



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, May 3, 2022 at 7:00 PM

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. TABLED - Hold a public hearing regarding the Planned Unit Development (PUD) zoning ordinance request for the property to be known as Meadow Brook Planned Unit Development (PUD), 87.834 acres, more or less, of land, located off of FM 1660. The land use proposal is attached and detached single-family residential.
- 4.3. TABLED - Hold a public hearing regarding the zoning change request for the property known as the Kirk Tract, 88.8 acres, more or less, of land, located off of FM 1660, from Ag (ETJ) to SF-1 (Single Family Residential). The land use proposal is single family residential uses.
- 4.4. 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.
- 4.5. Consideration of a public hearing and possible recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking.
- 4.6. Hold a public hearing and consider a recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park.
- 4.7. Hold a public hearing and consider a recommendation to City Council for the zoning change request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from (ETJ) to LI (Light Industrial).
- 4.8. Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.

- 4.9. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.
- 4.10. Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.
- 4.11. Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres of land, more or less, 123 residential lots, located south of CR 132 and North of FM 1660 South.
- 4.12. Consideration and possible action on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.
- 4.13. Hold a public hearing and consider possible action 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.
- 4.14. Hold a public hearing on the proposed Titan Innovation Business Park Phase II Preliminary Plat Revision #2, 46.649 acres, more or less, of land, 3 industrial lots, located south of Limmer Loop and Innovation Boulevard.
- 4.15. Hold a public hearing and consideration of a possible recommendation to City Council for UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys.

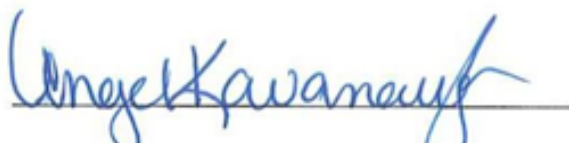
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the May 3, 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 29, 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, May 3, 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: TABLED - Hold a public hearing regarding the Planned Unit Development (PUD) zoning ordinance request for the property to be known as Meadow Brook Planned Unit Development (PUD), 87.834 acres, more or less, of land, located off of FM 1660. The land use proposal is attached and detached single-family residential.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: TABLED - Hold a public hearing regarding the zoning change request for the property known as the Kirk Tract, 88.8 acres, more or less, of land, located off of FM 1660, from Ag (ETJ) to SF-1 (Single Family Residential). The land use proposal is single family residential uses.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.4.



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, May 3, 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

4.4.



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

4.4.



- 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

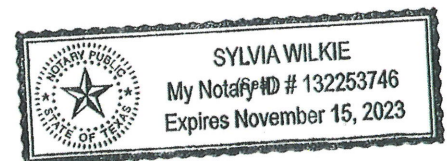
THE STATE OF TEXAS

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.

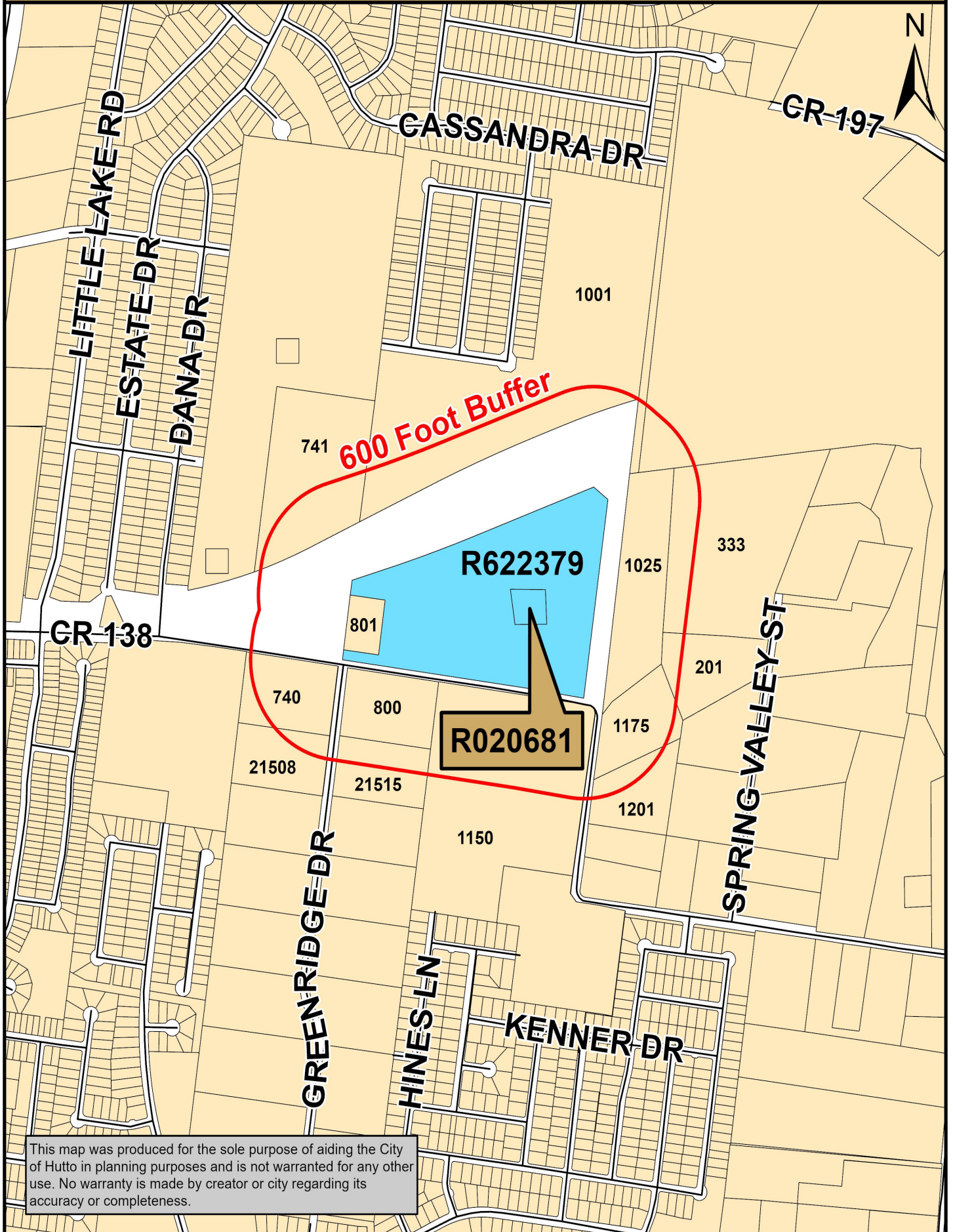
The community will offer a high quality of life through ample amenities such as resort-style community pool and spa, barbeque areas, lush green dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state-of-the-art fitness center and 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

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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)

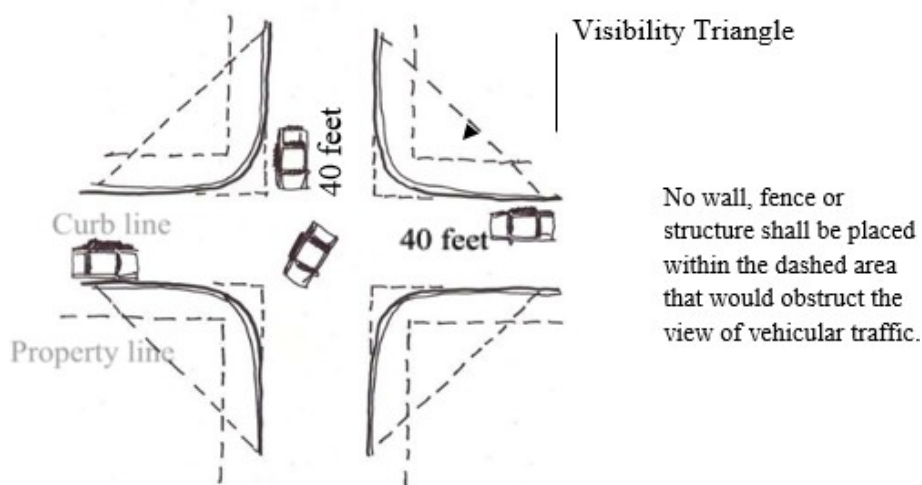
No industrial buildings are proposed as part of the Hutto Station development; therefore, this section of the Hutto Site Design Standards does not apply.

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;

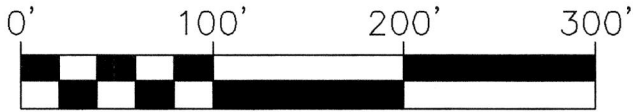
THENCE N 07°28'47"E, departing the north boundary line of said 0.365 acre tract, with the east boundary line of the Remnant Portion of said 75.35 acre tract, same being the west boundary line of the Remnant Portion of said 118.971 acre tract, a distance of 66.56 feet to a ½" iron rod with yellow cap 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:

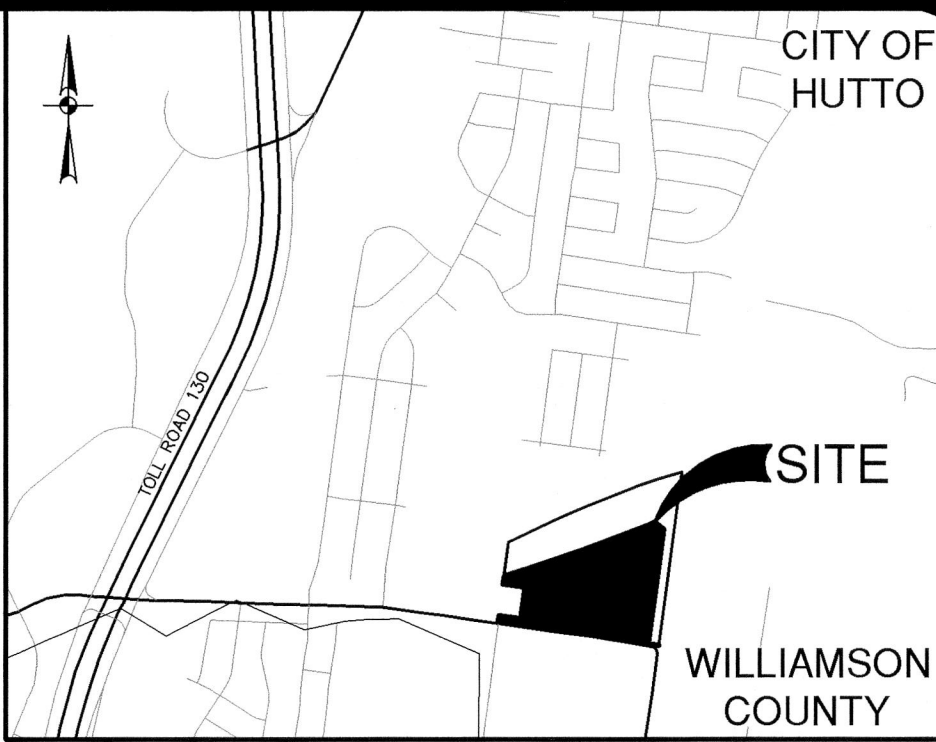
- N 72°37'31"E, a distance of 307.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, for a point of tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 9440.00 feet, a central angle of 03°16'46", a chord bearing and distance of N 70°59'08" E, 540.24 feet, 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,
- 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,
- 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,
- 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,
- 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
- 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'



