



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, April 5, 2022 at 5:00 PM

City Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 1, 2022.
- 4.2. Hold a public hearing on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive.
- 4.3. Hold a public hearing and consider a recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses.
- 4.4. TABLED PER APPLICANT - Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199.
- 4.5. TABLED PER APPLICANT - Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

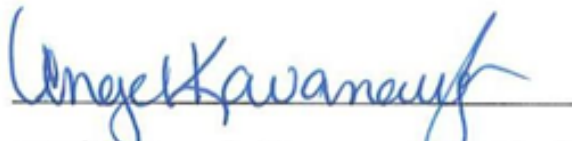
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the April 5, 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 April 1, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 1, 2022.
Meeting: Tuesday, April 5, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Agenda minutes 3.1.2022



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, March 1, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7:00 PM.

2. ROLL CALL

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

3. PUBLIC COMMENT

No public comment

Chair Rick Hudson requested that Item 4.8 be moved to 4.1

4. AGENDA ITEMS

- 4.8. 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.

Staff presented applicants' request for 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.

A public hearing opened at 8:19 PM and closed at 8:19 PM.

Jen Henderson, the applicant, was available for questions. Discussion ensued between staff and commissioners.

A motion was made by Commissioner Kurt Schwerdtfeger to reduce the overall trees and shrubs required by 70% and no internal landscaping (islands) required.

The Destiny Lane required 104 trees and 406 shrubs - the reduction allows for 31 trees and 122 shrubs to be planted around the perimeter, the Pygmy Lane required 64 trees and 291 shrubs - the reduction allows for 19 trees and 87 shrubs to be planted around the perimeter, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 1, 2022.

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the

regular scheduled Planning and Zoning Commission meeting held on February 1, 2022 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays..

- 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.

Staff presented applicants request on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.

Staff recommends denial based on number of outstanding comments.

Commissioner Randal Clark made a motion to deny the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South until the outstanding comments are addressed, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays..

- 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.

Staff presented applicants request on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.

Staff recommends denial based on number of outstanding comments.

Commissioner Randal Clark made a motion to deny the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South until the outstanding comments are addressed, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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.

Staff presented applicants request 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.

Staff recommends denial based on number of outstanding comments.

Commissioner Susanna Boyer made a motion to deny 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 until the outstanding comments are addressed, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

- 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.

Staff presented applicant's request 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.

Discussion ensued between Staff and Commissioners.

Justin Kramer was available to answer questions. Discussion ensued between the staff and commissioners.

A motion was made by Commissioner Randal Clark to accept 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 with condition that engineering comments are addressed prior to recordation and a typo in owner certification of "Which" is corrected, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 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, 80 residential and commercial lots, located off of Carl Stern Drive.

Staff presented applicants request 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.

Chair Rick Hudson opened to the public at 8:13 PM and closed at 8:13 PM.

Discussion ensued between staff and commissioners, with concerns that this location was supposed to have more commercial uses, including a storage unit as a buffer near the RR tracks. A representative stated that commercial buyers pulled from this area due to the RR tracks and lack of accessibility.

A motion was made by Commissioner David Meyer to approve 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 as written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays.

- 4.7. 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.

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.

Staff recommends approval with the addition of the provisions that were provided, per request of Commissioners at the Planning and Zoning meeting in February. Amanda Brown of Kimley Horn presented the provisions requested.

The public hearing opened at 7:13 PM and closed at 7:13 PM.

Discussion ensued between staff, commissioners and Kimley Horn. Traffic concerns are still an issue, but commissioners wanted confirmation that Exchange Blvd. will be

the only road for construction traffic.

Commissioner Susanna Boyer made a motion to approve staff 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, seconded by Commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 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.

Staff presented applicants request for 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.

Opened to the public at 9:03 PM and closed at 9:03 PM.

Discussion ensued between staff and commissioners. Seth Mearing was available to answer any questions.

A motion was made by Commissioner David Meyer to approve a 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 as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated commissioners that there would be a stakeholders meeting for the Comp Plan on the schedule.

6. ADJOURNMENT

Meeting was adjourned at 9:25 PM

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.

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Hold a public hearing on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive.
Meeting: Tuesday, April 5, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

No action - Public Hearing only

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT - NO ACTION Hutto CrossingPh4Sec16RevPrelim-Init-Plat(3-7-22)

STREET DESIGN TABLE

STREET NAME	R.O.W.	PAVING WIDTH	CLASSIFICATION		LENGTH
SIMMENTAL LOOP	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	5524'
SHROPSHIRE LANE	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	571'
RAMBOUILLET LANE	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	691'
MERINO DRIVE	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	806'
KNOWLES DRIVE	58'	36'-0"	FC-FC	RESIDENTIAL COLLECTOR	3197'
MILO 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'
DURCO DRIVE	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	3315'
QUARRYMAN DRIVE	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	263'
HAMPSHIRE DRIVE	52'	30'-0"	FC-FC	RESIDENTIAL LOCAL	1411'
ANGORA LOOP	172.5'	20'-0"	FC-FC	LOOP LANE	427'

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
Total Acreage 253.09

OWNER

HUTTO OPTION MEZZ HOLDINGS LLC,
C/O PCCP, LLC, ATTN: MELANIE GANGEL
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.

REVISED SECTION 16

SEE SHEET 2 FOR NEW STREET NAMES. SEE SHEET 3 FOR SINGLE
FAMILY BLOCK DATA, OPEN SPACE AND PARKLAND DATA TABLES.

NOTES:

1. No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.

2. Building setback lines shall conform to PUD requirements.

3. A 5' P.U.E. will be dedicated on each side of all rear lot lines.

4. A 10' P.U.E. along and adjacent to all street side property lines will be dedicated.

5. A 5' P.U.E. will be dedicated on each side of all side lot lines.

6. No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.

7. Street lighting shall be provided by the developer in conformance with the PUD requirements.

8. Sidewalks and street trees shall be installed on both sides of all streets within and bounding this subdivision.

9. 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.

10. Utility providers for this development water: City of Hutto, wastewater: City of Hutto , electric: Oncor Energy.

11. 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.

12. 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 1/2" per foot for a distance of at least 10 feet.

13. The maximum impervious coverage is as defined by the UDC and the PUD agreement.

14. 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.

15. 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.

16. Lot 2, Block R is Restricted to Open Space or Amenity Center uses.

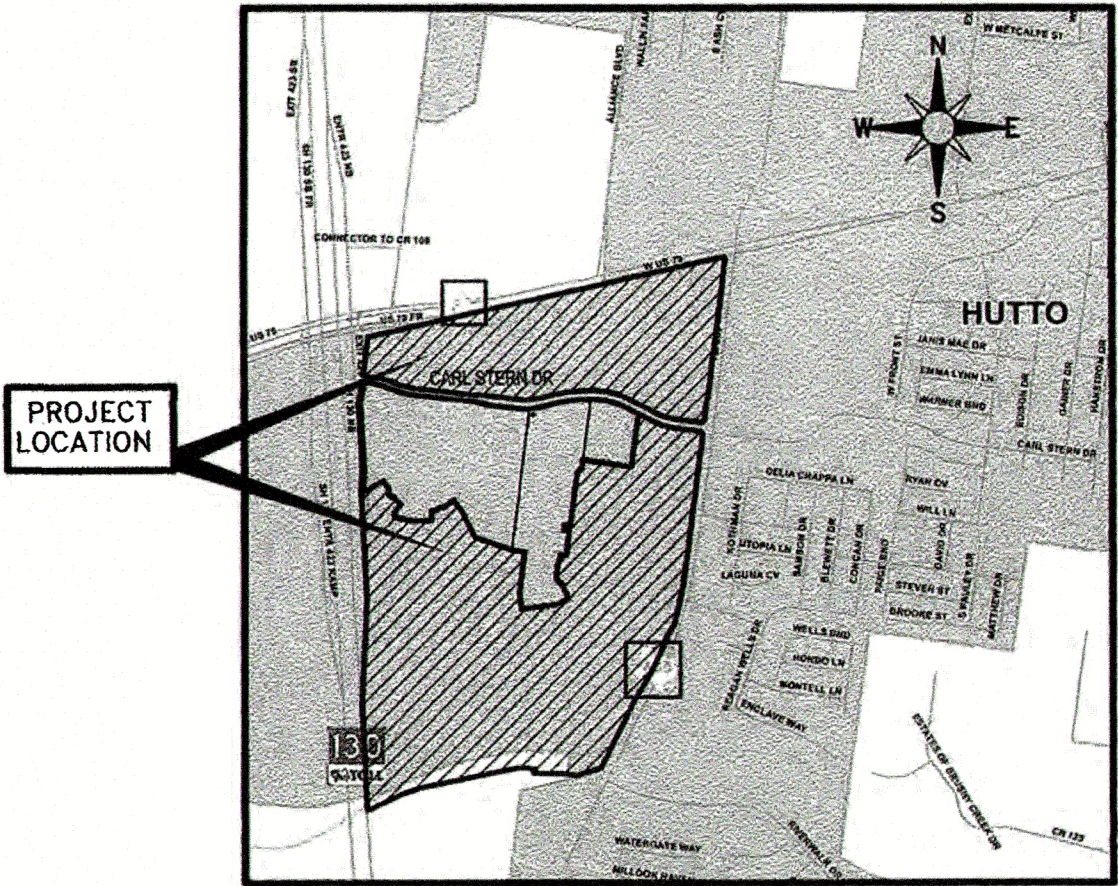
17. All drainage easements, landscape easements and private parks will be owned and maintained by the property owner's association.

18. Lots 1 & 3, Block R and Lots 2 , 3, & 4, Block H will be Dedicated as Drainage Easements.

19. Lot 3, Block H will be Dedicated as Parkland.

20. 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.

21. For lots fronting on residential collector streets, no driveway is permitted closer than 100' from an intersection.



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

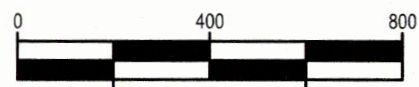
Murfee Engineering, Inc.
Texas Registered Engineering Firm F - 353
1101 Capital of Texas Hwy South, Suite D110
Austin, TX 78746
512-327-9204



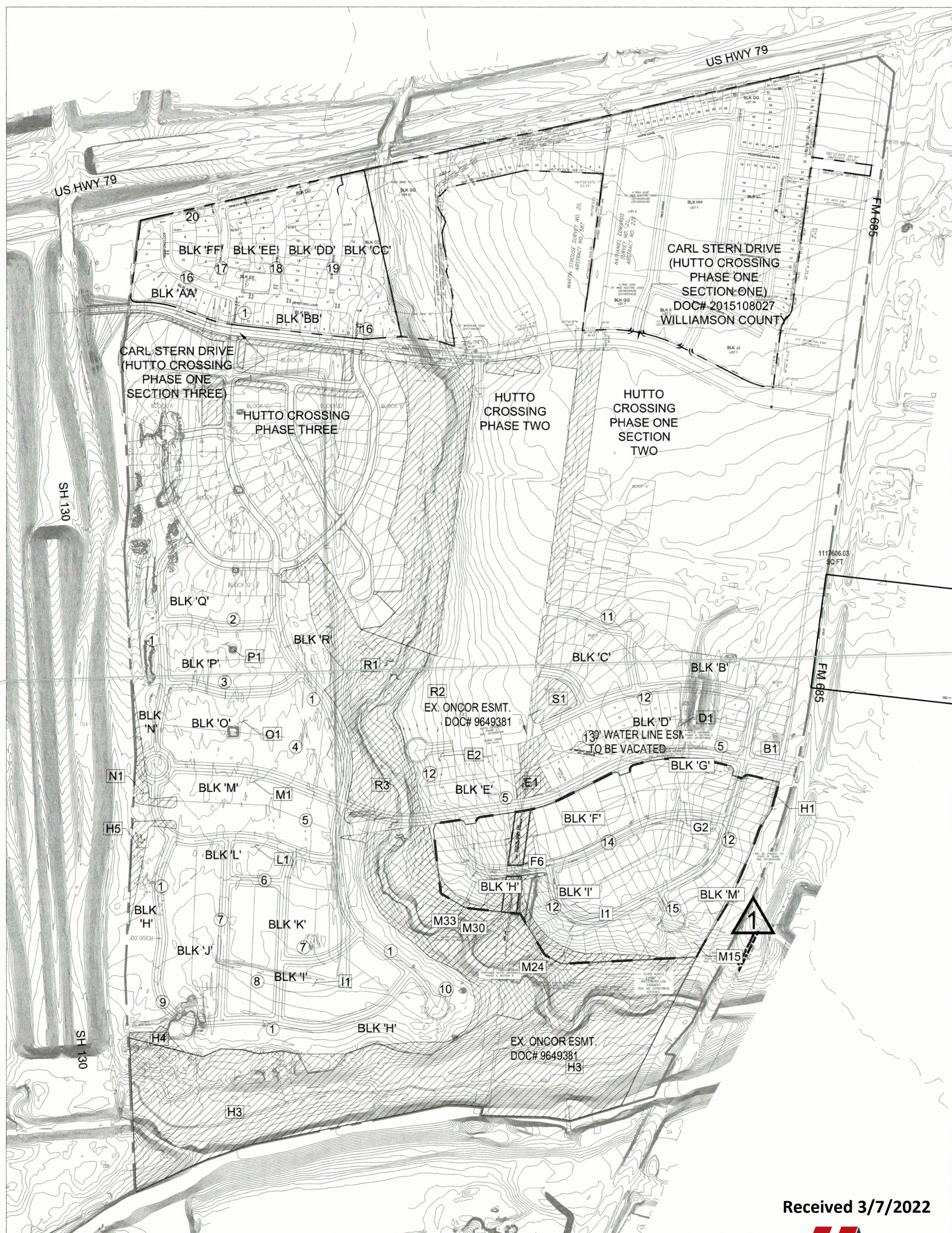
Received 3/7/2022



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. 21-013-10	PREV. JOB NO'S: JOB NO. 11038-150 JOB NO. 11038-325	SHEET: 1 OF 13	
DATE: 3/3/2022	DRAWN BY: RLW	DESIGNED/CHECKED BY: KWM	



SCALE: 1"=400'



Received 3/7/2022



AA	1	10573	GG	1	41441	JJ	26	3988.7
AA	2	5280.5	GG	2	116272	JJ	27	2943.7
AA	3	4992.4	GG	3	5087.2	JJ	28	2947.1
AA	4	4725	GG	4	4135.6	JJ	29	3027.8
AA	5	4949.3	GG	5	3986.8	JJ	30	3279.4
AA	6	5286.7	GG	6	3990	JJ	31	3505.9
AA	7	6258.9	GG	7	3990	JJ	32	3598.4
AA	8	7906.6	GG	8	3990	JJ	33	2887.7
AA	9	111966	GG	9	3990	JJ	34	2816
AA	10	8768	GG	10	4345.9			
AA	11	6440.9	GG	11	4332.5	KK	1	31747
AA	12	5475.5	GG	12	3909.2	KK	2	3207.7
AA	13	7994.2	GG	13	3912.6	KK	3	2635
			GG	14	3913	KK	4	2635
BB	1	7735.4	GG	15	3913	KK	5	2635
BB	2	4697	GG	16	3906.8	KK	6	2635
BB	3	4725	GG	17	317744	KK	7	2763.2
BB	4	4725	GG	18	2944.8			
BB	5	4725	GG	19	2945	LL	1	2761.6
BB	6	4725	GG	20	2945	LL	2	2636.3
BB	7	4725	GG	21	2945	LL	3	2635
BB	8	4725	GG	22	2945	LL	4	2636.6
BB	9	4725	GG	23	2945	LL	5	2635
BB	10	4725	GG	24	2945	LL	6	2762.4
BB	11	4725	GG	25	2945	LL	7	3990.1
BB	12	4701.1	GG	26	2945	LL	8	3990.9
			GG	27	2945	LL	9	3990.3
CC	1	600.96	GG	28	2945	LL	10	3991.1
CC	2	5395.8	GG	29	2945	LL	11	3990.5
CC	3	6150.4	GG	30	2973.6	LL	12	3991.2
CC	4	7019.9	GG	31	3979.1	LL	13	2765.6
CC	5	6220.2	GG	32	4124	LL	14	2635.7
CC	6	4725	GG	33	3379.5	LL	15	2635.8
CC	7	4725	GG	34	16392	LL	16	2636
CC	8	4780	GG	35	5920.5	LL	17	2636.1
CC	9	4869.1	GG	36	2917.4	LL	18	2764.2
CC	10	4800.3	GG	37	2945	LL	19	3989.8
			GG	38	3990.1	LL	20	3990.2
DD	1	4832.8	GG	39	3989.8	LL	21	3989.8
DD	2	4725	GG	40	2760.4	LL	22	3990.2
DD	3	4725	GG	41	2634.3	LL	23	3989.8
DD	4	4725	GG	42	2635.4	LL	24	3990.2
DD	5	4669.4	GG	43	2634			
DD	6	4936.2	GG	44	2635.2			
DD	7	4938.7	GG	45	2763.6			
DD	8	4407.3	GG	46	3991.5			
DD	9	4949	GG	47	3991.4			
DD	10	4935.5	GG	48	2761.6			
DD	11	4662.3	GG	49	3991.5			
DD	12	4691.9	GG	50	3991.4			
DD	13	4932.8						
DD	14	4986.2	HH	1	184049			
DD	15	5005.6						
DD	16	4997.3						
DD	17	4955.5	JJ	1	88174			
DD	18	4787.5	JJ	2	2945			
DD	19	4748.3	JJ	3	3348.4			
DD	20	4866	JJ	4	3365.1			
DD	21	5055.8	JJ	5	2945.9			
			JJ	6	3990.5			
EE	1	19868	JJ	7	3990.2			
EE	2	4788.7	JJ	8	3990.1			
EE	3	4751.9	JJ	9	3990.1			
EE	4	4929.1	JJ	10	3990.1			
EE	5	5066.5	JJ	11	3990.1			
EE	6	5079.3	JJ	12	3990.2			
EE	7	5069.5	JJ	13	3990.2			
EE	8	4708.1	JJ	14	3990.2			
EE	9	4839	JJ	15	3990.2			
EE	10	4926.7	JJ	16	3990.3			
EE	11	5157.6	JJ	17	3990.3			
EE	12	5063.6	JJ	18	3990.3			
EE	13	4966	JJ	19	3990.3			
EE	14	5182.2	JJ	20	2945.3			
			JJ	21	2945.3			
FF	1	5436.6	JJ	22	17421			
FF	2	4689.9	JJ	23	2944.2			
FF	3	4733.2	JJ	24	2944			
FF	4	5208.1	JJ	25	3988.6			
FF	5	5299.3						
FF	6	4994.4						
FF	7	5254.3						
FF	8	5754.7						
FF	9	4902.2						
FF	10	7332						

2

NON-RESIDENTIAL BLOCK DATA		
BLOCK	ACRES	# OF SF LOTS
CC	31.18	1

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	HAMPSHIRE 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	3.07	21
F	4.30	21
G	2.86	12
H	16.24	108
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
F2	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

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

STREET NAMES	
16	HEREFORD LOOP
17	MILO DRIVE
18	CORN LANE
19	SORGHUM DRIVE
20	WHEAT STREET
XX	SIMMENTAL LOOP

- 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.

