted and includes Carl Stern Drive and The Crossings Senior Living facility. Phase 2 followed with 98 residential lots and 5 open space lots east of Carmel Creek and south of Carl Stern. Phase 3 was final platted with 121 residential lots and 6 open space lots west of Carmel Creek and south of Carl Stern Drive.

Hutto Crossing Phase 4 preliminary plat was approved by the City in February 2016. Phase four originally proposed 513 single family residential lots, 4 commercial lots, 1 multi-family lot, 1 amenity lot, 1 park lot and 20 open space lots on 253 acres.

Phase 4 Section 1 was final platted for the Hutto Crossing Amenity Center. Section 2 was final platted for the Northcreek apartments and Section 3 platted for the Circle K store. Section 4 (Knowles Drive), Section 5 - 100 lots between Carmel Creek and Chris Kelley Boulevard, Section 6 Premier dentistry, Section 7 Wendy's and Popeyes, Section 8 parkland along Brushy Creek, Section 9A - 100 lots between Carmel Creek and SH 130, Section 9B - 126 lots, Section 10 - 87 lots, Section 11 two commercial lots (Kiddie Academy), Section 12 The Emory apartments, Section 13 commercial south of Popeyes, Section 14 six commercial lots along Chris Kelley Boulevard.

WEST: SH 130

NORTH: Highway 79

EAST: Hutto Crossing, vacant residential/commercial proposed

SOUTH: Hutto Crossing, single family

### SUMMARY OF REQUEST:

The revised portion of the Phase 4 Preliminary Plat Section 15 consists of platting 76 build for rent single-family lots and 4 amenity or open space lots on 17.36 acres. The remaining portion is still identified as future residential or commercial. The Hutto Crossing PUD permits a mixture of such uses.

Per the Engineering report the original TIA considered this area as Commercial. Based on the adjusted uses the resulting change was a decrease of 25% in traffic volume. No identified improvements in the original TIA are required to change.

# AGENDA ITEM REPORT

## 4.6.



### STAFF REVIEW:

Property owners within 200' were noticed and two responses in opposition were received. The proposed revised preliminary plat meets applicable subdivision regulations. Staff recommends approval.

### FINANCIAL IMPACT:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Hutto Crossing Phase 4 Section 15 Revised Preliminary Plat
2. Object (Meister)
3. Gideon (Object)



## STREET DESIGN TABLE

| STREET NAME        | R.O.W. | PAVING WIDTH | CLASSIFICATION        | LENGTH |
|--------------------|--------|--------------|-----------------------|--------|
| SIMMENTAL LOOP     | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 5624'  |
| SHROPSHIRE LANE    | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 571'   |
| RAMBOUILLET LANE   | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 891'   |
| MERINO DRIVE       | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 806'   |
| KNOWLES DRIVE      | 58'    | 36'-0" FC-FC | RESIDENTIAL COLLECTOR | 3197'  |
| MILLO DRIVE        | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 775'   |
| WHEAT STREET       | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 929'   |
| RYE DRIVE          | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 312'   |
| SORGHUM CIRCLE     | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 106'   |
| CORN COVE          | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 177'   |
| ELI WHITNEY WAY    | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 595'   |
| DUROC DRIVE        | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 3315'  |
| CHESTERWHITE DRIVE | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 597'   |
| HAMPSHIRE DRIVE    | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 1482'  |
| ANGORA COVE        | 52'    | 30'-0" FC-FC | RESIDENTIAL LOCAL     | 133'   |

## LAND USE SUMMARY

## SINGLE FAMILY

area in acres - 75.20 ac.  
number of lots - 494  
% of project - 29.7%

|         |          |           |
|---------|----------|-----------|
| Block B | 27 Lots  | 4.42 ac.  |
| Block C | 14 Lots  | 2.28 ac.  |
| Block D | 28 Lots  | 3.95 ac.  |
| Block E | 21 Lots  | 3.07 ac.  |
| Block F | 32 Lots  | 4.45 ac.  |
| Block G | 39 Lots  | 6.04 ac.  |
| Block H | 108 Lots | 18.24 ac. |
| Block I | 23 Lots  | 3.57 ac.  |
| Block J | 23 Lots  | 3.61 ac.  |
| Block K | 18 Lots  | 2.71 ac.  |
| Block L | 28 Lots  | 3.80 ac.  |
| Block M | 30 Lots  | 4.42 ac.  |
| Block N | 29 Lots  | 3.89 ac.  |
| Block O | 27 Lots  | 4.03 ac.  |
| Block P | 23 Lots  | 3.24 ac.  |
| Block Q | 13 Lots  | 1.92 ac.  |
| Block R | 11 Lots  | 1.56 ac.  |
| Total   | 494 Lots | 75.20 ac. |

## OPEN SPACE

area in acres - 23.30 ac.  
number of lots - 20  
% of project - 9.2%

|         |        |           |
|---------|--------|-----------|
| Block B | 1 Lot  | 0.55 ac.  |
| Block D | 1 Lot  | 0.07 ac.  |
| Block E | 2 Lot  | 0.54 ac.  |
| Block F | 2 Lot  | 0.81 ac.  |
| Block G | 1 Lot  | 0.07 ac.  |
| Block H | 4 Lot  | 11.68 ac. |
| Block I | 1 Lot  | 0.07 ac.  |
| Block L | 1 Lot  | 0.07 ac.  |
| Block M | 1 Lot  | 0.07 ac.  |
| Block N | 1 Lot  | 0.52 ac.  |
| Block O | 1 Lot  | 0.07 ac.  |
| Block P | 1 Lot  | 0.07 ac.  |
| Block R | 2 Lot  | 7.93 ac.  |
| Block S | 1 Lot  | 0.78 ac.  |
| Total   | 20 Lot | 23.30 ac. |

## MULTI-FAMILY/COMMERCIAL

area in acres - 24.85 ac.  
number of lots - 2  
% of project - 9.8%

|         |        |           |
|---------|--------|-----------|
| Block B | 2 Lots | 24.85 ac. |
|---------|--------|-----------|

## NON-RESIDENTIAL

area in acres - 75.76 ac.  
number of lots - 2  
% of project - 29.9%

|         |        |           |
|---------|--------|-----------|
| Block A | 2 Lots | 75.76 ac. |
|---------|--------|-----------|

## PARKLAND

area in acres - 26.92 ac.  
number of lots - 1  
% of project - 10.6%

## OPEN SPACE/AMENITY

area in acres - 2.17 ac.  
number of lots - 1  
% of project - 0.9%

## ROAD USAGE

area in acres - 24.89 ac.  
% of project - 9.8%

Total Lots 520  
Total Acreage 253.09

## OWNER

HUTTO OPTION MEZZ HOLDINGS LLC,  
C/O PCCP, LLC, ATTN: MELANIE GANGL  
555 CALIFORNIA ST. STE 3450,  
SAN FRANCISCO, CA 94104

# HUTTO CROSSING

## PHASE 4

### PRELIMINARY PLAT

## REVISED SECTION 15

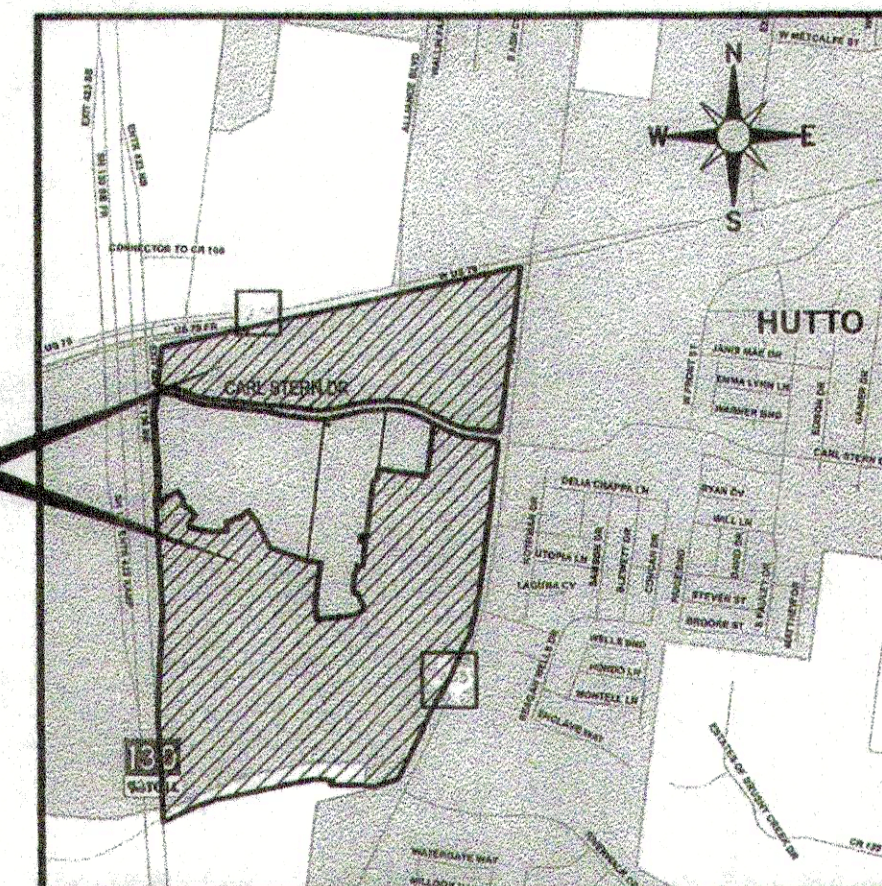
SEE SHEET 2 FOR NEW STREET NAMES, SINGLE FAMILY BLOCK DATA,  
OPEN SPACE AND PARKLAND DATA TABLES.

2

## 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 PUD requirements.
- A 5' P.U.E. will be dedicated on each side of all rear lot lines.
- A 10' P.U.E. along and adjacent to all street side property lines will be dedicated.
- A 5' P.U.E. will be dedicated on each side of all side lot 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 PUD requirements.
- Sidewalks and street trees shall be installed on both sides of all streets within and bounding this subdivision.
- 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 the site. The City of Hutto assumes no obligation for making any water and wastewater improvements required to serve this site.
- Utility providers for this development water: City of Hutto, wastewater: City of Hutto, electric: Oncor Energy.
- A portion of the proposed subdivision is within the boundaries of the 100 year flood plain as defined by FIRM Map #48491C 0515E, effective date of September 26, 2008.
- In order to promote drainage away from a structure, the slab elevation s 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 at least 1/4" per foot for a distance of at least 10 feet.
- The maximum impervious coverage is as defined by the UDC and the PUD agreement.
- Development of this subdivision conforms with the conclusions of "Determination of the Hydrologic Impact of Proposed Hutto Crossing Development Using Upper Brushy Creek WCID Watershed Model", dated November 10, 2013 and Addendum dated January 16, 2014.
- Lot 1, Block B, Lot 1, Block D, Lots 1 & 2, Block E, Lots 1 & 2, Block F, Lot 1, Block G, Lots 1, 2, 4 & 5, Block H, Lot 1, Block I, Lot 1, Block L, Lot 1, Block M, Lot 1, Block N, Lot 1, Block O, Lot 1, Block P, Lots 1 & 3, Block R, & Lot 1, Block S are Restricted to Open Space and P.U.E.
- Lot 2, Block R is Restricted to Open Space or Amenity Center uses.
- All drainage easements, landscape easements and private parks will be owned and maintained by the property owner's association.
- Lots 1 & 3, Block R and Lots 2, 3, & 4, Block H will be Dedicated as Drainage Easements.
- Lot 3, Block H will be Dedicated as Parkland.
- A traffic impact analysis is required when the trips generated from development of this Preliminary plan exceed 2,000 ADT on streets internal to Hutto Crossing.
- For lots fronting on residential collector streets, no driveway is permitted closer than 100' from an intersection.

PROJECT LOCATION



MAPSCO WILLIAMSON COUNTY  
STREET GUIDE PAGE 379

## SITE LOCATION MAP

## SURVEYORS CERTIFICATION

I, BLAINE J. MILLER, am authorized under the laws of the State of Texas to practice the profession of land surveying and will be responsible for the preparation of the final plat for the development.

2-2-2016

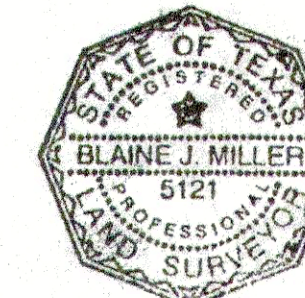
Dated

Blaine J. Miller  
RPLS

Texas No. 5121

Capital Surveying TBLS Firm # 101267-0

925 S Capital of Texas Hwy. Bldg. B-115  
West Lake Hills, TX 78746  
512-327-4006



## ENGINEER'S CERTIFICATION

I, Kenneth W. Martin, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this preliminary plan is feasible from an engineering standpoint and complies with the engineering related portions of Chapter 5 of the Hutto Unified Development Code of 12/13/12, as amended, and is true and correct to the best of my knowledge.

2/2/2016

Dated

Kenneth W. Martin

Kenneth W. Martin, P.E.  
Texas P.E. 65971  
Murfee Engineering, Inc.  
Texas Registered Engineering Firm F-353  
1101 Capital of Texas Hwy South, Suite D110  
Austin, TX 78746  
512-327-9204



MEC

Murfee Engineering Company Texas Registered Engineering Firm F-353

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

JOB NO. 11038.150 SCALE: N/A SHEET: 1 OF 12

DESIGNED BY: KM DATE: 10/28/2015

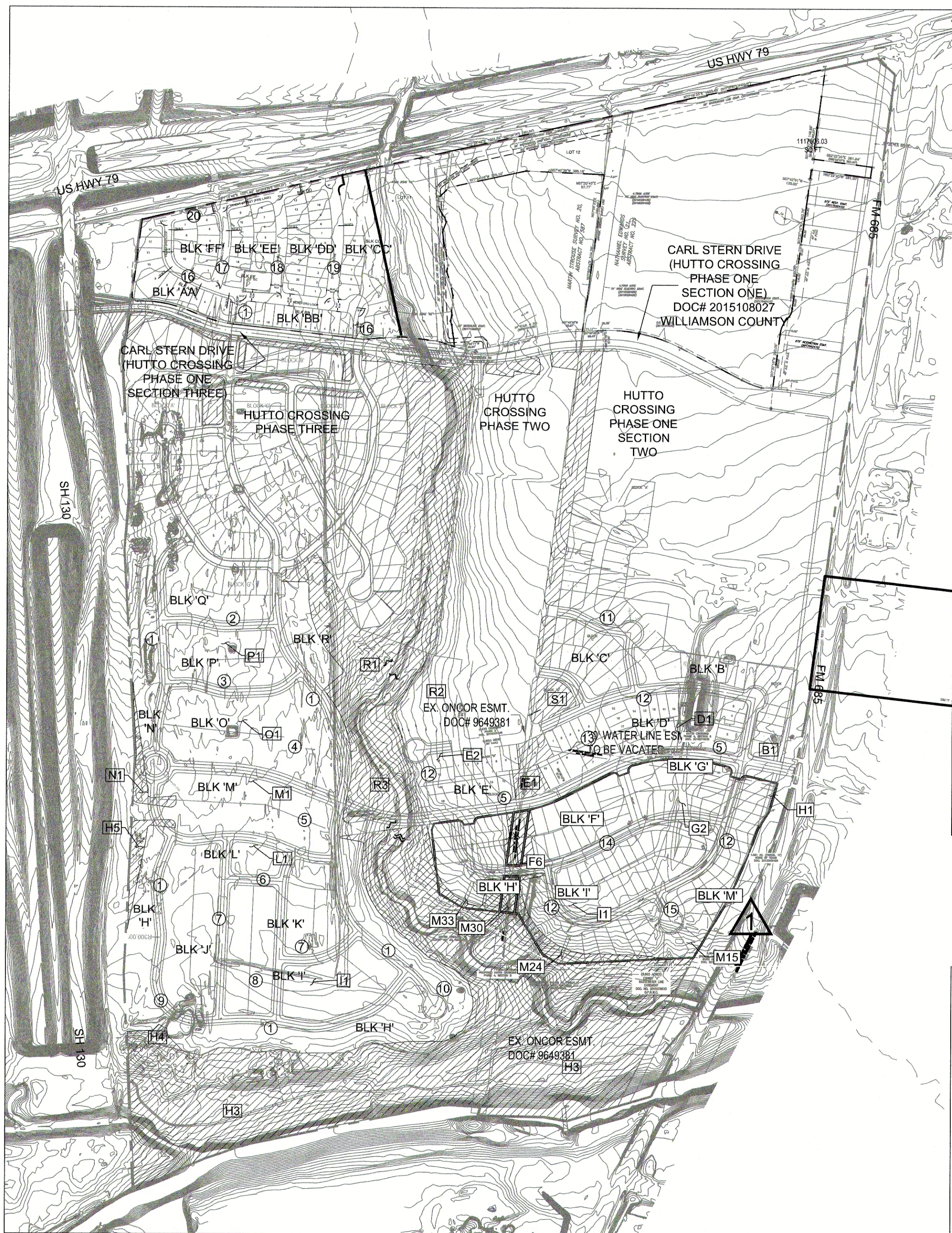
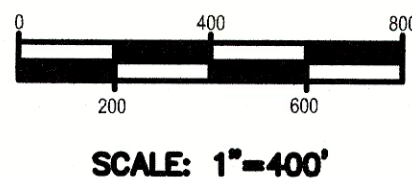
DRAWN BY: RRB DATE: 2/2/2016

FILE: O:\11038\150\PRELIM\01-COVER.dwg

Received 2/11/2022







#### LOT SUMMARY

BLCK LOT SQR. FT.