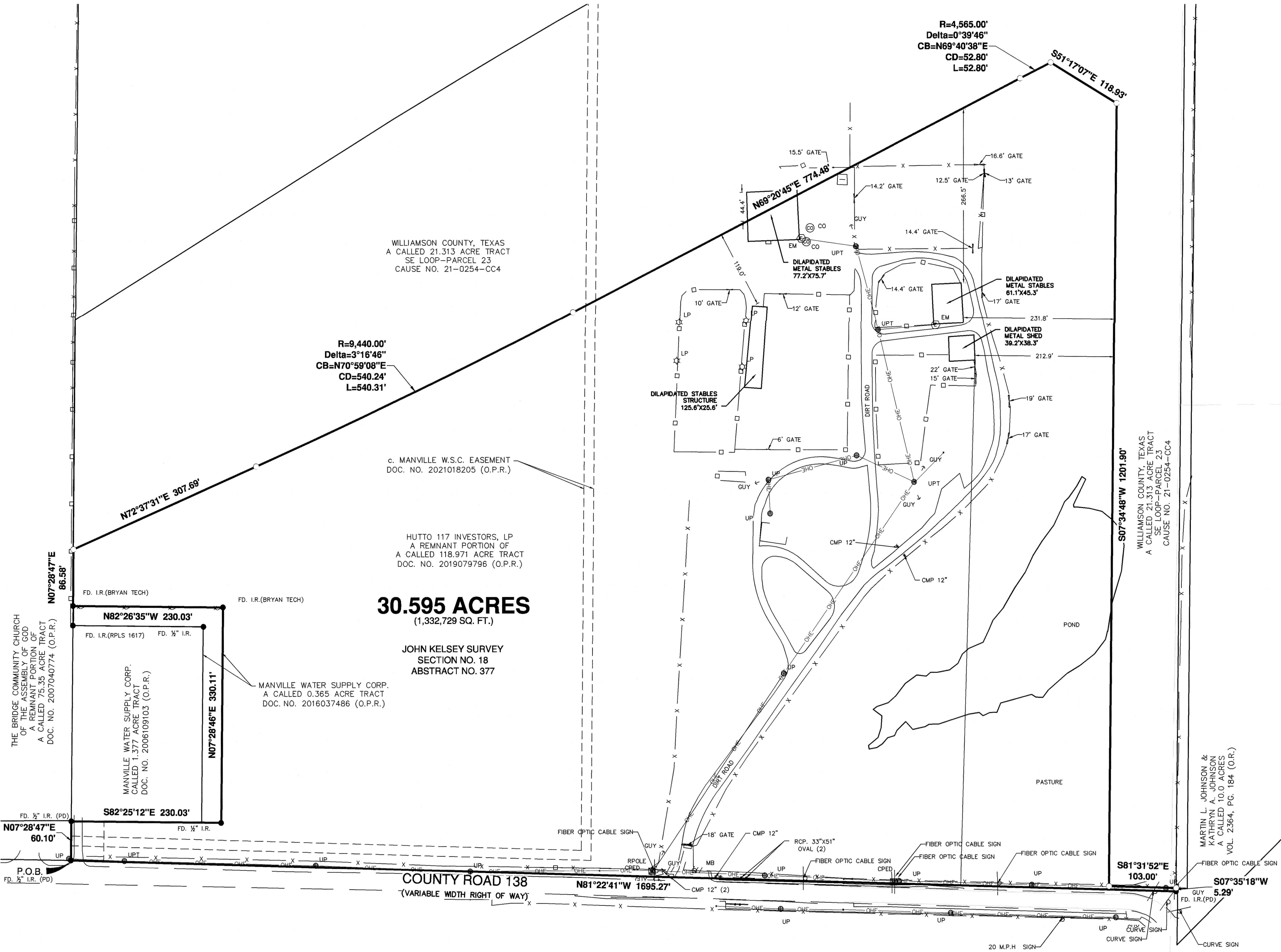
LOCATION MAP
NOT-TO-SCALE

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

- 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.

- 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

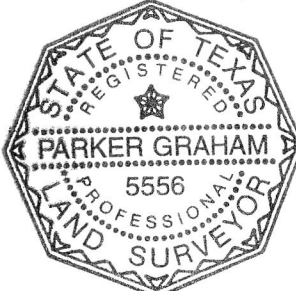
— — — — —	HOGWIRE FENCE
— x — x — x —	BARBED WIRE FENCE
— // — // — // —	WOOD FENCE

TO SOUTHGATE HUTTO DEVELOPMENT, INC., A TEXAS CORPORATION, LP: TO HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP; AND TO TITLE RESOURCES GUARANTY COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, TSPS LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON AUGUST 17, 2021.

Parker J. Graham
PARKER J. GRAHAM, R.P.L.S. NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759

8/20/2021
DATE



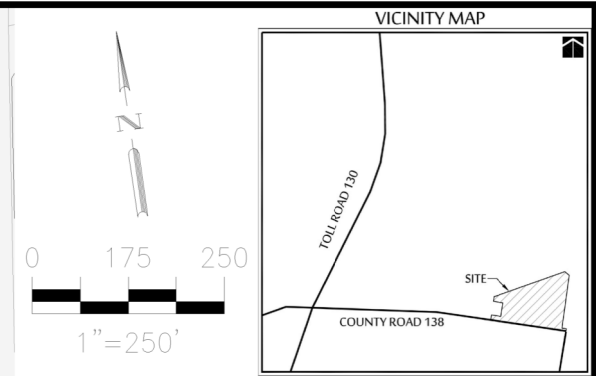
LAND TITLE SURVEY

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.



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

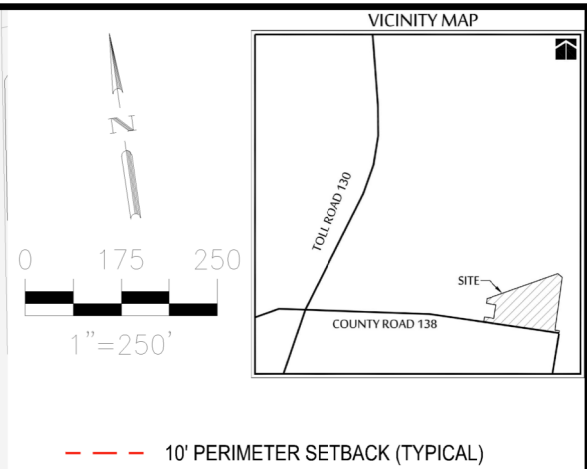
THE VILLAGE AT HUTTO STATION PUD
ENFR MANAGEMENT, LLC

**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.



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"

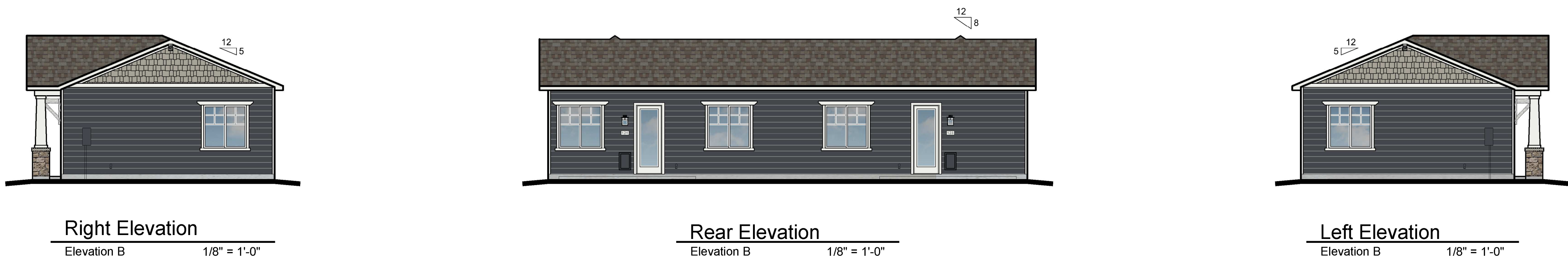


Front Elevation

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



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

EXHIBIT D - PROTOTYPICAL ELEVATIONS

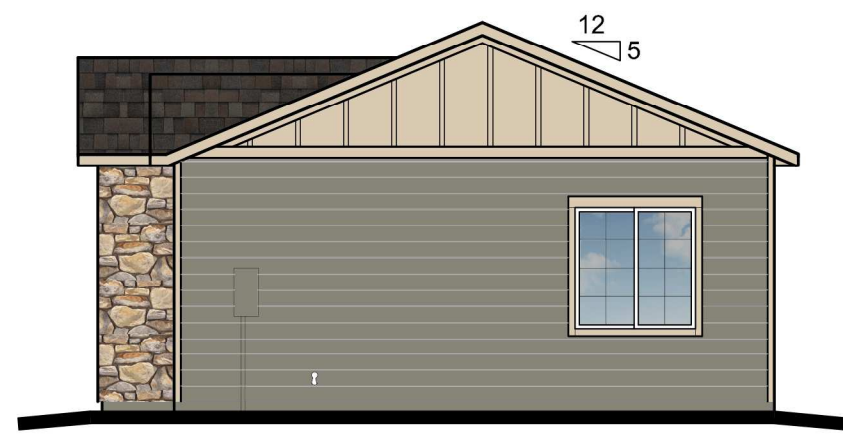
FELTENGROUP

ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROU.P.COM

www.feltengroup.com

copyright 2022



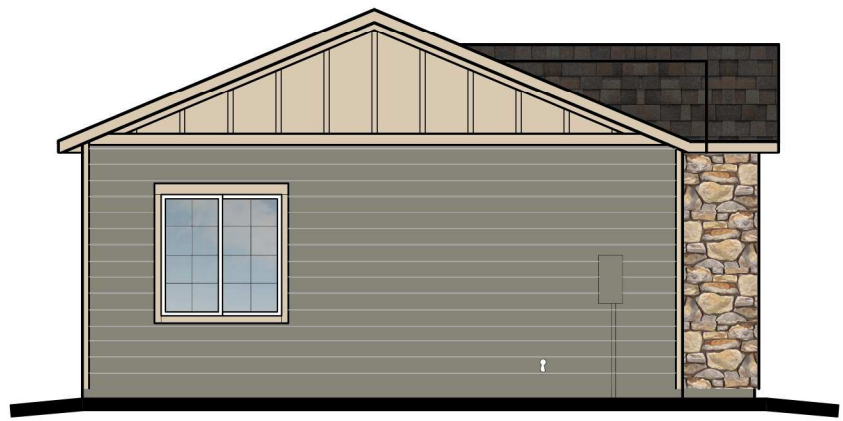
Right Elevation

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



Rear Elevation

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



Left Elevation

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

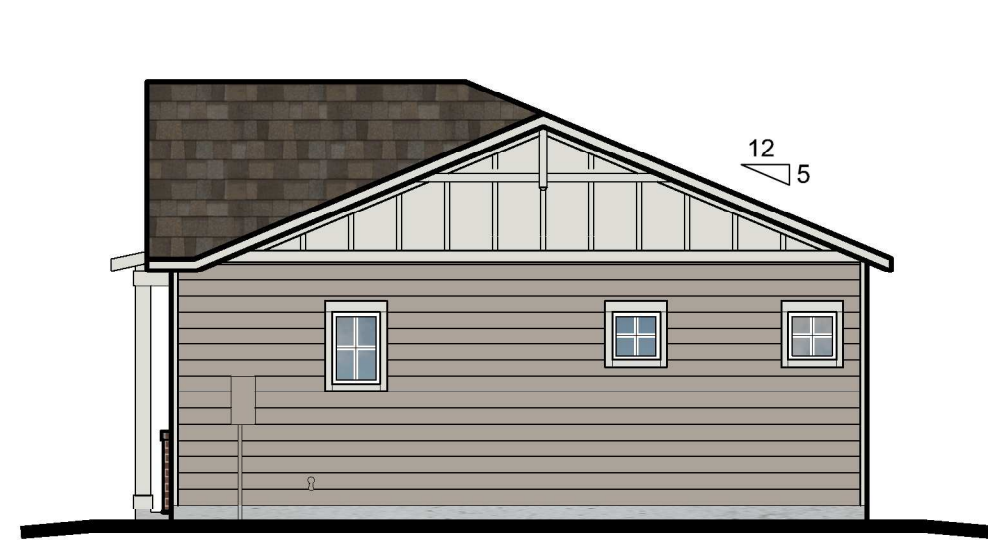


Front Elevation

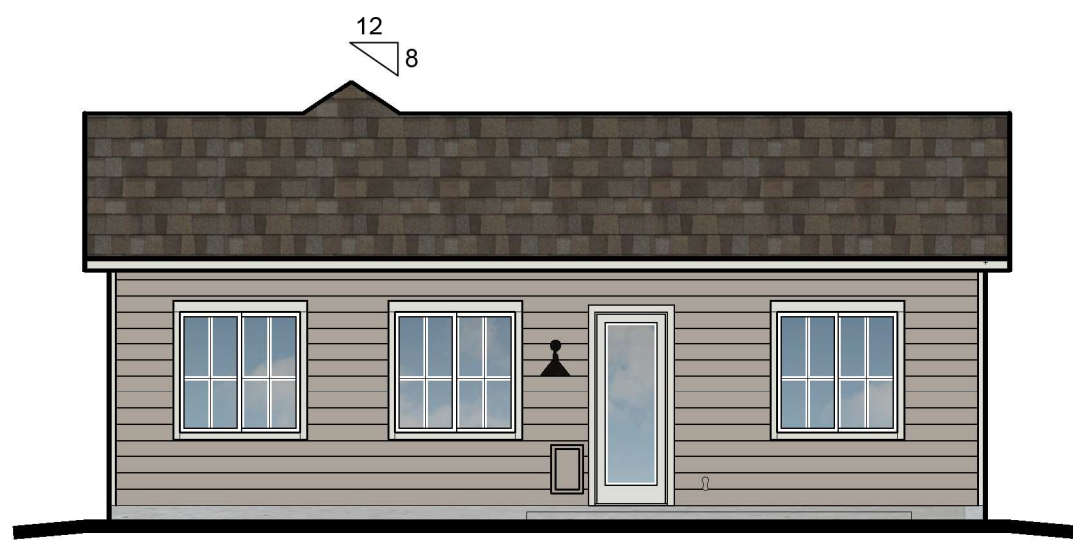
Elevation C 1/4" = 1'-0"