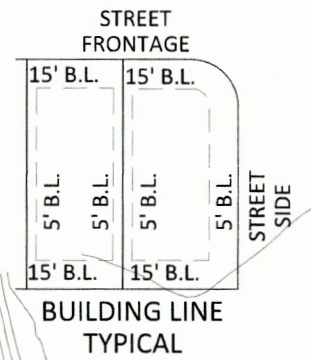
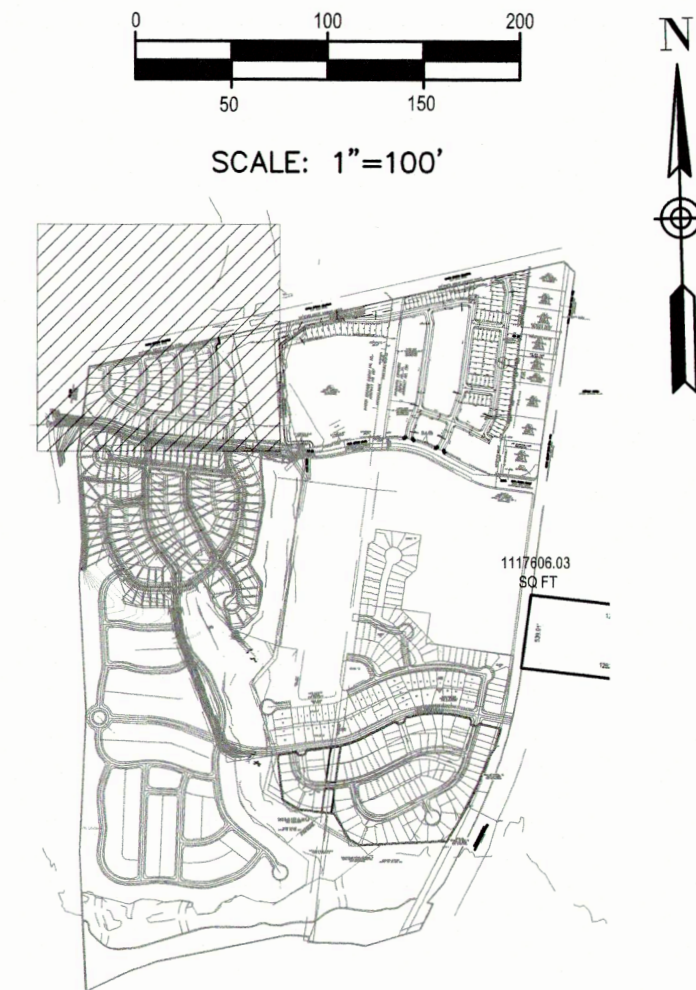
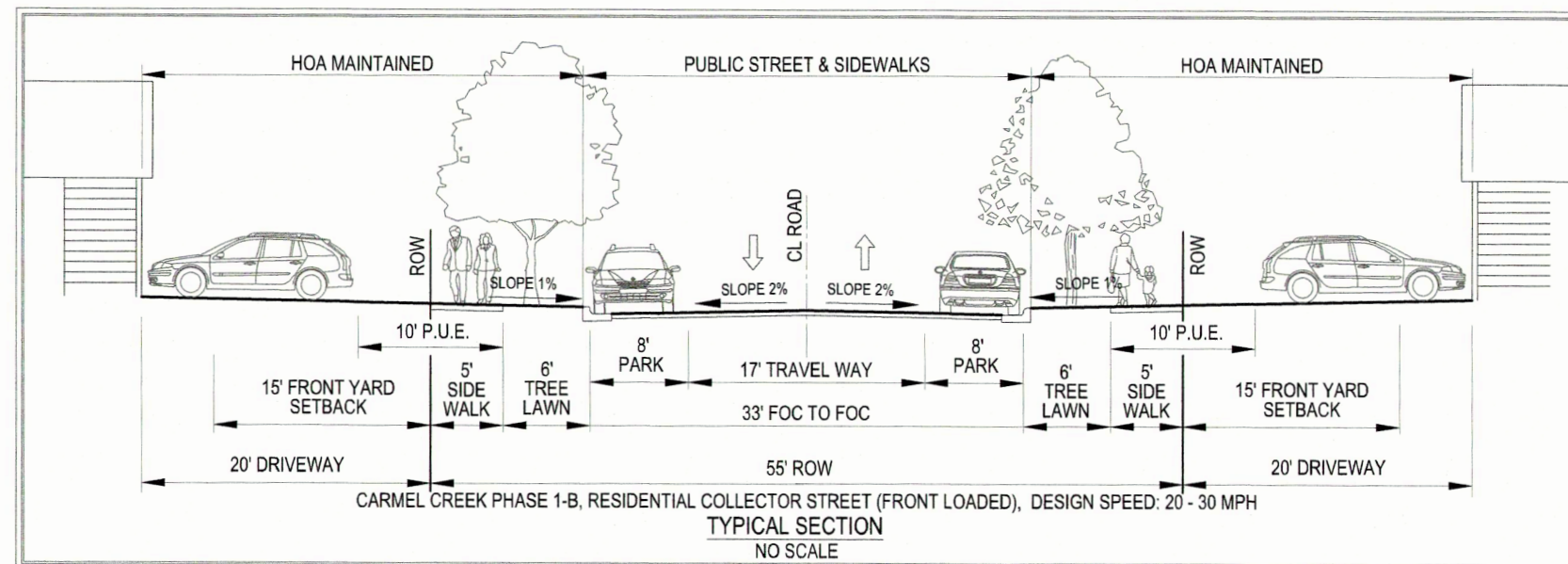
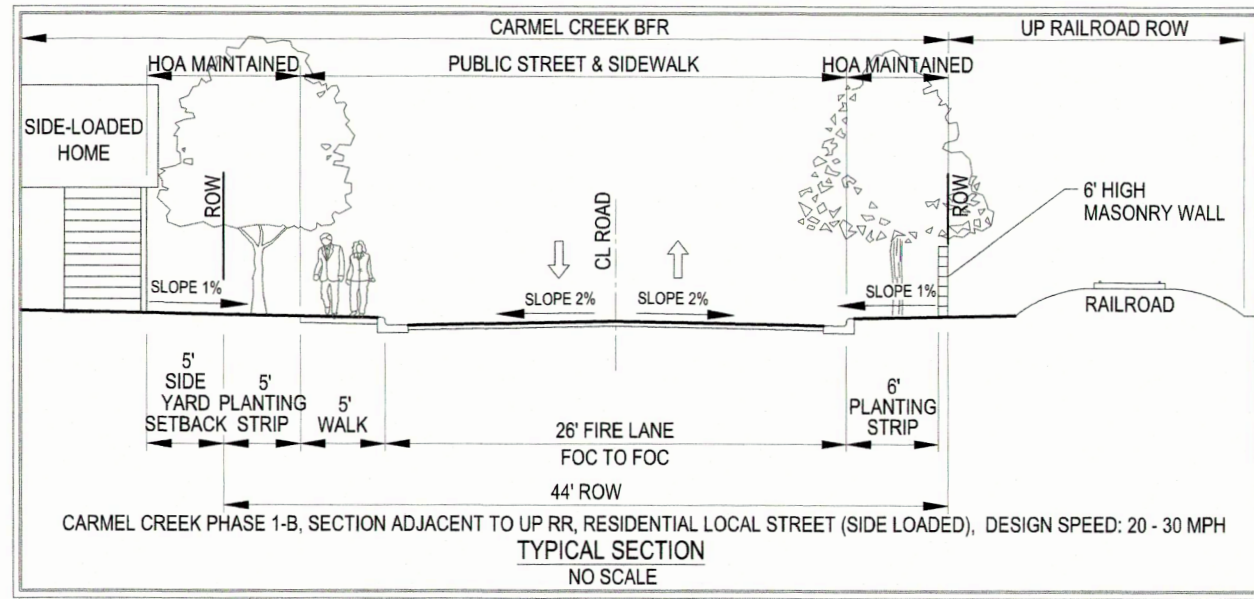
OPEN SPACE & AMENITY DATA		
BLOCK & LOT #	TYPE	ACRES
AA1	OPEN SPACE	0.20
BB1	OPEN SPACE	0.18
CC1	OPEN SPACE	1.99
CC11	OPEN SPACE	5.99
EE1	PRIVATE AMENITY	0.44



HUTTO CROSSING PHASE 4 PRELIMINARY PLAT OVERALL PRELIMINARY PLAT



Murfee Engineering Company		Texas Registered Engineering Firm F-353	
01 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: 3/3/2022	
DRAWN BY: RLW		DATE: 3/4/2022	
FILE: W:\Hutto Crossing\BFRs\BFR East\PRML PLAT\CAD\HCBFRE-PP-PRML.dwg			



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



Received 3/7/2022



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



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: 3/3/2022

DRAWN BY: RLW | DATE: 3/3/2022

FILE: W:\Hutto Crossing\BFRs\BFR East\PRML PLAT\CAD\HCBFRE-PP-PRML.dwg

SINGLE FAMILY BLOCK DATA

BLOCK	ACRES	# OF SF LOTS
GG	3.48	44
JJ	2.42	30
KK	0.37	6
LL	1.8	24

NON-RESIDENTIAL BLOCK DATA

BLOCK	ACRES	# OF SF LOTS
GG	8.28	4
JJ	0.54	3

OPEN SPACE & AMENITY DATA

BLOCK & LOT #	TYPE	ACRES
GG1	OPEN SPACE/AMENITY	0.95
GG17	OPEN SPACE/AMENITY	7.29
GG35	OPEN SPACE	0.03
GG36	OPEN SPACE	0.01
JJ34	OPEN SPACE	0.06
JJ22	EMERGENCY ACCESS/OPEN SPACE	0.4
JJ31	OPEN SPACE	0.08

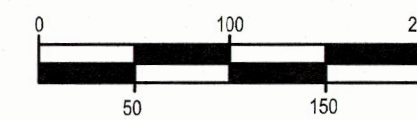
SINGLE FAMILY ATTACHED BLOCK DATA

BLOCK	ACRES	# OF SF LOTS
GG	3.05	2
HH	4.23	1
II	0.91	1
JJ	2.02	1
KK	0.73	1

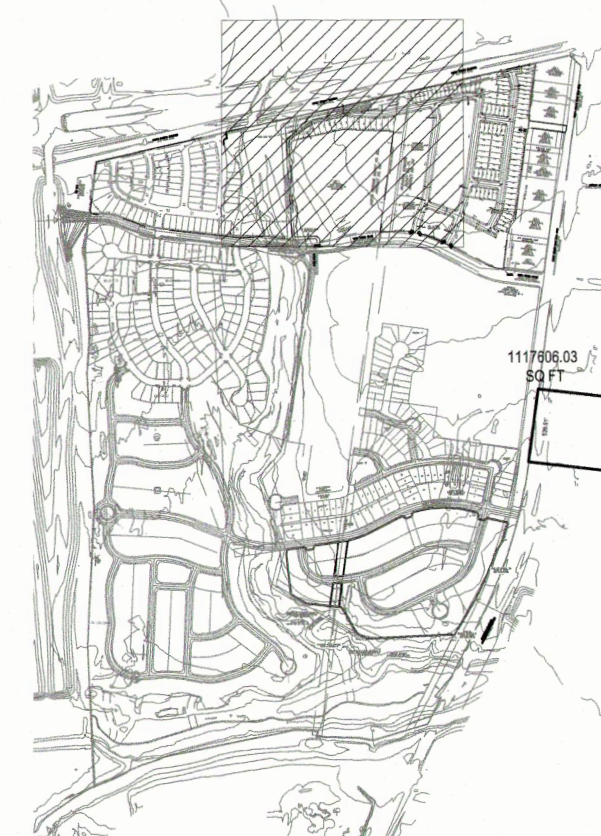
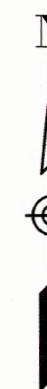
STREET NAMES

21	STEINER DRIVE
22	SILO DRIVE
23	HOPS COVE
24	PLOUGHSHARE PASS
25	STOWERS DRIVE
26	DIAMOND HITCH DRIVE
27	MEFFORD DRIVE

Received 3/7/2022



SCALE: 1"=100'



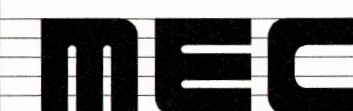
SHEET KEY

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



HUTTO CROSSING PHASE 4 PRELIMINARY PLAT SHEET 4



Murfee Engineering Company | Texas Registered Engineering Firm F-353

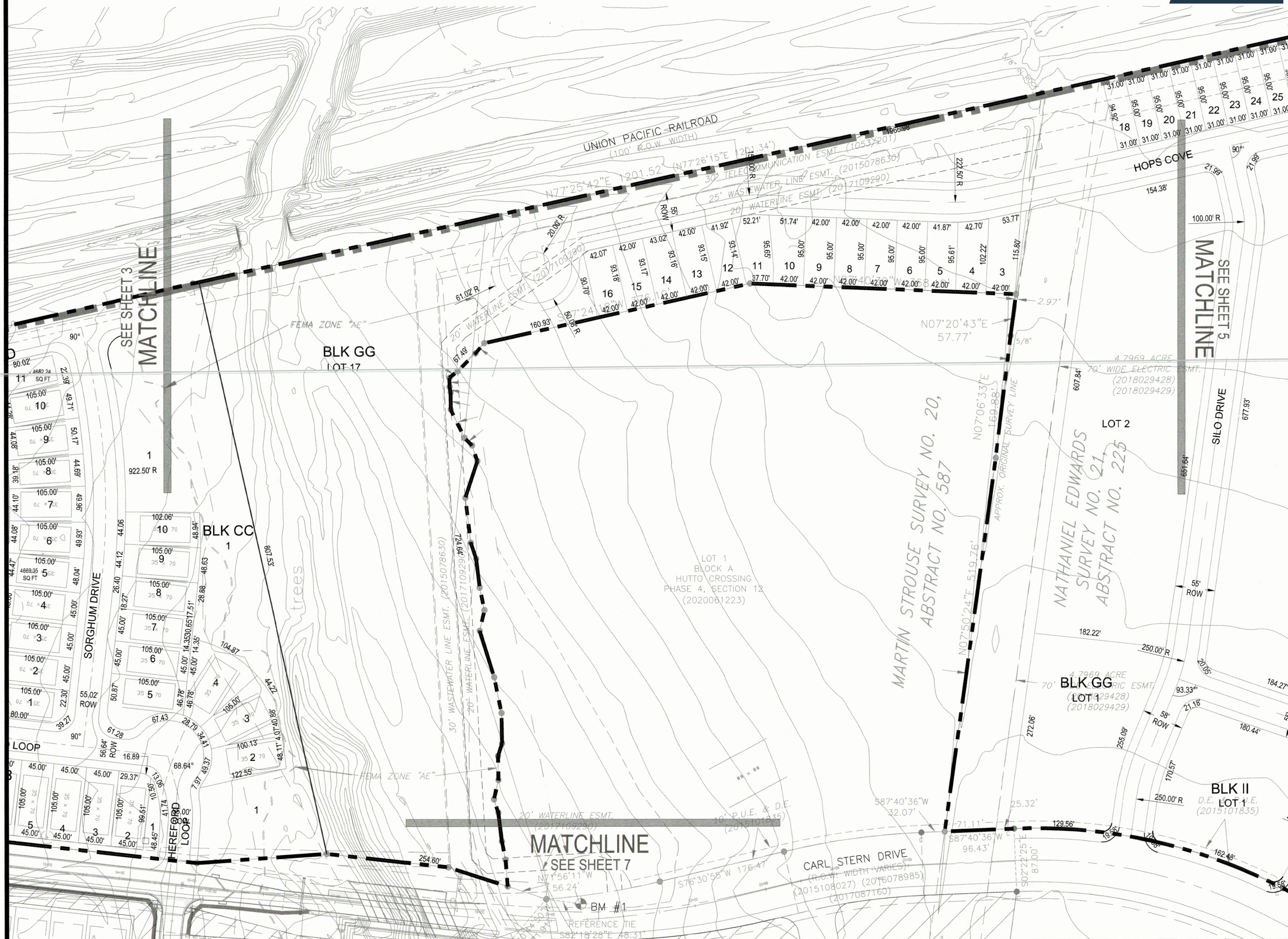
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

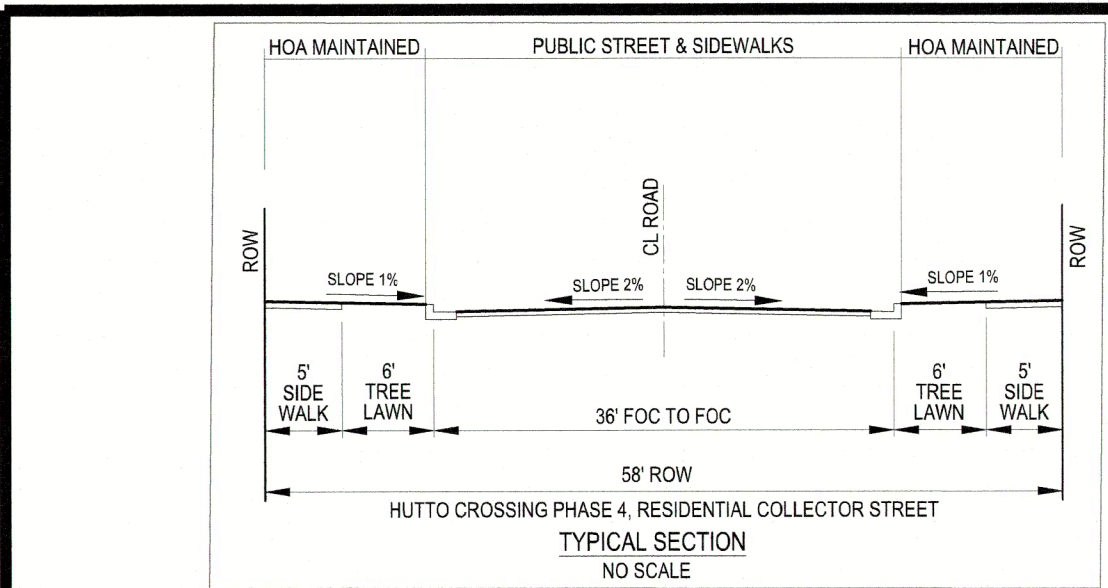
JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 4 OF 13