AA 1 10573  
AA 2 5280.5  
AA 3 4992.4  
AA 4 4725  
AA 5 4949.3  
AA 6 5286.7  
AA 7 6258.9  
AA 8 7906.6  
AA 9 111966  
AA 10 8768  
AA 11 6440.9  
AA 12 5475.5  
AA 13 7994.2

BB 1 7735.4  
BB 2 4697  
BB 3 4725  
BB 4 4725  
BB 5 4725  
BB 6 4725  
BB 7 4725  
BB 8 4725  
BB 9 4725  
BB 10 4725  
BB 11 4725  
BB 12 4701.1

CC 1 600.96  
CC 2 5395.8  
CC 3 6150.4  
CC 4 7019.9  
CC 5 6220.2  
CC 6 4725  
CC 7 4725  
CC 8 4780  
CC 9 4869.1  
CC 10 4800.3

DD 1 4832.8  
DD 2 4725  
DD 3 4725  
DD 4 4725  
DD 5 4669.4  
DD 6 4936.2  
DD 7 4938.7  
DD 8 4407.3  
DD 9 4949  
DD 10 4935.5  
DD 11 4662.3  
DD 12 4691.9  
DD 13 4932.8  
DD 14 4986.2  
DD 15 5005.6  
DD 16 4997.3  
DD 17 4955.5  
DD 18 4787.5  
DD 19 4748.3  
DD 20 4866  
DD 21 5055.8

EE 1 19868  
EE 2 4788.7  
EE 3 4751.9  
EE 4 4929.1  
EE 5 5066.5  
EE 6 5079.3  
EE 7 5069.5  
EE 8 4708.1  
EE 9 4839  
EE 10 4926.7  
EE 11 5157.6  
EE 12 5063.6  
EE 13 4966  
EE 14 5182.2

FF 1 5436.6  
FF 2 4689.9  
FF 3 4733.2  
FF 4 5208.1  
FF 5 5299.3  
FF 6 4994.4  
FF 7 5254.3  
FF 8 5754.7  
FF 9 4902.2  
FF 10 7332

#### STREET NAMES

|   |                  |
|---|------------------|
| ① | SIMMENTAL LOOP   |
| ② | SHROPSHIRE LANE  |
| ③ | RAMBOUILLET LANE |
| ④ | MERINO DRIVE     |
| ⑤ | KNOWLES DRIVE    |
| ⑥ | MILO DRIVE       |
| ⑦ | WHEAT STREET     |
| ⑧ | RYE DRIVE        |
| ⑨ | SORGHUM CIRCLE   |
| ⑩ | CORN COVE        |
| ⑪ | ELI WHITNEY WAY  |
| ⑫ | DUBOC DRIVE      |
| ⑬ | QUARRYMAN DRIVE  |
| ⑭ | HAMESHIRE DRIVE  |
| ⑮ | ANGORA LOOP      |

#### SINGLE FAMILY BLOCK DATA

| BLOCK   | ACRES | # OF SF LOTS |
|---------|-------|--------------|
| B       | 4.42  | 27           |
| C       | 2.28  | 14           |
| D       | 3.95  | 28           |
| E       | 2.07  | 21           |
| F       | 4.30  | 21           |
| G       | 2.86  | 12           |
| H       | 10.24 | 406          |
| J       | 3.61  | 23           |
| K       | 2.71  | 18           |
| L       | 3.80  | 28           |
| M       | 4.42  | 30           |
| N       | 3.89  | 29           |
| O       | 4.03  | 27           |
| P       | 3.24  | 23           |
| Q       | 1.92  | 13           |
| R       | 1.56  | 11           |
| I (NEW) | 3.87  | 20           |
| M (NEW) | 8.79  | 34           |

#### OPEN SPACE & PARKLAND DATA

| BLOCK & LOT # | TYPE           | ACRES |
|---------------|----------------|-------|
| B1            | OPEN SPACE     | 0.55  |
| D1            | OPEN SPACE     | 0.07  |
| E1            | OPEN SPACE     | 0.46  |
| E2            | OPEN SPACE     | 0.08  |
| F6            | OPEN SPACE     | 0.57  |
| G2            | OPEN SPACE     | 0.51  |
| H1            | OPEN SPACE     | 0.19  |
| H2            | OPEN SPACE     | 0.19  |
| L1            | OPEN SPACE     | 0.07  |
| M1            | OPEN SPACE     | 0.07  |
| N1            | OPEN SPACE     | 0.52  |
| O1            | OPEN SPACE     | 0.07  |
| P1            | OPEN SPACE     | 0.07  |
| R1            | OPEN SPACE     | 4.33  |
| R2            | AMENITY CENTER | 2.17  |
| R3            | OPEN SPACE     | 3.60  |
| S1            | OPEN SPACE     | .78   |
| I (NEW) 21    | OPEN SPACE     | .72   |
| M (NEW) 15    | OPEN SPACE     | .38   |
| M (NEW) 24    | OPEN SPACE     | .06   |
| M (NEW) 30    | OPEN SPACE     | .32   |
| M (NEW) 33    | OPEN SPACE     | .05   |

#### STREET NAMES

|   |                |
|---|----------------|
| ⑮ | HEREFORD LOOP  |
| ⑰ | MILO DRIVE     |
| ⑱ | CORN LANE      |
| ⑲ | SORGHUM DRIVE  |
| ⑳ | WHEAT STREET   |
| ㉑ | SIMMENTAL LOOP |

#### SINGLE FAMILY BLOCK DATA

| BLOCK | ACRES | # OF SF LOTS |
|-------|-------|--------------|
| AA    | 1.85  | 12           |
| BB    | 1.19  | 11           |
| CC    | 1.12  | 9            |
| DD    | 2.34  | 21           |
| EE    | 1.48  | 13           |
| FF    | 1.23  | 10           |

#### NON-RESIDENTIAL BLOCK DATA

| BLOCK | ACRES | # OF SF LOTS |
|-------|-------|--------------|
| CC    | 31.18 | 1            |

#### NOTES:

- LOT 1, BLOCK AA, LOT 1, BLOCK BB, LOT 1, BLOCK CC, LOT 11, BLOCK CC AND LOT 1, BLOCK EE ARE RESTRICTED TO OPEN SPACE AND PRIVATE AMENITIES. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- LOT 1 AND LOT 11, BLOCK CC WILL BE DEDICATED AS A DRAINAGE AND PUBLIC UTILITY EASEMENT.

#### OPEN SPACE & AMENITY DATA

| BLOCK & LOT # | TYPE            | ACRES |
|---------------|-----------------|-------|
| AA1           | OPEN SPACE      | 0.20  |
| BB1           | OPEN SPACE      | 0.18  |
| CC1           | OPEN SPACE      | 1.99  |
| CC11          | OPEN SPACE      | 5.99  |
| EE1           | PRIVATE AMENITY | 0.44  |

Received 2/11/2022



### HUTTO CROSSING PHASE 4 PRELIMINARY PLAT OVERALL PRELIMINARY PLAT



Murfee Engineering Company | Texas Registered Engineering Firm F-353

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

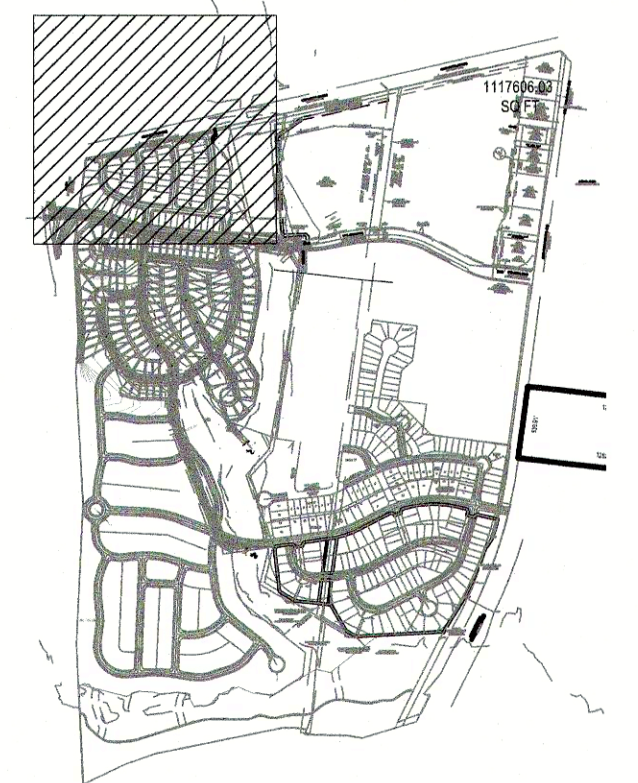
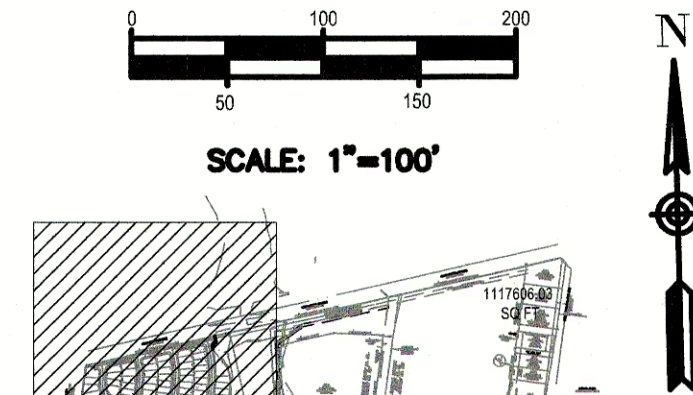
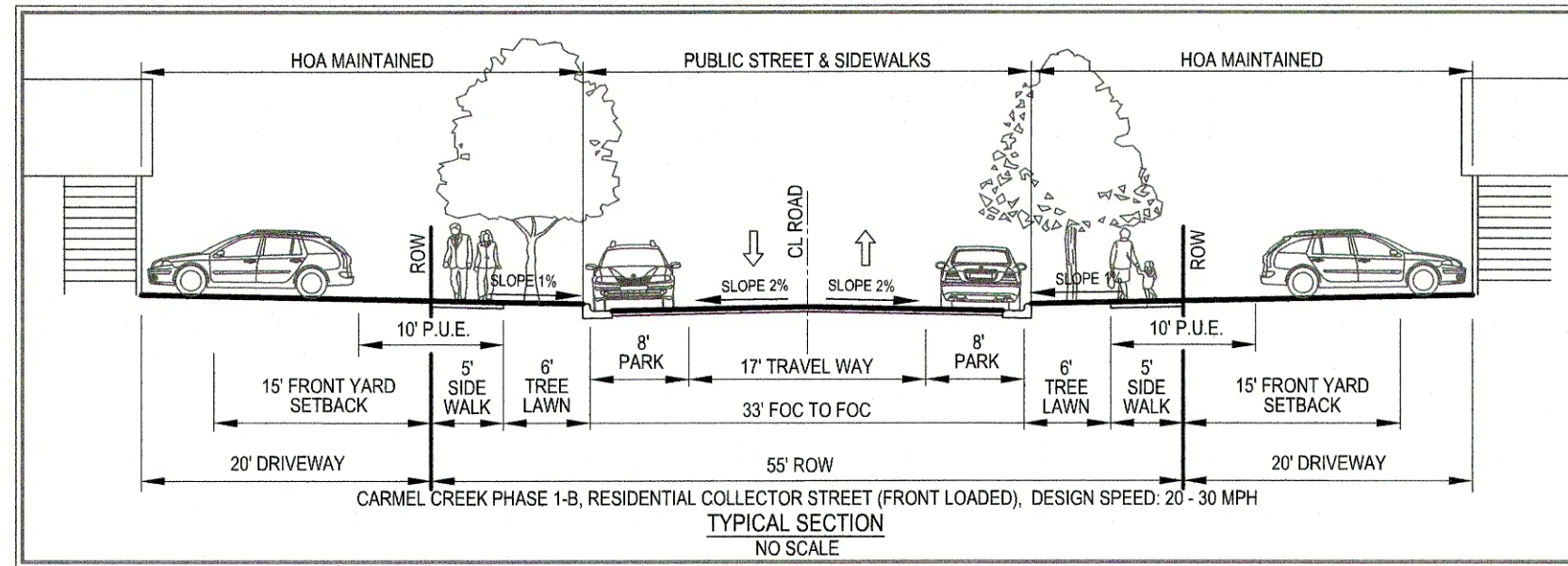
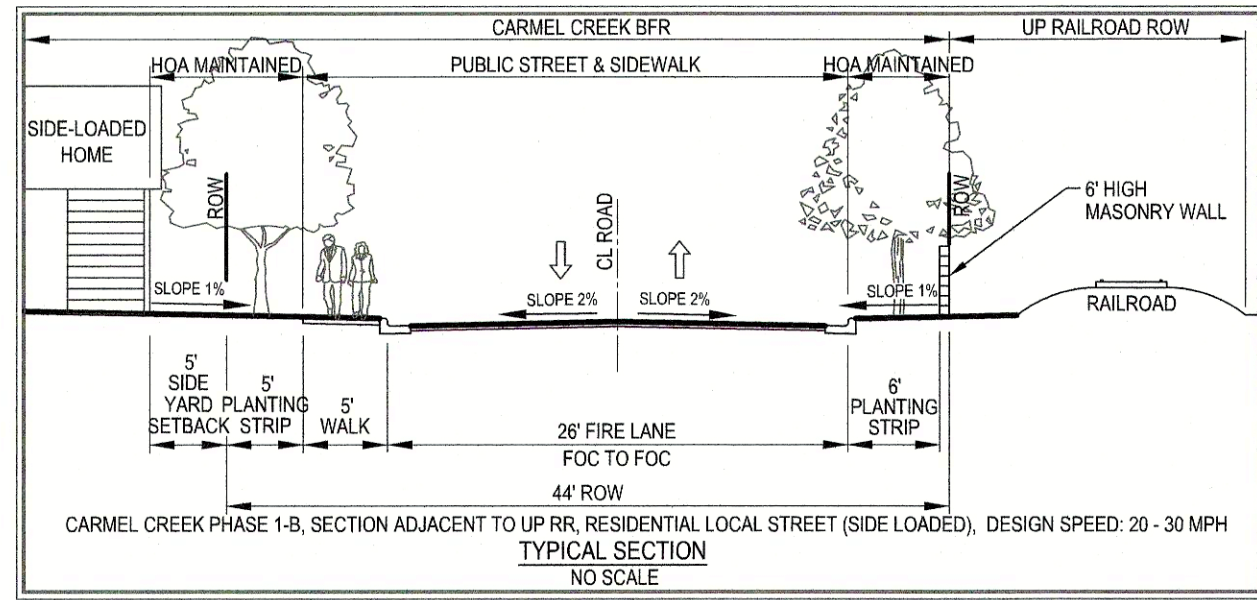
JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 2 OF 13

DESIGNED BY: KWM | DATE: 2/4/2022

DRAWN BY: RLW | DATE: 2/8/2022

FILE: W:\Hutto Crossing\BFRs\PLM PLAT\CAD\HCBFR-PP-PLM.dwg





## SHEET KEY LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED CENTERLINE
- PROPOSED EASEMENTS
- EXISTING EASEMENTS
- FEMA 100 YEAR FLOODPLAIN (ZONE A & AE)
- MEC 100 YEAR FLOODPLAIN (DEVELOPED)
- MEC 100 YEAR FLOODPLAIN (PROPOSED)
- CREEK CENTERLINE
- PROPOSED LOT LINES
- PROPOSED OPEN SPACE / PARKLAND / AMENITY CENTER
- REVISION BOUNDARY

## NOTES:

- A PORTION OF THE PROPOSED SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY FIRM MAP #48491C 0515F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- LOT 1, BLOCK AA, LOT 1, BLOCK BB, LOT 1, BLOCK CC, LOT 11, BLOCK CC AND LOT 1, BLOCK EE ARE RESTRICTED TO OPEN SPACE AND PRIVATE AMENITIES. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- THIS SUBDIVISION IS ZONED PUD
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 90%.

## HUTTO CROSSING PHASE 4 PRELIMINARY PLAT SHEET 3

**MEC**

Murfee Engineering Company | Texas Registered Engineering Firm F-353

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

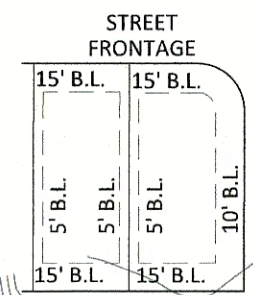
JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 3 OF 13

DESIGNED BY: KWM | DATE: 2/4/2022

DRAWN BY: RLW | DATE: 2/8/2022

FILE: W:\Hutto Crossing\BFRs\PLM PLAT\CAD\HCBFR-PP-PRM.dwg

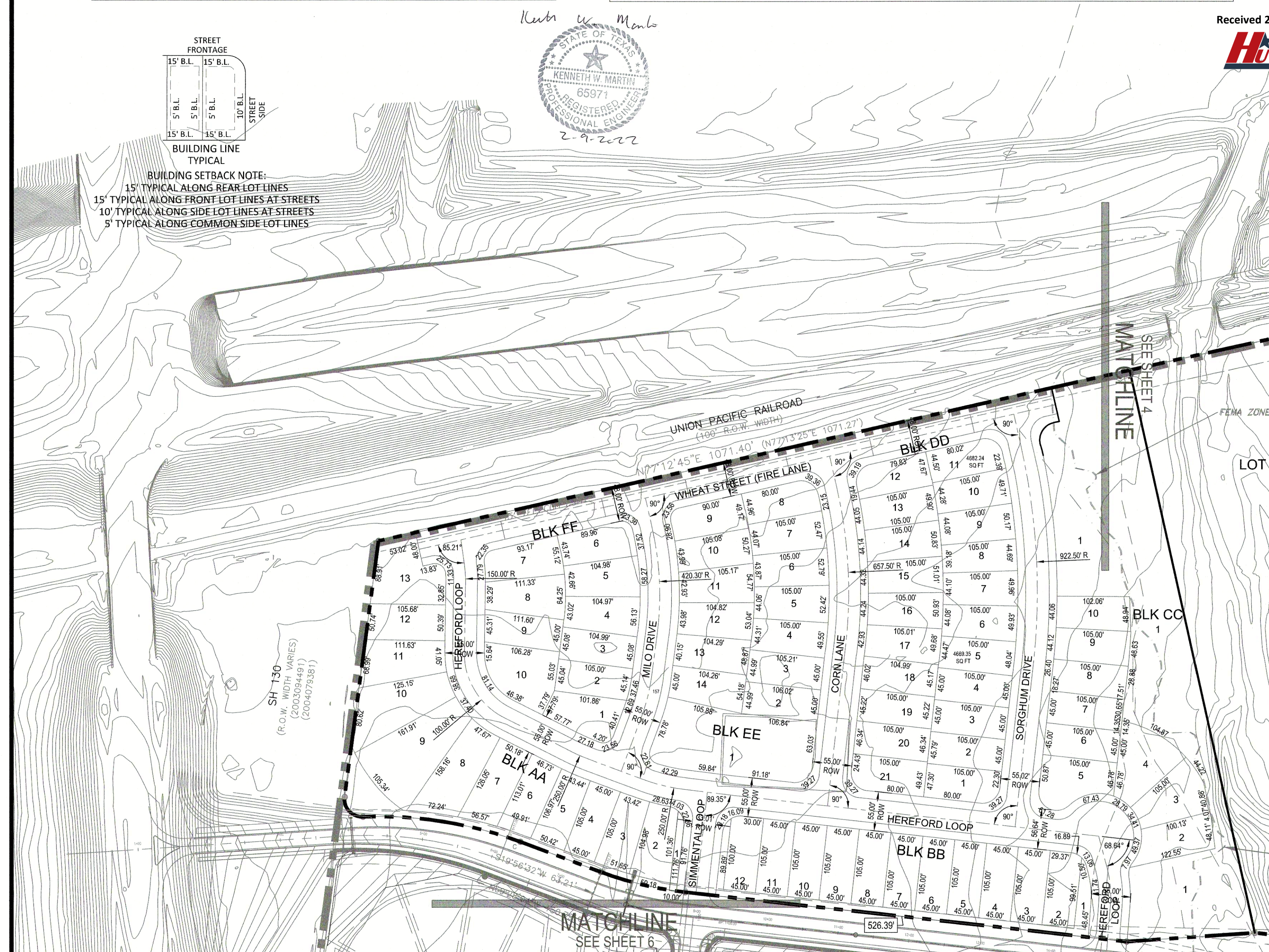
Kurt W. Martin  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
65971  
2-9-2022