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

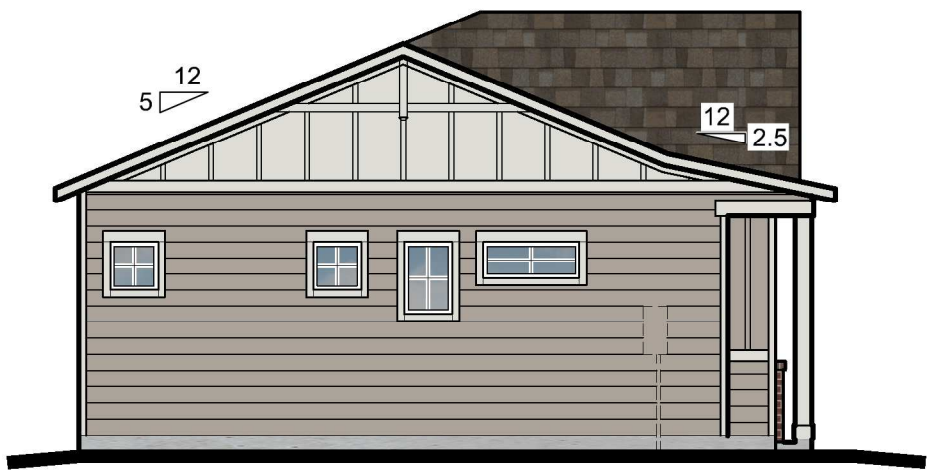
3-2-2022



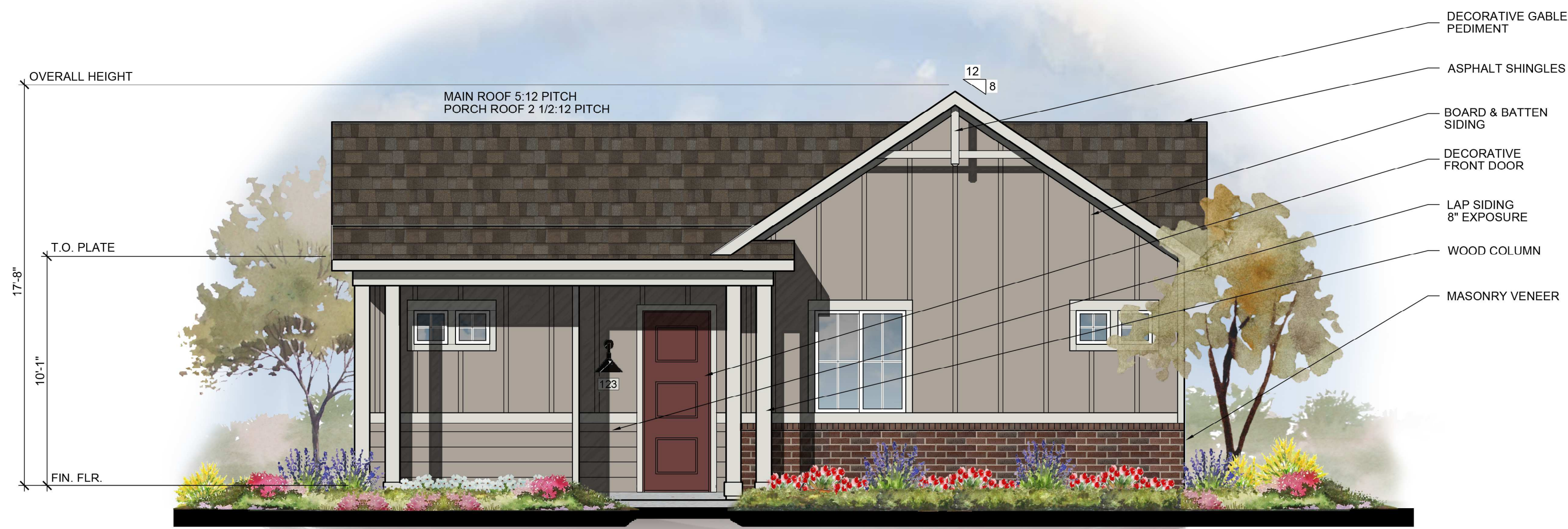
Right Elevation
Elevation A 1/8" = 1'-0"



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



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



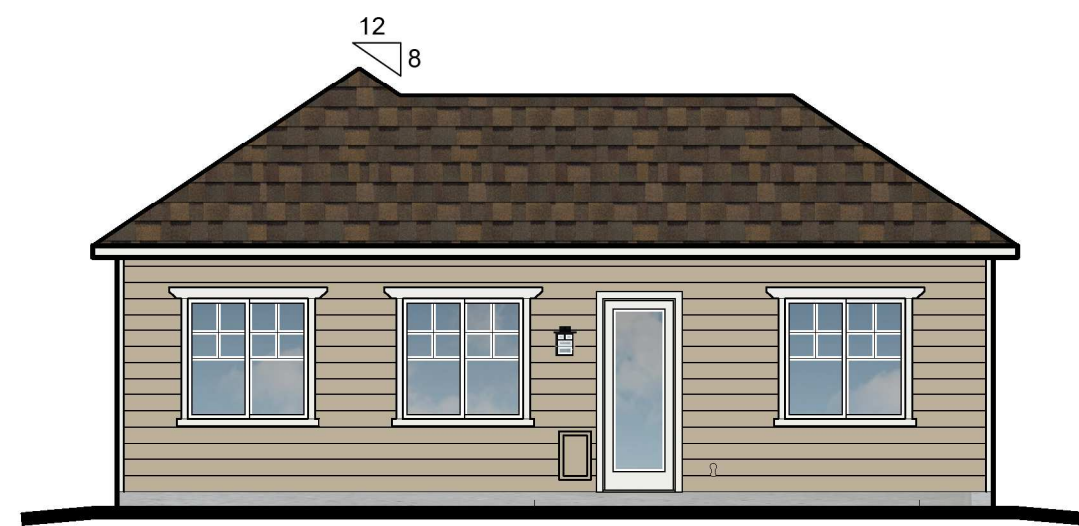
Front Elevation
Elevation A 1/4" = 1'-0"

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

3-2-2022



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

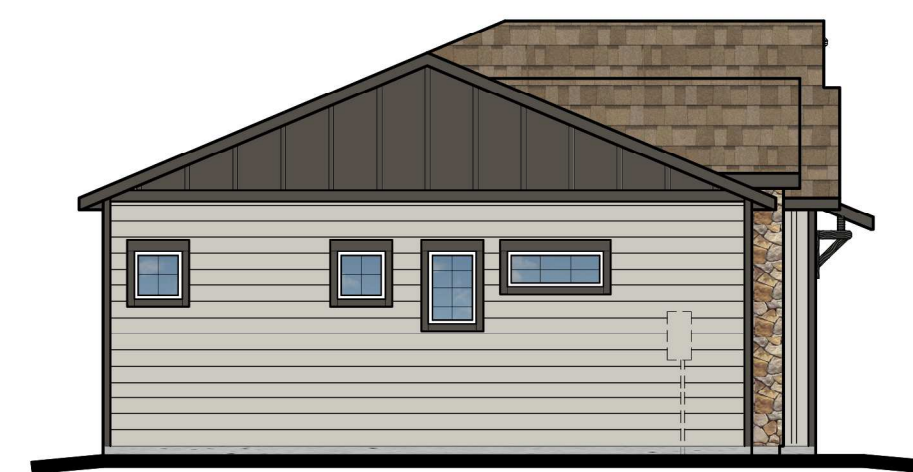
3-2-2022



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

EXHIBIT D - PROTOTYPICAL ELEVATIONS



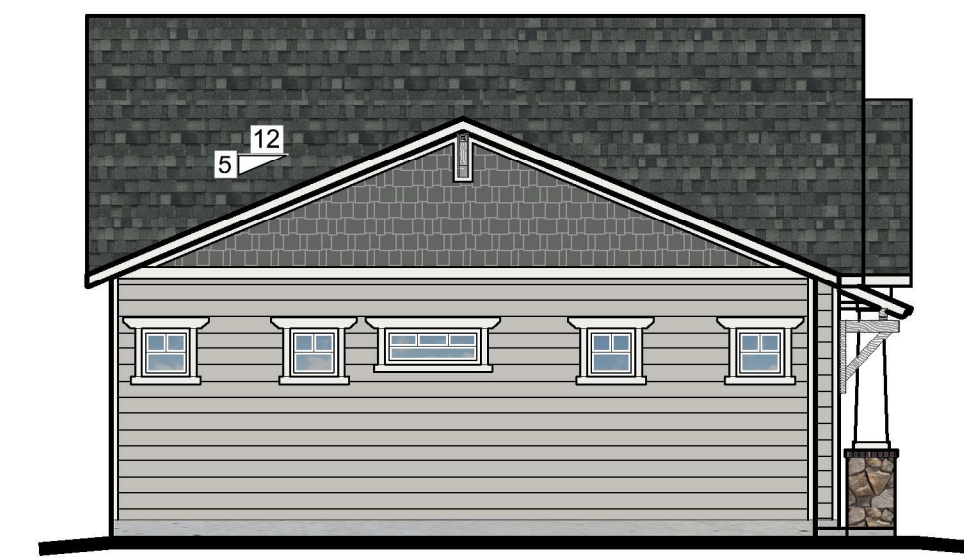
Right Elevation

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



Rear Elevation

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



Left Elevation

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



Front Elevation

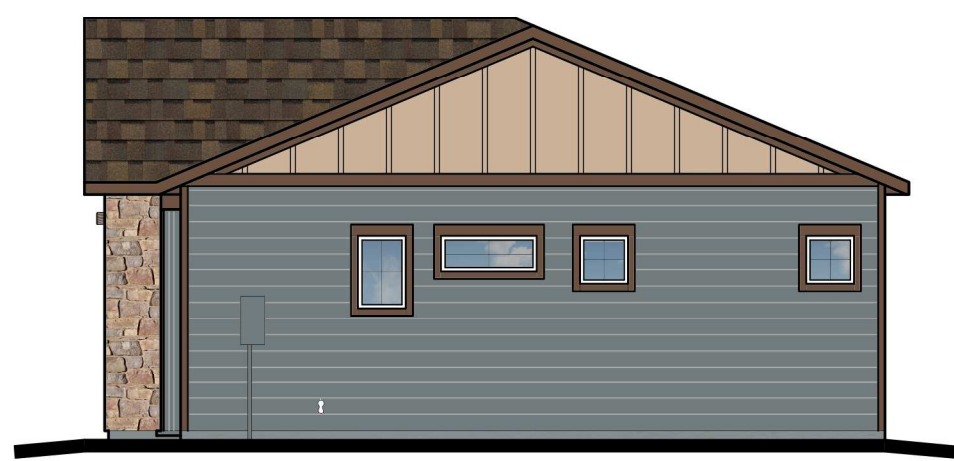
Elevation B 1/4" = 1'-0"

COLOR SCHEME 6 - CRAFTSMAN

Plan 3 | Village at Hutto Station | Hutto, TX

3-2-2022

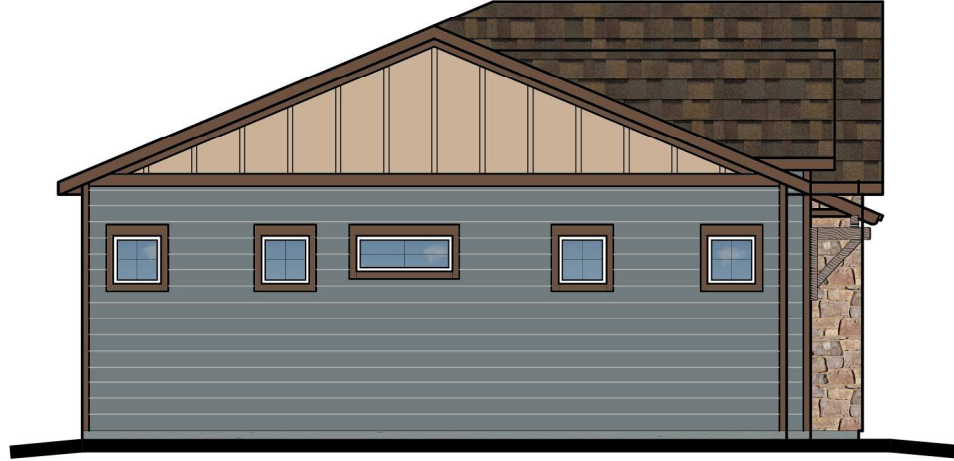
EXHIBIT D - PROTOTYPICAL ELEVATIONS



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



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



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



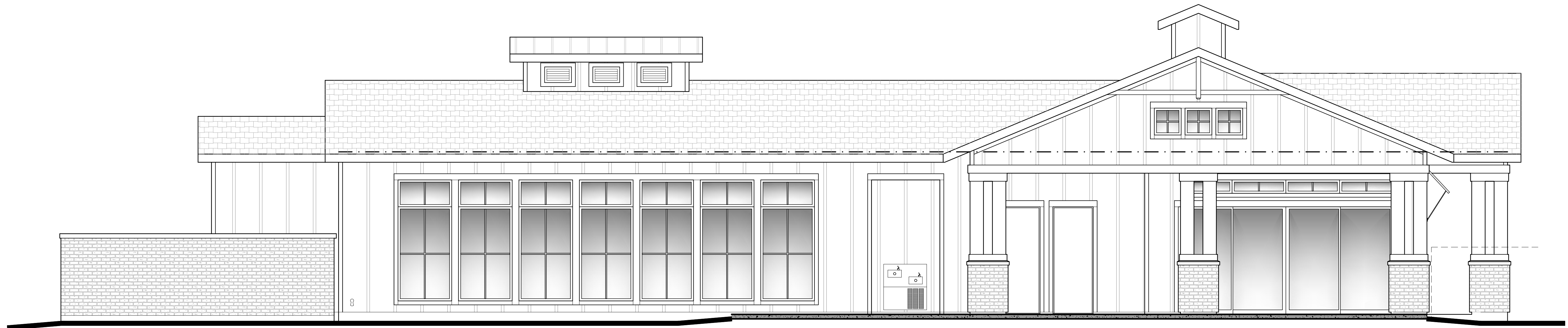
COLOR SCHEME 9 - TEXAS RANCH
Plan 3 | Village at Hutto Station | Hutto, TX