DESIGNED BY: KWM | DATE: 3/3/2022

DRAWN BY: RLW | DATE: 3/3/2022

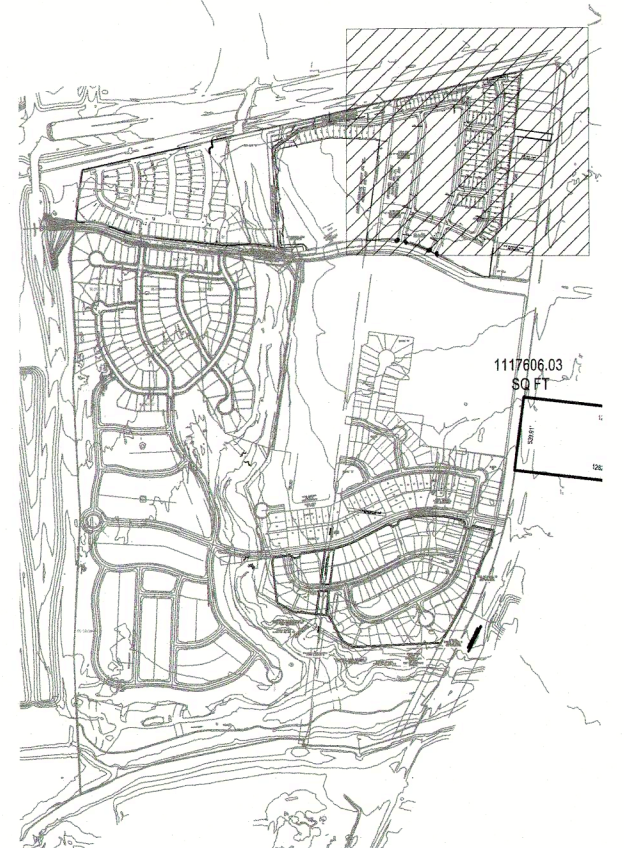
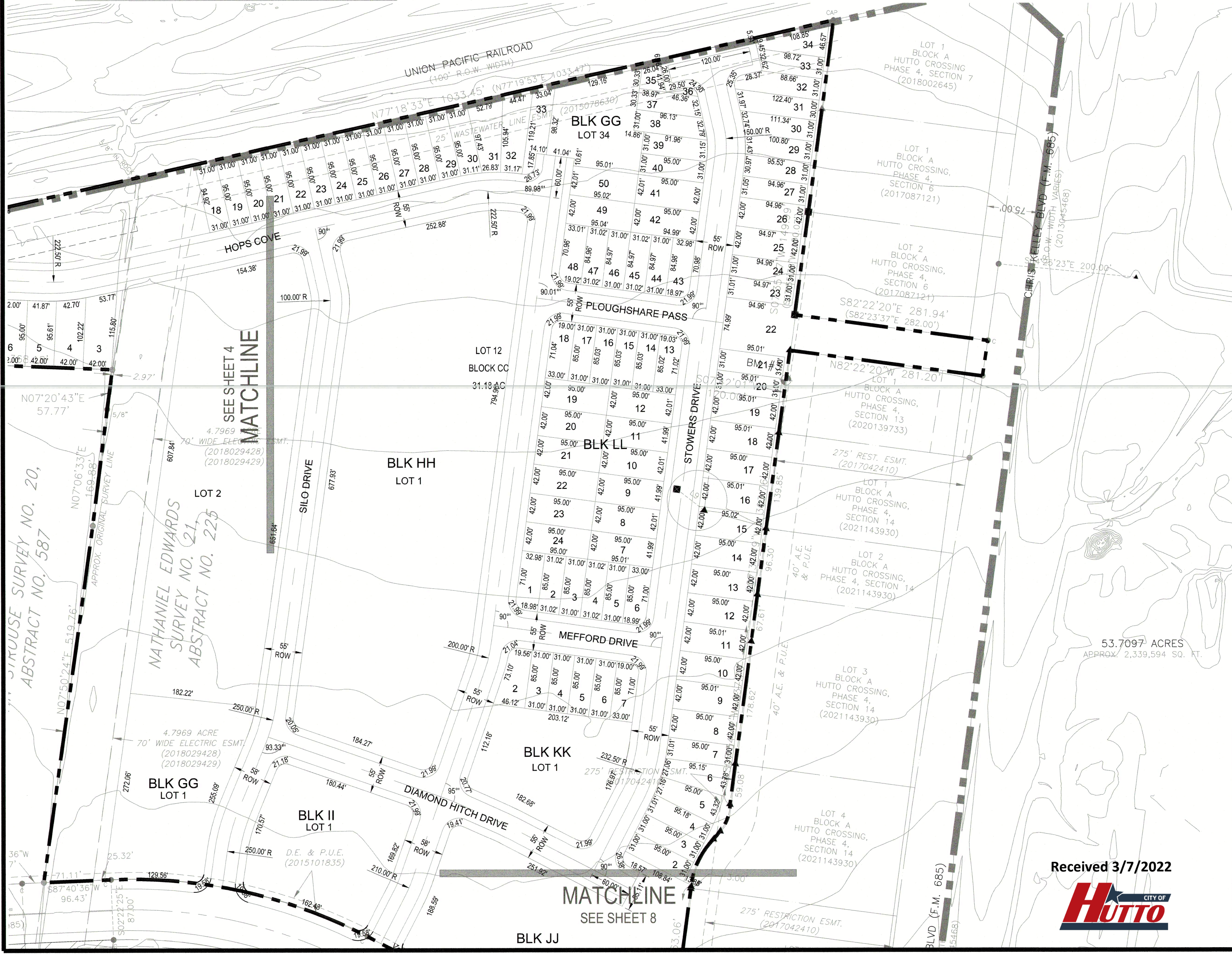
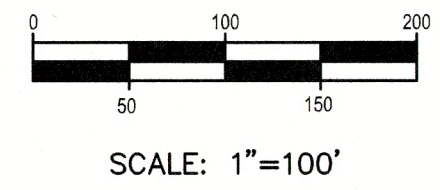
FILE: W:\Hutto Crossing\BFRs\BFR East\PRML PLAT\CAD\HCBFRE-PP-PRML.dwg





NOTES:

1. LOT 1 AND LOT 17 BLOCK GG SHALL BE AMENITY AND OPEN SPACE LOTS.
2. LOTS 36 AND 35 BLOCK GG, AND LOTS 31 AND 34 BLOCK JJ ARE LIMITED TO OPEN SPACE.
3. LOT 22 BLOCK JJ WILL BE DEDICATED AS A DRAINAGE EASEMENT, ACCESS EASEMENT, AND PUE.
4. LOTS 1, 17, 35 AND 36 BLOCK GG, AND LOTS 22, 31 AND 34 BLOCK JJ WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
5. LOTS 2 AND 34 BLOCK GG, LOT 1 BLOCK HH, LOT 1 BLOCK II, LOT 1 BLOCK JJ AND LOT 1 BLOCK KK ARE RESTRICTED TO SINGLE-FAMILY ATTACHED USE. A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR DEVELOPMENT OF THESE LOTS.



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



HUTTO CROSSING PHASE 4
PRELIMINARY PLAT
SHEET 5



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

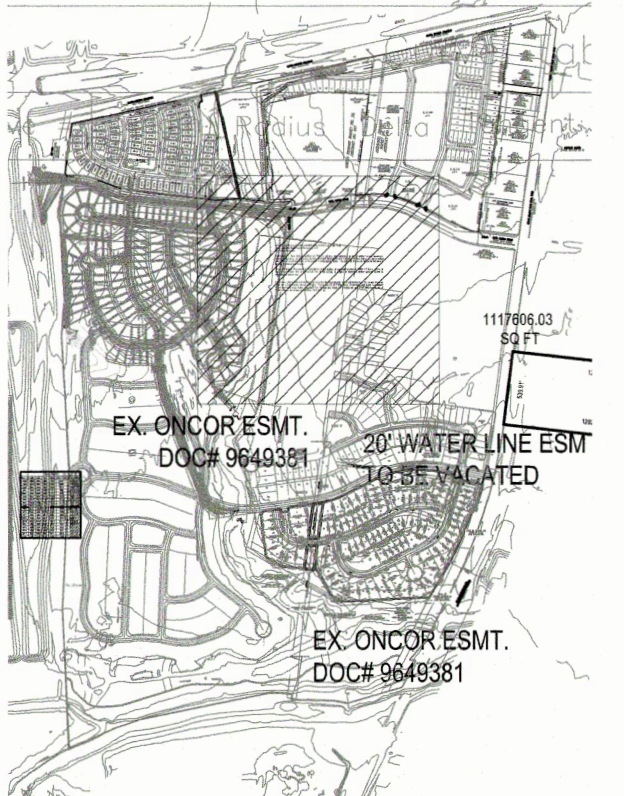
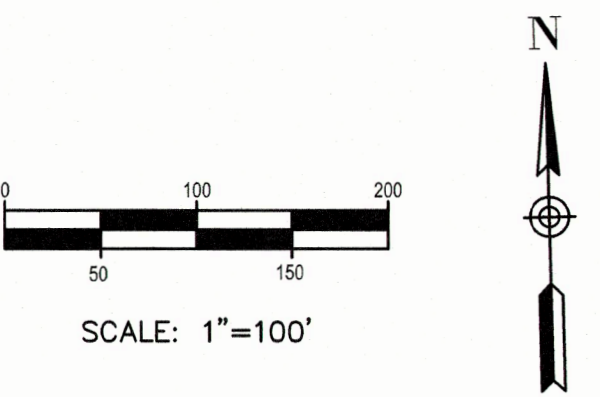
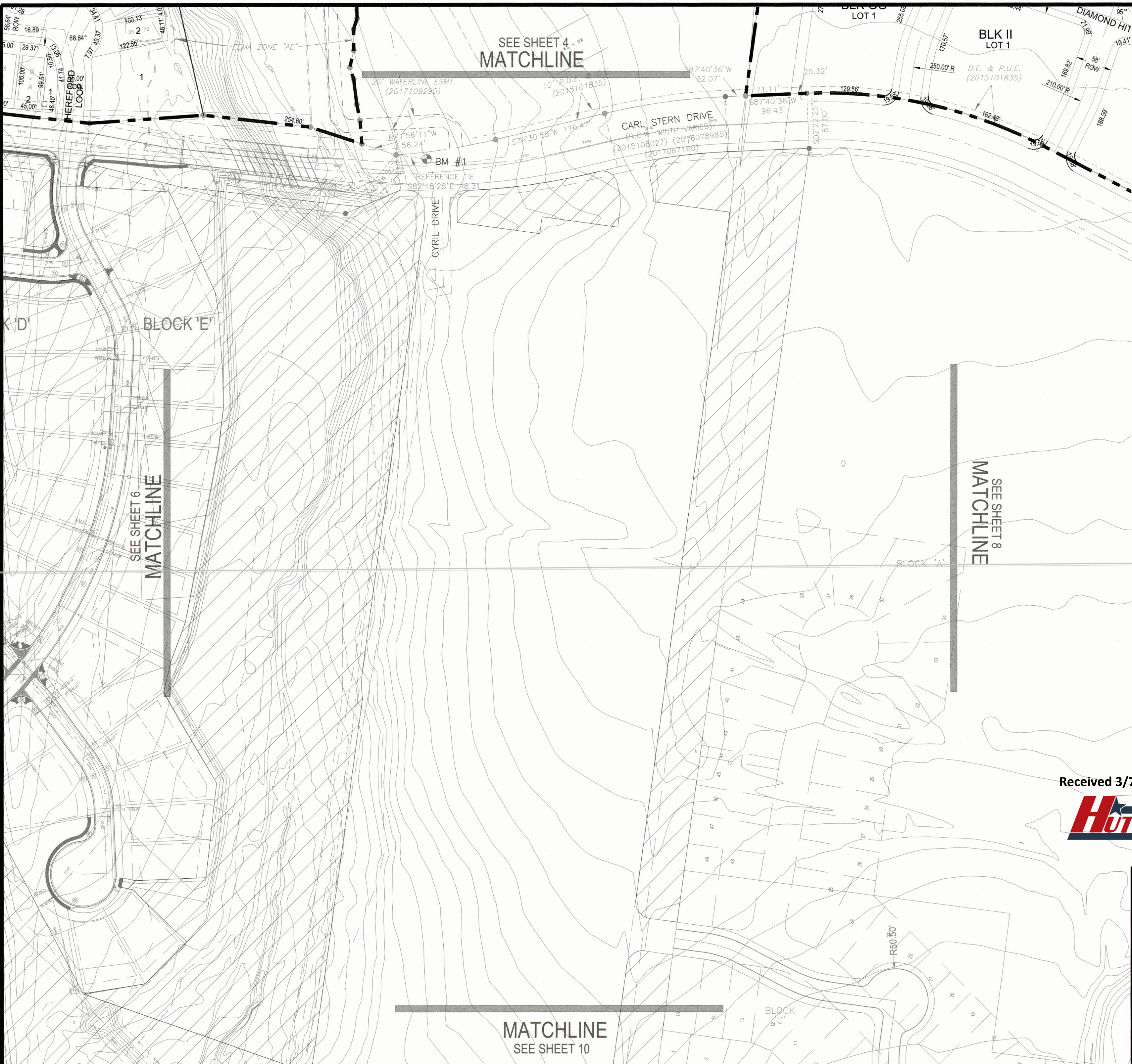
DESIGNED BY: KWM | DATE: 3/3/2022

DRAWN BY: RLW | DATE: 3/4/2022

FILE: W:\Hutto Crossing\BFRs\BFR East\PRML PLAT\CAD\HCBFPP-PP-PRML.dwg

Received 3/7/2022





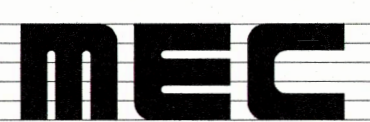
**SHEET KEY
LEGEND**

- 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

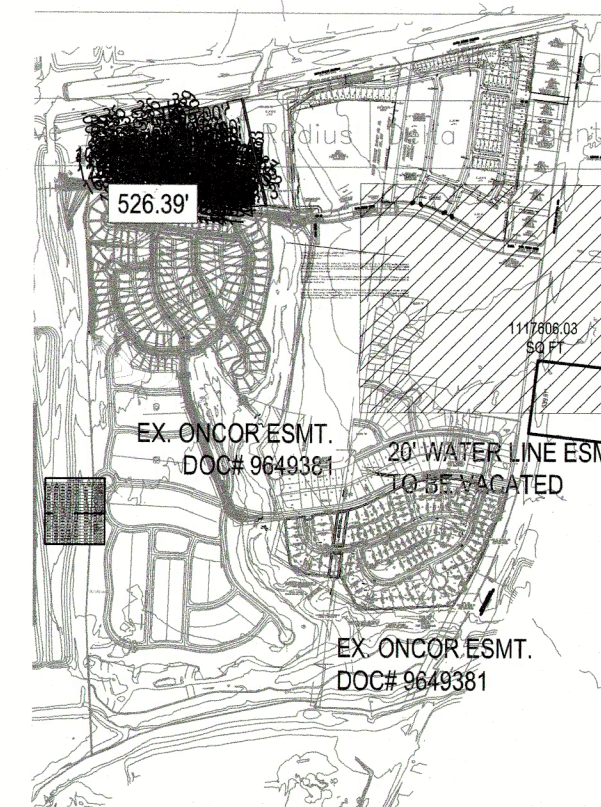
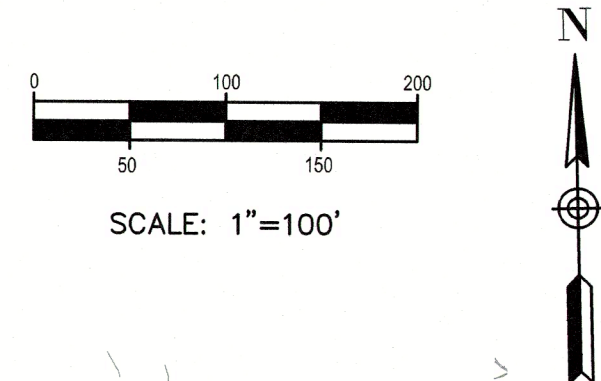
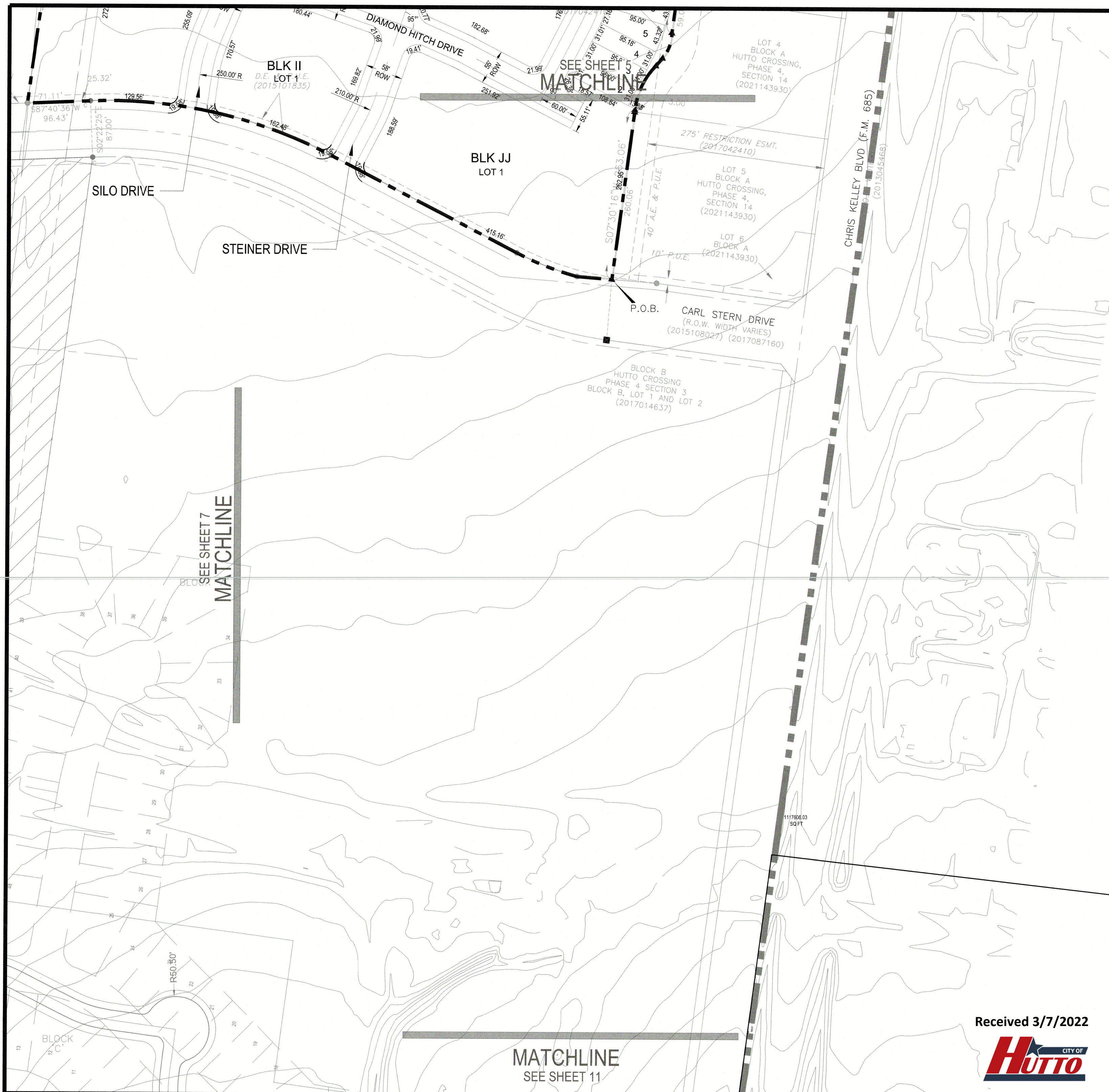
Received 3/7/2022