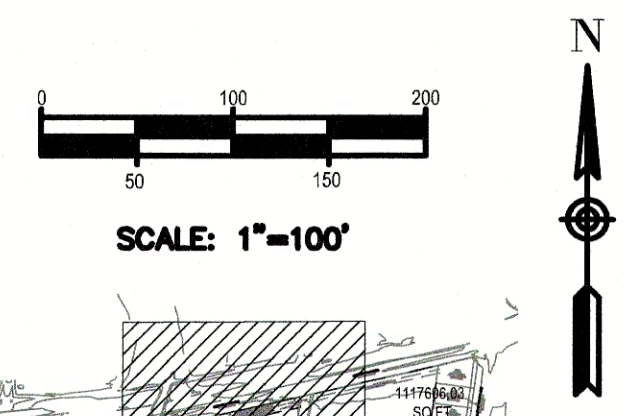
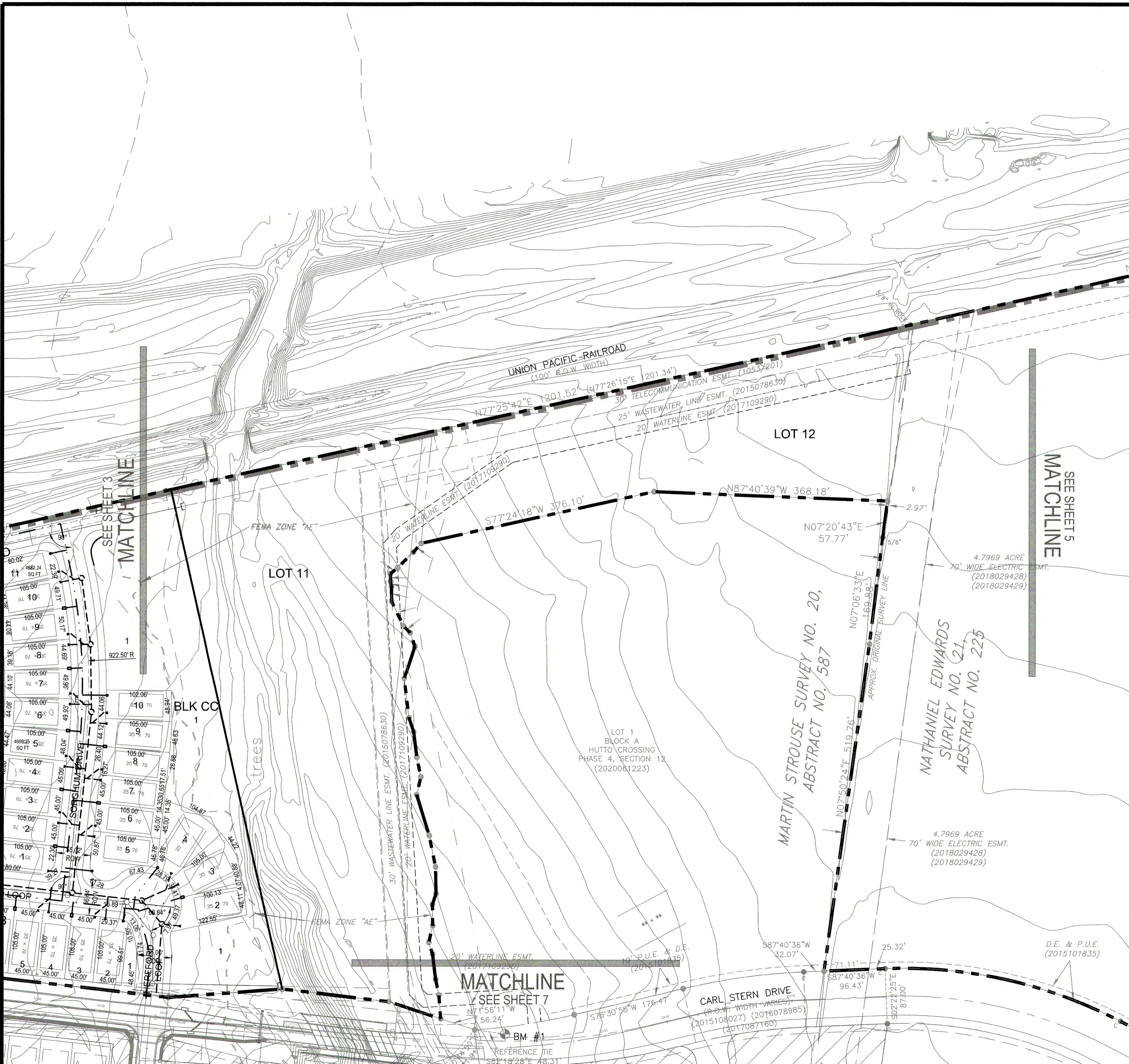
## BUILDING LINE TYPICAL

## BUILDING SETBACK NOTE:

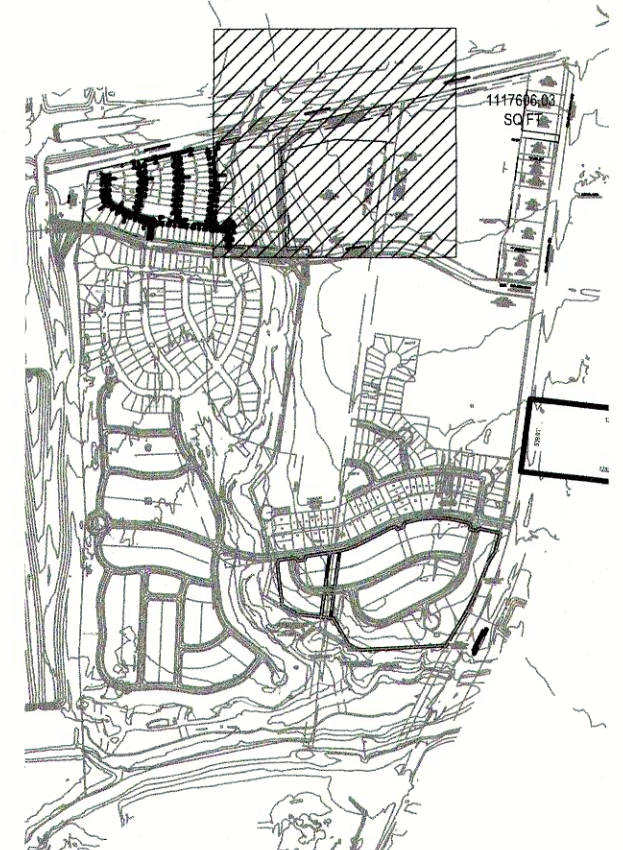
- 15' TYPICAL ALONG REAR LOT LINES
- 15' TYPICAL ALONG FRONT LOT LINES AT STREETS
- 10' TYPICAL ALONG SIDE LOT LINES AT STREETS
- 5' TYPICAL ALONG COMMON SIDE LOT LINES







SCALE: 1"=100'



SHEET KEY

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED CENTERLINE
- PROPOSED EASEMENTS
- EXISTING EASEMENTS
- FEMA 100 YEAR FLOODPLAIN (ZONE A & AE)
- MEC 100 YEAR FLOODPLAIN (DEVELOPED)
- MEC 100 YEAR FLOODPLAIN (PROPOSED)
- CREEK CENTERLINE
- PROPOSED LOT LINES
- PROPOSED OPEN SPACE / PARKLAND / AMENITY CENTER
- REVISION BOUNDARY

*Kenneth W. Martin*  
STATE OF TEXAS  
KENNETH W. MARTIN  
REGISTERED PROFESSIONAL ENGINEER  
65971  
2-9-2022

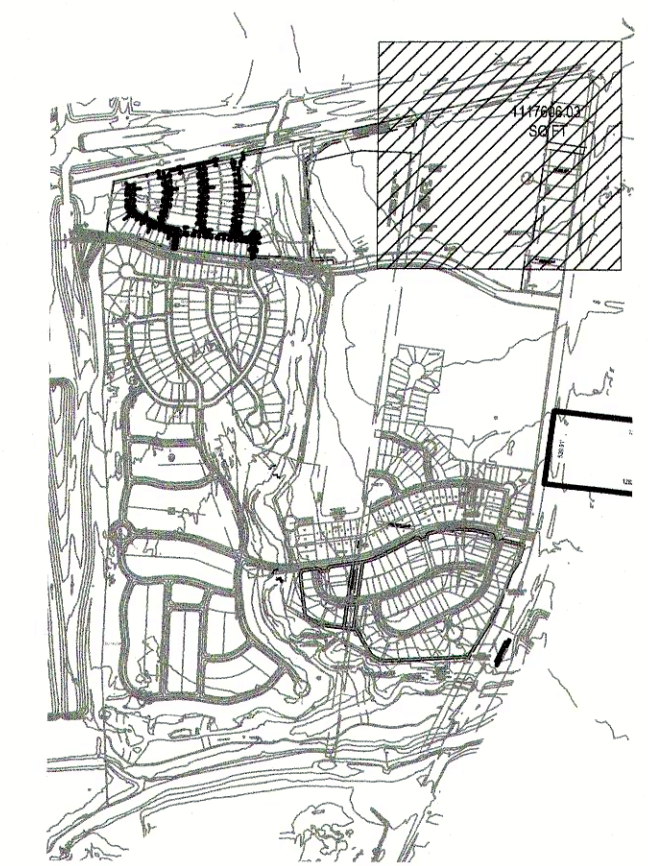
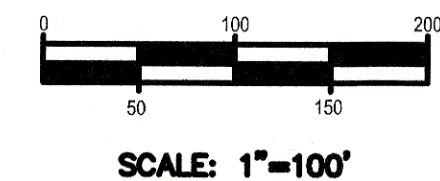
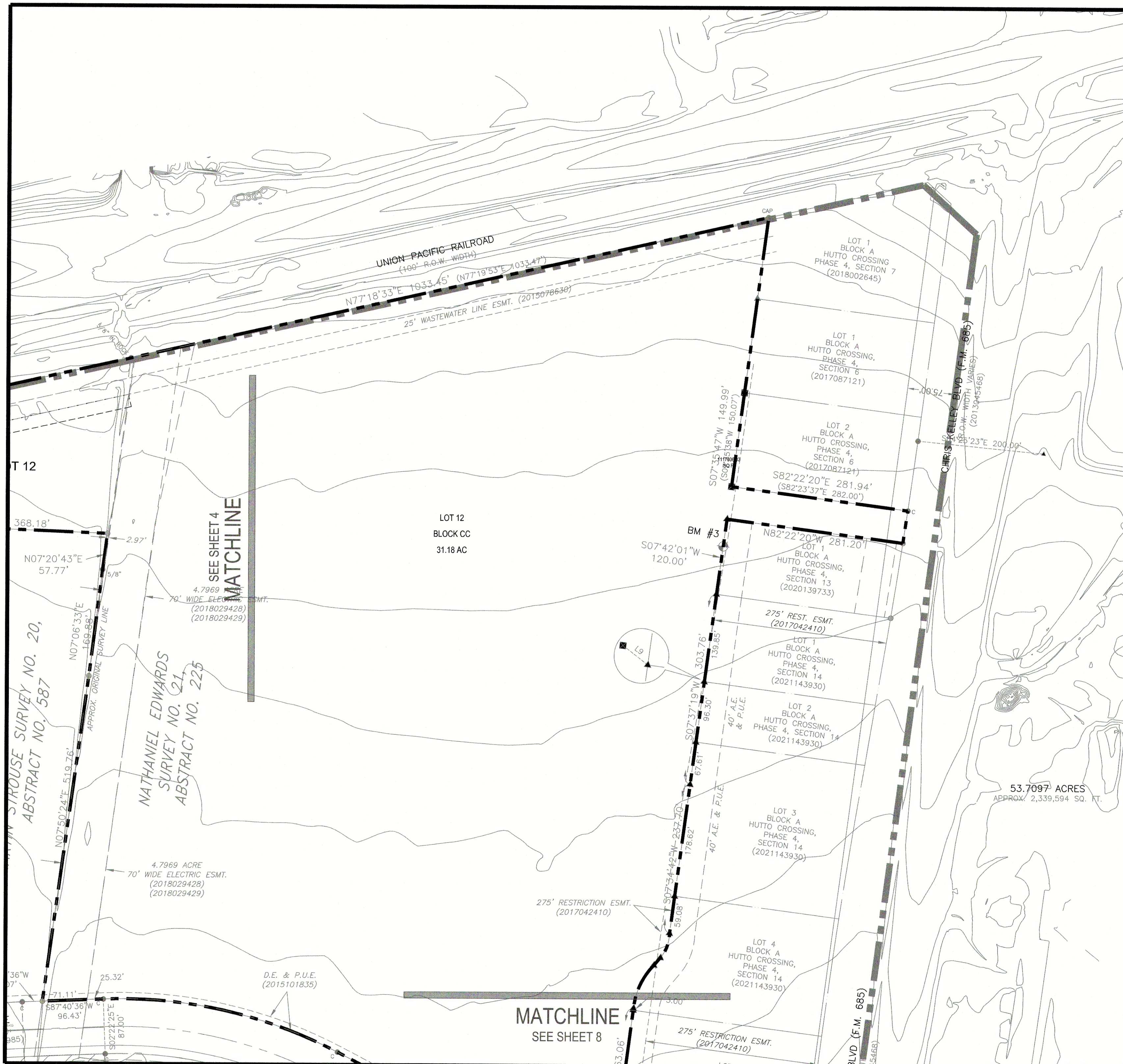
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HUTTO CROSSING PHASE 4  
PRELIMINARY PLAT  
SHEET 4

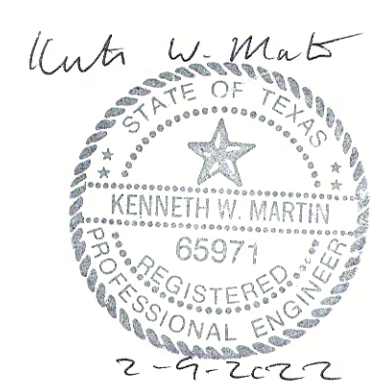
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| <b>MEC</b>                                                                                      |                 |                                         |
| Murfee Engineering Company                                                                      |                 | Texas Registered Engineering Firm F-353 |
| 1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204 |                 |                                         |
| JOB NO. 21013.10                                                                                | SCALE: AS NOTED | SHEET: 4 OF 13                          |
| DESIGNED BY: KWM                                                                                |                 | DATE: 2/4/2022                          |
| DRAWN BY: RLW                                                                                   |                 | DATE: 2/8/2022                          |
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### SHEET KEY LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED CENTERLINE
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- FEMA 100 YEAR FLOODPLAIN (ZONE A & AE)
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- CREEK CENTERLINE
- PROPOSED LOT LINES
- PROPOSED OPEN SPACE / PARKLAND / AMENITY CENTER
- REVISION BOUNDARY