3-2-2022



Front Elevation

1/8" = 1'-0"

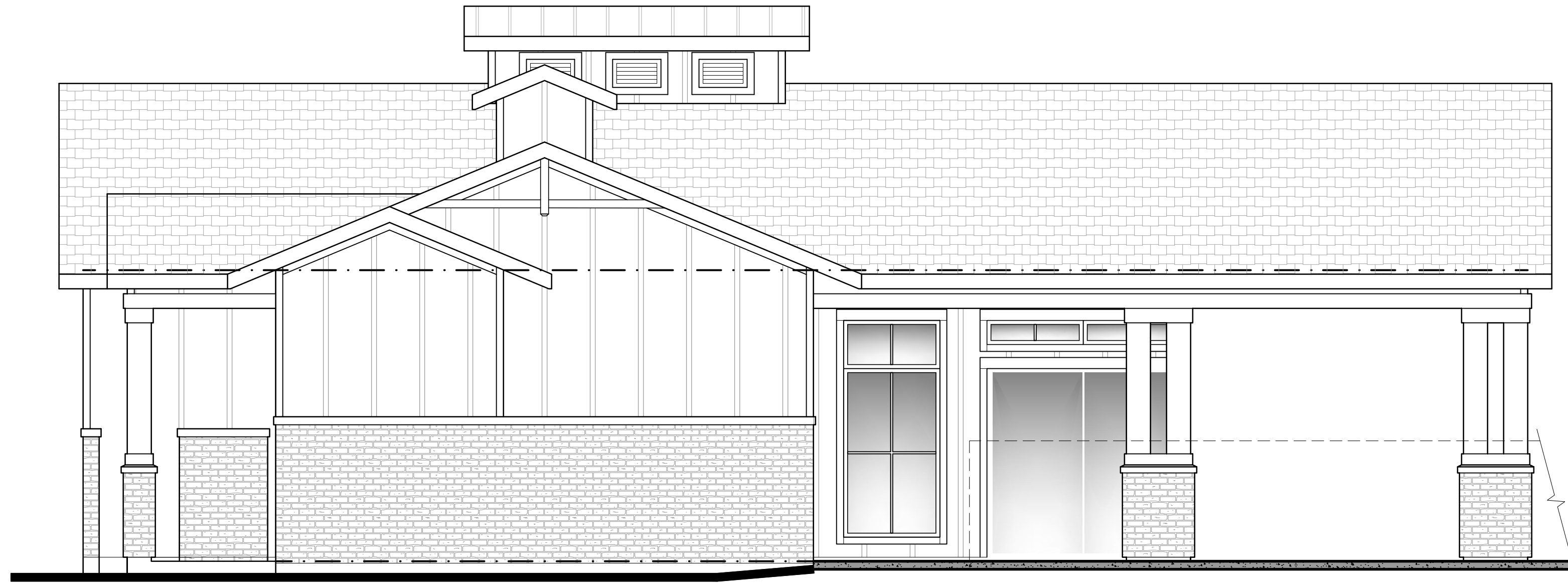


Left Elevation

1/4" = 1'-0"

Community Center | Village at Hutto Station | Hutto, TX

3-3-2022



Rear Elevation

1/8" = 1'-0"

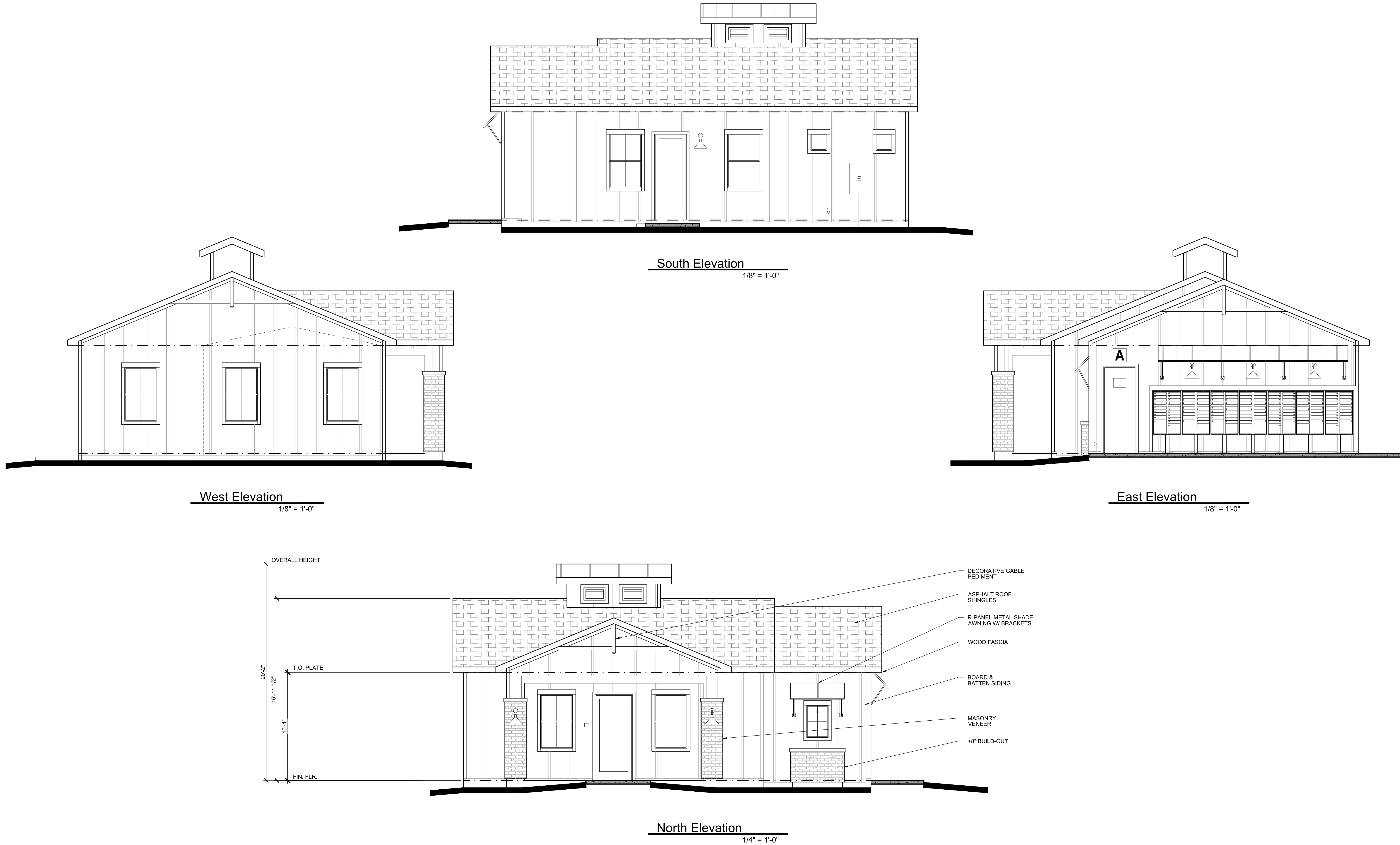


Right Elevation

1/8" = 1'-0"

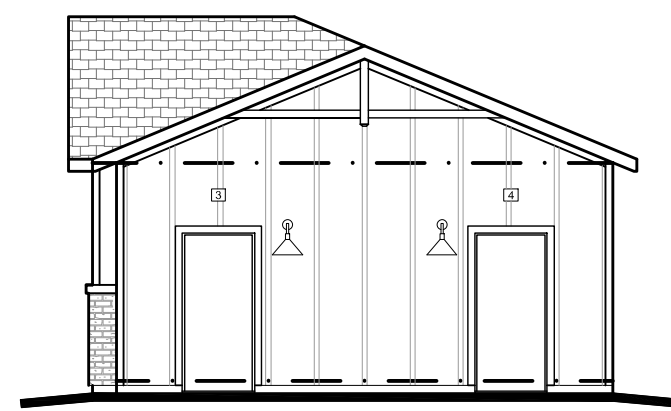
Community Center | Village at Hutto Station | Hutto, TX

3-3-2022



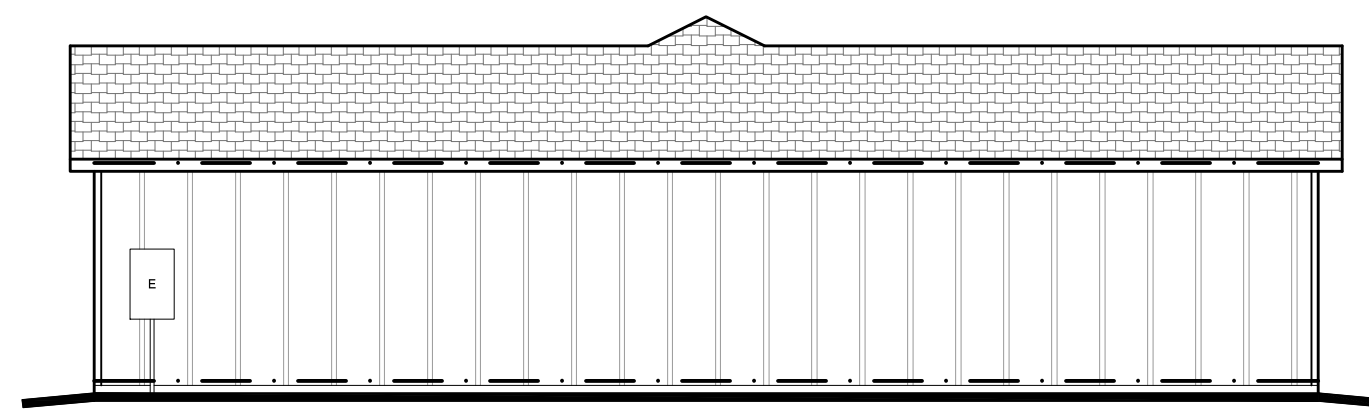
Leasing Office | Village at Hutto Station | Hutto, TX

3-2-2022



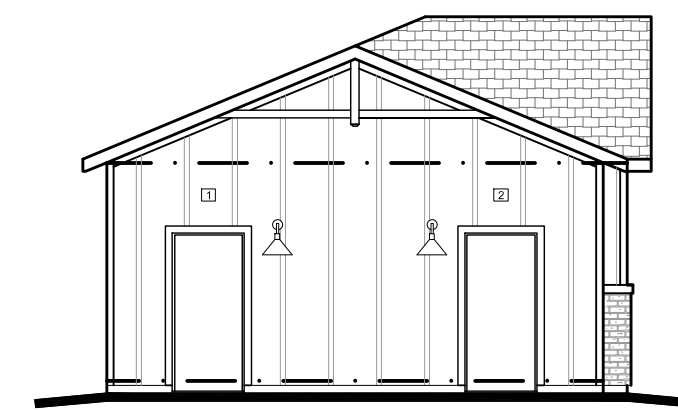
Right Elevation

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

4.5.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of Lots 5 and 6, Block 5, in the GN Railroad Addition to the City of Hutto. The property is zoned Old Town 4 Transition (OT-4T). It is currently the home of Bless This Nest, a retail boutique. A Specific Use Permit is required for medical offices.

WEST: OT-5H, Vacant

NORTH: OT-4T, Residential Property

EAST: FM 1660, OT-4T, Residential Property

SOUTH: OT-5H, Vacant

SUMMARY OF REQUEST:

The property at 201 FM 1660 North is currently a large historical structure that contains a retail business. The applicant proposes to remodel the interior of the home to allow for a chiropractor's office and a live work unit. Any exterior changes, additions or modifications will be required to move forward to the Historic Preservation Commission for review and approval. Site Development and Building permits will also be required. Medical office use in the OT-4T zoning district requires approval of a Specific Use Permit.