**HUTTO CROSSING PHASE 4
PRELIMINARY PLAT
SHEET 7**



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	
DESIGNED BY: KWM		DATE: 3/3/2022	
DRAWN BY: RLW		DATE: 3/4/2022	
FILE: W:\Hutto Crossing\BFRs\BFR East\PRML PLAT\CAD\HCBFRE-PP-PRML.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



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: 3/3/2022

DRAWN BY: RLW | DATE: 3/3/2022

FILE: W:\Hutto Crossing\BFRs\BFR East\PRML PLAT\CAD\HCBFRE-PP-PRML.dwg

Received 3/7/2022



MATCHLINE
SEE SHEET 11

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission

Subject: Hold a public hearing and consider a recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses.

Meeting: Tuesday, April 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a 30.595 acre parcel south of the proposed Southeast Loop off of CR 138. The property is currently zoned Single Family (SF-1).

This tract of land was originally annexed into the city in 2019 as part of the 119 acre Riverwalk South Annexation. The property was originally zoned SF-1 and planned as part of the Southgate Subdivision. However, the Southeast Loop Right of Way divides the original tract of land into north and south segments.

WEST: ETJ, Church

NORTH: SF-1, Southgate

EAST: ETJ, Vacant and Residential

SOUTH: Hutto ETJ and Pflugerville ETJ, Vacant and Residential

SUMMARY OF REQUEST:

The Villages at Hutto Station is a proposed attached and detached multi-family apartment complex consisting of up to 300 units. They are seeking a rezoning from Single Family 1 (SF-1) 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. The proposal meets the intent of the MF district.

The Villages at Hutto Station project offers a multifamily use that will include multiple individual, separate structures on one lot, shared community space and a leasing office on site. The community will be gated, professionally managed and maintained, and offer amenities to its residents.

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

AGENDA ITEM REPORT

4.3.



The development will offer one, two, and three-bedroom configurations. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be in a duplex-style configuration. All of the homes will be single story and include a private outdoor patio and backyard.

The development has provided several potential amenities, staff does recommend that these are more specific in the actual PUD. Potential amenities include:

- community pool and spa
- barbeque areas
- dog park
- multiple community open areas for recreational activities
- stand-alone community center
- state-of-the-art fitness center and gathering space for community
- community management
- car wash area
- car-charging stations
- pet-wash area
- trash compactors
- valet refuse service
- doggy-door access to the backyard
- smart home technology packages (video door bells, keyless entry systems, and remote-controlled security and HVAC systems)

The Future Land Use map for this area identifies the property as Commercial and Mid-Density Residential. Much of the surrounding land has developed as single-family homes and the potential uses have been affected by the recent impact of the Hutto Southeast Loop through this area. The proposed use is in compliance with the existing conditions in the area.

STAFF REVIEW:

13 property owners within 600' were notified of the request and to date staff has received no responses.

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.

AGENDA ITEM REPORT

4.3.



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

Staff recommends approval of the Village at Hutto Station PUD with the condition of adding specificity concerning amenities.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Application
2. LOI
3. Notification/Location Map
4. Village at Hutto Station PUD Development Plan



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: The Village at Hutto Station

PROPERTY ADDRESS: CR 138 Hutto, TX 78634

Current Zoning District (s): SF-1 Proposed Zoning District(s): PUD

Current Use: Dry Crop I & Improved Pasture I Proposed Use: Horizontal Multi-Family

Total Acreage: 30.595 Total # of Lots: 1 Future Land Use Map Designation Commercial / Mid-Density Res.

The City has indicated a FLUM amendment
is not warranted for this development.

Current zoning: North of property: SF-1 South of property: N/A

East of property: N/A West of property: SF-1

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto
Please generate an invoice on MyGov to be paid online once application is processed.

REQUIRED FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING SUBMITTAL

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

- a & b** ☐ Complete Master application and PUD Zoning Change application.
- ☐ Pre-application meeting with Development Services staff and WCESD#3 (Fire District) staff. **(Mandatory)** 1/20/22
- c** ☐ PUD Statement of Intent
- d** ☐ PUD Development Standards
- e** ☐ PUD Development Plan - Digital and one 24x36 Color copy of complete plan.
- f** ☐ Proof of ownership (copy of deed).
- g** ☐ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- h** ☐ 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.
To be provided by the City and subsequently posted by BGE

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.)

10.203.12 Plan Amendment – Does the proposed PUD comply with the Future Land Use Map City has indicated a FLUM amendment is not warranted for this development
If no, provide detailed summary stating why the proposed PUD is more appropriate than the FLUM as adopted per the criteria found in 10.203.12.3.

10.403 Bulk, Setbacks and Buffers – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ 10.403.3 Lot Dimensions and Area
- ☐ 10.403.4 Building Envelope
- ☐ 10.403.4.3 Riparian Setbacks
- ☐ 10.403.4.5 Setback Encroachments and Exceptions
- ☐ 10.403.6 Bufferyard
- ☐ 10.403.7 Residential Adjacency

10.404 Site Design – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ 10.403.7 Siting and Orientation
- ☐ 10.403.7.3 Common Open Space
- ☐ 10.403.8 Siting and Orientation: non-residential sites and structures
- ☐ 10.403.9 Sidewalks
- ☐ 10.403.10 Internal Pedestrian Circulations
- ☐ 10.403.11 Signature Elements
- ☐ 10.403.12 Public Transit Facilities
- ☐ 10.403.13 Service Areas
- ☐ 10.403.14 Water Bodies and Retention

- ☐ IO.403.I5 Land Disturbance
- ☐ IO.403.I6 Defensible Space

☐ IO.405 Parking and Access - MEETS / DOES NOT MEET / EXCEEDS / NA

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

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

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

- ☐ IO.407.3 General Standards
- ☐ IO.407.4 Required Landscaping: single, two, three and four household dwellings
- ☐ IO.407.5 Required Landscaping: non-residential and 5+ household residential development
- ☐ IO.407.6 Materials, Maintenance and Replacement
- ☐ IO.407.7 Irrigation
- ☐ IO.407.8 Tree Preservation and Removal
- ☐ IO.407.9 Tree Protection During Construction
- ☐ IO.407.10 Required Site Furniture

☐ IO.408 Fences and Walls - MEETS / DOES NOT MEET / EXCEEDS / NA

☐ IO.409 Outdoor Lighting - MEETS / DOES NOT MEET / EXCEEDS / NA

☐ IO.410 Signs - MEETS / DOES NOT MEET / EXCEEDS / NA

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

- ☐ IO.602 Applicability and exceptions
- ☐ IO.603 – IO.608 Lot Division and Adjustment Processes
- ☐ IO.609 Parkland and open space dedication
- ☐ IO.610 Pedestrian and Bicycle Facilities
- ☐ IO.611 Street Classification
- ☐ IO.612- IO.613 Street Design
- ☐ IO.614 Driveway and Easements
- ☐ IO.615 Road Adequacy Standards

☐ Chapter 7 Historic Preservation - MEETS / DOES NOT MEET / EXCEEDS / NA



**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: Gibney Tract APPLICATION TYPE: PUD Zoning Change Application

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

Name: Kristal L. Harris, P.E.
Company Name: BGE, Inc.
Address: 1701 Directors Blvd., Suite 1000, Austin, TX 78744
Phone: (512) 686-3564 Email: KHarris@bgeinc.com

PROPERTY INFORMATION

Address: CR 138 Hutto, TX 78634
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 2019079796
City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: _____
Company Name: Hutto 117 Investors LP, ATTN: Derek Pampe
Address: 4408 Spicewood Springs Rd Austin, TX 78759
Phone: (512) 596-6544 Email: dpampe@harris-straub.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

[Signature] Derek Pampe 1/25/22
Property Owner Signature Property Owner Printed Name Date

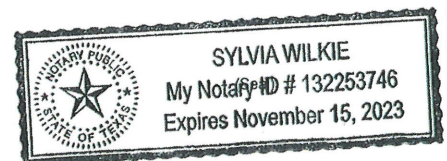
THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Derek Pampe, 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 25th day of January, 2022 A.D.

[Signature] Sylvia Wilkie
Notary Public Signature Notary Public Printed Name



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

March 7, 2021

The Village at Hutto Station PUD
ENFR Management, LLC

RE: Statement of Intent

The purpose of this Plan is to ensure a PUD that creates a development that is: (1) equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements; (2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare; (3) is adequately provisioned by essential public facilities and services; and (4) will be developed and maintained in a manner to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

The proposed project will provide a diversity of housing for the City by creating a housing type referred to as the “missing middle”. The project will create a “cottage community”, a multifamily use that will include multiple individual, separate structures on one lot, shared community space and a leasing office on site. This gated community, which will be professionally managed and maintained, will provide a high demand housing option complete with luxury amenities. The development will offer one, two, and three-bedroom configurations. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be organized in a duplex-style configuration. Every home in the community will be single-story with a modern, open floor plan design, including vaulted ceilings, abundant natural light, and a private outdoor patio and backyard.

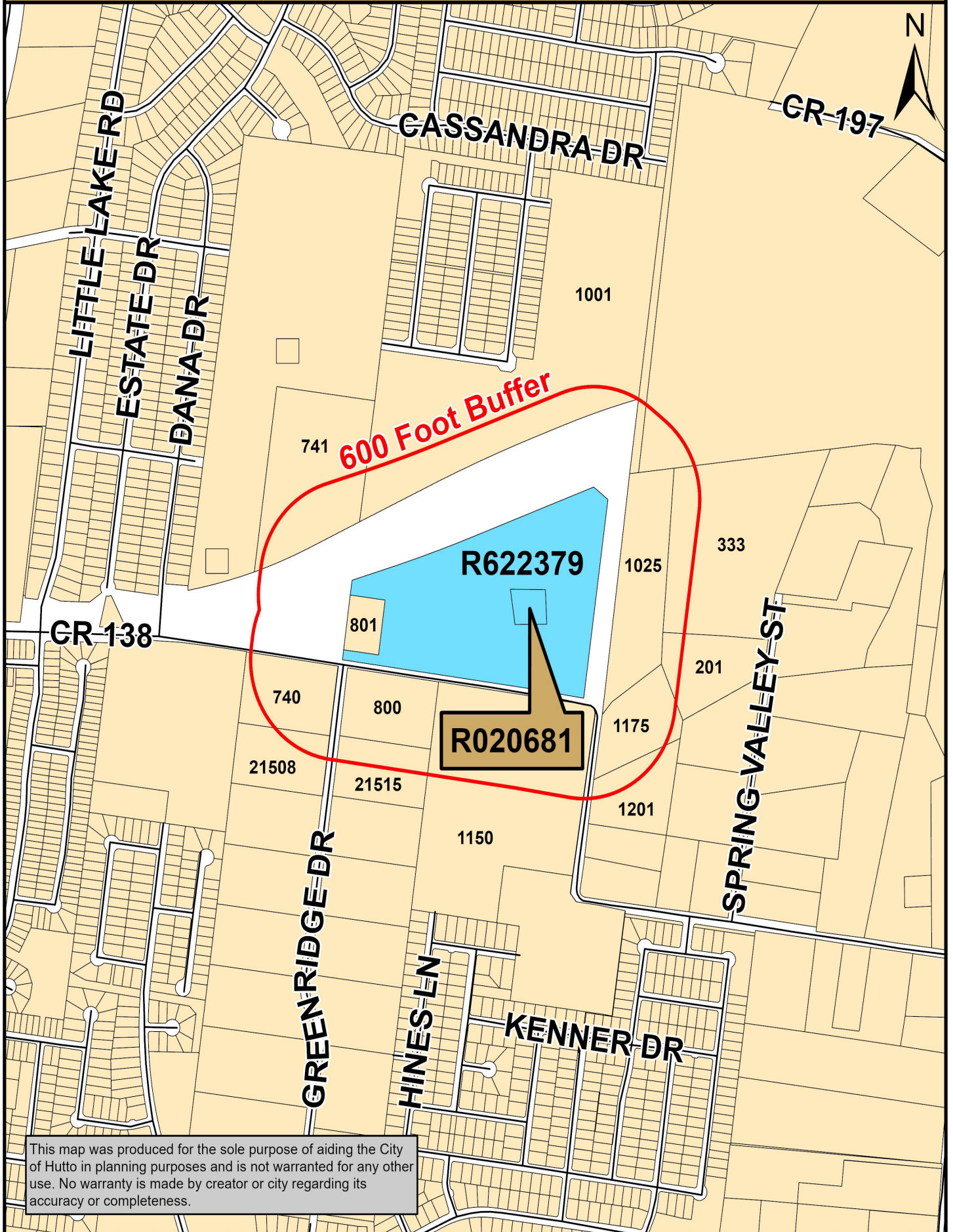
The community will offer a high quality of life through ample amenities such as resort-style community pool and spa, barbeque areas, lush green dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state-of-the-art fitness center and gathering space for community and/or private events. Most importantly, the community management will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash area, car-charging stations, pet-wash area, trash compactors to minimize refuse container eye-sores, and valet refuse service. Every home will also include a doggy-door access to the backyard along with smart home technology packages (video door bells, keyless entry systems, and remote controlled security and HVAC systems).

Parking throughout the community includes a mix of uncovered, covered, garage, and accessible spaces. Garage structures will be designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are located at the ends of the garage structures. All parking shade canopies will be painted to complement the project color scheme.

This detached multifamily form will provide an option to the typical large building multifamily structures by creating individual “homes” with small yards under a rental structure with no resident maintenance requirements. This hybrid housing product will serve the growing pool of residents who are looking for an alternative to traditional multifamily housing that offers the benefits and function of private home ownership, but without the obligations attendant to ownership.

The Village at Hutto Station property is currently illustrated as Commercial and Mid-Density Residential land use on the City’s Future Land Use Plan. Much of the surrounding land has developed as single family homes, which could cause land use compatibility challenges in the near future. Commercial uses could bring conflicts with noise, truck traffic, lighting and hours of operation which could negatively affect the surrounding community. The City has indicated that due to the recent impact of the Hutto Southeast Loop through this area, no Future Land Use Map revision would be warranted and the proposed development is an acceptable use.

Village at Hutto Station PUD



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

The Village at Hutto Station PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

April 1, 2022

Developer:

ENFR Management, LLC
6617 N Scottsdale Road, Suite 101
Scottsdale, AZ 85250

Prepared by:

BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744

Table of Contents

1	General Provisions.....	4
1.1	Title.....	4
1.2	Applicability of City Ordinances	4
1.3	Severability	4
1.4	Amendments to Ordinance	4
1.5	Definitions	5
2	Development Plan and Land Uses.....	5
2.1	Permitted Uses in The Village at Hutto Station PUD.....	5
2.2	Use Descriptions and Standards.....	5
3	Development Standards.....	6
3.1	Bulk, Setbacks and Buffers (10.403).....	6
3.1.1	Lot Dimensions and Area (10.403.3)	6
3.1.2	Building Envelope (10.403.4).....	6
3.1.3	Riparian Setbacks (10.403.4.3)	6
3.1.4	Setback Encroachments and Exceptions (10.403.4.5).....	7
3.1.5	Bufferyard (10.403.6)	7
3.1.6	Residential Adjacency (10.403.7)	7
3.1.7	Siting and Orientation (10.403.7)	7
3.1.8	Common Open Space (10.403.7.3).....	7
3.2	Site Design (10.404).....	7
3.2.1	Siting and Orientation: non-residential sites and structures (10.403.8)	7
3.2.2	Sidewalks (10.403.9).....	8
3.2.3	Internal Pedestrian Circulation (10.403.10)	8
3.2.4	Signature Elements (10.403.11)	8
3.2.5	Public Transit Facilities (10.403.12)	8
3.2.6	Service Areas (10.403.13)	8
3.2.7	Water Bodies and Retention (10.403.14).....	8
3.2.8	Land Disturbance (10.403.15)	8
3.2.9	Defensible Space (10.403.16)	8
3.2.10	Parking and Access (10.405)	9
3.3	Architectural Design (10.406).....	9

3.3.1	Single Household Detached and Two to Four Household Residence Design (10.406.3) & Single Household Attached and Multiple Household Residence Design (10.406.4).....	9
3.3.2	Commercial, Office, Public, Institutional and Mixed-Use Building Design (10.406.6).....	9
3.3.3	Industrial Building Design (10.406.7).....	10
3.4	Landscaping (10.407).....	10
3.4.1	General Standards (10.407.3).....	10
3.4.2	Required Landscaping: Single, Two, Three and Four Household Dwellings (10.407.4).....	10
3.4.3	Required Landscaping: Single, Two, Three and Four Household Dwellings (10.407.4).....	10
3.4.4	Materials, Maintenance and Replacement (10.407.6).....	11
3.4.5	Irrigation (10.407.7).....	11
3.4.6	Tree Preservation and Removal (10.407.8).....	11
3.4.7	Tree Protection During Construction (10.407.9).....	12
3.4.8	Required Site Furniture (10.407.10).....	12
3.4.9	Fences and Walls (10.408).....	12
3.4.10	Outdoor Lighting (10.409).....	12
3.4.11	Signs (10.410).....	12
3.5	Subdivision Standards (Chapter 6).....	13
3.6	Historic Preservation (Chapter 7).....	13
4	Exhibits	13

1 General Provisions

1.1 Title

This ordinance is known as The Village at Hutto Station Planned Unit Development Ordinance and may be cited as “The Village at Hutto Station PUD” or “Hutto Station 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 Unified Development Code of the City of Hutto, Texas (the “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 Private drives and walkways and changes in the density shown on the Concept Plan that do not increase the overall density of development on the Land by more than five percent (5%) 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 walkway 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.