Received 2/11/2022

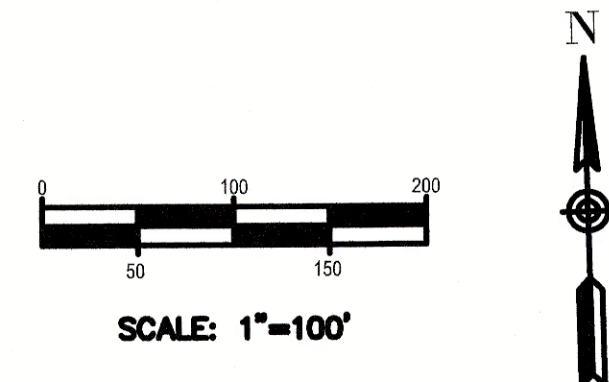
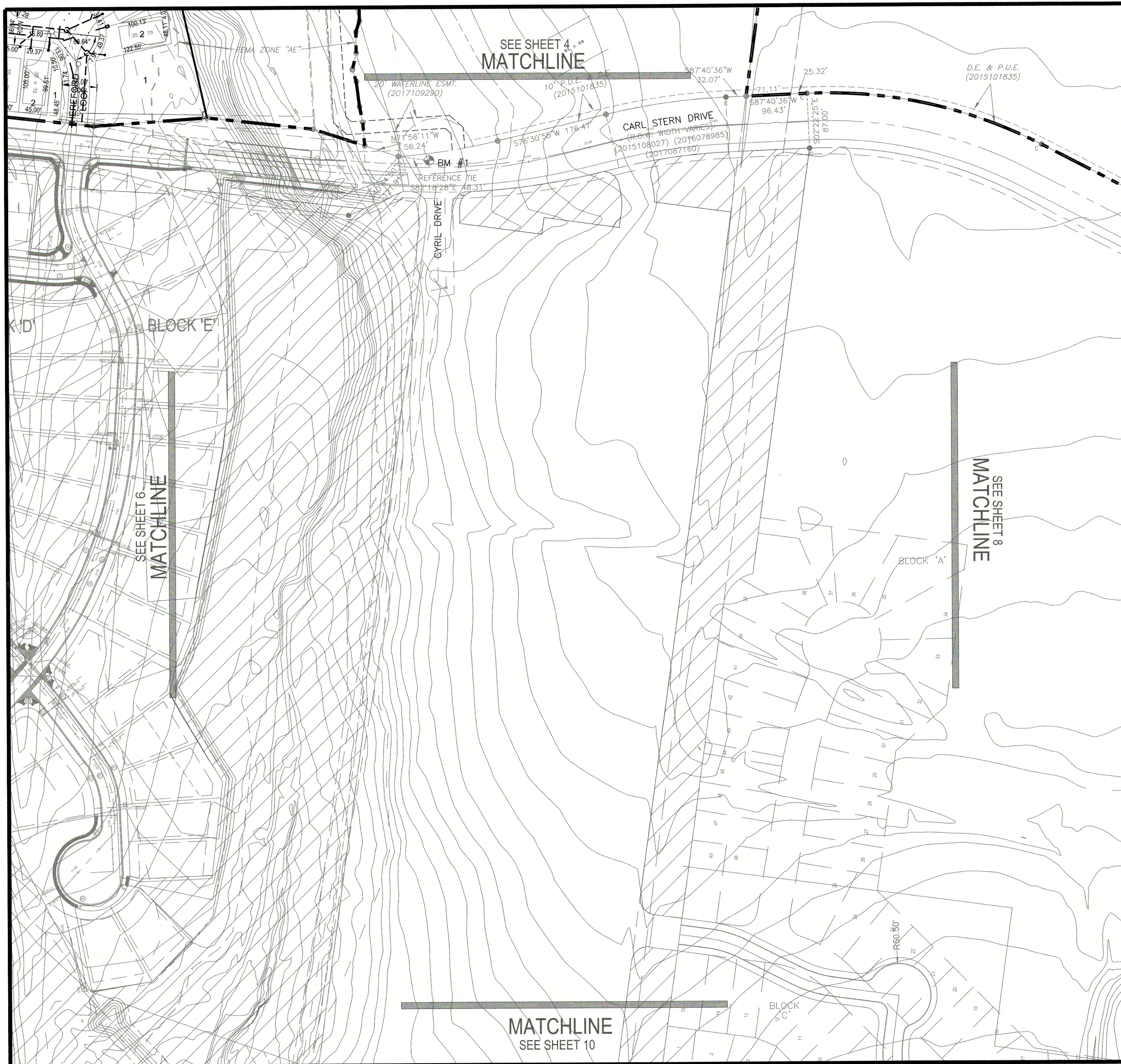


## HUTTO CROSSING PHASE 4 PRELIMINARY PLAT SHEET 5

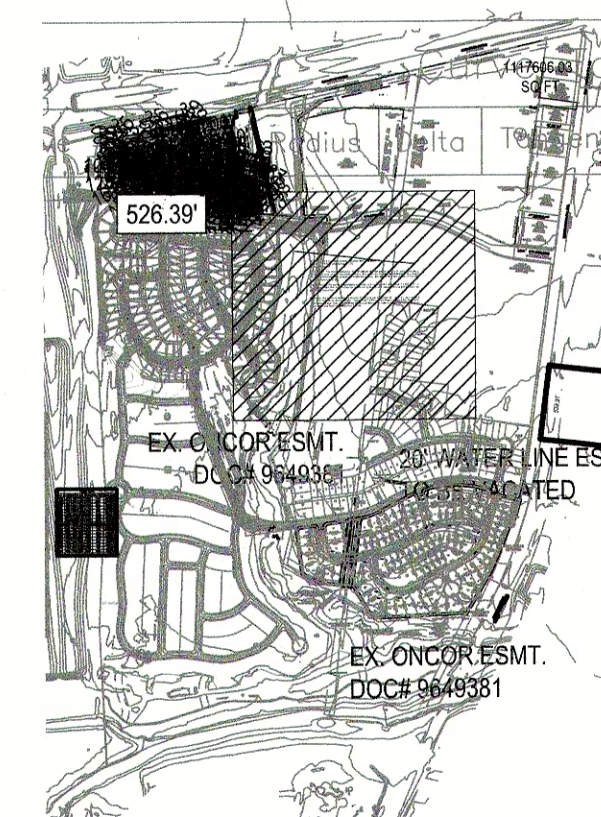


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| Murfee Engineering Company                                                                      |                 | Texas Registered Engineering Firm F-353 |          |
| 1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204 |                 |                                         |          |
| JOB NO. 21013.10                                                                                | SCALE: AS NOTED | SHEET: 5 OF 13                          |          |
| DESIGNED BY: KWM                                                                                |                 | DATE:                                   | 2/4/2022 |
| DRAWN BY: RLW                                                                                   |                 | DATE:                                   | 2/8/2022 |
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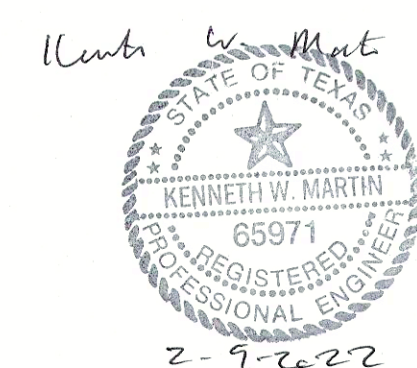


SCALE: 1"=100'



### SHEET KEY LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED CENTERLINE
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- REVISION BOUNDARY



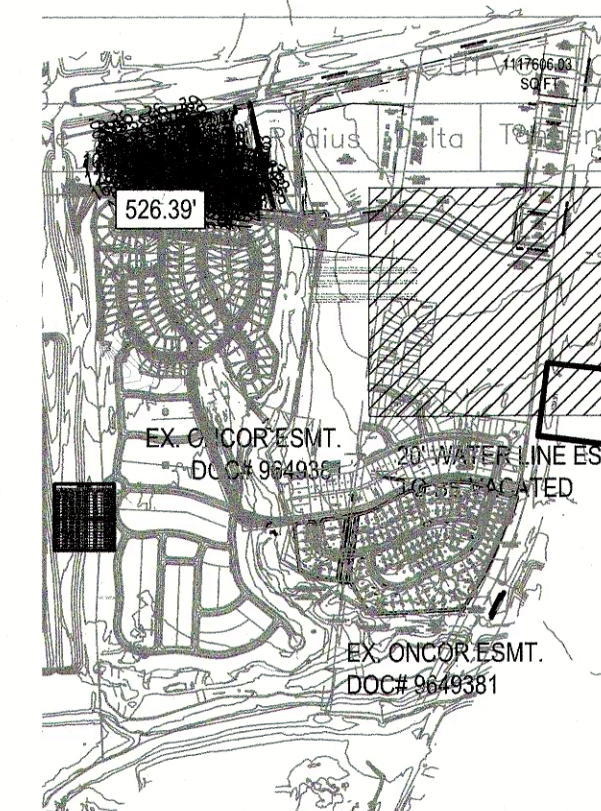
Received 2/11/2022



## HUTTO CROSSING PHASE 4 PRELIMINARY PLAT SHEET 7

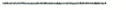
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| <b>MEC</b>                                                                                      |                 |                                         |
| Murfee Engineering Company                                                                      |                 | Texas Registered Engineering Firm F-353 |
| 1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204 |                 |                                         |
| JOB NO. 21013.10                                                                                | SCALE: AS NOTED | SHEET: 7 OF 13                          |
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## SHEET KEY

### LEGEND

- |                                                                                       |                                                 |
|---------------------------------------------------------------------------------------|-------------------------------------------------|
|  | PROPOSED PROPERTY BOUNDARY                      |
|  | PROPOSED R.O.W.                                 |
|  | PROPOSED CENTERLINE                             |
|  | PROPOSED EASEMENTS                              |
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|  | MEC 100 YEAR FLOODPLAIN (DEVELOPED)             |
|  | MEC 100 YEAR FLOODPLAIN (PROPOSED)              |
|  | CREEK CENTERLINE                                |
|  | PROPOSED LOT LINES                              |
|  | PROPOSED OPEN SPACE / PARKLAND / AMENITY CENTER |
|  | REVISION BOUNDARY                               |

Hubert W. Munt



HUTTO CROSSING PHASE 4  
PRELIMINARY PLAT  
SHEET 8

# MEC

|                            |                                         |
|----------------------------|-----------------------------------------|
| Murfee Engineering Company | Texas Registered Engineering Firm F-353 |
|----------------------------|-----------------------------------------|

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

|                  |                 |                |
|------------------|-----------------|----------------|
| JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 8 OF 13 |
|------------------|-----------------|----------------|

|                  |                |
|------------------|----------------|
| DESIGNED BY: KWM | DATE: 2/4/2022 |
|------------------|----------------|

|               |                |
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| DRAWN BY: RLW | DATE: 2/8/2022 |
|---------------|----------------|

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Received 2/11/2022





## SURROUNDING PROPERTY OWNER'S RESPONSE

**Project Name:** The proposed Hutto Crossing Revised Preliminary Plat Phase 4 section 15, 53.710 acres, more or less, of land, 83 residential and commercial lots, located off of Carl Stern Drive.

**Name:** Cheryl + Dan Meister

**Address:** 106 Guernsey Ave Hutto

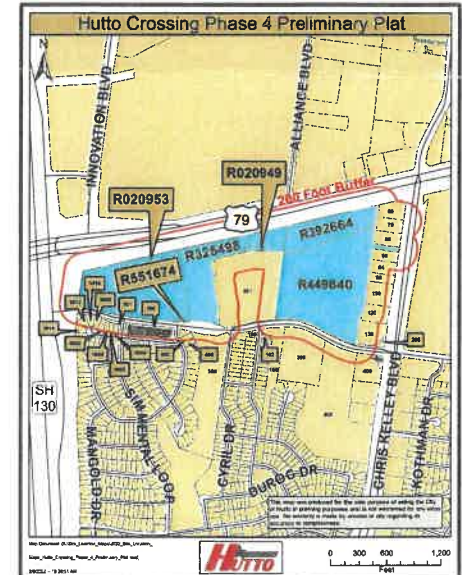
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

Carl Stern Rd is not  
made to handle that  
much more traffic!

## SITE LOCATION MAP



Hutto Crossing Revised Preliminary Plat Phase 4/PZ 3-1-2022



**From:** [Henry Gideon](#)  
**To:** [Planning](#)  
**Subject:** Hutto Crossing Revised Prelim Plat Phase 4 Section 15  
**Date:** Tuesday, February 22, 2022 11:36:15 AM

---

To Whom it may Concern:

My wife and I live at 200 Guernsey Ave. and we received notice of Public Hearing re: Hutto Crossing Revised Prelim Plat Phase 4 Section 15.

Although we generally support development and our City's ability to guide improvements to our City, we currently object to the proposed plat as we would like to know more about how traffic ingress/egress will be improved.

The subject property is landlocked by being bounded with Tx 130 and frontage to the west...with no drive access; a riparian system to the east...with no bridgehead or thru-way to other, internal elements; and of course a railway system to the north...with no crossings apparent. This means traffic will have to load/unload off of Carl Stern which presently underperforms as a east west thoroughfare; is inherently dangerous to pedestrian and school traffic; and the exit west from Car Stern onto TX 130 frontage is increasingly a choke point as traffic attempts to merge.

Regards,

Henry Gideon

[Sent from Yahoo Mail for iPhone](#)



# AGENDA ITEM REPORT

## 4.7.



**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, March 1, 2022  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

The Hutto ISD property includes approximately 159 acres. It is home to the 9<sup>th</sup> 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

## 4.7.



### **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

## 4.7.



### **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 submitted on the revised Site Plan:

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

#### **FINANCIAL IMPACT:**

#### **POLICY IMPLICATIONS:**

#### **ATTACHMENTS:**

1. Specific Use Permit Application
2. Letter of Intent
3. Revised Site Plan
4. Buffer Map



# AGENDA ITEM REPORT

## 4.7.



- 
5. Hutto Street Name Proposal 04-13-2020 (1)





**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**

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. **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**
- ☒ 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 |
|----------------|--------------------------|-----------|-----------|--------------|--------------|
|                |                          |           |           |              |              |



**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

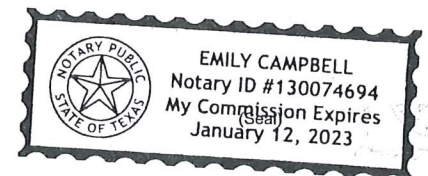
COUNTY OF WILLIAMSON

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 9<sup>th</sup> 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 9<sup>th</sup> 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](mailto:Jen@HendersonPE.com) or at 512.350.6228.

Respectfully,

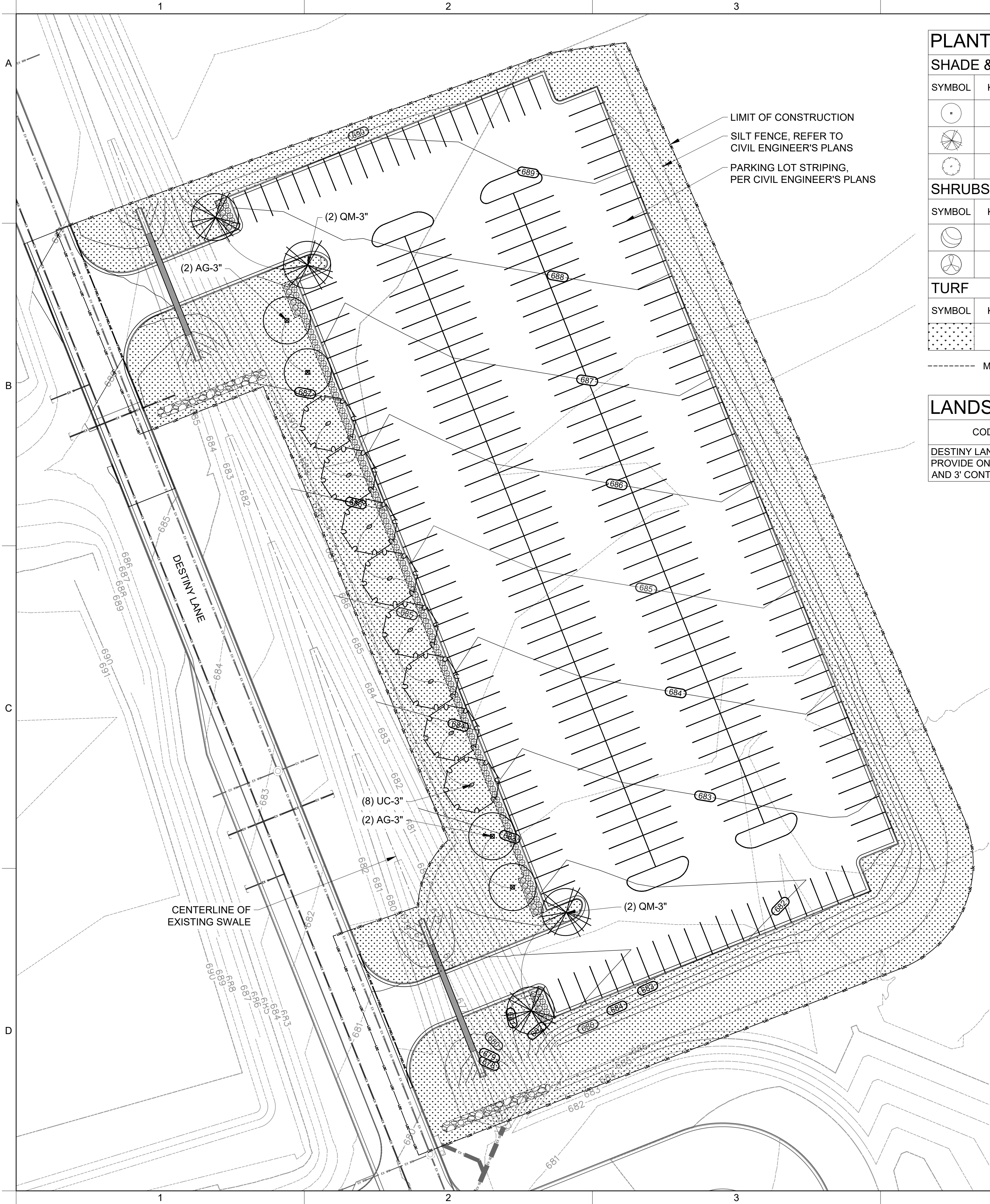
A handwritten signature in blue ink, appearing to read 'Jen Henderson'.