Staff sent notices to 71 adjacent property owners within 600' and to date has received no responses.

STAFF REVIEW:

Staff recommends approval of the Proposed SUP for medical office.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 201FM1660N-Application

AGENDA ITEM REPORT

4.5.



2. 201_N_FM_1660_SUP_Location Map



SPECIFIC USE PERMIT
APPLICATION

Must be accompanied by a
Master Application
May 2019

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

PROJECT NAME: Dr. Jinger R. Poth - Chiropractic Office and Residential Home

PROPERTY ADDRESS: 201 N FM 1660, Hutto, TX 78634

Current zoning district: OT-4T Current Use: Retail- Bless This Nest

Proposed Use: Medical Office Code reference for specific use permit requirement: OT-4T

Current zoning: North of property: OT-4T South of property: OT-5H

East of property: OT-4T West of property: OT-5H

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto
\$525

REQUIRED FOR SUBMITTAL

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

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

REVIEW CRITERIA

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

PROCESSING

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

FOR DEPARTMENT USE ONLY:

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



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
May 2019

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

PROJECT NAME: Dr. Jinger R. Poth
Chiropractic Office
and Residential Home APPLICATION TYPE Specific Use Permit

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

Name: Glen Melton
Company Name: Melton Construction
Address: 602 N FM 1660 Hutto, TX 78634
Phone: 512-762-6955 Email: g.meltonconstruction@gmail.com

PROPERTY INFORMATION

Address: 201 N FM 1660, Hutto, TX 78634
Legal Description: Lot(s) 5-6 Block 5 Subdivision Railroad
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: Hutto Historic Current Zoning District: OT-4T

PROPERTY OWNER INFORMATION

Name: Marci Wagner
Company Name: Bless This Nest
Address: Business: 201 N FM 1660, Hutto, TX 78634 / Personal: 609 N FM 1660, Hutto, TX 78634
Phone: 512-496-4980 Email: marciwagnerhomes@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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.

Marci H. Wagner 3-28-2022
Property Owner Signature Property Owner Printed Name Date

THE STATE OF TEXAS

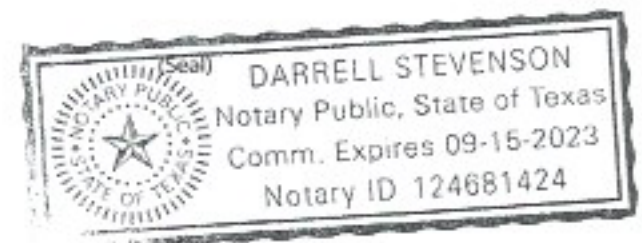
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Marci H. Wagner 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 28 day of March, 2022 A.D.

Darrell Stevenson
Notary Public Signature

Darrell Stevenson
Notary Public Printed Name



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

Glen Melton
Melton Construction
512-762-6955

602 N FM 1660
Hutto, TX 78634
g.meltonconstruction@gmail.com

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

March 28, 2020
Attn: Development Services
Re: 201 N FM 1660, Hutto, TX 78634

The property is zoned as OT-4T with a historical designation.
The current use is retail, Bless This Nest.

Dr. Poth wishes to remodel the property for her chiropractic office and personal residence.

This will include replacing/upgrading the shed to make it appropriate for the patient waiting area.

Lowering the original carriage house to allow easier access for patients who are in pain and have difficulty ambulating.

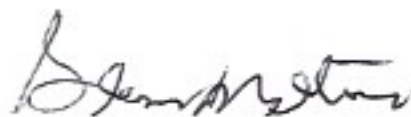
Her hours of operation are Monday through Thursday 10am to 6pm with one Friday and one Saturday of extra opening hours per month for her patients.

She will need to add a garage for anonymity purposes and use the alleyway for easy accessibility during Old Time Days and high 1660 traffic times.

Fencing will need to be added for Dr. Poth's personal safety and security.

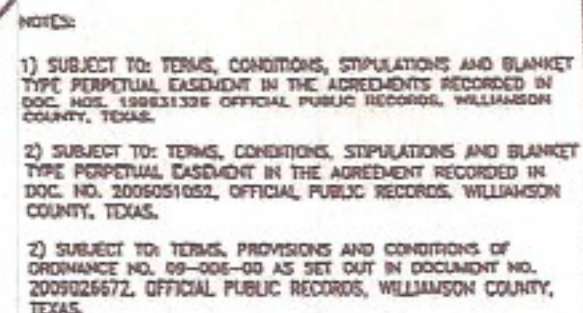
Parking will remain the same but will add pavement to the last parking space.

Thank you for your consideration. We are excited about this project!



Glen Melton
Melton Construction

SCALE: 1" = 30'



DATE: April 3, 2014

15-ITC-PF

GF#1815871

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 31, 2018

Grantor: The Giocosa Foundation, a Texas non-profit corporation

Grantor's Mailing Address (including county):

201 N FM 1660
Hutto, TX 78634
Williamson County

Grantee: Bless This Nest, LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county):

201 N FM 1660
Hutto, TX 78634
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's Note of even date herewith that is in the principal amount of **Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00)**, payable to the order of Round Top State Bank. The Note is secured by a Vendor's Lien retained in

favor of Round Top State Bank in this Deed and by a Deed of Trust of even date herewith from Grantee to Johnnie Mikeska, Trustee.

Property (including any improvements):

Lots 5 and 6, Block 5, I& G.N. RAILROAD ADDITION TO THE CITY OF HUTTO, according to the map or plat thereof, recorded in Volume 50, Page 251, Deed Records, Williamson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Round Top State Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note herein described. The Vendor's Lien and Superior Title to the property are retained for the benefit of Round Top State Bank and are transferred to that party without recourse on Grantor.

EXECUTED this 31st day of May, 2018.

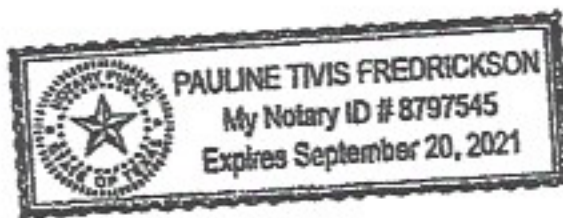
The Giocosa Foundation, a Texas non-profit corporation

By: ALL

Glenn Scruggs, CEO

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on the 31st day of May, 2018, by Glenn Scruggs, CEO of The Giocosa Foundation, a Texas non-profit corporation, on behalf of said non-profit corporation.



Pauline Tvis Fredrickson
Notary Public, State of Texas

Notary's Name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

INDEPENDENCE TITLE COMPANY
101 E. Old Settler's Blvd., Suite 110
Round Rock, TX 78664

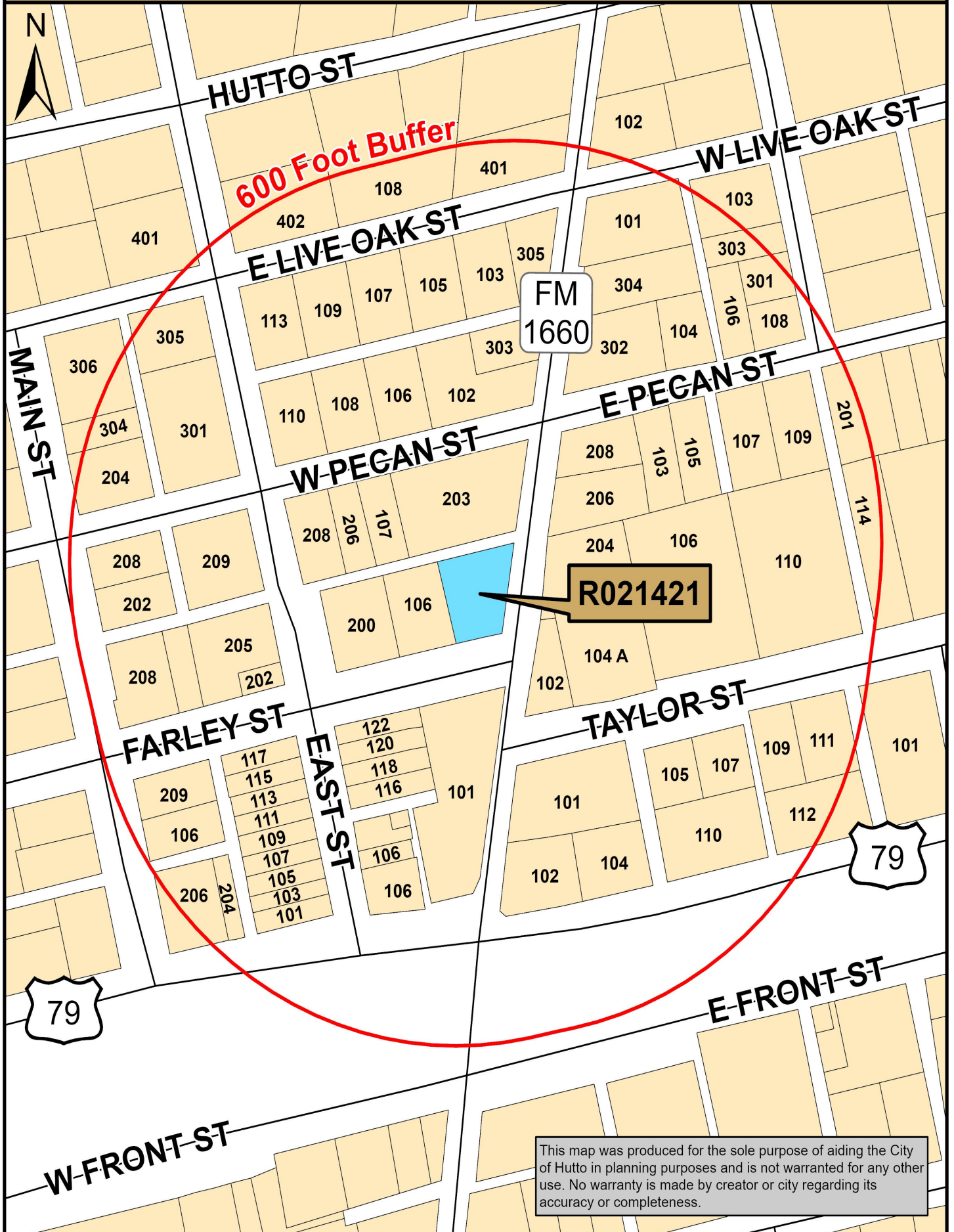
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018047718

DEED Fee: \$29.00
06/01/2018 03:15 PM MBARRICK



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

201 N FM 1660 SUP - Medical Office

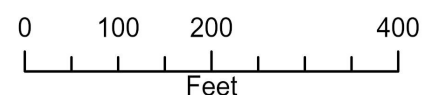


This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2022_Site_

Location_Maps\201_N_FM_1660_SUP_Medical_Office.mxd)

4/12/2022 -- 12:30:51 PM



AGENDA ITEM REPORT

4.6.



To: Planning and Zoning Commission

Subject: Hold a public hearing and consider a recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park.

Meeting: Tuesday, May 3, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

This property is currently in the Extra Territorial Jurisdiction (ETJ). A non-annexation development agreement was executed on the property on March 22, 2012. The agreement is for no development outside of agricultural uses. At such time development is desired the City shall annex and zone the property to the land use designation as shown on the most recent amendment to the City's Growth Guidance Plan.

The applicants have requested annexation on the property to allow for development. The annexation triggers the FLUM revision and zoning recommendation prior to City Council hearing the annexation request. The applicant is requesting the Future Land Use map revision to allow for the re-zoning of the property in question to Light industrial.

SUMMARY OF REQUEST:

The applicant's wish to rezone the property to Light Industrial to allow for future Business Park and Light Industrial development. Zoning map amendment requests must be consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.

If the zoning request does not conform to the comprehensive plan a Future Land Use Map revision is required prior to applying for the rezoning.

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

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

AGENDA ITEM REPORT

4.6.



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

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

STAFF REVIEW:

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

- The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans. **Staff finds that this proposal is consistent with the goals of the community and Comprehensive Plan Update process.**
- The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map. **The proposed land use change does not have the potential to negatively impact adjacent land uses. However, there is a small portion of residential (Emory Farms) to the northeast for which buffer yards and screening will be required at the Site Development Plan phase.**
- There is enough physical and social infrastructure to serve the proposed future land use. **The applicants have agreed to a Municipal Service Plan that does not guarantee City water or wastewater services at this time. The SER is still in review.**
- The site and its conditions are suited for and appropriate to the proposed future land use. **Yes**
- The proposed future land use does not threaten the public health, safety, and welfare. **NA**
- The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment. **The floodplain in this area will be treated per the UDC requirements. The development may provide opportunity to correct drainage issues on the adjacent site.**
- The proposed future land use does not threaten scenic, natural or historic resources. **There are no identified scenic, natural or historic resources that would be threatened by development of this site.**
- The proposed future land use addresses a community need. **This land use change does address a community need for jobs and daytime population.**

AGENDA ITEM REPORT

4.6.