- “PUD Plan” or “Plan” – The Village at Hutto Station Planned Unit Development document.
- “Concept Plan” – The Village at Hutto Station PUD Concept Plan or Development Plan as required in the City of Hutto’s PUD Zoning Change Application.

2 Development Plan and Land Uses

2.1 Permitted Uses in The Village at Hutto Station 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: The Village at Hutto Station Concept Plan. 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.

Multi Family: MF

The project is to be solely MF designated area, as shown on Exhibit B, and is intended to be used for a unique, medium density housing product with a maximum density of 12 dwelling units per gross acre. The Village at Hutto Station is a highly amenitized housing development with a combination of detached and attached multi-family units. Both the attached and detached units will have individual entries and private, fenced yard areas.

A maximum of 300 units will be allowed within the Hutto Station PUD.

No more than two “2” attached units per building shall be permitted in the MF district.

The Hutto Station PUD will be a for-rent development on a common lot.

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 Bulk, Setbacks and Buffers (10.403)

3.1.1 Lot Dimensions and Area (10.403.3)

See Exhibit B for overall Concept Plan demonstrating compliance with the requirements noted below:

	Residential MF
Lot area (min)	20,000 sq. ft.
Lot width at building line (min)	100 ft.
Impervious Cover (max.)	80%*

*Remaining 20% of Site shall be considered part of the Landscaping/Open Space requirement.

3.1.2 Building Envelope (10.403.4)

See Exhibit C for Perimeter Setbacks as noted below:

	Residential MF
Perimeter setback (min)	10 ft.
Side and rear yard setback for accessory building (min)	10 ft.
Spacing between buildings (min)	10 ft.
Building height (max)	35'; 1 story
Building height, accessory (max)	16 ft.

- Side setback of 0 feet is allowed only for internal attached buildings with a common wall.
- Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- Detention is required.
- Building spacing and setbacks will comply with fire code and suppression requirements.

3.1.3 Riparian Setbacks (10.403.4.3)

The Village at Hutto Station development does not have watercourses draining an area of at least 0.5 square mile. There is a small portion of the southern edge of the property (approximately 240 feet) that was classified as a fringe wetland per a Jurisdictional Determination conducted by Horizon Environmental Services, Inc. The Village at Hutto Station will comply with the 25 ft buffer associated with the Category 3 wetland as described in Hutto's Site Design Standards.

3.1.4 Setback Encroachments and Exceptions (10.403.4.5)

Type of Structure or Use	Residential Uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened from view with landscaping or solid fencing
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site
Architectural Features, including bay windows, overhanging eaves, rear porches, and roof top eaves.	Any yard on the site

3.1.5 Bufferyard (10.403.6)

The bufferyard for the perimeter of the development shall not be required due to the adjacent uses to the north of SF-1 and proposed roadway expansions and ETJ designation to the east, west and south.

3.1.6 Residential Adjacency (10.403.7)

This section of the Hutto Ordinances does not apply to the Hutto Station PUD.

3.1.7 Siting and Orientation (10.403.7)

The orientation of buildings onsite will follow the intent as shown on Exhibit B: The Village at Hutto Station Concept Plan. There shall be no requirements for buildings to be oriented towards either perimeter streets or an internal drive or road network, nor shall there be any requirements for orientation to internal parking lots.

3.1.8 Common Open Space (10.403.7.3)

The minimum amount of common open space (as a percentage of net land area) is 20%. Maximum impervious cover for the site is 80%. The Hutto Station PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The combined fee for parkland development and parkland fee-in-lieu of dedication shall be calculated as a total of \$675 per dwelling unit. The parkland fee in lieu calculation summary shall be provided with the site plan. Payment of the parkland fee in lieu and parkland development fee shall be provided prior to the recordation of a final plat for the number of dwelling units within said final plat.

3.2 Site Design (10.404)

3.2.1 Siting and Orientation: non-residential sites and structures (10.403.8)

These standards apply to all development in the B-1, B-2 and LI districts, and non-residential sites and structures not subject to FBC or OT district design standards. Therefore, this section of the code does not apply to the Hutto Station PUD.

3.2.2 Sidewalks (10.403.9)

Sidewalks in conformance to Section 10.610 and 10.611 must be provided for access along public or private street frontages. The sidewalks along the future Hutto Southeast Loop (northern frontage), County Road 138 expansion (southern frontage), and County Road 138 connection to the Hutto Southeast Loop (eastern frontage) all have planned sidewalks within their respective cross sections that shall be used to satisfy the perimeter sidewalk requirement for the Hutto Station PUD.

3.2.3 Internal Pedestrian Circulation (10.403.10)

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum 3 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

3.2.4 Signature Elements (10.403.11)

No signature elements will be provided as a part of The Village at Hutto Station project.

3.2.5 Public Transit Facilities (10.403.12)

The Village at Hutto Station will not generate enough traffic to warrant a Public Transit Facility; therefore, this section of the Hutto Site Design Standards does not apply.

3.2.6 Service Areas (10.403.13)

Screening of the trash compactor/recycling area as shown in Exhibit B will be provided.

3.2.7 Water Bodies and Retention (10.403.14)

Retention ponds will not be implemented as a part of the Hutto Station PUD; therefore, this section of the Hutto Site Design Standards does not apply.

3.2.8 Land Disturbance (10.403.15)

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible.

3.2.9 Defensible Space (10.403.16)

New development and related open space must be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.

3.2.10 Parking and Access (10.405)

The minimum number of required parking spaces for a use is as follows:

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Village at Hutto Station Detached/Attached MF Units	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 bedroom unit 5% of the total required spaces shall be added as guest parking 2% of the parking spaces will be allocated as handicapped	N/A

Dead end aisles may have no more than 30 parking spaces.

Landscape islands shall be nine feet (9') wide by eighteen feet (18') long, typical, measured from face of curb to face of curb.

3.3 Architectural Design (10.406)

3.3.1 Single Household Detached and Two to Four Household Residence Design (10.406.3) & Single Household Attached and Multiple Household Residence Design (10.406.4)

Design Guidelines – All residential development

Residential building design for The Village at Hutto Station housing product is illustrated in the images provided on Exhibit D of this PUD. Distinct groups of buildings will share a common, identifiable, complementary design or style as depicted on Exhibit D. This includes non-residential structures in the development such as amenity centers, garages, car wash, carports, and dumpster enclosures. A multiple household residential structure must have a single definitive, consistent style.

The following criteria are required for the MF land use area:

- No more than two adjacent buildings shall share the same color scheme
- Two of the following design elements will also be implemented on units facing any private drive aisle or the front of another residential unit:
 - Two unique roof eave lines
 - Two unique wall planes
 - Two unique material patterns or colors
 - Covered parking/garage
 - Porch

No additional architectural design criteria shall be required beyond the design regulations listed above and as illustrated on the product images on Exhibit D.

3.3.2 Commercial, Office, Public, Institutional and Mixed-Use Building Design (10.406.6)

No commercial, office, public, institutional or mixed-use buildings are proposed as part of the Hutto Station development; therefore, this section of the Hutto Site Design Standards does not apply.

3.3.3 Industrial Building Design (10.406.7)

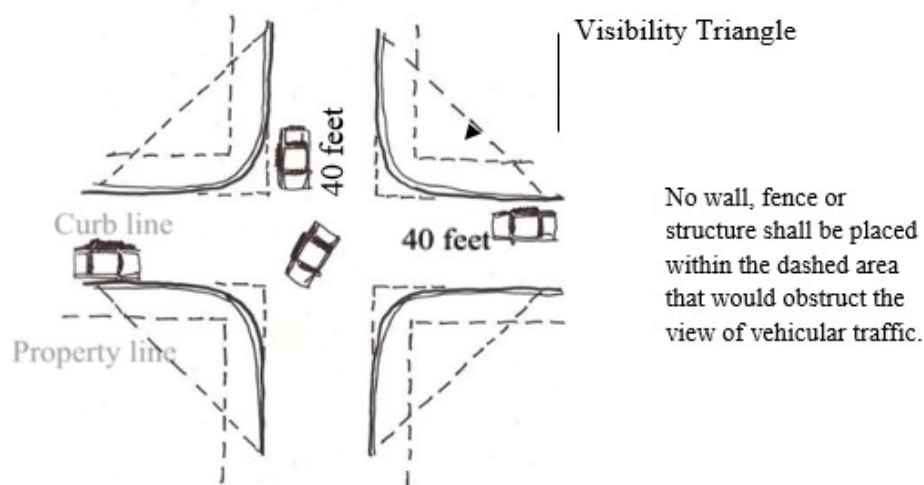
No industrial buildings are proposed as part of the Hutto Station development; therefore, this section of the Hutto Site Design Standards does not apply.

3.4 Landscaping (10.407)

3.4.1 General Standards (10.407.3)

Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



Utilities

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

3.4.2 Required Landscaping: Single, Two, Three and Four Household Dwellings (10.407.4)

The Village at Hutto Station is being developed as one lot with more than four household dwellings; therefore, this section of the Hutto Site Design Standards does not apply.

3.4.3 Required Landscaping: Non-Residential and 5+ Household Residential Development (10.407.5)

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

- Residential: 20%

The planting requirements listed in the chart below shall be required within The Village at Hutto Station PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Plant material shall be selected from the allowing species listed in the City of Hutto UDC. Exhibit B of this PUD illustrates the conceptual location of the required trees and shrubs on the overall site plan. Tree locations and final configuration will be determined during the site development plan stage. Exhibit D of this PUD illustrates a typical elevation of the units and intention to comply with landscaping requirements as defined herein.

Area	Native tall trees (3 in. caliper and 10' tall minimum)	Native small trees (2 in. caliper and 8' tall minimum)	Native shrubs (3 gallon or 18" tall minimum)
Residential Units: Landscape required per dwelling unit	1 per unit	1 per unit	12 per unit

Tree and shrub size

- i. Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
- ii. Native small trees must have a caliper of at least 2 in. and 8-10 ft. ht.
- iii. Planted shrubs must be native and have a minimum 3-gallon container or be at least 18" tall.

Landscape Buffer Trees

- i. Located within a minimum six-foot (6') wide planting strip or within a 6'x6' tree grate.
- ii. Sized at a minimum of three (3") caliper.
- iii. All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to nine feet (9') high to allow for safe passage.
- iv. The Landscape Buffer Trees will be selected from the allowed species listed in the City of Hutto UDC. The same species may be used along a contiguous street frontage for a visual consistency.

3.4.4 Materials, Maintenance and Replacement (10.407.6)

Plant Materials

Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

Maintenance

Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.

License Agreement

A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

3.4.5 Irrigation (10.407.7)

Automatic irrigation will be required. All plants must be irrigated with underground or drip irrigation.

3.4.6 Tree Preservation and Removal (10.407.8)

This development has a limited amount of existing trees on site. This PUD proposes to preserve trees where able but shall install new trees as shown as part of the Landscape Plan to be provided at the time

of Site Plan submittal. At least 50% of the total number of healthy protected trees will remain or will be replaced at a mitigation rate of 1:1. Replacement trees will have a DBH of at least 2.5 inches.

3.4.7 Tree Protection During Construction (10.407.9)

In order to protect trees onsite during construction, the Hutto Station PUD will abide by this section of the Hutto Site Design Standards.

3.4.8 Required Site Furniture (10.407.10)

The Village at Hutto Station development will be a single parcel with residential use; therefore, this section of the Hutto Site Design Standards does not apply.

3.4.9 Fences and Walls (10.408)

Fencing shall be provided on site per the Site Plan. A combination of view, wooden and masonry fencing may be used.

3.4.10 Outdoor Lighting (10.409)

Display levels and light pollution

- Lighting must be designed to minimize light pollution and spillage on adjacent properties.
- Ornamental street lights shall be allowed along the internal collector
- Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are exempted.
- All lights shall be fully shielded and hooded.

Design

- Light poles should have a base, middle and top.
- Light pole design must be consistent with the style, character and theme used throughout the PUD area.
- Light poles must be placed in landscape areas wherever possible.
- Light poles must not obstruct sidewalks or bicycle paths.

Maximum light pole height

- Parking areas: 20 ft.
- Pedestrian areas and drive aisles: 16 ft.
- Temporary lighting at construction sites: 60 ft.

3.4.11 Signs (10.410)

The Village at Hutto Station development will have entry monumentation that complies with the City of Hutto's Site Design Standards as shown below.

Type	Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature) 2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines

3.5 Subdivision Standards (Chapter 6)

The Village at Hutto Station development is not a subdivision; therefore, this chapter of the Hutto Development Code does not apply.

3.6 Historic Preservation (Chapter 7)

The Village at Hutto Station development is not a historic preservation; therefore, this chapter of the Hutto Development Code does not apply.

4 Exhibits

Exhibit A: Survey

Exhibit B: The Village at Hutto Station Concept Plan

Exhibit C: Perimeter Setback Exhibit

Exhibit D: Prototypical Detached Multi Family Unit & Architectural Elevation

FIELD NOTES
FOR

A 30.595 ACRE, OR 1,332,729 SQUARE FOOT MORE OR LESS, TRACT OF LAND, SITUATED IN THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 30.595 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING AT A ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the north margin of County Road 138, a variable width right-of-way, said point being in the east boundary line of a called 1.210 acre tract, recorded in Document No. 2009062923 of said Official Public Records, also being the southwest corner of the Remnant Portion of said 118.971 acre tract, for the westernmost southwest corner and POINT OF BEGINNING hereof;

THENCE N 07°28'47"E, departing the north margin of County Road 138, with the east boundary line of said 1.210 acre tract, same being a west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 60.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the north boundary line of said 1.210 acre tract, same being the southeast corner of the Remnant Portion of a called 75.35 acre tract, recorded in Document No. 2007040774 of said Official Public Records, also being the southwest corner of a called 1.377 acre tract, recorded in Document No. 2006109103 of said Official Public Records, and being a west corner of the Remnant Portion of said 118.971 acre tract, for an angle point hereof;

THENCE S 82°25'12"E, departing the east boundary line of said 1.210 acre tract, in part with the south boundary line of said 1.377 acre tract, and in part with the south boundary line of a called 0.365 acre tract, recorded in Document No. 2016037486 of said Official Public Records, same being a north boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 230.03 feet to a ½" iron rod found on the southeast corner of said 0.365 acre tract, for an angle point hereof;

THENCE N 07°28'46"E, with the east boundary line of said 0.365 acre tract, same being a west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 330.11 feet to an iron rod with cap marked "Bryan Tech" found on a point in the northeast corner of said 0.365 acre tract, same being a west corner of the Remnant Portion of said 118.971 acre tract, for an angle point hereof;

THENCE N 82°26'35"W, with the north boundary line of said 0.365 acre tract, same being a south boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 230.03 feet to an iron rod with cap marked "Bryan Tech" found on a point in the northwest corner of said 0.365 acre tract, same being a point in the east boundary line of the Remnant Portion of said 75.35 acre tract, also being a point in the west boundary line of the Remnant Portion of said 118.971 acre tract, for an angle point hereof;

THENCE N 07°28'47"E, departing the north boundary line of said 0.365 acre tract, with the east boundary line of the Remnant Portion of said 75.35 acre tract, same being the west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 66.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for the northernmost northwest corner hereof;

THENCE, departing the east boundary line of the Remnant Portion of said 75.35 acre tract, through the interior of the Remnant Portion of said 118.971 acre tract, the following seven (7) courses and distances:

1. N 72°37'31"E, a distance of 307.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of tangent curvature hereof,

2. along the arc of a curve to the left, having a radius of 9440.00 feet, a central angle of 03°16'46", a chord bearing and distance of N 70°59'08" E, 540.24 feet, an arc length of 540.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,

3. N 69°20'45"E, a distance of 774.48 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,

4. along the arc of a curve to the right, having a radius of 4565.00 feet, a central angle of 00°39'46", a chord bearing and distance of N 69°40'38" E, 52.80 feet, an arc length of 52.80 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,

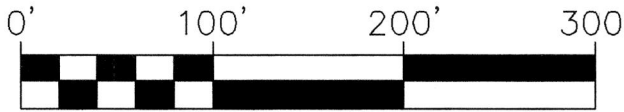
5. S 51°17'07"E, a distance of 118.93 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the easternmost northeast corner hereof,

6. S 07°34'48"W, a distance of 1201.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and

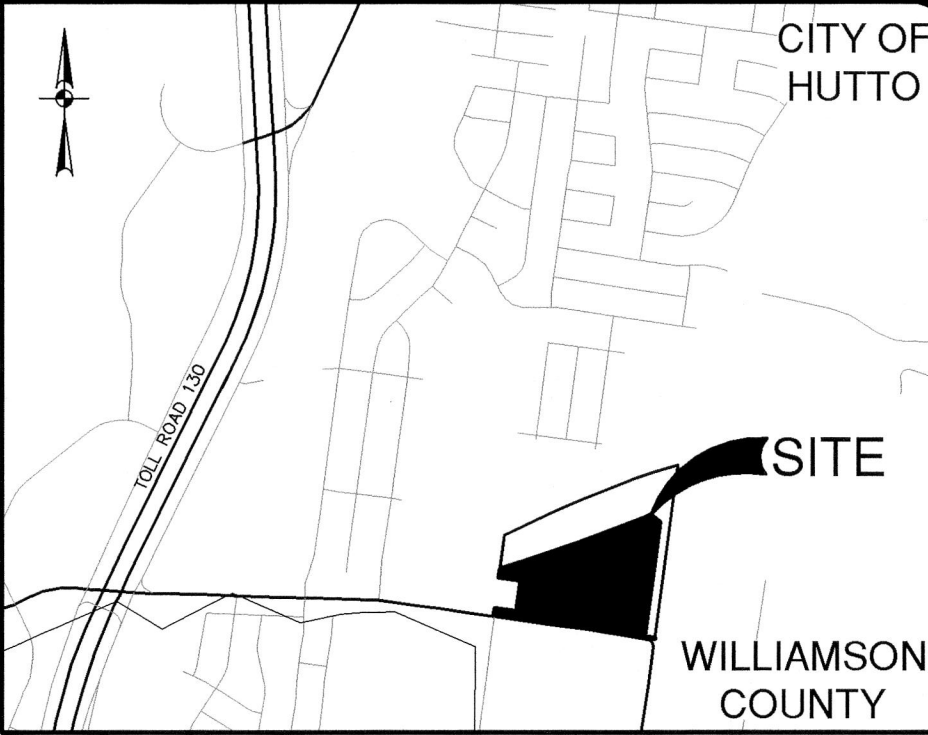
7. S 81°31'52"E, a distance of 103.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point, said point being in the west boundary line of a called 10.0 acre tract, recorded in Volume 2364, Page 184 of the Official Public Records of Williamson County, Texas, same being a point in the east boundary line of the Remnant Portion of said 118.971 acre tract, for an east corner hereof;

THENCE S 07°35'18"W, with the west boundary line of said 10.0 acre tract, same being the east boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 5.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south boundary line of the Remnant Portion of said 118.971 acre tract, same being the north margin of County Road 138, for the southernmost southwest corner hereof;

THENCE N 81°22'41"W, departing the west boundary line of said 10.0 acre tract, with the north margin of County Road 138, same being the south boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 1695.27 feet to the POINT OF BEGINNING, and containing 30.595 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground by Pape-Dawson Engineers, Inc., under Job No. 21061-03.