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

JH/eh



G:\SHORTCUT-TARGETS-BY-ID\1ZUR5QGYJ6QMOBOXBWJU2CLCAMJTEYZZCASCAD-LA\03\_PROJECTS\_2022\22004 - HUTTO, TX\03 - CAD\LA22004\_P.DWG  
2/18/2022 3:50 PM



PLANTING LEGEND (DESTINY LANE)

| SHADE & ORNAMENTAL TREES |     |                                               |      |            |                   |            |
|--------------------------|-----|-----------------------------------------------|------|------------|-------------------|------------|
| SYMBOL                   | KEY | PLANT NAME                                    | QTY. | SIZE       | SPACING           | WATER REQ. |
|                          | AG  | Bigtooth Maple<br><i>Acer grandidentatum</i>  | 4    | 3" caliper | As shown on plans | Moderate   |
|                          | QM  | Chinquapin Oak<br><i>Quercus muhlenbergii</i> | 4    | 3" caliper | As shown on plans | Low        |
|                          | UC  | Cedar Elm<br><i>Ulmus crassifolia</i>         | 8    | 3" caliper | As shown on plans | Very Low   |

| SHRUBS |     |                                                                 |      |          |            |            |
|--------|-----|-----------------------------------------------------------------|------|----------|------------|------------|
| SYMBOL | KEY | PLANT NAME                                                      | QTY. | SIZE     | SPACING    | WATER REQ. |
|        | AQ  | Flame Acanthus<br><i>Anisacanthus quadrifidus var. wrightii</i> | 25   | 3 gallon | 3'-0" o.c. | Very Low   |
|        | TF  | Bush Germander<br><i>Teucrium fruticans</i>                     | 132  | 3 gallon | 3'-0" o.c. | Low        |

| TURF   |     |                                                                          |           |           |  |            |
|--------|-----|--------------------------------------------------------------------------|-----------|-----------|--|------------|
| SYMBOL | KEY | PLANT NAME                                                               | QTY.      | TYPE      |  | WATER REQ. |
|        |     | Thunder Turf (native shortgrass)<br>Native American Seed: 1-800 728-4043 | 15,491 sf | hydroseed |  | Low        |

----- Metal edging to separate shrub areas from turf areas

LANDSCAPE REQUIREMENTS

| CODE REQUIREMENT                                                                          | REQUIRED                 | PROVIDED                 |
|-------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| DESTINY LANE SCREENING:<br>PROVIDE ONE (1) LARGE TREE PER 30'<br>AND 3' CONTINUOUS SHRUBS | 16 TREES &<br>157 SHRUBS | 16 TREES &<br>157 SHRUBS |

PLANT IDENTIFICATION KEY

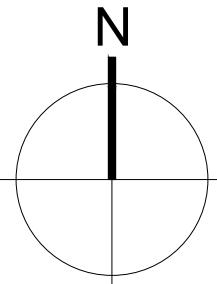
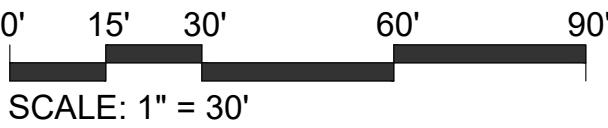
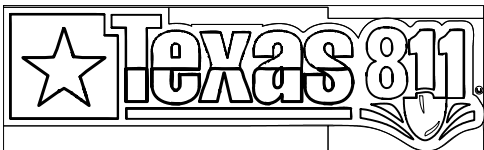
- PLANT QUANTITY
- PLANT SPECIES KEY
- PLANT CONTAINER SIZE

PLANTING NOTES:

- ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
- PLANTING MATERIAL SHALL MEET NURSERY STANDARD CROWN WIDTH AND HEIGHT FOR THE SPECIFIED CONTAINER SIZE (REFER TO ANSI Z60.1-2014 OR MOST CURRENT VERSION).
- PLANTS TO BE INSTALLED PER ANSI STANDARD PLANTING PRACTICES.
- BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- ALL SHRUB/GROUNDCOVER AREAS SHALL BE TOP DRESSED WITH A 3" DEEP LAYER OF COMPOSTED WOOD FIBER MULCH. MULCH TO BE SHREDDED HARDWOOD AND FREE OF DELETERIOUS MATERIAL.
- TREES WITHIN 6' OF CURB, SIDEWALK OR OTHER HARDSCAPE SURFACE SHALL HAVE RIBBED CONTINUOUS 24" DEEP ROOT BARRIERS
- LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED BY OWNER.

IRRIGATION NOTES:

- THE IRRIGATION DESIGN SHALL COMPLY WITH ALL CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
- IRRIGATION SYSTEM SHALL BE DESIGNED WITH EFFICIENT, WATER CONSERVING TECHNOLOGY AND WITH A WEATHER BASED, AUTOMATIC SMART CONTROLLER.
- IRRIGATION SYSTEM WILL BE EQUIPPED WITH A MASTER VALVE AND PRESSURE REGULATOR TO PREVENT WATER WASTE.
- SPRINKLER HEADS SHALL BE EQUIPPED WITH PRESSURE REGULATOR AND CHECK VALVE TO PREVENT MISTING AND HEAD DRAINAGE.
- TREES SHALL BE IRRIGATED SEPARATELY FROM SHRUBS.
- SPRINKLER HEADS SHALL BE INSTALLED IN LOCATIONS WHERE IRRIGATION WATER IS CONTAINED WITHIN PERVIOUS SURFACE.



**CASCADE**  
Landscape Architecture  
AUSTIN, TEXAS  
(737) 900-1464  
WWW.CASCADE-LA.COM

CASCADE LANDSCAPE ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED OR MODIFIED IN ANY FORM, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CASCADE LANDSCAPE ARCHITECTURE

| PROJECT STATUS DESCRIPTION: |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
| ISSUE DATE                  |  |  |  |  |  |  |  |  |  |  |  |
| PLAN NO.                    |  |  |  |  |  |  |  |  |  |  |  |
|                             |  |  |  |  |  |  |  |  |  |  |  |

**SITE DEVELOPMENT PLANS  
TO SERVE**  
**ATHLETIC FIELD PARKING EXPANSION**  
FM 1660  
HUTTO, TX 78634

**HUTTO ISD**  
200 COLLEGE STREET, HUTTO, TX 78634

| PLAN REVISION DESCRIPTION      |  |
|--------------------------------|--|
|                                |  |
|                                |  |
|                                |  |
| CLA PROJECT NUMBER: 22004      |  |
| DRAWN BY: JRS                  |  |
| REVIEWED BY: AES               |  |
| INITIAL ISSUE DATE: 02.18.2022 |  |
| CURRENT ISSUE DATE: 02.18.2022 |  |

PRELIMINARY  
DEVELOPMENT REVIEW

SHEET NAME

PLANTING  
PLAN

L-1.0 1 OF 2



## SHADE & ORNAMENTAL TREES

## SHRUBS

# TURF

----- Metal edging to separate shrub areas from turf areas

| CODE REQUIREMENT                                                                               | REQUIRED                 | PROVIDED                 |
|------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| PYGYM HIPPO DRIVE SCREENING:<br>PROVIDE ONE (1) LARGE TREE PER 30'<br>AND 3' CONTINUOUS SHRUBS | 15 TREES &<br>147 SHRUBS | 15 TREES &<br>147 SHRUBS |

### PLANT IDENTIFICATION KEY

Diagram illustrating the layout of a data table with three columns:

- PLANT QUANTITY
- PLANT SPECIES KEY
- PLANT CONTAINER SIZE

Arrows indicate the data values for the first row:

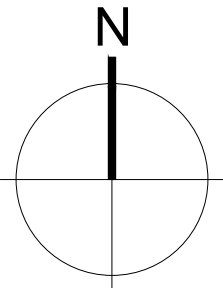
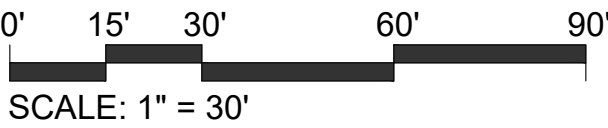
- (2) AG-3"

PLANTING NOTES:

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2. PLANTING MATERIAL SHALL MEET NURSERY STANDARD CROWN WIDTH AND HEIGHT FOR THE SPECIFIED CONTAINER SIZE (REFER TO ANSI Z60.1-2014 OR MOST CURRENT VERSION).
3. PLANTS TO BE INSTALLED PER ANSI STANDARD PLANTING PRACTICES.
4. BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE.
5. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
6. ALL SHRUB/GROUNDCOVER AREAS SHALL BE TOP DRESSED WITH A 3" DEEP LAYER OF COMPOSTED WOOD FIBER MULCH. MULCH TO BE SHREDDED HARDWOOD AND FREE OF DELETERIOUS MATERIAL.
7. TREES WITHIN 6' OF CURB, SIDEWALK OR OTHER HARDSCAPE SURFACE SHALL HAVE RIBBED CONTINUOUS 24" DEEP ROOT BARRIERS
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3. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A MASTER VALVE AND PRESSURE REGULATOR TO PREVENT WATER WASTE.
4. SPRINKLER HEADS SHALL BE EQUIPPED WITH PRESSURE REGULATOR AND CHECK VALVE TO PREVENT MISTING AND HEAD DRAINAGE.
5. TREES SHALL BE IRRIGATED SEPARATELY FROM SHRUBS.
6. SPRINKLER HEADS SHALL BE INSTALLED IN LOCATIONS WHERE IRRIGATION WATER IS CONTAINED WITHIN PREVIOUS SURFACE.

[illegible]

**SITE DEVELOPMENT PLANS  
TO SERVE  
TRANSPORTATION AND PROFESSIONAL  
DEVELOPMENT PARKING**

**HUTTO, TX 78634**

**HUTTO ISD**

200 COLLEGE STREET, HUTTO, TX 78634

## PLAN REVISION DESCRIPTION



CLA PROJECT NUMBER: 22004

DRAWN BY: JRS

REVIEWED BY: AFS

INITIAL ISSUE DATE: 02 18 2022

CURRENT ISSUE DATE: 02.18.2022

PRELIMINARY  
DEVELOPMENT REVIEW

SHEET NAME

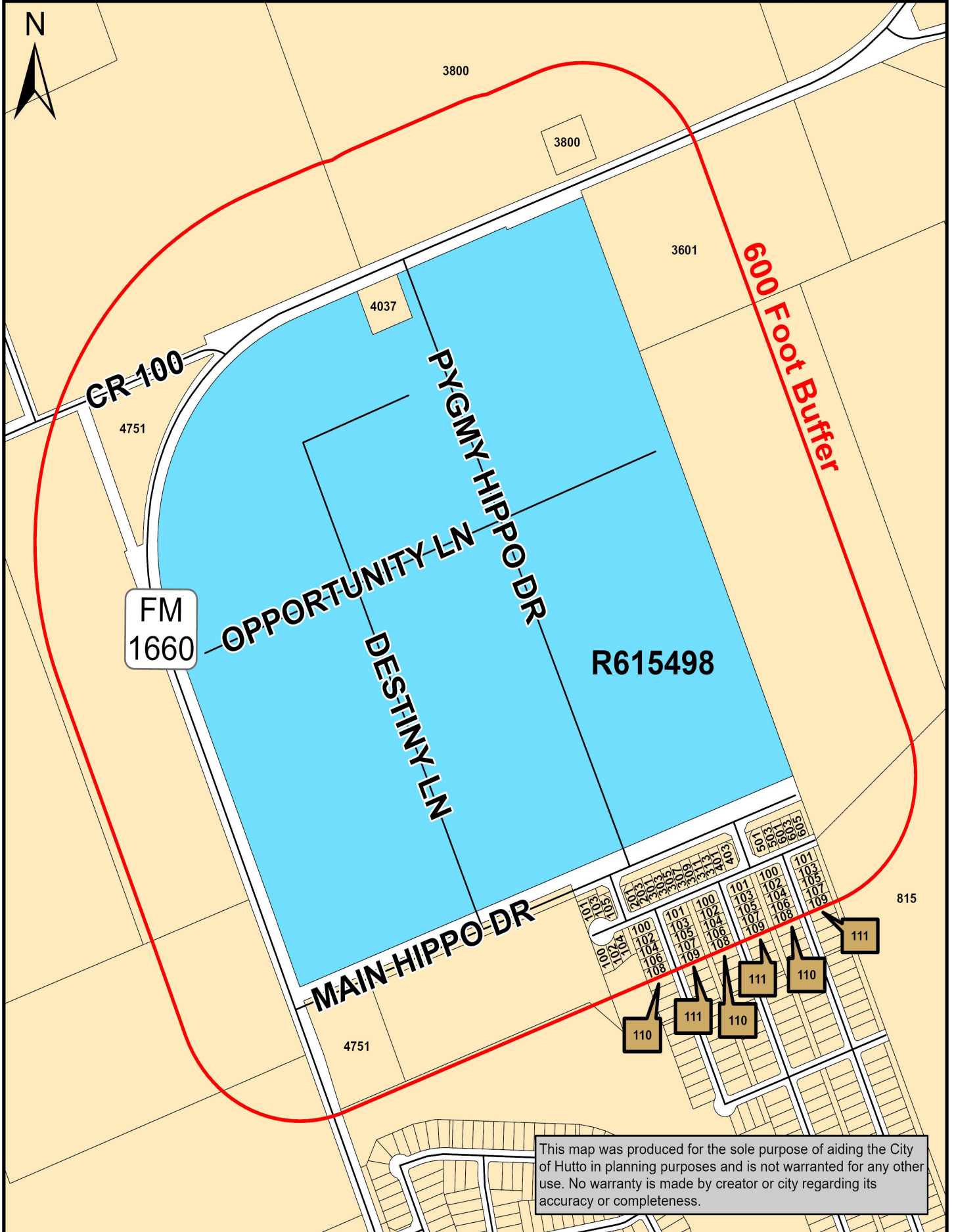
# PLANTING PLAN

# L-1.1

2  
OF  
2



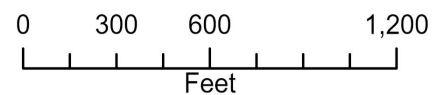
# SUP Hutto ISD 9th Grade Center Parking Lot

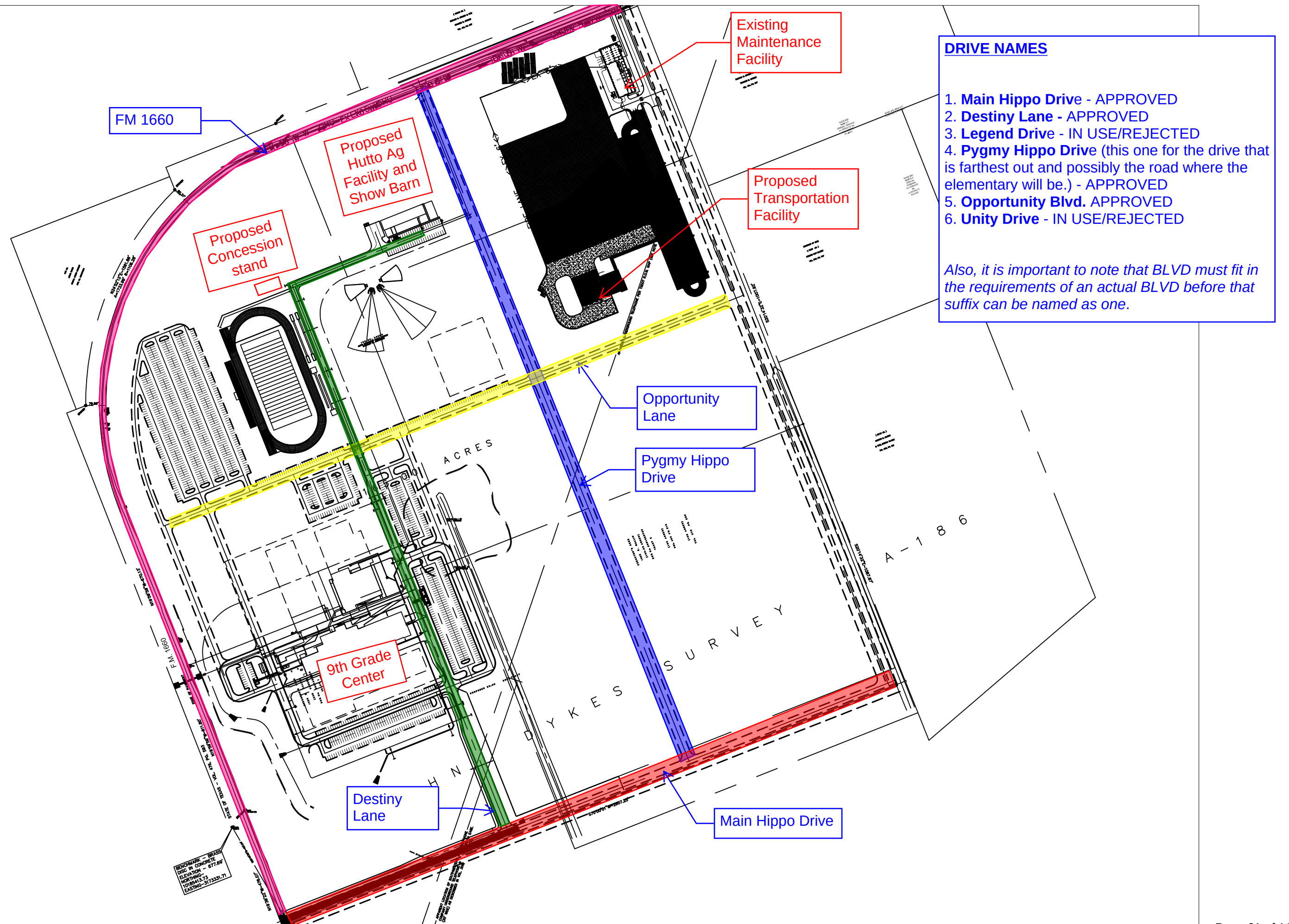


Map Document: (K:\Site\_Location\_Maps\2022\_Site\_Location\_

Maps\SUP\_Hutto\_ISD\_9th\_Grade\_Center\_Parking\_Lot.mxd)

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







# AGENDA ITEM REPORT

## 4.8.



**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, March 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

## 4.8.



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.
3. With the second revision they are also amending the required Bufferyard standards.

- 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.~~

### NEW - 3.3 Bufferyard

3.3.1 UDC Section 10.403.6.3.b *Required bufferyards* is replaced in its entirety with the following:

A medium level bufferyard ("b") shall consist of the following:

- A 25 ft. wide planting area;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.



# AGENDA ITEM REPORT

## 4.8.



Bufferyard plantings may be counted towards the landscaping requirements in Section 3.2 of the Hutto Landing PUD.

### **NEW - 3.4 Building Placement**

3.4.1 No building within 50' of the northern property line will be taller than 2 stories.

### **New - 3.5 Fill**

3.5.1 Fill for a building foundation on the property may not exceed 10' from existing grade, unless otherwise approved by the Director of the Development Services Department.

### **New - 3.6 Construction Entrances**

3.6.1 Construction entrances will be taken from Exchange Blvd and will be maintained per the UDC.

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.

With this second revision the applicant has also narrowed down the amenities. The development will provide a pool, sports field and/or court, dog park and internal trail system.