- The proposed future land use corrects a clerical or administrative error on the future land use map. **Does not apply**
- The proposed future land use results in a logical and orderly development pattern. **The land to the north of the site is sight is industrial as well. The Highway access has limited commercial development in the past dues to access issues.**
- The proposed future land use is not merely intended to confer a benefit to the property owner. **NA**
- The site is a legal building lot. **This site can be subdivided into legal lots.**

Based on the above findings, staff recommends approval of the Proposed Future Land Use Amendment.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Ironwood-FLUM-Applic
2. LOI
3. Survey
4. Ironwood_FLUM_Newspaper_Map
5. FIRM Map
6. FLUM - Existing

FUTURE LAND USE MAP AMENDMENT REQUEST

About Future Land Use Map Amendments

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

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

Incomplete submittals will not be accepted for review

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

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

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	PZ Mtg. date	CC Mtg. date

FUTURE LAND USE MAP AMENDMENT REQUEST

Hutto Crossing

Project Name: _____

Proposed Amendment: From: Commercial & High-density Residential To: Industrial/ Business Park

Project Location/Address: Near the NE corner of SH 130 and HWY 79

Project Legal Description: See attached deeds

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



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Hutto Crossing APPLICATION TYPE Zoning

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

Name: Amanda Brown

Company Name: Kimley-Horn

Address: 10814 Jolleyville Rd., Austin, TX 78759

Phone: 214-695-9219 Email: amanda.brown@kimley-horn.com

PROPERTY INFORMATION

Address: HWY 79, Hutto, Tx 78634

Legal Description: Lot(s) _____ Block _____ Subdivision See attached survey

Deed Reference: Volume _____ Page(s) _____ or Document No. 2021149108

City Limits or ETJ: ETJ Current Zoning District: N/A- ETJ

PROPERTY OWNER INFORMATION

Name: Edward Butler

Company Name: 325 Alliance, LTD

Address: 10095 US Highway 290 East, Manor, Texas 78653

Phone: 737-207-8578 Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Edward Butler
Property Owner Signature Property Owner Printed Name

3-2-22
Date

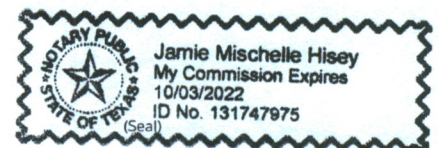
THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Edward S Butler, 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 2nd day of March, 2022 A.D.

Jamie Michelle Hisey
Notary Public Signature Notary Public Printed Name



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

March 2020



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Hutto Crossing APPLICATION TYPE Zoning & Annexation

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

Name: Amanda Brown
Company Name: Kimley-Horn
Address: 10814 Jolleyville Rd., Austin, TX 78759
Phone: 214-695-9219 Email: amanda.brown@kimley-horn.com

PROPERTY INFORMATION

Address: HWY 79, Hutto, Tx 78634
Legal Description: Lot(s) _____ Block _____ Subdivision See attached survey
Deed Reference: Volume 1120 Page(s) 634-637 Document No. _____
City Limits or ETJ: ETJ Current Zoning District: N/A- ETJ

PROPERTY OWNER INFORMATION

Name: James Chang
Company Name: Alpha 79 Investment Association
Address: 4114 Hycrest Dr., Austin, TX 78759
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

[Signature]
Property Owner Signature

James Chang
Property Owner Printed Name

2/28/2022
Date

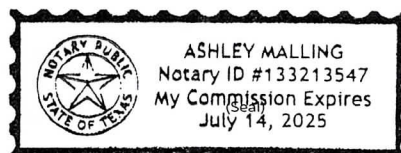
THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Shin Chang, 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 28 day of February, 2022 A.D.

Ashley Malling
Notary Public Signature

Ashley Malling
Notary Public Printed Name



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

March 2020

March 7, 2022

Ashley Lumpkin, Executive Director
City of Hutto
Planning and Development Department
500 W. Live Oak St.
Hutto, Texas 78634

Re: Application for Annexation, Zoning and Future Land Use Map (FLUM) Amendment;
117.64 acres located near the northeast corner of Toll Road SH130 and HWY 79; WCAD
parcels R020955, R620022 and R620023 (the "Property")

Dear Ms. Lumpkin,

As representatives of the owner of the above stated Property we respectfully submit the attached application for annexation, zoning and a FLUM amendment. The Property is located near the northeast corner of Toll Road SH 130 and HWY 79 (see Location Map attached). The Property is currently undeveloped, unzoned and is within the City of Hutto extra territorial jurisdiction (ETJ). The proposed zoning is Light Industrial (LI). The purpose of the rezoning is to allow for a business park and warehouse development.

The Property is currently in the City of Hutto ETJ. An application for annexation is submitted with the associate zoning. The Property is contiguous to the current city limits, is ½ mile or less in width and has zero residents living on the Property.

The Property is currently designated as Commercial and High-Density Residential in the FLUM. The proposed LI zoning is not compliant with the FLUM, therefore a FLUM amendment is being submitted concurrently with the zoning application. The City of Hutto Unified Development Code (UDC), Section 10.203.12.3 and the FLUM amendment application establishes criteria in reviewing a FLUM amendment. Please see Exhibit A for the criteria and how the proposed FLUM amendment comply.

Surrounding zoning and land uses are SF-1 with a industrial uses to the north and west, HWY 79 to the south, ETJ and SH 130 to the west, and SF-1 and PUD to the east across from Alliance BLVD. The Property in bifurcated by a floodplain which will be accounted for in the development of the site.

If you have any questions or comments please feel free to contact me at 737-471-0333.

Sincerely,



Amanda C. Brown

KIMLEY-HORN AND ASSOCIATES, INC.

Exhibit A

Section 10.203.12.3 FLUM Amendment Criteria

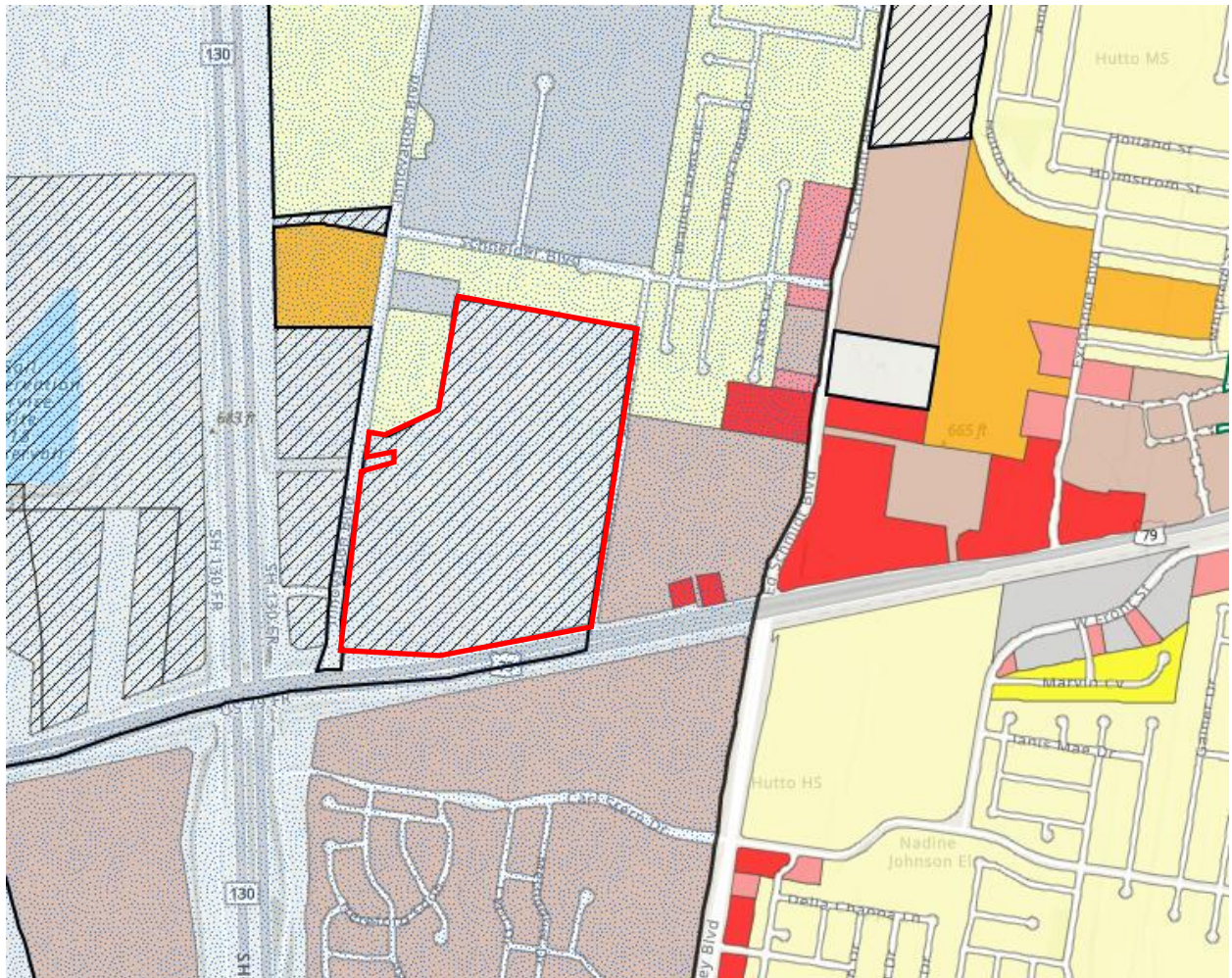
Criteria	Response
The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.	The proposed future land use is consistent with the existing surrounding uses, is an ideal size, and is an ideal use near the existing transportation network (SH 130 & HWY 79).
The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.	The proposed future land use is consistent and compatible with the existing adjacent land uses to the north and west and existing transportation network (SH 130 & HWY 79).
There is enough physical and social infrastructure to serve the proposed future land use.	There is sufficient physical and social infrastructure as the Property is adjacent to SH 130 and HWY 79 which is an ideal for a successful business park and warehouse. Any required improvements to infrastructure will be made with the development of the site.
The site and its conditions are suited for and appropriate to the proposed future land use.	The site and its conditions are suited for and appropriate for the proposed future land use as the Property is large in size, is compatible with the adjacent land uses, and is adjacent to SH 130 and HWY 79 which is an ideal location for a successful business park and warehouse.
The proposed future land use does not threaten the public health, safety and welfare.	The proposed future land use does not threaten the public health, safety and welfare.
The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.	The business park and warehouse development will generate relatively low traffic, which will primarily use SH 130 and HWY 79, reducing any nuisance to adjacent properties. Additionally, there is a floodplain on the site and the project will comply with all requirements related to floodplain.
The proposed future land use does not threaten scenic, natural or historic resources.	The proposed future land use does not threaten scenic, natural or historic resources. The only aforementioned resource on the site is a floodplain, which the project will comply with all requirements related to development near a floodplain.
The proposed future land use addresses a community need.	The proposed future land use will address a community need by providing tax revenue to Hutto, employment opportunities and required traffic and infrastructure improvements.
The proposed future land use corrects a clerical or administrative error on the future land use map.	N/A
The proposed future land use results in a logical and orderly development pattern.	The proposed future land use results in a logical and orderly development pattern as the Property is consistent with existing surrounding land uses and is adjacent to two major thoroughfares which is necessary for a successful business park and warehouse facility.
The proposed future land use is not merely intended to confer a benefit to the property owner.	The Property was selected for this project because it is adequately sized, has similar adjacent uses and has good access to two major thoroughfares. The proposed future land use is logical for the benefit of the greater Hutto community.
The site is a legal building lot.	The project will legally plat the lot prior to development.