SCALE: 1"= 100'



LOCATION MAP
NOT-TO-SCALE

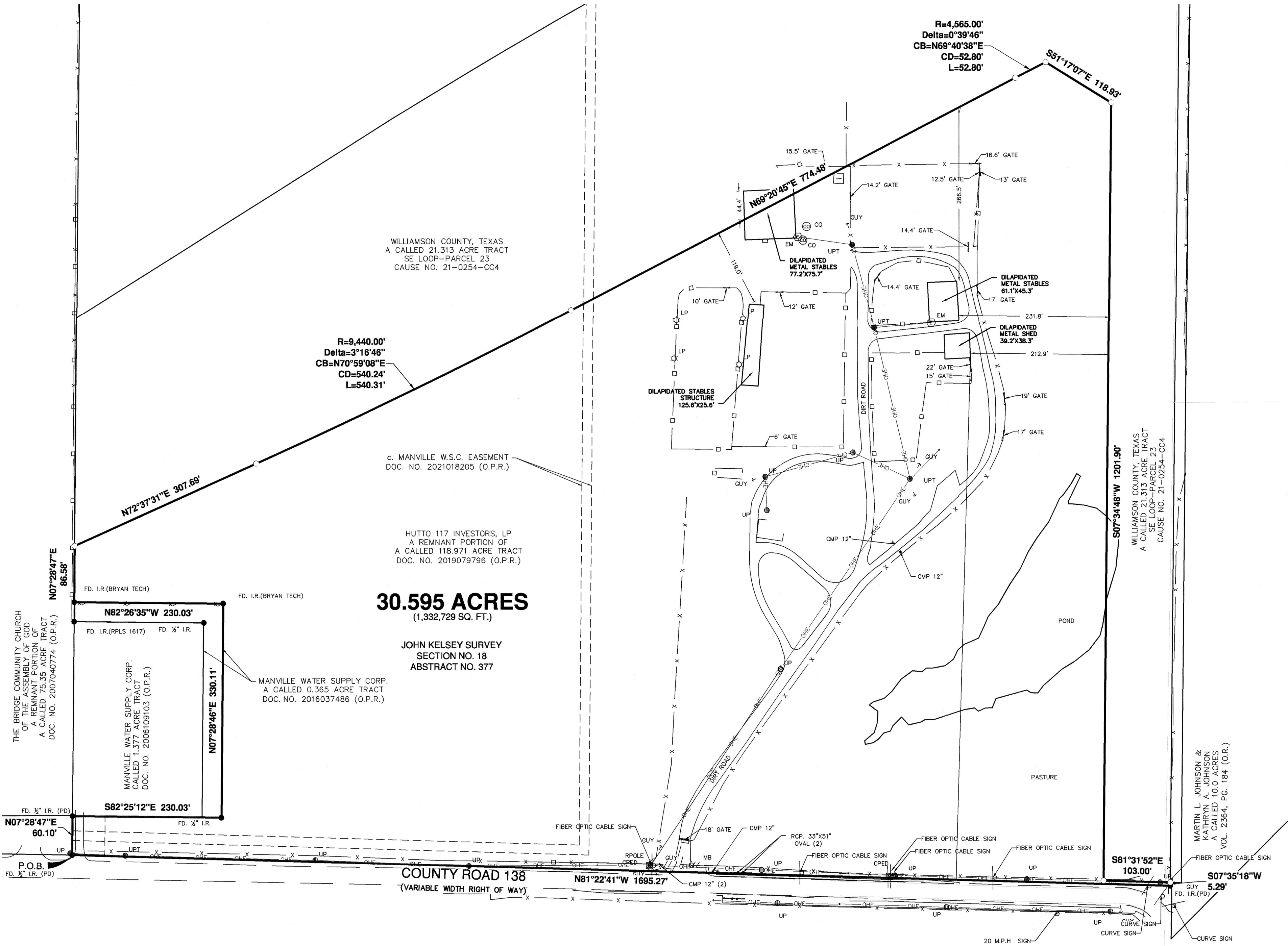
REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. 2146323-COM
Title Resources Guaranty Company
Date Effective: July 15, 2021
Date Issued: August 2, 2021

10. The following matters and all terms of the documents creating or offering evidence of the matters:

- Easement recorded in Volume 774, Page 930, Deed Records, Williamson County, Texas.
To: Manville Water Supply Corp.
Purpose: pipeline (THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
- Easement recorded in Document No. 2006109103, Official Public Records, Williamson County, Texas.
Purpose: access (DOES NOT APPLY, EASEMENT DOES NOT TOUCH SURVEYED PROPERTY)
- Easement recorded in Document No. 2021018205, Official Public Records, Williamson County, Texas.
To: Manville Water Supply Corporation
Purpose: water line (SUBJECT TO, AS SHOWN HEREON)
- Inclusion within the Upper Brushy Creek WCID.
- The land described in Schedule A of this policy shall not include any manufactured home or house trailer. Any manufactured home or house trailer on the land is excluded from the coverage of this policy of title insurance.



NOTES:

- ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SURVEYED PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99988 APPLIED AT AN ORIGIN OF NORTHING=0, EASTING=0.
- ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSCFEMA.GOV.

ZONE X (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

6) THE SURVEYED TRACT HAS DIRECT ACCESS TO COUNTY ROAD 138, A PUBLIC RIGHT OF WAY, WITHOUT GAPS OR GORES.

LEGEND

FD.	FOUND
1/2" IRON ROD	
IRON PIPE	
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
SET ½" I.R.(PD)	

FOUND

— — — — —	HOGWIRE FENCE
— x — x — x —	BARBED WIRE FENCE
— // — // — // —	WOOD FENCE

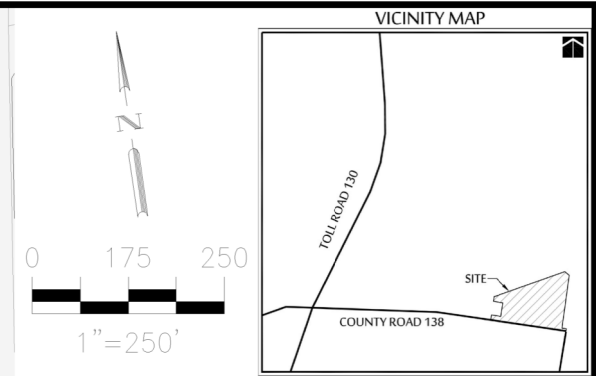
LAND TITLE SURVEY

A 30.595 ACRE, OR 1,332,729 SQUARE FOOT MORE OR LESS, TRACT OF LAND, SITUATED IN THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

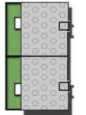
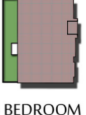
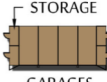
PAPE-DAWSON ENGINEERS

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

NO.	REVISION	DATE



SINGLE LEVEL MULTI-FAMILY SITE SUMMARY
TOTAL SITE AREA: 30.6 ACRES GROSS

LEGEND
 1 BEDROOM UNIT
 2 BEDROOM UNIT
 3 BEDROOM UNIT
 STORAGE GARAGES

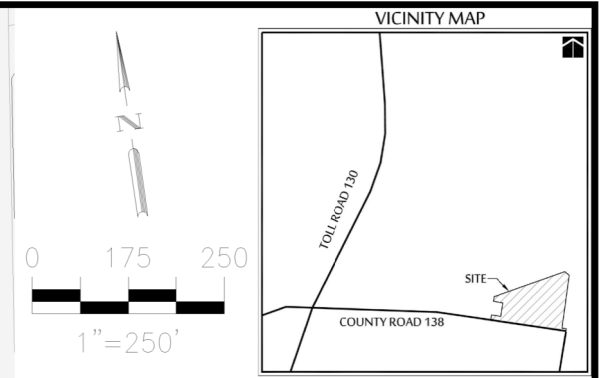
THE VILLAGE AT HUTTO STATION PUD
ENFR MANAGEMENT, LLC

**EXHIBIT B
CONCEPT PLAN**



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

NOTE: THE FINAL SITE PLAN SUBMITTED TO THE CITY OF HUTTO FOR APPROVAL WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE VILLAGE AT HUTTO STATION PLANNED UNIT DEVELOPMENT STANDARDS. THIS EXHIBIT IS PRELIMINARY AND CONCEPTUAL IN NATURE.



--- 10' PERIMETER SETBACK (TYPICAL)

NOTE: THE FINAL SITE PLAN SUBMITTED TO THE CITY OF HUTTO FOR APPROVAL WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE VILLAGE AT HUTTO STATION PLANNED UNIT DEVELOPMENT STANDARDS. THIS EXHIBIT IS PRELIMINARY AND CONCEPTUAL IN NATURE.

THE VILLAGE AT HUTTO STATION PUD
ENFR MANAGEMENT, LLC

EXHIBIT C
PERIMETER SETBACK



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com



Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"

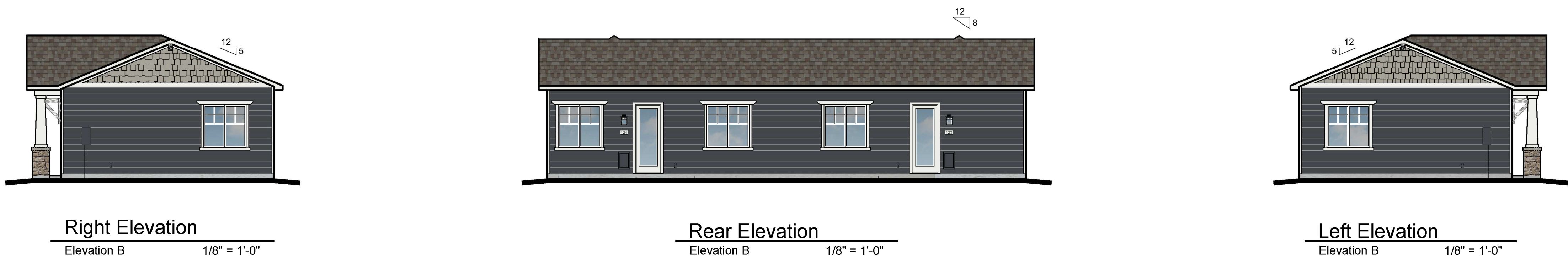


Front Elevation

Elevation A 1/4" = 1'-0"

COLOR SCHEME 1 - FARMHOUSE
Plan 1 | Village at Hutto Station | Hutto, TX

3-2-2022



Right Elevation

Elevation B

1/8" = 1'-0"

Rear Elevation

Elevation B

1/8" = 1'-0"

Left Elevation

Elevation B

1/8" = 1'-0"



Front Elevation

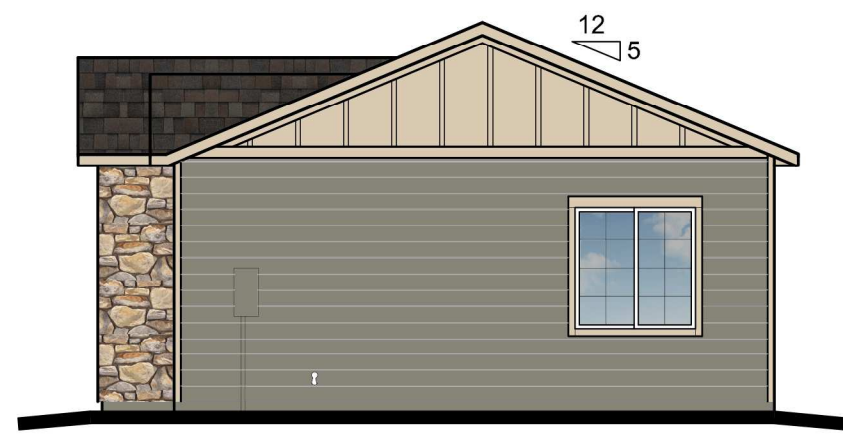
Elevation B

1/4" = 1'-0"

COLOR SCHEME 4 - CRAFTSMAN

Plan 1 | Village at Hutto Station | Hutto, TX

3-2-2022



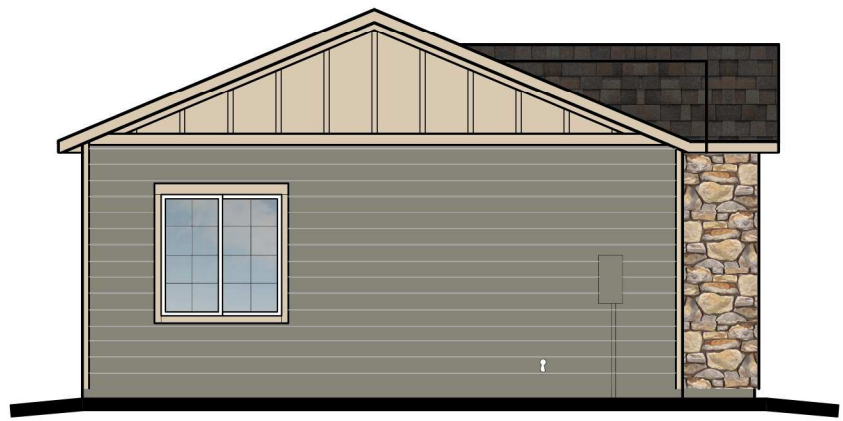
Right Elevation

Elevation C 1/8" = 1'-0"



Rear Elevation

Elevation C 1/8" = 1'-0"



Left Elevation

Elevation C 1/8" = 1'-0"

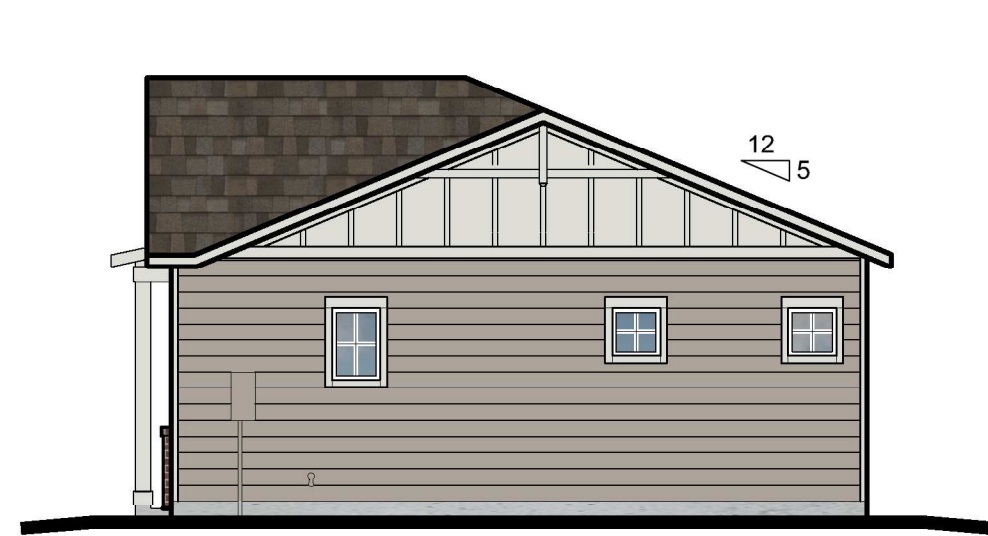


Front Elevation

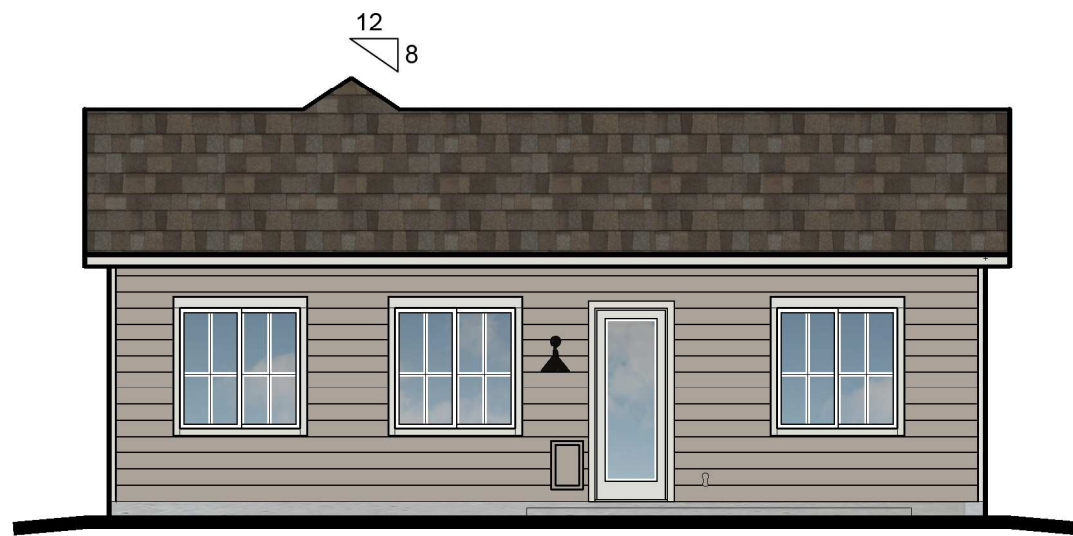
Elevation C 1/4" = 1'-0"