### **STAFF REVIEW:**

Property owners within 600' were notified of the request and to date staff has received ten in opposition and one in favor (favor and opposition from same neighbor)

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.

# AGENDA ITEM REPORT

## 4.8.



- 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
2. Revised PUD Exhibit
3. Revised and Redlined Development Standards
4. Buffer Map
5. Object(Ingrassia)
6. Object (Xu)
7. Object (Baker)
8. Favor(Ingrassia)
9. Object(Smith)
10. Object(Browning)
11. Object(Charouni)
12. Object (Allman)
13. Object (Underwood)
14. Object (Wilson)
15. Object (Solis)





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

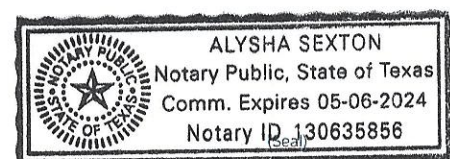
COUNTY OF Tarrant

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



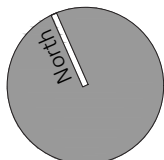
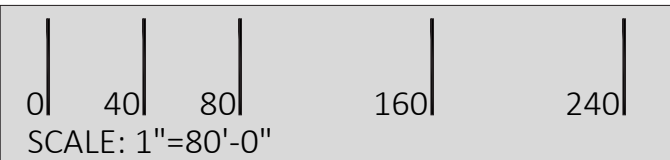
If there are multiple property owners attach separate page(s) with notarized signature(s)

March 2020



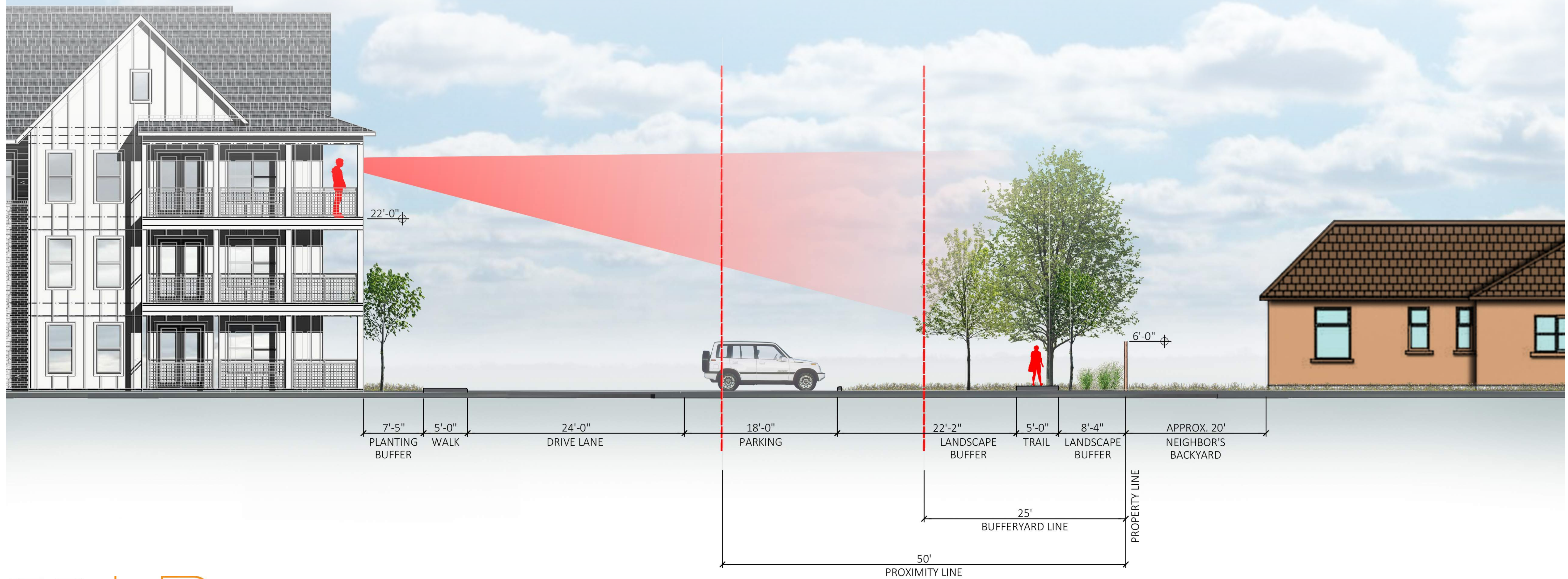
CONCEPTUAL  
LANDSCAPE  
PLAN

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





# HORIZONTAL SIGHT LINE EXHIBIT



NOT TO SCALE



# ***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~~The following private amenities will be provided on site ~~and will include a pool and at least 3 of the following amenities:~~



- ~~Exercise stations~~
- ~~Sport courts~~
- Pool
- Sports ~~fields~~field and/or court
- 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.

## 3.3 Bufferyard

3.3.1 UDC Section 10.403.6.3.b *Required bufferyards* is replaced in its entirety with the following:

A medium level bufferyard (“b”) shall consist of the following:

- A 25 ft. wide planting area;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.

Bufferyard plantings may be counted towards the landscaping requirements in Section 3.2 of the Hutto Landing PUD.

## 3.4 Building Placement

3.4.1 No building within 50’ of the northern property line will be taller than 2 stories.

## 3.5 Fill

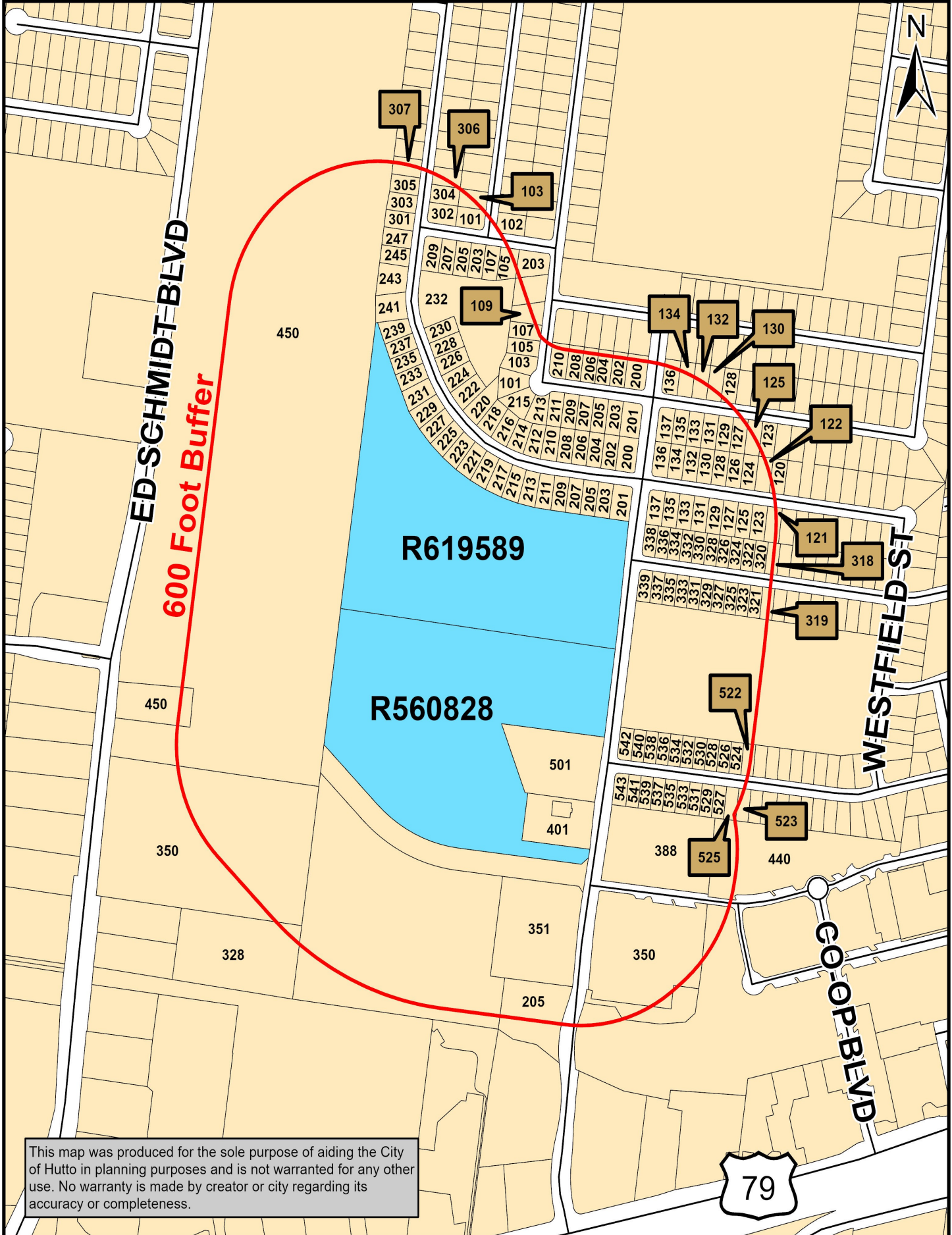
3.5.1 Fill for a building foundation on the Property may not exceed 10’ from existing grade, unless otherwise approved by the Director of the Development Services Department.

### **3.6 Construction Entrances**

3.6.1 Construction entrances will be taken from Exchange Blvd and will be maintained per the UDC.



# PUD - Landing Multi-Family







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

PLANNING & ZONING COMMISSION ON: **MARCH 1, 2022**  
CITY COUNCIL ON: **APRIL 7, 2022**  
MEETING LOCATION: **500 W. Live Oak St. – City Hall**  
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** and **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the proposed zoning change request for the property known as **Hutto Landing Planned Unit Development (PUD)**, 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use. The property is currently zoned multi-family and the applicants are requesting a PUD for multi-family with decreased landscaping requirements.

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](http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php) or City Council agenda/packet information at least 72-hours before the meeting date here: [http://www.huttotx.gov/residents/services/city\\_council\\_agendas\\_minutes\\_and\\_packets.php](http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php). You may also do one of the following before the meeting date:

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

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

=====

**SURROUNDING PROPERTY OWNER'S RESPONSE**

**Project Name:** Zoning change request for the property known as **Hutto Landing Planned Unit Development (PUD)**, 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use.

Name:

Andrew & Lyndsay Ingrassia

Address:

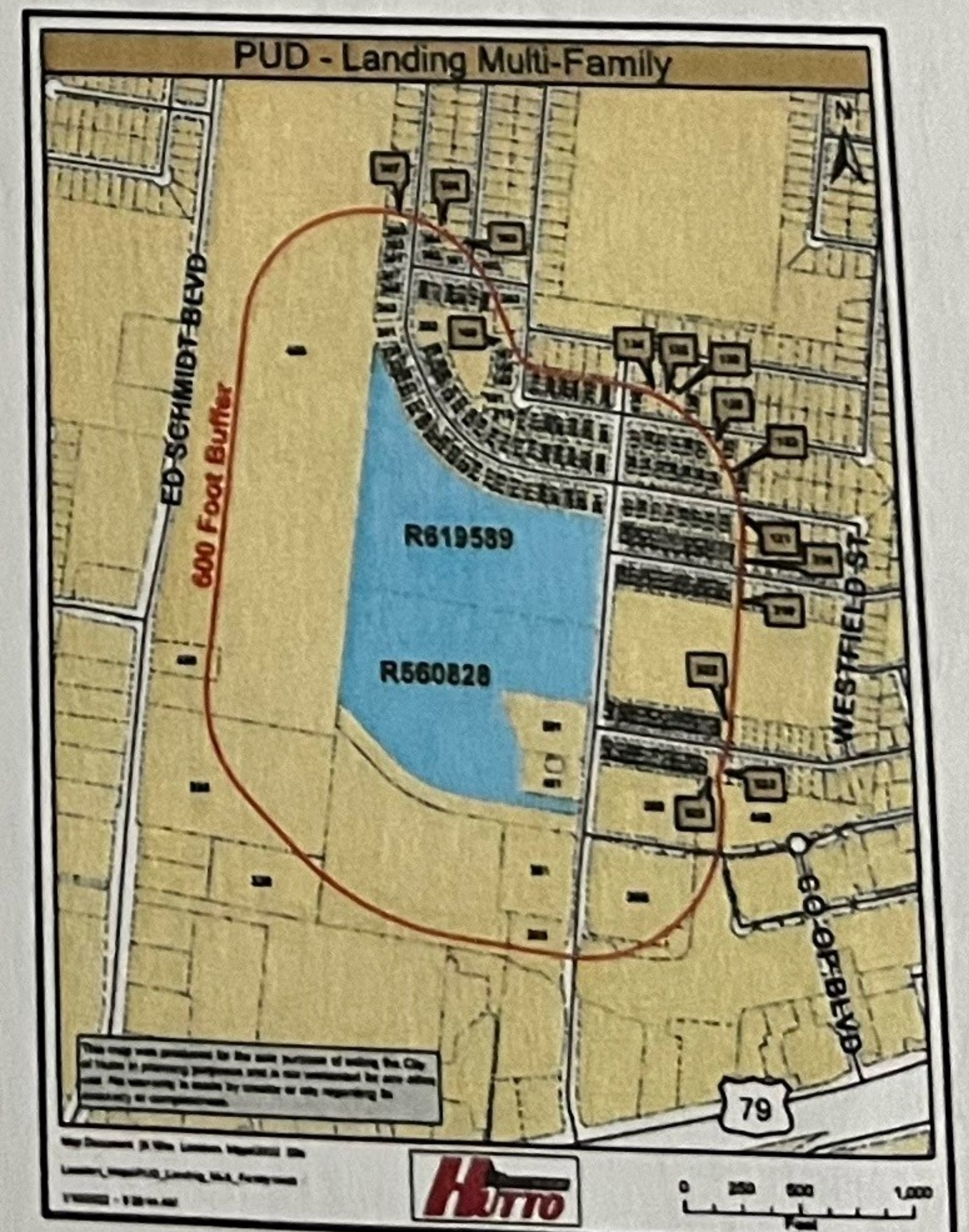
245 Hly Hn St.

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

**SITE LOCATION MAP**





**From:** [Yu Xu](#)  
**To:** [Planning](#)  
**Subject:** SURROUNDING PROPERTY OWNER'S RESPONSE  
**Date:** Thursday, February 17, 2022 9:11:44 PM

---

Dear Hutto Planning and Zoning Commission and Hutto City Council,

My response is about the case **Hutto Landing Planned Unit Development** for the public hearing dates **March 1, 2022** and **April 7, 2022**. My name is Yu Xu, owner of **322 Liberty St, Hutto TX**.

I **OBJECT** the plan to build multi-family community at the place for four reasons:

1. The location is near both the high school and the middle school. If the multifamily community is built, there will be a lot of renters. **This will make our school overcrowded and unsafe to kids.**
2. Multi-family community is going to cause **significant traffic and loud noises** to our nice and quiet neighborhood.
3. Lowering landscaping requirements will **deteriorate the outlook of our community.**
4. Multi-family community is going to **drag down the real estate value of the entire community.**

Thanks for your consideration,  
Yu Xu  
Owner of 322 Liberty St, Hutto TX.

---

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



SURROUNDING PROPERTY OWNER'S RESPONSE

**Project Name:** Zoning change request for the property known as Hutto Landing Planned Unit Development (PUD), 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use.

**Name:**

David Baker

**Address:**

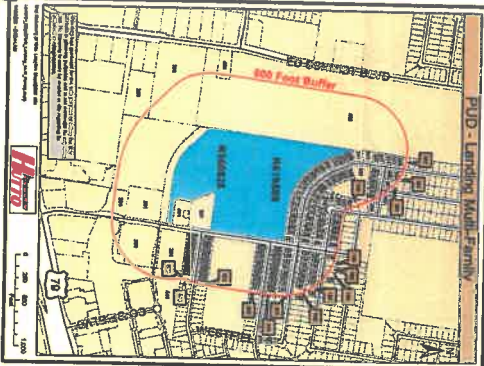
401 Exchange Blvd, Bldg 2A

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



- No apartments.
- Only single family homes.
- Any Multi-family units must be located on Ed Schmidt Blvd - a wide, improved road for ingress and egress.
- Single family homes require less Police fire and water. The owners become citizens of the community of Hutto - not tenants.

Hutto Landing PUD P&Z 2-1-22, City Council 3-3-22





**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 St. – City Hall**  
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** and **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the proposed zoning change request for the property known as **Hutto Landing Planned Unit Development (PUD)**, 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use.

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Name:

Andrew & Lyndsay Ingrassia

Address:

245 Hyattin St.

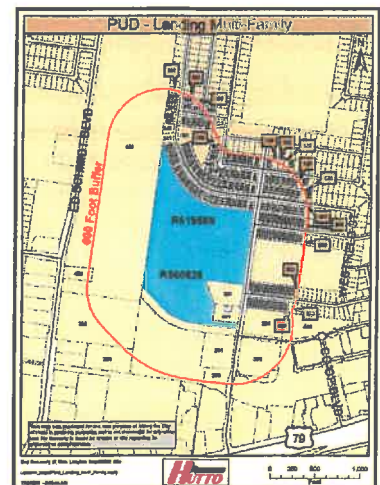
☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

- \* Please fix exchange blvd.
- \* If any businesses go there.  
Please No Fast Food.  
Make living spaces modern and  
up to date.

**SITE LOCATION MAP**







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**Project Name:** Zoning change request for the property known as **Hutto Landing Planned Unit Development (PUD)**, 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use.

**Name:** Smith Family Trust, Jennifer Smith  
**Address:** 225 Hyatin, St Hutto TX 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

**SITE LOCATION MAP**







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**SURROUNDING PROPERTY OWNER'S RESPONSE**

**Project Name:** Zoning change request for the property known as **Hutto Landing Planned Unit Development (PUD)**, 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use.