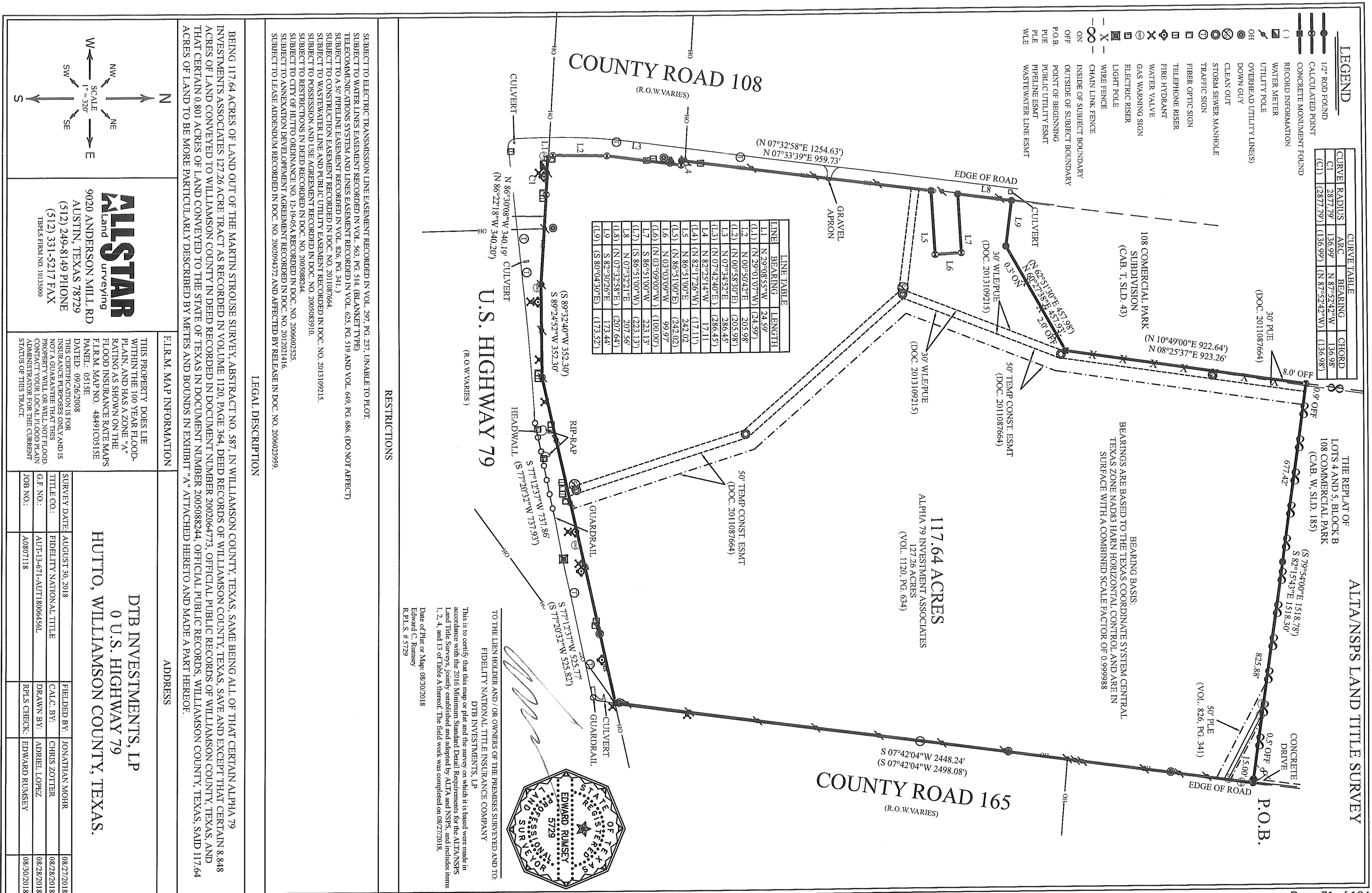
FLUM Amendment Application Criteria

Criteria	Response
How the proposed change will enhance the site and the surrounding area.	The proposed change will enhance the site and the surrounding area by allowing for a business park and warehouse facility which is compatible with the existing adjacent uses and the ideal access to major roadways (SH 130 & HWY 79).
Will the proposed amendment benefit the City as a whole? Will the proposed amendment enhance economic development within the City?	The proposed amendment will allow for a business park and warehouse facility which will generate taxes for Hutto through an initial capital improvement and sales tax. Additionally, the Property will be annexed into the City ensuring that tax revenue will go to the City of Hutto. The project will also provide employment opportunities for residents of Hutto to work where they live.
Whether the necessary infrastructure is already in place or how this will be provided and the funding request.	A Service Extension Request is in review and there are no funding requests at this time.
How the proposed change reflects the vision and goals as identified in the 2040 Comp Plan.	The project aligns with many of the visions and goals for the 2040 Comp Plan. Most impactfully, a business park and warehouse project will create economic opportunity and create an “open for business” culture by providing much needed business and warehouse space for businesses to occupy in an ideal location.
How the subject property is compliant with surrounding land uses and zoning.	The surrounding uses are major roadways to the west and south and industrial uses to the north and west. Therefore, this proposed change will be complimentary to the existing uses.
How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and the uses shown on the Future Land Use Map.	The proposed land use will generate very little traffic and will primarily use SH 130 and HWY 79 as access, avoiding the City center, therefore it is not expected that the adjacent land uses will be impacted.
Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed.	Adjacent land uses are similar in nature. There is a small portion of the property which has SF-1 across from Alliance. This will be greatly considered in the design of the project to have a little impact as possible, including screening, setbacks and access.
How the proposed land use is a better benefit to the public health, safety and welfare of the community than the current designation of future land use.	The proposed land use is a better benefit because it is more compatible with the existing adjacent land uses and is an ideal location near the existing transportation network.
How the proposed land use contributes to the City’s long-term economic well-being. Provide an updated mix of the land use breakdown for the city with the request outlining which development sector of the city will have the increase.	The proposed amendment will allow for a business park and warehouse facility which will generate taxes for Hutto through an initial capital improvement and sales tax. Additionally, the Property will be annexed into the City ensuring that tax revenue will go to the City of Hutto. The project will also provide employment opportunities for residents of Hutto to work where they live.

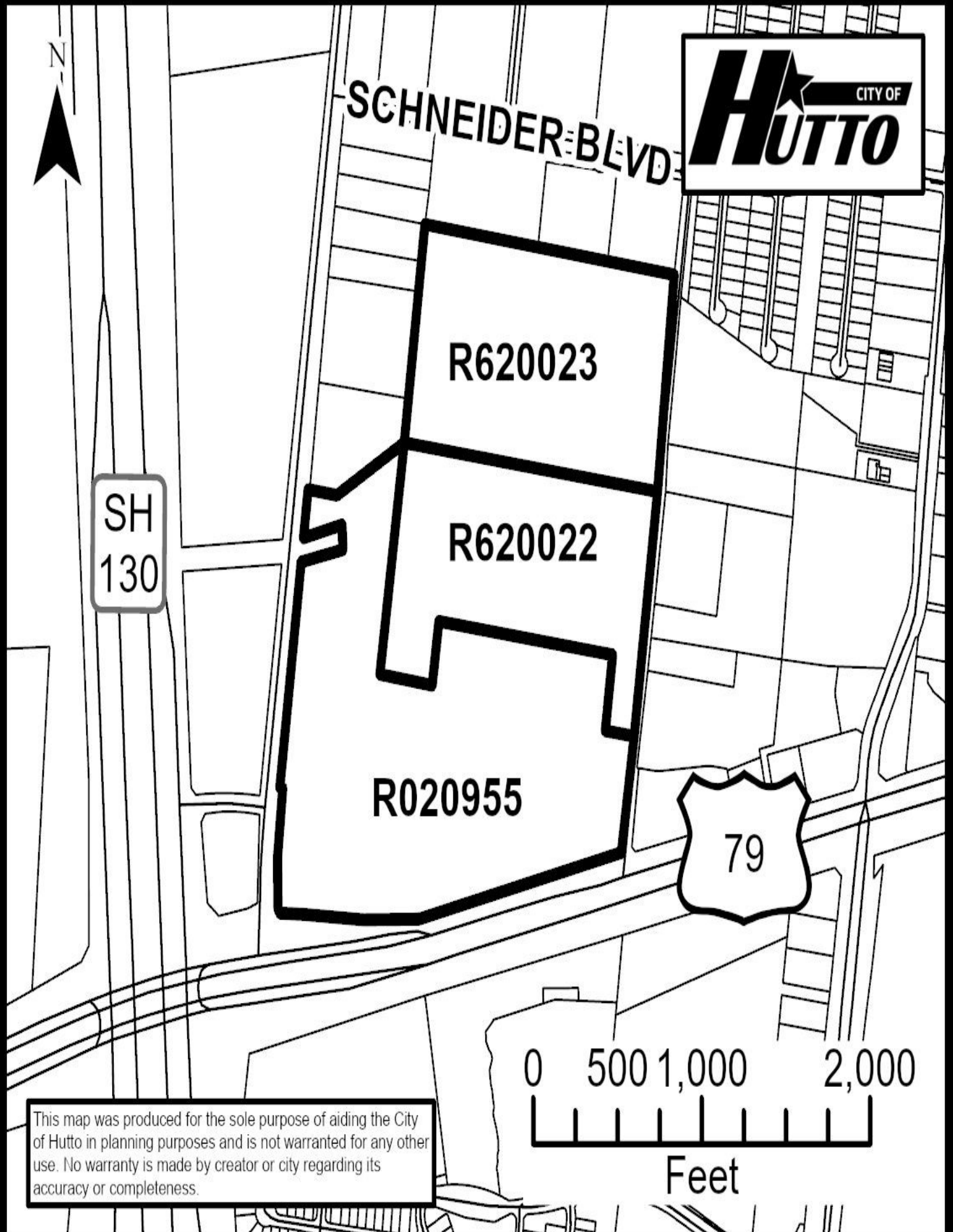
An aerial map showing a large, dark, irregularly shaped plot of land outlined in red. The plot is situated in an industrial and commercial area. Surrounding the plot are various businesses and landmarks, including Infinity Athletics, Thermo Tech Glass, Techline Pipe, Hutto Family YMCA, Lowe's Home Improvement, Chick-fil-A, Panda Express, Walgreens, Starbucks, Dutch Bros Coffee, and Chris Kelley Blvd. The plot is bordered by Schneider Blvd to the north, Alliance Blvd to the east, and a road labeled 130 to the west. The map is credited to Google.

Future Land Use Map





Ironwood FLUM





Streets

Private Crossing

Zone AE
(EL 671.4)

DAM
NO. 18

Zone
AE

US-79
WestBound

US-79
EastBound

48491C0515F
eff. 12/20/2019

1-PERCENT-ANNUAL-CHANGE
FLOOD DISCHARGE
CONTAINED IN STRUCTURE

Zone
AE

US-79 S

Railroad Crossing

US-79

48491C0520F
eff. 12/20/2019

1-PERCENT-ANNUAL-CHANGE
FLOOD DISCHARGE
CONTAINED IN STRUCTURE

POWERED BY
esri

INNOVATION BLVD

AGENDA ITEM REPORT

4.7.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider a recommendation to City Council for the zoning change request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from (ETJ) to LI (Light Industrial).
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

This property is currently in the Extra Territorial Jurisdiction (ETJ). A non-annexation development agreement was executed on the property on March 22, 2012. The agreement is for no development outside of agricultural uses. At such time development is desired the City shall annex and zone the property to the land use designation as shown on the most recent amendment to the City's Growth Guidance Plan.

The applicants have requested annexation on the property to allow for development. The annexation triggers the FLUM revision and zoning recommendation prior to City Council hearing the annexation request. The applicant is requesting the Future Land Use map revision to allow for the re-zoning of the property in question to Light industrial.

SUMMARY OF REQUEST:

The applicant's wish to rezone the property to Light Industrial to allow for future Business Park and Light Industrial development. Zoning map amendment requests must be consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.

If the zoning request does not conform to the comprehensive plan a Future Land Use Map revision is required prior to applying for the rezoning.

WEST: ETJ, vacant
NORTH: SF 1, Light Industrial Uses
EAST: PUD, commercial; SF-1, residential
SOUTH: US 79

STAFF REVIEW:

Staff notified 53 property owners within 600' of the request and to date staff has one in opposition.

Staff recommends approval of the proposed zoning change to Light Industrial.

AGENDA ITEM REPORT

4.7.



FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Ironwood-Zoning Application
2. LOI
3. Survey
4. Location/Buffer Map
5. Against (Rogers)



ZONING CHANGE APPLICATION

Must be accompanied by a
Master Application

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

PROJECT NAME: **Hutto Crossing**

PROPERTY ADDRESS: **HWY 79, Hutto, TX 78634**

Current zoning district (s): **N/A** Proposed Zoning District (s): **Light Industrial (LI)**

Current Use: **Undeveloped** Proposed Use: **Business Park & Warehouse**

Total Acreage: **117.64** Total # of Lots: **1** Future Land Use Map Designation: **Commercial & High-Density Residential**

Current zoning: North of property: **SF-1** South of property: **HWY 79**

East of property: **N/A- ETJ** West of property: **PUD & SF-1**

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

REQUIRED FOR ZONING SUBMITTAL (If PUD proposed, see PUD Application)

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

- ☒ Complete Master application and Zoning Change application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Letter of intent explaining reason(s) for request.
- ☒ IO.203.12 Plan Amendment – Does the proposed PUD comply with the Future Land Use Map **No** _____? If no, provide detailed summary stating why the proposed PUD is more appropriate than the FLUM as adopted per the criteria found in IO.203.12.3.
- ☒ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☒ List of all property owners within 600-ft of subject property boundary and mailing labels. Data to be obtained from the WCAD website. List and labels shall be of the property owner's 'mailing' address not the 'property' address.
- ☒ All submittal documents provided in digital format. On a CD (disk), electronic storage device, or emailed link to files.
- ☒ On-site public hearing notification sign(s) required. See Ordinance No. O-19-12-19-9A.