COLOR SCHEME 7 - TEXAS RANCH
Plan 1 | Village at Hutto Station | Hutto, TX

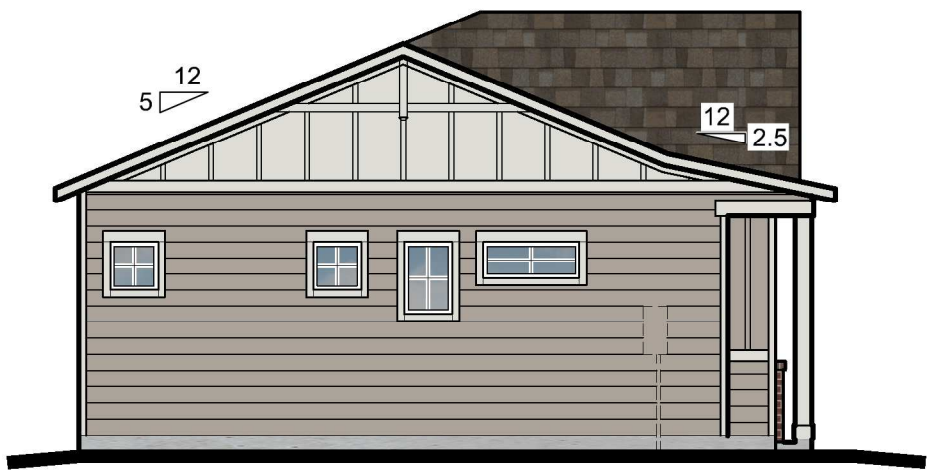
3-2-2022



Right Elevation
Elevation A 1/8" = 1'-0"



Rear Elevation
Elevation A 1/8" = 1'-0"



Left Elevation
Elevation A 1/8" = 1'-0"



Front Elevation
Elevation A 1/4" = 1'-0"

COLOR SCHEME 2 - FARMHOUSE
Plan 2 | Village at Hutto Station | Hutto, TX

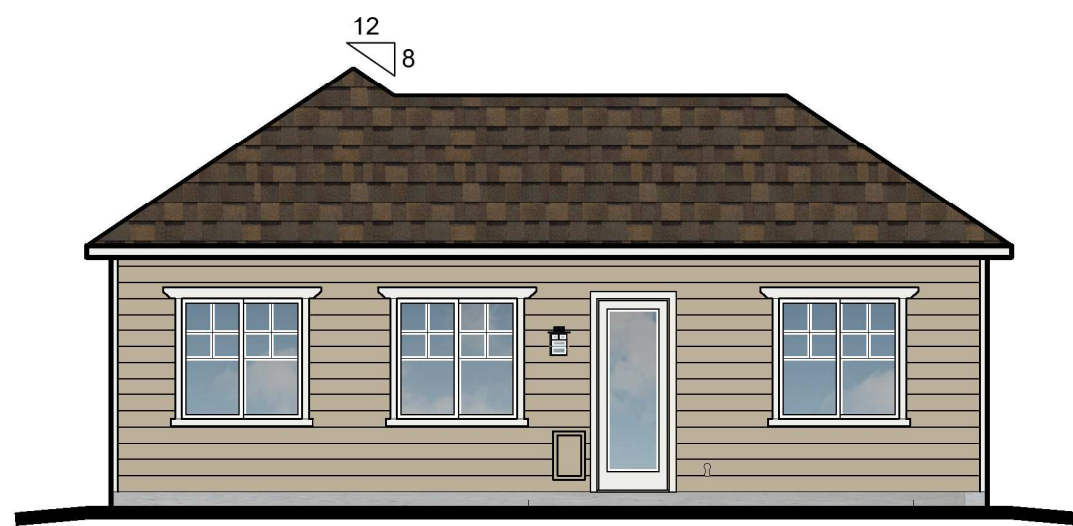
3-2-2022



EXHIBIT D - PROTOTYPICAL ELEVATIONS



Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



Front Elevation
Elevation B 1/4" = 1'-0"

COLOR SCHEME 5 - CRAFTSMAN

Plan 2 | Village at Hutto Station | Hutto, TX

3-2-2022



6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

EXHIBIT D - PROTOTYPICAL ELEVATIONS

FELTENGROUP

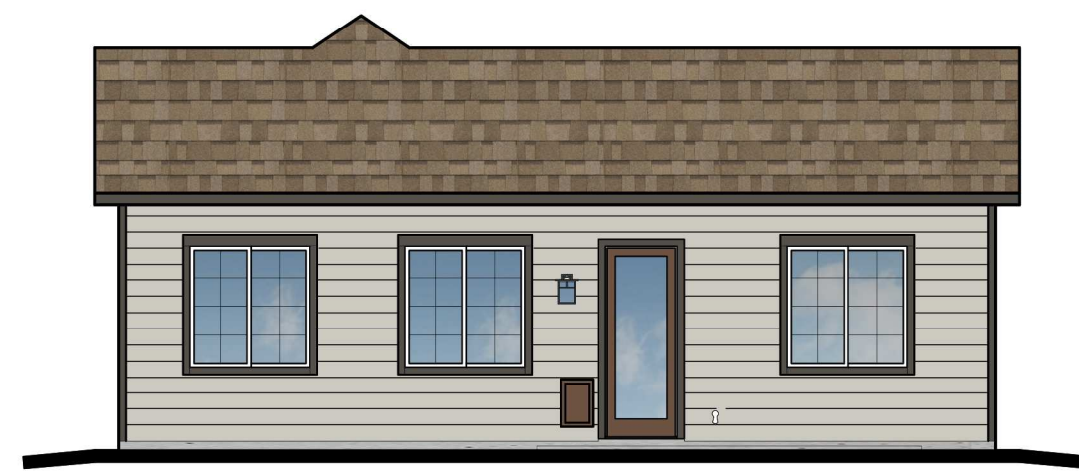
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.887.2500 WWW.FELTENGROUP.COM

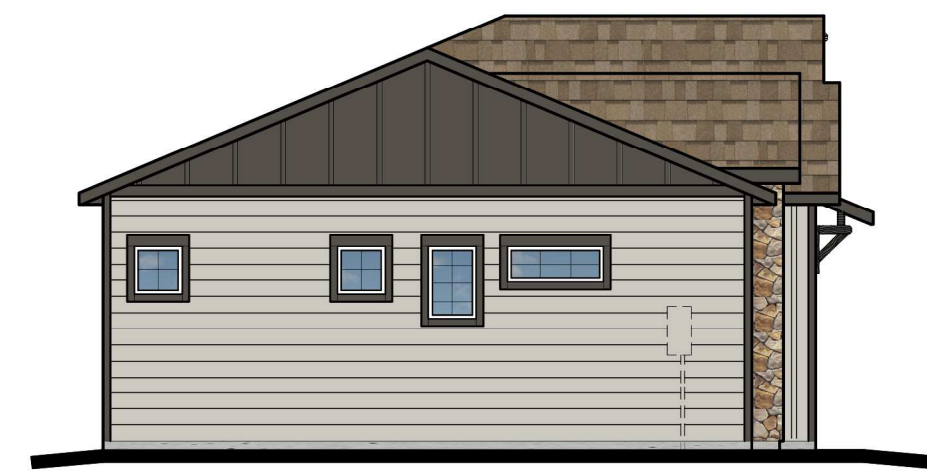
www.feltengroup.com copyright 2022



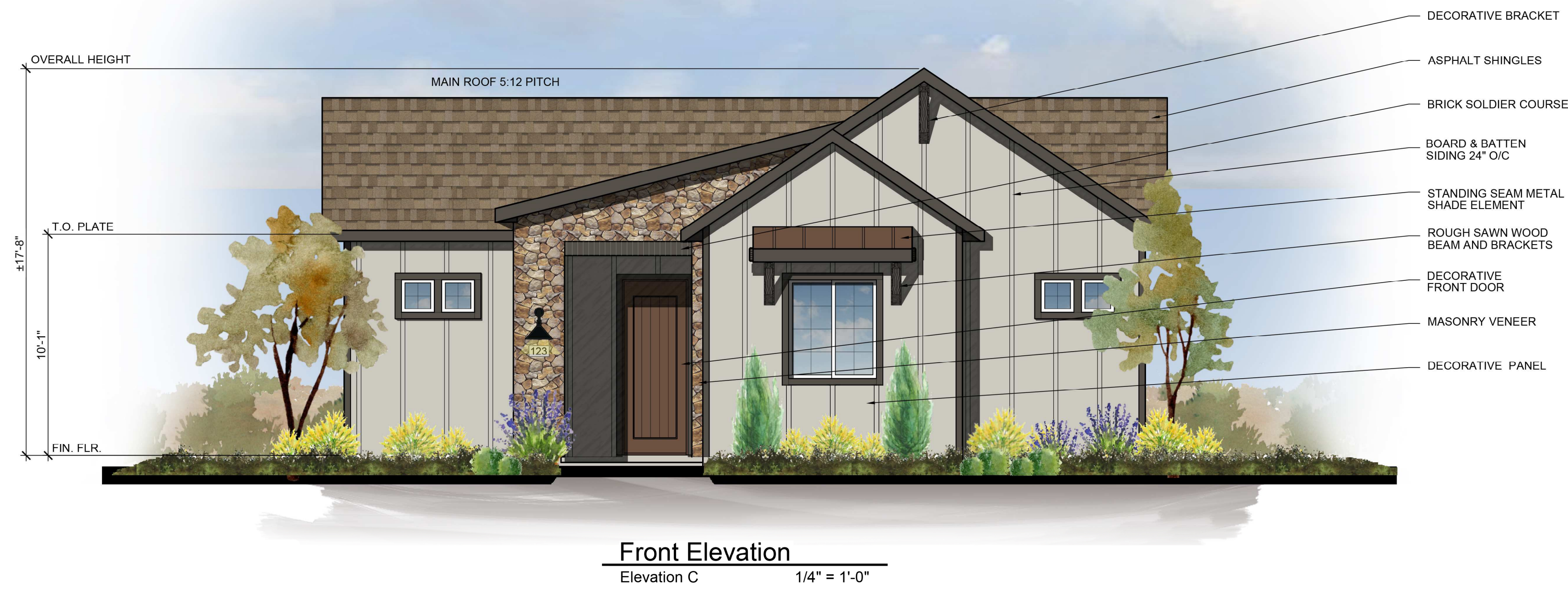
Right Elevation
Elevation C 1/8" = 1'-0"



Rear Elevation
Elevation C 1/8" = 1'-0"



Left Elevation
Elevation C 1/8" = 1'-0"



COLOR SCHEME 8 - TEXAS RANCH
Plan 2 | Village at Hutto Station | Hutto, TX

3-2-2022



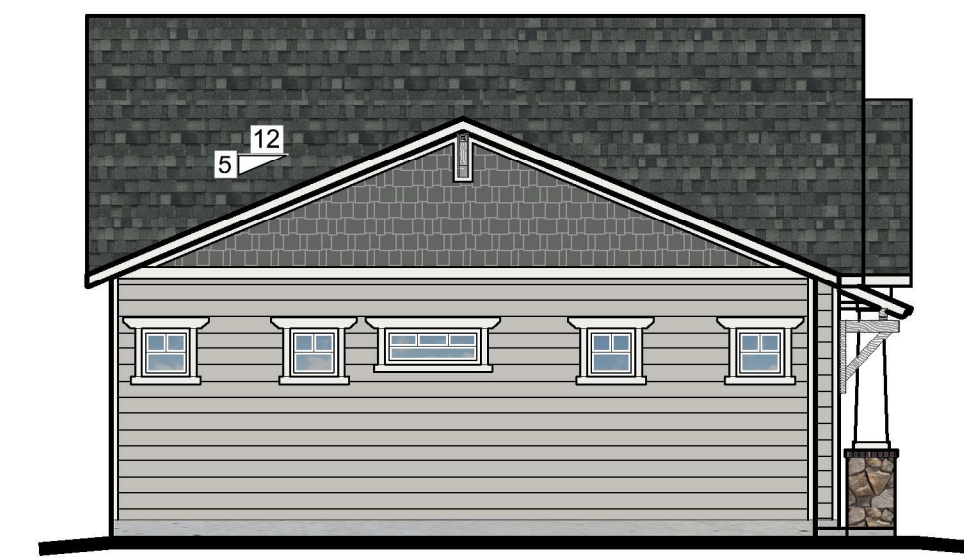
Right Elevation

Elevation B 1/8" = 1'-0"



Rear Elevation

Elevation B 1/8" = 1'-0"



Left Elevation

Elevation B 1/8" = 1'-0"



Front Elevation

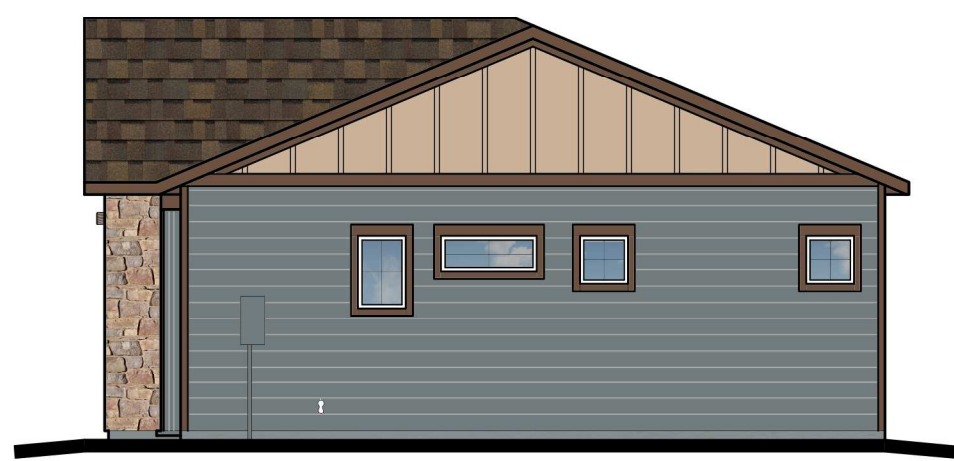
Elevation B 1/4" = 1'-0"

COLOR SCHEME 6 - CRAFTSMAN

Plan 3 | Village at Hutto Station | Hutto, TX

3-2-2022

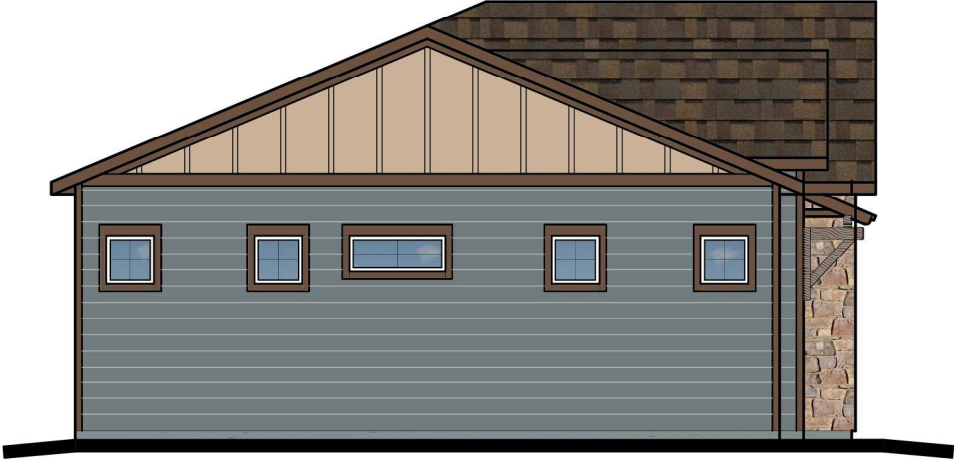
EXHIBIT D - PROTOTYPICAL ELEVATIONS



Right Elevation
Elevation C 1/8" = 1'-0"



Rear Elevation
Elevation C 1/8" = 1'-0"



Left Elevation
Elevation C 1/8" = 1'-0"



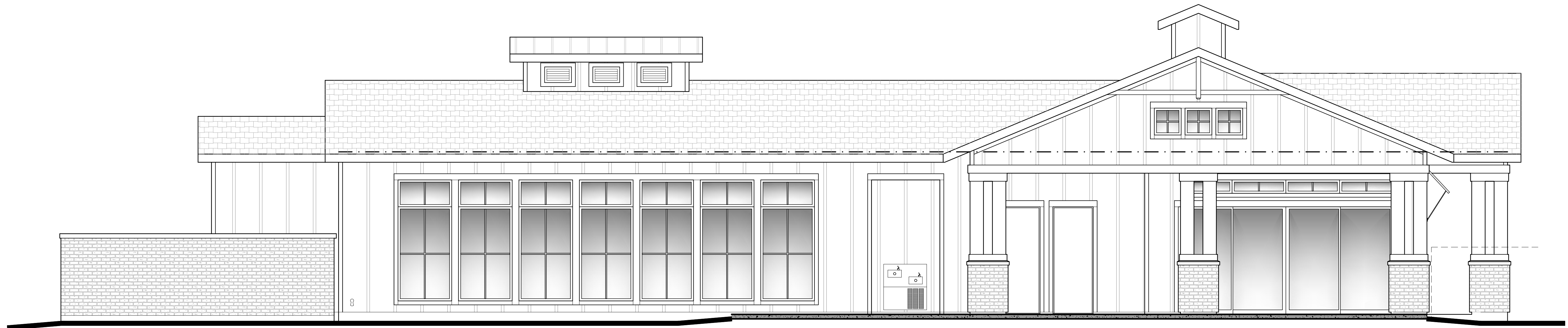
COLOR SCHEME 9 - TEXAS RANCH
Plan 3 | Village at Hutto Station | Hutto, TX