Name:

Jill Browning

Address:

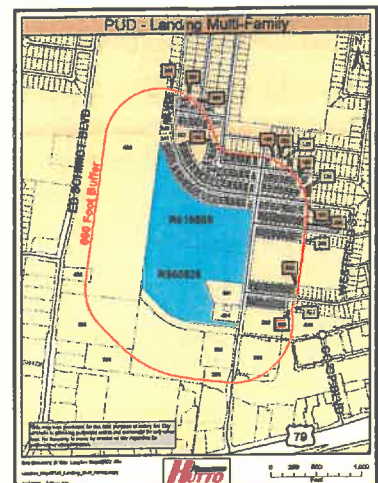
331 Liberty St. Hutto, TX 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

**SITE LOCATION MAP**







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**SURROUNDING PROPERTY OWNER'S RESPONSE**

**Project Name:** Zoning change request for the property known as **Hutto Landing Planned Unit Development (PUD)**, 31.9 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is multi-family use.

Name:

Sam Chertouni

Address:

129 Holmstrom St, Hutto, TX 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

**SITE LOCATION MAP**





## 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



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

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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



**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.



## Autumn Speer

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**From:** Franz, Dan <dFranz@Halff.com>  
**Sent:** Thursday, February 24, 2022 3:17 PM  
**To:** Ken Martin  
**Cc:** Autumn Speer  
**Subject:** RE: Project 1897-PLAT - Revisions/Documents Required Notification

Thank you Ken, this addresses all engineering comments.

**Dan Franz, PE, CFM**  
Vice President  
Director of Public Works  
Halff Associates, Inc.

O: (512) 777-4606



[Halff.com](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

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**From:** Ken Martin <kmartin@murfee.com>  
**Sent:** Wednesday, February 23, 2022 8:46 AM  
**To:** Franz, Dan <dFranz@Halff.com>  
**Subject:** FW: Project 1897-PLAT - Revisions/Documents Required Notification

Dan,

Please see below and attached. I'm trying to resolve this in short order. I didn't want to forward this schematic earlier because it is a schematic and looking at the stormsewer laterals at those weird angles drives me crazy.

### Ken Martin P.E.

**Senior Project Manager**  
Murfee Engineering Company, Inc.  
1101 S. Capital of TX Hwy, Bldg. D  
Austin, TX 78746  
O 512- 327-9204  
[kmartin@murfee.com](mailto:kmartin@murfee.com)

**From:** Autumn Speer <[Autumn.Speer@HuttoTX.gov](mailto:Autumn.Speer@HuttoTX.gov)>  
**Sent:** Wednesday, February 23, 2022 8:31 AM  
**To:** Ken Martin <[kmartin@murfee.com](mailto:kmartin@murfee.com)>  
**Subject:** RE: Project 1897-PLAT - Revisions/Documents Required Notification

Ken,

Ning is no longer with us and all I have are consulting engineers to deal with. Can you reach out to them directly. I have you tentatively scheduled for the March meeting.

Thank you,



# AGENDA ITEM REPORT

## 4.9.



**To:** Planning and Zoning Commission

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

**Meeting:** Tuesday, March 1, 2022

**Department:** Development Services

**Staff Contact:** Ashley Lumpkin

### BACKGROUND INFORMATION:

This property is currently in the city limits and zoned for agricultural uses. It was part of a larger annexation approved on September 19, 2019, with Ordinance O-19-09-19-10L. Subsequently, the property was zoned Agriculture. The initial zoning is established through a zoning map amendment (rezoning), which must be processed at the same time as the annexation request. Initial zoning must conform to the comprehensive plan. The request was initially presented to the Commission at the December 7, 2021 meeting and the Planning and Zoning Commission requested it be tabled until the March 2022 meeting.

The applicant is requesting the Future Land Use Map (FLUM) revision to allow for the re-zoning of the property in question.

### SUMMARY OF REQUEST:

The applicant wishes to rezone the property to single-family, multi-family and commercial to allow for future development. Zoning map amendment requests must be consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.

If the zoning request does not conform to the comprehensive plan a FLUM revision is required prior to applying for the rezoning.

A FLUM amendment is required to consider a request to change the future land use designation of a parcel. FLUM amendments are evaluated using all the following criteria:

- The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.
- The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.
- There is enough physical and social infrastructure to serve the proposed future land use.
- The site and its conditions are suited for and appropriate to the proposed future land use.
- The proposed future land use does not threaten public health, safety, and welfare.



# AGENDA ITEM REPORT

## 4.9.



- The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.
- The proposed future land use does not threaten scenic, natural or historic resources.
- The proposed future land use addresses a community need.
- The proposed future land use corrects a clerical or administrative error on the future land use map.
- The proposed future land use results in a logical and orderly development pattern.
- The proposed future land use is not merely intended to confer a benefit to the property owner.

The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

The 390 acres in question is currently classified as Agriculture/Open Space. This property is part of the greater eastern section of ETJ in Hutto classified as Agriculture/Open Space that is open for development discussion within our new Comprehensive Plan update discussions. This property is also directly south of the City's planned Industrial Business Park. Amending the Future Land Use Map and allowing a re-zone to move forward at this time is not appropriate or in the City's best interest. Once the Comprehensive Plan update is complete, the timing may be better suited for such a request.

### STAFF REVIEW:

Future land use map amendments are evaluated using all the following criteria:

- The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans. **Staff can accommodate the proposal within the Future Land Use Map in the ongoing Comprehensive Plan project. However, with that in mind, the future development should make all attempts to reflect the goals of the community as the development is likely to go through subsequent zoning and subdivision processes after the Comprehensive Plan is finalized, or nearing finalization.**
- The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map. **The proposed land use change with the added buffering with non-residential to the north is more compatible with the business park/industrial uses to the north.**
- There is enough physical and social infrastructure to serve the proposed future land use. **There are not adequate services in place to serve this development. The proposal will require a service extension request and have to be considered with the future water and wastewater master plans.**
- The site and its conditions are suited for and appropriate to the proposed future land use. **Staff finds this can be accommodated within the framework of the Comprehensive Plan.**



# AGENDA ITEM REPORT

## 4.9.



- The proposed future land use does not threaten public health, safety, and welfare. **There are no known threats from this change.**
- The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment. **Staff does not foresee any adverse impacts on the natural environment from this change.**
- The proposed future land use does not threaten scenic, natural or historic resources. **There are no identified scenic, natural or historic resources that would be threatened by development of this site.**
- The proposed future land use addresses a community need. **The City has over 5,000 (platted or in-process) lots at this time for single-family homes. We also have approximately 4,000 for rent units available and in process. With the unprecedented growth in Hutto, the proposed 1,800 or more lots will have an impact on the infrastructure systems. More analysis will be required during the development process to ensure the entirety of the development addresses a community need.**
- The proposed future land use corrects a clerical or administrative error on the future land use map. **Does not apply.**
- The proposed future land use results in a logical and orderly development pattern. **Staff finds this can be accommodated within the framework of the Comprehensive Plan.**
- The proposed future land use is not merely intended to confer a benefit to the property owner. **Does not apply.**
- The site is a legal building lot. **This site can be subdivided into legal lots. At this time, it would be better to have the site in a more generic, land-use layout than the lotted exhibit, solely because the proposal is likely to change through the zoning process.**

Based on the above findings, staff recommends support of the amendment with the condition the site requires a service extension request application to understand the servicing needs of the project and the amendment does not incorporate the exhibits other than as a conceptual layout of how the site could be developed in the future but does not grant approval a specific layout or density, which will be reviewed through the zoning process.

### FINANCIAL IMPACT:

None with the amendment application.

### POLICY IMPLICATIONS:

None with the amendment application.

### ATTACHMENTS:

1. O-19-09-19-10L Original Annexation Ordinance
2. Site Map



# AGENDA ITEM REPORT

## 4.9.



- 
3. Land Use Map
  4. FLUM Revision Application
  5. ORIGINAL Stromberg Development Concept
  6. REVISED Stromberg Development Concept



**ORDINANCE NO. O-19-09-19-10L**

**AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 528.774 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

**WHEREAS**, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 528.774 acres, more or less, of land, situated in Williamson County, Texas (the "Property"), and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

**WHEREAS**, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

**WHEREAS**, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

**WHEREAS**, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

**WHEREAS**, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

**WHEREAS**, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

**WHEREAS**, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.



**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:**

**SECTION I.**

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

**SECTION II.**

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as AG (Agriculture) Zoning District.

**SECTION III.**

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

**SECTION IV.**

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

**SECTION V.**

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

**SECTION VI.**

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.



## SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

## SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. That City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter thereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

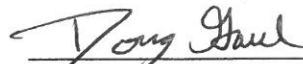
## SECTION IX.

This ordinance shall take effect and be in force from and after its passage.

**READ and APPROVED** on first reading on this the **5th** day of **September, 2019** at a meeting of the Hutto, Texas City Council; there being a quorum present.

**READ, PASSED and ADOPTED** on second reading of ordinance this **19th** day of **September, 2019** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

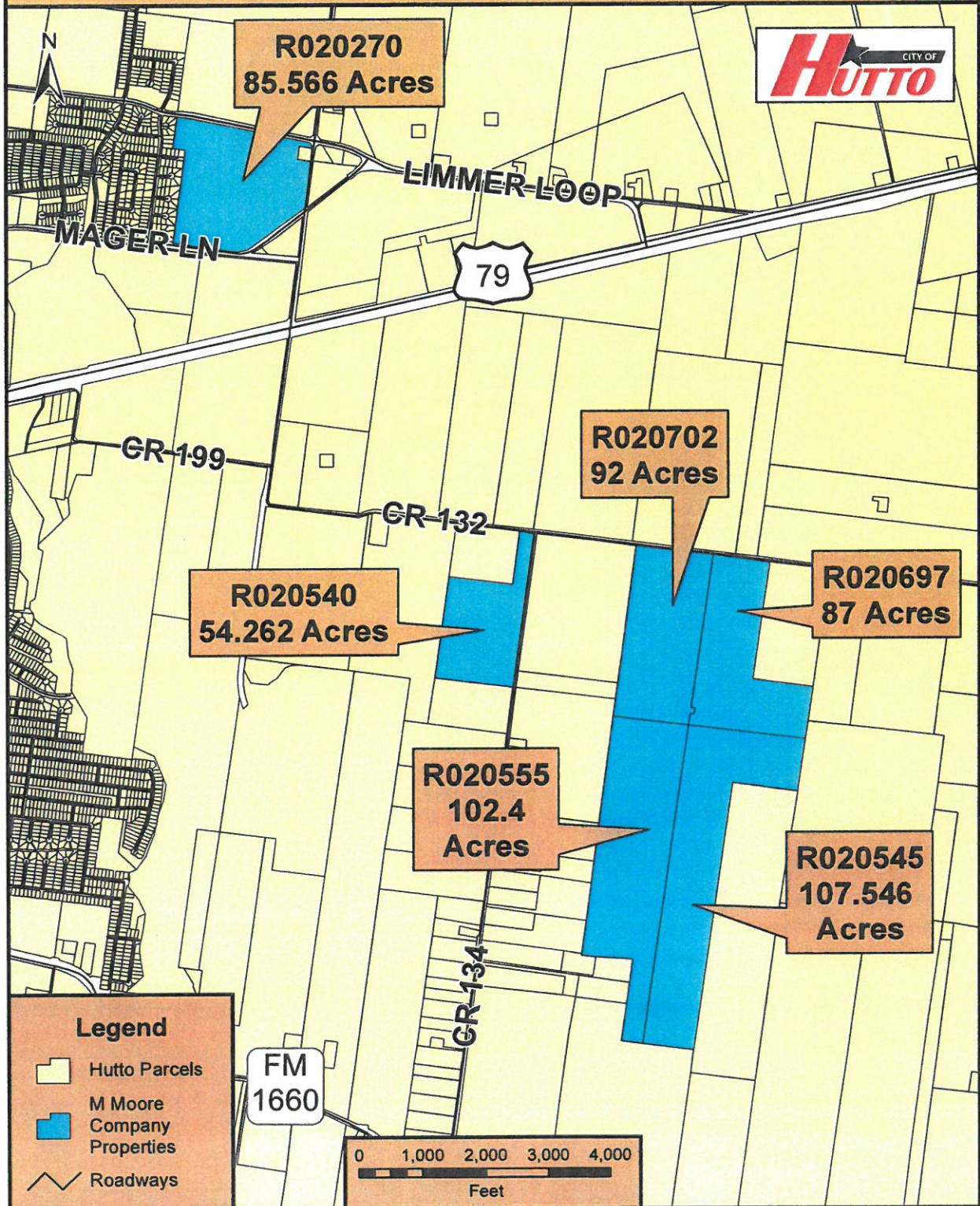
  
Doug Gath, Mayor

ATTEST:

  
Lacie Hale, City Secretary



# M Moore Company Overall Map





**CITY OF HUTTO  
MUNICIPAL SERVICE PLAN  
FOR PROPOSED ANNEXATION OF**

**EXHIBIT "B"**

**528.774 acres, more or less, of land, out of the  
John Kuykendall Survey, Abstract No. 378, the M. Farley Survey, Abstract No. 238, the Josias B.  
Bealle Survey, Abstract No. 97, the James Hickman Survey, Abstract No. 291, and the J.H.  
Fredenburgh Survey, Abstract No. 237, in Williamson County, Texas.**

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

**FIRE**

*Existing Services:* Williamson County Emergency Service District #3

*Services to be Provided:*

Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

**POLICE**

*Existing Services:* Williamson County Sheriff's Department

*Services to be Provided:*

Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

**BUILDING INSPECTION**

*Existing Services:* None

*Services to be Provided:*

The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

**PLANNING AND ZONING**

*Existing Services:* Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

*Services to be Provided:*

The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services can be provided within the departments' current budgets.



#### **LIBRARY**

*Existing Services:* None

*Services to be Provided:*

City Library privileges will be available to future residents in this area.

#### **HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE**

*Existing Services:* Williamson Cities and County Health District

*Services to be Provided:*

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

#### **STREET MAINTENANCE**

*Existing Services:* Williamson County

*Services to be Provided:*

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

#### **STORM WATER MANAGEMENT**

*Existing Services:* Williamson County Flood Plain Administrator

*Services to be Provided*

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

#### **STREET LIGHTING**

*Existing Services:* Oncor Electric Delivery

*Services to be Provided:*

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

#### **TRAFFIC ENGINEERING**

*Existing Services:* None

*Services to be Provided:*

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

#### **WATER SERVICE**

*Existing Services:* None

*Services to be Provided:*

Water service to the properties will be provided by Jonah S.U.D.



#### **SANITARY SEWER SERVICE**

*Existing Services:* None

*Services to be Provided:*

Sanitary sewer service to the properties will be provided by City of Hutto.

#### **SOLID WASTE SERVICES**

*Existing Services:* None

*Services to be Provided:*

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

#### **PARKS AND TRAILS**

*Existing Service:* None

*Services to be Provided:*

All City operated parks and trail systems will be available to the residents of this area upon annexation.

#### **MISCELLANEOUS**

*Existing Services:* None

*Services to be Provided:*

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

#### **NOTE:**

Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.

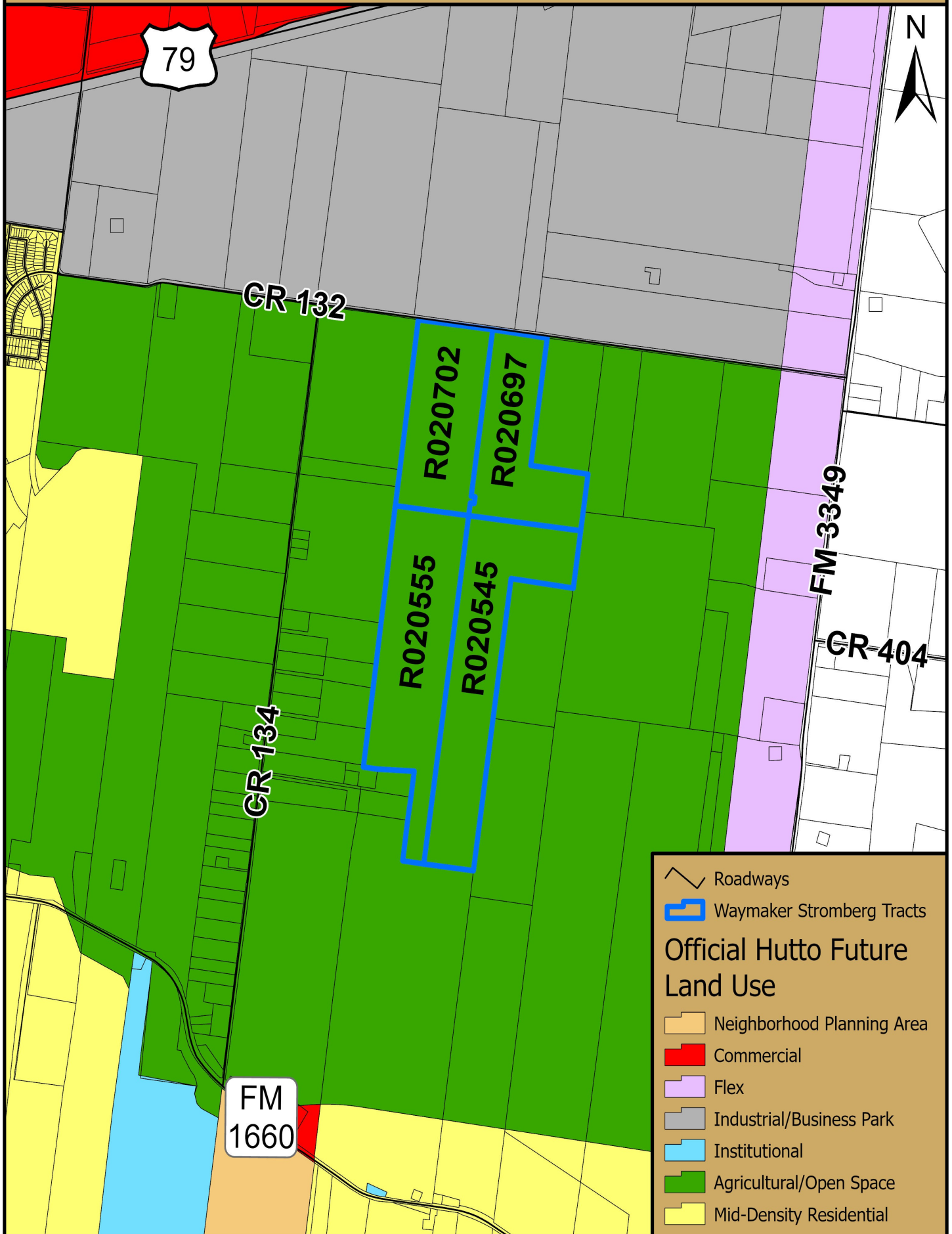




# Waymaker Stromberg



# Waymaker Stromberg Future Land Use Map Amendment



Roadways  
 Waymaker Stromberg Tracts  
**Official Hutto Future Land Use**  
 Neighborhood Planning Area  
 Commercial  
 Flex  
 Industrial/Business Park  
 Institutional  
 Agricultural/Open Space  
 Mid-Density Residential

Map Document: (K:\Site\_Location\_Maps\2021\_Site\_Location\_Maps\

Waymaker\_Stromberg\_Future\_Land\_Use\_Map\_Amendment.mxd)

12/3/2021 -- 10:09:21 AM





# FUTURE LAND USE MAP AMENDMENT REQUEST

Project Name: LPL / STROMBERG TRACTS - TBD  
 Proposed Amendment: From: Open Space To: SF1 + Commercial  
 Project Location/Address: +/- 390 Acres (R020545, R020555, R020697, R020702)  
 Project Legal Description: See Attached Surveys

- 1) Proof of property ownership. Copy of deed or other documentation establishing ownership by and individual or entity. If owned by an entity, including a partnership, documentation that the person signing the Owner's Acknowledgment has the authority to do so.
- 2) An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUM designation and the designation of surrounding properties. The map should incorporate the Mobility Master Plan roadways and any identified pedestrian connections and/or trail systems.
- 3) Letter of Request. A Letter of Request from the owner/applicant outlining the justification for the proposed FLUM amendment. The Letter shall include:
  - a) Project justification based on the twelve criteria found in 10.203.12.3 of Hutto's Unified Development Code, as amended, as well as the following points:
    - i) How the proposed change will enhance the site and the surrounding area;
    - ii) Will the proposed amendment benefit the City as a whole? Will the proposed amendment enhance economic development within the City?
    - iii) Whether the necessary infrastructure is already in place or how this will be provided and the funding request (cost share with the city, special district creation, etc.);
    - iv) How the proposed change reflects the vision and goals as identified in the 2040 Comprehensive Plan;
    - v) How the subject property is compliant with surrounding land uses and zoning;
    - vi) How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and the uses shown on the Future Land Use Map;
    - vii) Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed;
    - viii) How the proposed land use is a better benefit to the public health, safety and welfare of the community than the current designation of future land use; and
    - ix) How the proposed land use contributes to the City's long-term economic well-being. Provide an updated mix of the land use breakdown for the city with the request outlining which development sector of the city will have the increase (commercial, business park/employment, industrial, or residential).
- 4) Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the 2040 Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
- 5) Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residential or residential dwelling units, parkland etc.
- 6) Identification of unique characteristics of the area that supports the proposed land use and any additional maps or other information from the applicant to support the proposed Amendment.
- 7) Completed Owner's Acknowledgement and Master Application.



# FUTURE LAND USE MAP AMENDMENT REQUEST

## About Future Land Use Map Amendments

The 2040 Comprehensive Plan Future Land Use Map (FLUM), was revised and adopted by the City Council in May 2017. The Comprehensive Plan is a general guide for Hutto's growth and development and including policy statements and objectives for the future. Each FLUM Amendment Request will be evaluated by both Planning and Zoning Commission and the City Council on its own merits. It is the responsibility of the property owner or applicant to provide evidence that the proposed FLUM amendment supports community goals and objectives as set forth within the 2040 Comprehensive Plan.

The adopted Unified Development Code provides that amendments to the FLUM should be reviewed for a minimum of twelve criteria, including an analysis of immediate infrastructure needs, as well as consideration for long-term effects of any proposed amendment. Hutto's City Council will consider each proposed FLUM Amendment Request carefully to determine whether it is consistent with the Comprehensive Plan's goals and policies, and whether it will be beneficial for Hutto's long-term economic health and in compliance with best practices in land use. After acceptance of a FLUM Amendment Request by the City Council, the applicant may proceed through the zoning process.

**Incomplete submittals will not be accepted for review**

**FEES** ☐ All required fees should be verified prior to submission. Payment may be provided by cash, check made payable to: City of Hutto, or via MyGovernmentOnline. WCESD #3 fees are separate and must be verified and paid directly to the ESD. [www.huttofirerescue.org](http://www.huttofirerescue.org)

|                            |  |                               |
|----------------------------|--|-------------------------------|
| Development Assessment Fee |  | \$1,125                       |
| Technology Fee             |  | included with application fee |
| Total Fee                  |  | \$1,125                       |

## FOR DEPARTMENT USE ONLY:

| Submittal date | Date accepted for review | Payment       | Fees paid  | PZ Mtg. date | CC Mtg. date |
|----------------|--------------------------|---------------|------------|--------------|--------------|
| 11.15.21       | 11.15.21                 | ✓ #9475409648 | \$1,125.00 | 12.7.21      | 1.6.22       |



## FUTURE LAND USE MAP AMENDMENT REQUEST

1. **PROOF OF OWNERSHIP.** See attached deed. See attached proof that applicant signatory has the authority to sign.
2. **AERIAL MAP.** See attached aerial map.
3. **LETTER OF REQUEST.**
  - a. Justification based on the 12 criteria found in the UDC 10.203.12.3.
    - i. *The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.*  
**The proposed development would not conflict and will serve to enhance the goals of community, neighborhood and other applicable land uses by providing utility infrastructure and additional housing and retail opportunities.**
    - ii. *The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.*  
**The proposed development would not conflict and will serve to enhance the proposed, permitted and existing land uses by providing utility infrastructure and additional housing and retail opportunities.**
    - iii. *There is enough physical and social infrastructure to serve the proposed future land use*  
**The development is proposed to provide needed utility infrastructure and light retail uses that would benefit adjacent properties as well**
    - iv. *The site and its conditions are suited for and appropriate to the proposed future land use*  
**Yes, this site is well suited for development as a mixed-use retail and residential site. Undisclosed land uses on the Hutto Mega Site can be addressed with additional input from City Staff regarding compatibility needs.**
    - v. *The proposed future land use does not threaten the public health, safety, and welfare*  
**A mixed-use retail and residential development would pose no threat to the public health, safety and welfare.**
    - vi. *The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.*  
**A mixed-use retail and residential development would only create a positive impact on the adjacent properties being developed.**
    - vii. *The proposed future land use does not threaten scenic, natural or historic resources.*  
**There are no identified scenic, natural or historic resources that would be threatened by development of this site.**
    - viii. *The proposed future land use addresses a community need.*  
**Providing utility infrastructure and housing opportunities for the adjacent City owned Mega Site contributes to the ability of Hutto to provide water and**



wastewater service within its corporate limits without over-extending the City's budget.

- ix. The proposed future land use corrects a clerical or administrative error on the future land use map*

The current future land use maps identify this area as open space which appears to be a more temporary designation from a prior City administration based on annexation practices at the time. The site's location along planned major transportation corridors with no floodplain or other natural elements to preserve would indicate a higher intensity use overall.

- x. The proposed future land use results in a logical and orderly development pattern.*  
The development will provide utility infrastructure and housing opportunities for the adjacent City owned Mega Site. As development proceeds east toward 3349 there are few available tracts of land more suited to mixed-use development.

- xi. The proposed future land use is not merely intended to confer a benefit to the property owner*

The proposed future land use aligns needs for the larger region with a land use intensity which is appropriate for this specific tract. Designating privately held land for Open Space is more typically associated with land not suited for development (floodplain, environmentally sensitive areas, etc.) and appears to be a designation more temporary in nature for this tract.

- xii. The site is a legal building lot.*

Yes, this site can be developed for the intended uses per the development procedures outlined within the City of Hutto UDC.

**b. Additional justification criteria.**

- i.** The proposed mixed use project will enhance the surrounding area. The adjoining land is currently farm land with Agricultural zoning. The project is only 5,850 feet east of the Cottonbrook PUD Development 4,950 feet northeast of the Gola Ashton Woods subdivision which is in the vicinity of the Wallin Brohn Homes subdivision and planned Walther Meritage subdivision. The proposed project is in the path of growth of Hutto and will be the closest development to the city owned Mega Site and could contribute toward bringing a gravity and force main wastewater solution closer to this planned commercial/industrial development.
- ii.** The proposed development will enhance economic development in the City of Hutto by adding a more diverse mix of housing opportunities for more residents in the City Limits in addition to commercial/retail development not contemplated on the Mega Site.
- iii.** The proposed project will require a MUD or PID to finance utility infrastructure which will be city-owned facilities after construction. The closest city owned waste water line is +/-1.1 miles to the south at the South Regional WWTP. This development will bring both water and wastewater facilities to areas currently without service.
- iv.** This change in land use reflects the goals of the 2040 Comprehensive Plan by defining development in an area largely ignored as open space in the current plan.



A thoughtful mix of development types in this area will more fully develop the transitions between uses in the area.

- v. There is no impact on the adjacent land uses which are all currently agrarian.
  - vi. The adjacent uses are currently agrarian and the proposed project will not negatively affect the adjacent areas.
  - vii. The adjacent uses are currently agrarian and there are no compatibility issues with this proposed project.
  - viii. The current designation of Open Space is not the highest and best use of this land and appears to be a more temporary designation provided under previous administrations during rapid growth of the City's corporate limits. The proposed project will provide much needed housing and commercial uses. The proposed project could also provide a future elementary school site if Hutto ISD desires to acquire a site in the area.
  - ix. The proposed project fronts the Southeast Connector for which Williamson County is currently acquiring ROW and planning to construct frontage roads. This project will then abut a major controlled access highway on the south end and, likely, a greatly expanded commercial/industrial arterial in CR 132 on the north end. Commercial frontage and neighboring residential will benefit the city economically by increasing the tax base. The current concept plan supports over 1,500 single family residential lots which at current property values and tax rates will create at least \$2,900,000 of ad valorem tax revenue per year for the city of Hutto. Additionally, the future retail will provide sales tax and employment opportunities subsequent to the significant short term employment opportunities associated with construction of the project.
4. **RELEVANT GOALS & OBJECTIVES.** The primary objective of the proposed project is to provide attractive yet affordable housing for the future residents of Hutto.
5. **PROPOSED LAND USES AND DEVELOPMENT INFORMATION.** See attached concept plan for a detailed breakdown of lot sizes, commercial and mixed use areas, major roadway alignments and waterways/detention areas.
6. **UNIQUE CHARACTERISTICS.** This proposed project is uniquely situated and distinct in several ways. First, the project is located directly across CR 132 from the city owned Mega Site and 3.5 miles from the Taylor owned site (the proposed Samsung site). The proposed development will provide housing and commercial for the future employees working in the area. Hutto can provide opportunities for employees of these nearby sites to live, work and play in close proximity to their place of employment. This will reduce traffic demands on Hutto's transportation network, increase quality of life for residents and minimize Hutto's long term infrastructure maintenance costs. Hutto can capture the property tax and associated sales tax that these residents will pay rather than allowing leakage to unincorporated areas adjacent to Hutto and Taylor. Second, a MUD or PID will allow this proposed project to bring city owned wastewater lines from the wastewater treatment plant on 1660 to the front door of the mega-site which will make the mega-site more marketable and development friendly. Third, the proposed project fronts the Southeast Connector to be built by Williamson County. This major roadway will allow residents to move east/west efficiently and quickly and without further burdening highway 79.
7. **OWNERS ACKNOWLEDGEMENT AND MASTER APPLICATION.** See attached.





# 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: TBD-LPL/STROMBERG APPLICATION TYPE: FUTURE LAND USE MAP  
APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact AMENDMENT REQUEST

Name: HOA DUNLOP + JAMIE DOWDARTY  
Company Name: WAYMAKER VENTURES, LLC  
Address: 3310 N. CAPITAL OF TEXAS HIGHWAY #202, AUSTIN, TX, 78746  
Phone: (512) 800-5630 Email: hdunlop@waymakerventures.com

## PROPERTY INFORMATION

Address: R020545/R020555/R020697/R020702  
Legal Description: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Deed Reference: Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ or Document No. \_\_\_\_\_  
City Limits or ETJ: CITY Current Zoning District: OPEN SPACE

## PROPERTY OWNER INFORMATION

Name: CATHERINE TORAN  
Company Name: M. MOORE FAMILY FARMS, LLC  
Address: 5000 PLAZA ON THE LAKE, SUITE 180, AUSTIN, TX, 78746  
Phone: \_\_\_\_\_ Email: Catherine@prophetcapital.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.

Catherine Toran  
Property Owner Signature

Manager Catherine Toran  
Property Owner Printed Name

11.5.21  
Date

THE STATE OF TEXAS

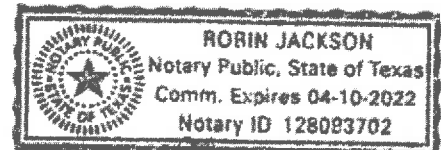
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Catherine Toran, 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 5th day of November, 2021 A.D.

Robin Jackson  
Notary Public Signature

Robin Jackson  
Notary Public Printed Name



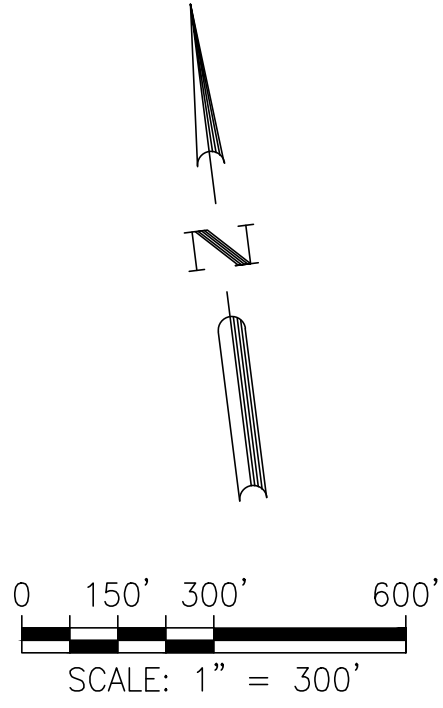
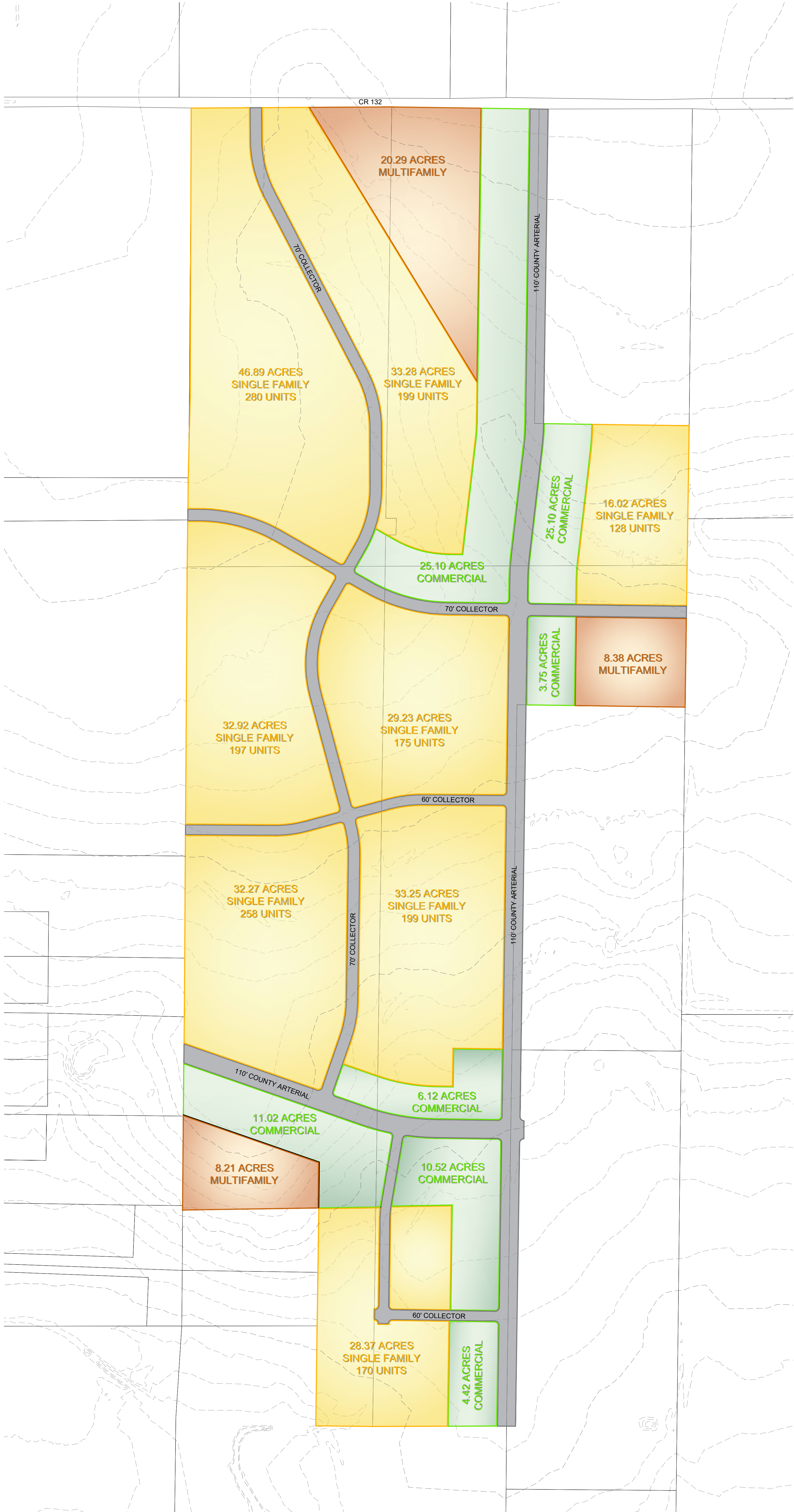
If there are multiple property owners attach separate page(s) with notarized signature(s)

March 2020



# LPL-PTM & STROMBERG

## CONCEPT PLAN



BGE, Inc.  
101 W Louis Henna Blvd, Suite 400  
AUSTIN, TX 78728  
TEL: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046