3-2-2022



Front Elevation

1/8" = 1'-0"



Left Elevation

1/4" = 1'-0"

Community Center | Village at Hutto Station | Hutto, TX

3-3-2022



Rear Elevation

1/8" = 1'-0"

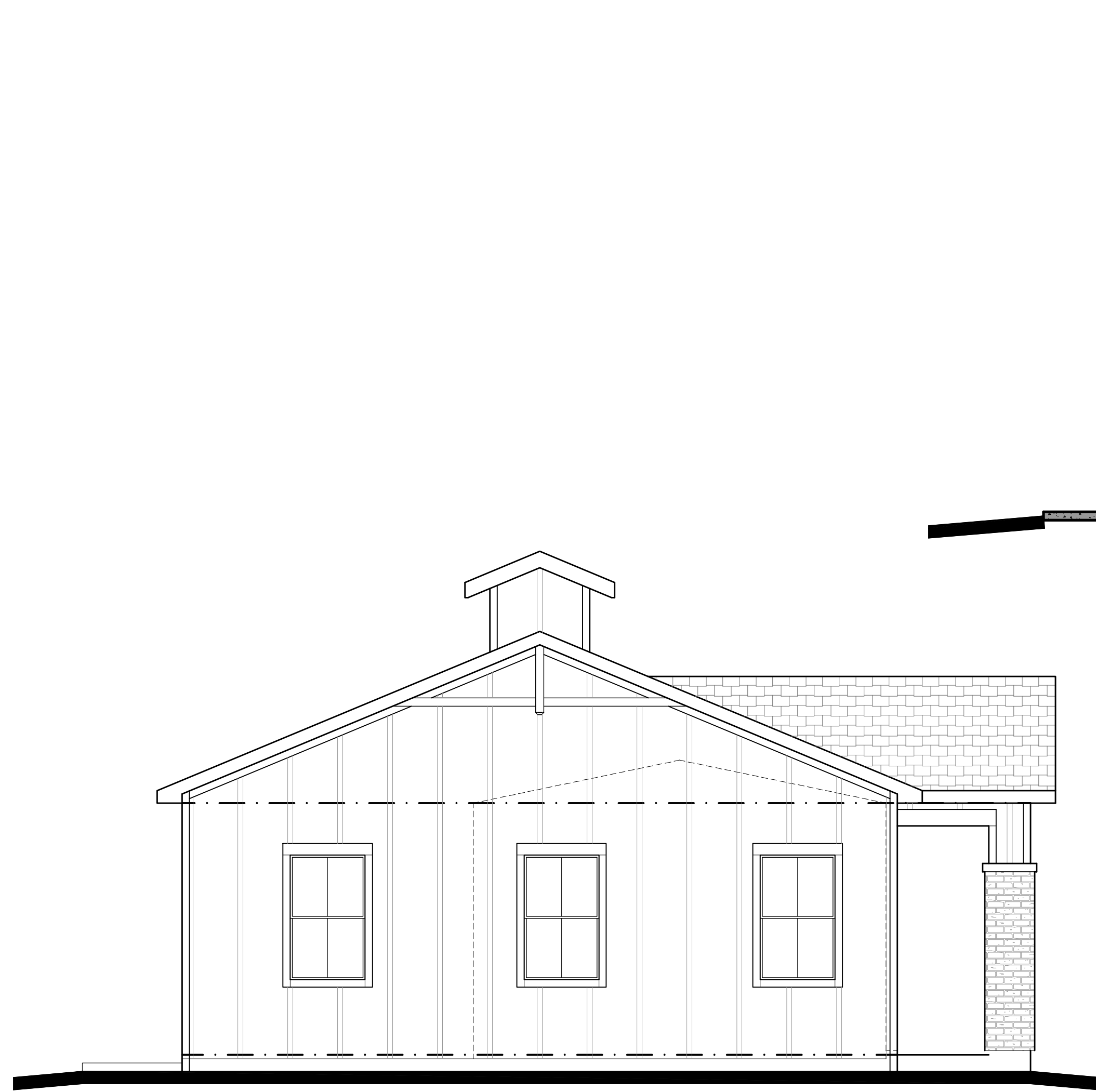


Right Elevation

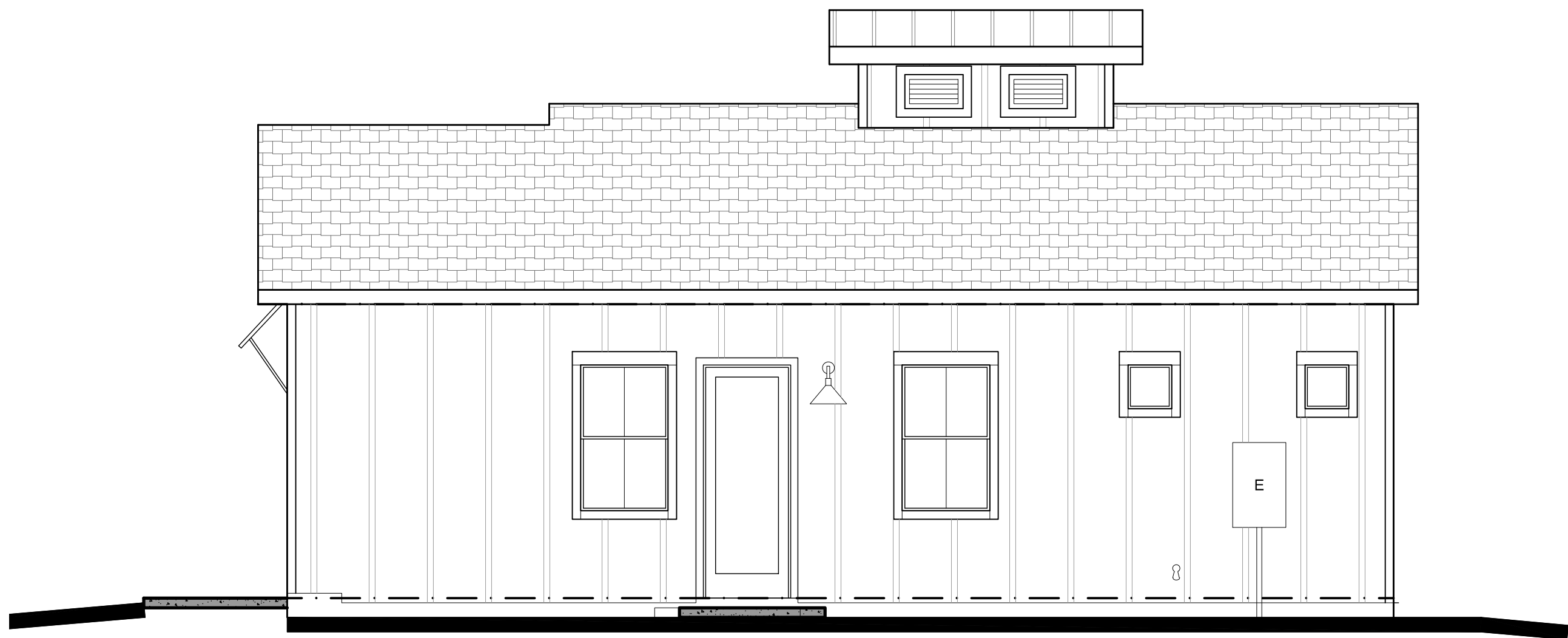
1/8" = 1'-0"

Community Center | Village at Hutto Station | Hutto, TX

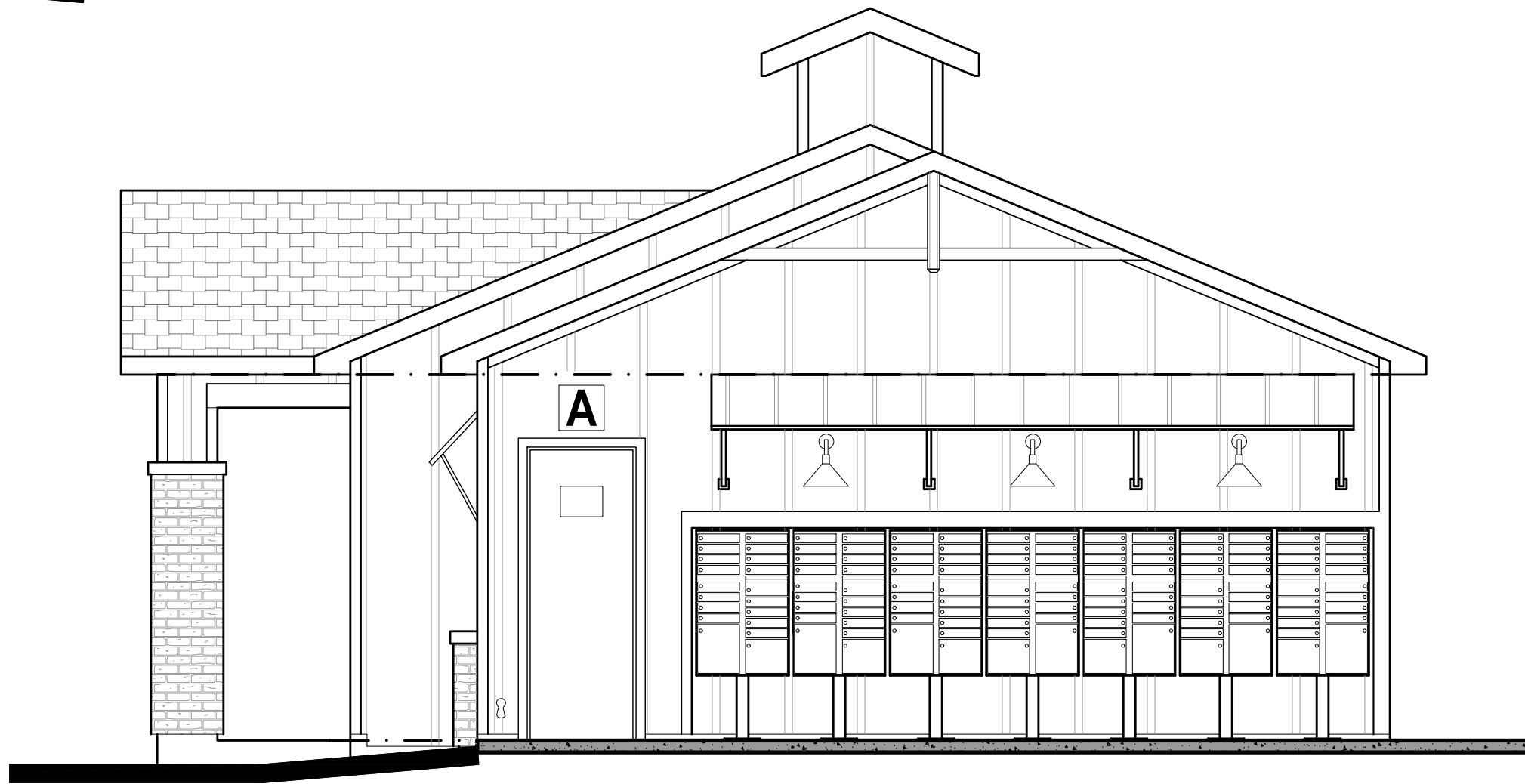
3-3-2022



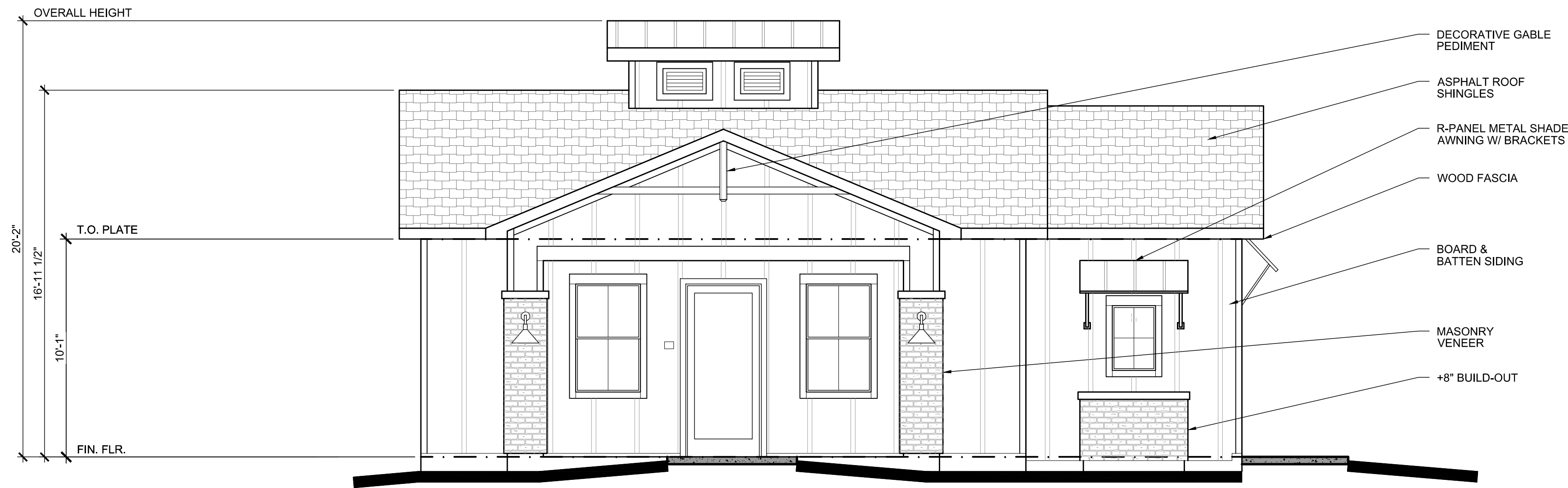
West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



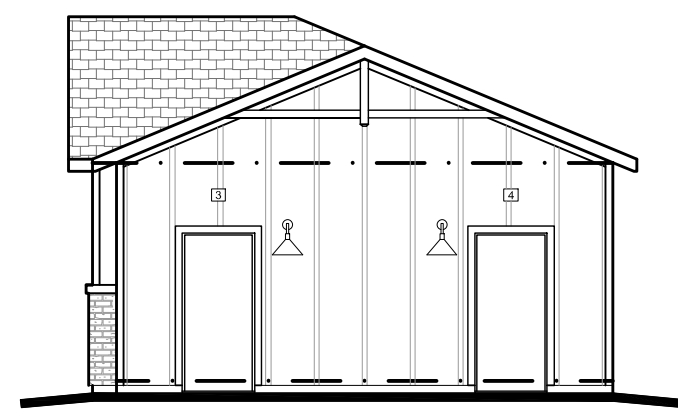
East Elevation
1/8" = 1'-0"



North Elevation
1/4" = 1'-0"

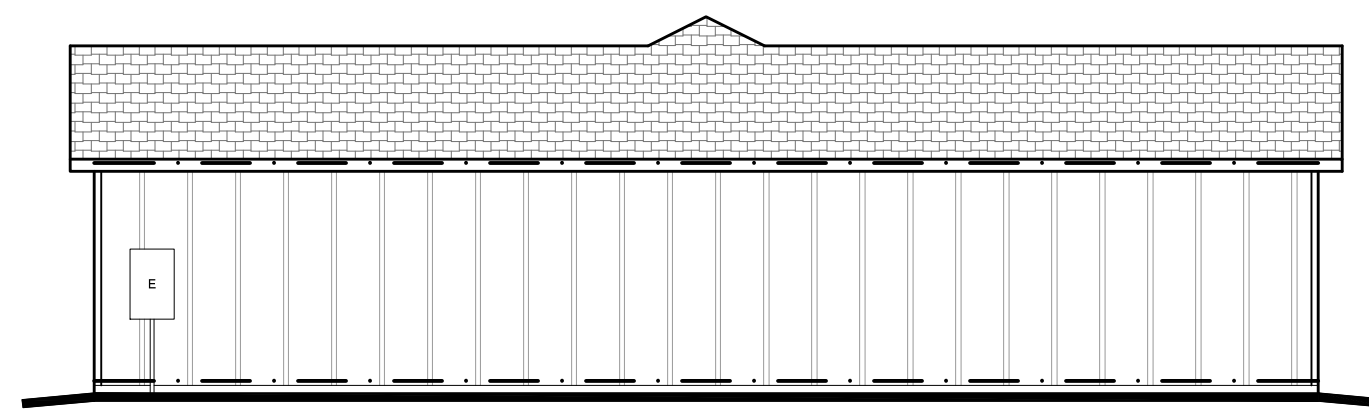
Leasing Office | Village at Hutto Station | Hutto, TX

3-2-2022



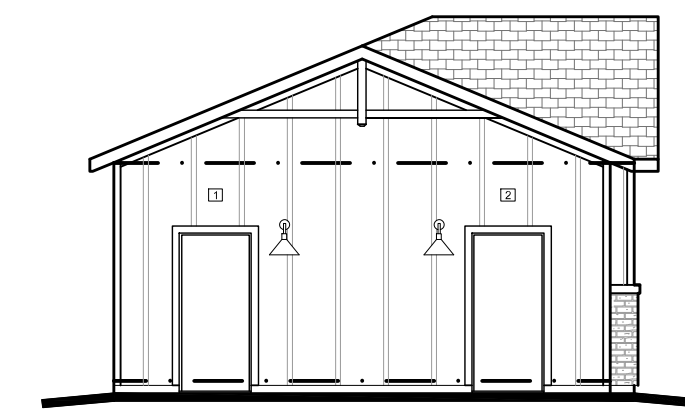
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage with Storage | Village at Hutto Station | Hutto, TX

3-2-2022

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: TABLED PER APPLICANT - Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199.
Meeting: Tuesday, April 5, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission

Subject: TABLED PER APPLICANT - Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Meeting: Tuesday, April 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None