REVIEW CRITERIA

- ☐ Zoning is consistent with all applicable land use and development plans.
- ☐ Zoning is compatible with existing and permitted uses on properties in the neighborhood, and does not have an adverse impact on surrounding properties or the natural environment.
- ☐ Zoning corrects a clerical/administrative error on the zoning map.
- ☐ Zoning results in a logical and orderly development plan.
- ☐ Zoning is not merely intended to confer an economic benefit to the property owner.
- ☐ Site is a legal building lot.
- ☐ Will be served by adequate facilities including streets, fire protection, water and sanitation for the proposed use.

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.

October 2021

ADDITIONAL REQUIREMENTS FOR FBC (FORM BASED CODE) ZONING:

- Map:
 - Copy of overall site map (1) 18" x 24" + (1) 11" x 17" + (1) 8 ½" x 11"
 - Copy of site map(s) for each transect zone (1) 18" x 24" + (1) 11" x 17" + (1) 8 ½" x 11"
 - Proposed transect zones, civic zones and special districts
 - Proposed thoroughfare network
 - Proposed special requirements, if any
 - Proposed number of warrants or variances, if any
 - Copy of preliminary site plan(s) for each transect zone (2) 18" x 24" + (2) 11" x 17" + (1) 8 ½" x 11"
- Transect Framework Plan (TFP) that includes,
 - Total acreage (minimum 50 acres required)
 - Location map of the property with major roadways and adjoining neighborhoods;
 - General location of neighborhood units shown in ¼ mi. radius pedestrian zones;
 - A conceptual level plan depicting general location of transect zones with transitions to adjoining neighborhoods and roadway corridors
 - General location of land uses including mix and density/intensity by transect zone or neighborhood unit
 - General location of major roadway network
 - Palette of proposed street types with associated cross-sections and street classifications
 - A concept plan for open space, creek preservation, and stormwater drainage and detention, in addition to water, sewer infrastructure and general location of major open space such preservation of environmentally sensitive areas or farmland conservation areas
 - Any other information that illustrates the general design direction
 - Transect Zone Development Standards
- Written summary for,
 - Proposed sequence of community design
 - Proposed community unit types
 - Proposed transect zones, civic zones and special districts
 - Proposed thoroughfare standards, vehicular lanes and public frontages
 - Proposed density calculations
 - Proposed special requirements
 - Proposed natural drainage standards

ADDITIONAL REVIEW CRITERIA FOR FBC ZONING:

- FBC zoning is available to land containing a minimum of 50 contiguous acres.
- The form and content of all plan types shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.
- Review criteria for all FBC plan types can be found in the UDC, as amended.
- Zoning within this district may require additional commission(s)/council action.

FOR DEPARTMENT USE ONLY:

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



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Hutto Crossing APPLICATION TYPE Zoning

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

Name: Amanda Brown
Company Name: Kimley-Horn
Address: 10814 Jolleyville Rd., Austin, TX 78759
Phone: 214-695-9219 Email: amanda.brown@kimley-horn.com

PROPERTY INFORMATION

Address: HWY 79, Hutto, Tx 78634
Legal Description: Lot(s) _____ Block _____ Subdivision See attached survey
Deed Reference: Volume _____ Page(s) _____ or Document No. 2021149108
City Limits or ETJ: ETJ Current Zoning District: N/A- ETJ

PROPERTY OWNER INFORMATION

Name: Edward Butler
Company Name: 325 Alliance, LTD
Address: 10095 US Highway 290 East, Manor, Texas 78653
Phone: 737-207-8578 Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Edward Butler
Property Owner Signature _____ Property Owner Printed Name _____

3-2-22
Date

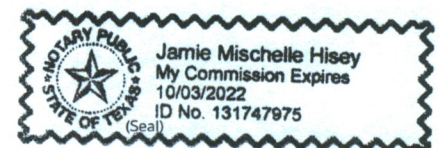
THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Edward S Butler, 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 2nd day of March, 2022 A.D.

Jamie Michelle Hisey
Notary Public Signature _____ Notary Public Printed Name _____



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

March 2020



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Hutto Crossing APPLICATION TYPE Zoning & Annexation

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

Name: Amanda Brown
Company Name: Kimley-Horn
Address: 10814 Jolleyville Rd., Austin, TX 78759
Phone: 214-695-9219 Email: amanda.brown@kimley-horn.com

PROPERTY INFORMATION

Address: HWY 79, Hutto, Tx 78634
Legal Description: Lot(s) _____ Block _____ Subdivision See attached survey
Deed Reference: Volume 1120 Page(s) 634-637 Document No. _____
City Limits or ETJ: ETJ Current Zoning District: N/A- ETJ

PROPERTY OWNER INFORMATION

Name: James Chang
Company Name: Alpha 79 Investment Association
Address: 4114 Hycrest Dr., Austin, TX 78759
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

[Signature]
Property Owner Signature

James Chang
Property Owner Printed Name

2/28/2022
Date

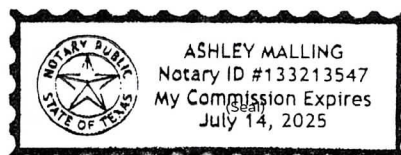
THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Shin Chang, 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 28 day of February, 2022 A.D.

Ashley Malling
Notary Public Signature

Ashley Malling
Notary Public Printed Name



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

March 2020

March 7, 2022

Ashley Lumpkin, Executive Director
City of Hutto
Planning and Development Department
500 W. Live Oak St.
Hutto, Texas 78634

Re: Application for Annexation, Zoning and Future Land Use Map (FLUM) Amendment;
117.64 acres located near the northeast corner of Toll Road SH130 and HWY 79; WCAD
parcels R020955, R620022 and R620023 (the "Property")

Dear Ms. Lumpkin,

As representatives of the owner of the above stated Property we respectfully submit the attached application for annexation, zoning and a FLUM amendment. The Property is located near the northeast corner of Toll Road SH 130 and HWY 79 (see Location Map attached). The Property is currently undeveloped, unzoned and is within the City of Hutto extra territorial jurisdiction (ETJ). The proposed zoning is Light Industrial (LI). The purpose of the rezoning is to allow for a business park and warehouse development.

The Property is currently in the City of Hutto ETJ. An application for annexation is submitted with the associate zoning. The Property is contiguous to the current city limits, is ½ mile or less in width and has zero residents living on the Property.

The Property is currently designated as Commercial and High-Density Residential in the FLUM. The proposed LI zoning is not compliant with the FLUM, therefore a FLUM amendment is being submitted concurrently with the zoning application. The City of Hutto Unified Development Code (UDC), Section 10.203.12.3 and the FLUM amendment application establishes criteria in reviewing a FLUM amendment. Please see Exhibit A for the criteria and how the proposed FLUM amendment comply.

Surrounding zoning and land uses are SF-1 with a industrial uses to the north and west, HWY 79 to the south, ETJ and SH 130 to the west, and SF-1 and PUD to the east across from Alliance BLVD. The Property in bifurcated by a floodplain which will be accounted for in the development of the site.

If you have any questions or comments please feel free to contact me at 737-471-0333.

Sincerely,



Amanda C. Brown

KIMLEY-HORN AND ASSOCIATES, INC.

Exhibit A

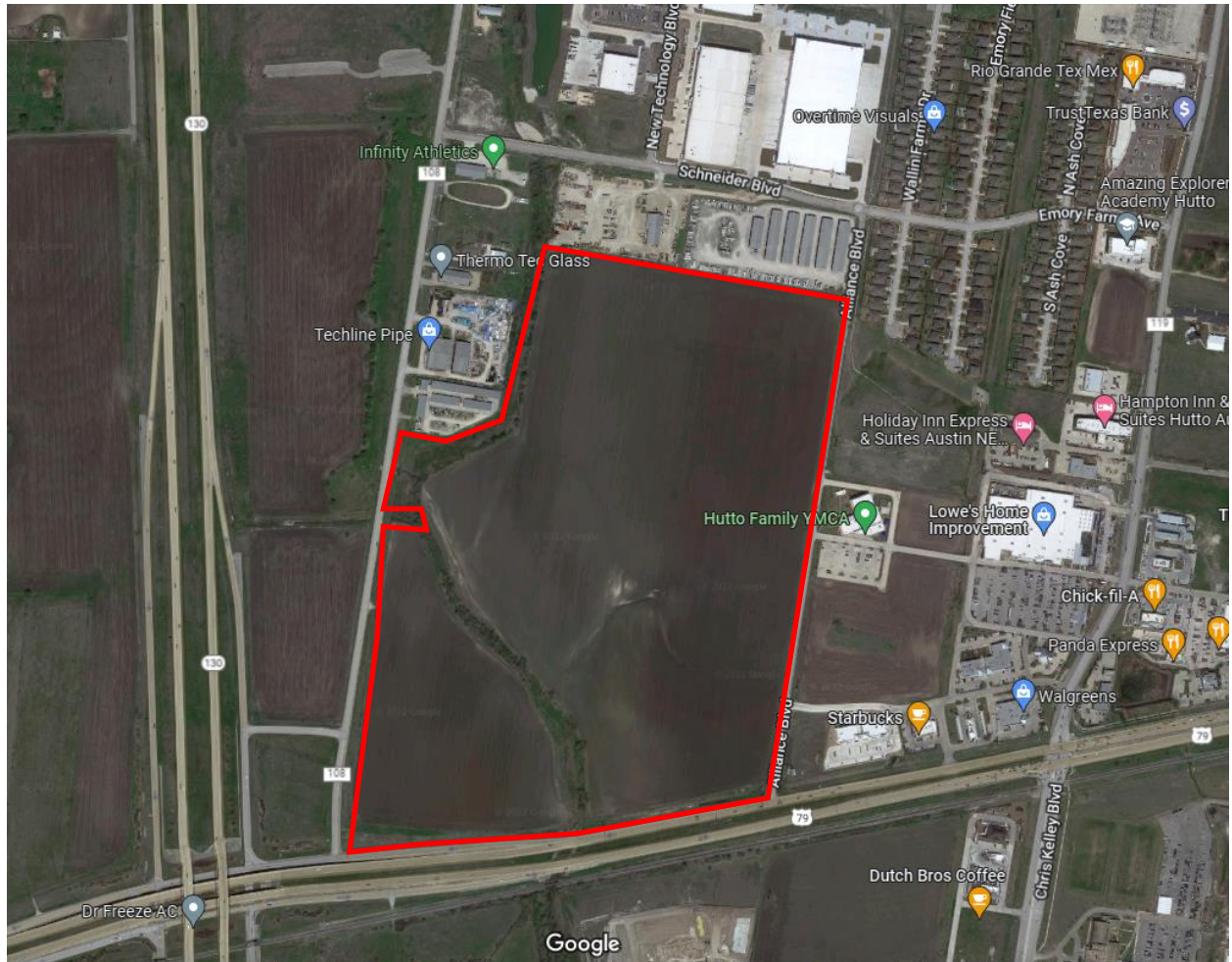
Section 10.203.12.3 FLUM Amendment Criteria

Criteria	Response
The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.	The proposed future land use is consistent with the existing surrounding uses, is an ideal size, and is an ideal use near the existing transportation network (SH 130 & HWY 79).
The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.	The proposed future land use is consistent and compatible with the existing adjacent land uses to the north and west and existing transportation network (SH 130 & HWY 79).
There is enough physical and social infrastructure to serve the proposed future land use.	There is sufficient physical and social infrastructure as the Property is adjacent to SH 130 and HWY 79 which is an ideal for a successful business park and warehouse. Any required improvements to infrastructure will be made with the development of the site.
The site and its conditions are suited for and appropriate to the proposed future land use.	The site and its conditions are suited for and appropriate for the proposed future land use as the Property is large in size, is compatible with the adjacent land uses, and is adjacent to SH 130 and HWY 79 which is an ideal location for a successful business park and warehouse.
The proposed future land use does not threaten the public health, safety and welfare.	The proposed future land use does not threaten the public health, safety and welfare.
The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.	The business park and warehouse development will generate relatively low traffic, which will primarily use SH 130 and HWY 79, reducing any nuisance to adjacent properties. Additionally, there is a floodplain on the site and the project will comply with all requirements related to floodplain.
The proposed future land use does not threaten scenic, natural or historic resources.	The proposed future land use does not threaten scenic, natural or historic resources. The only aforementioned resource on the site is a floodplain, which the project will comply with all requirements related to development near a floodplain.
The proposed future land use addresses a community need.	The proposed future land use will address a community need by providing tax revenue to Hutto, employment opportunities and required traffic and infrastructure improvements.
The proposed future land use corrects a clerical or administrative error on the future land use map.	N/A
The proposed future land use results in a logical and orderly development pattern.	The proposed future land use results in a logical and orderly development pattern as the Property is consistent with existing surrounding land uses and is adjacent to two major thoroughfares which is necessary for a successful business park and warehouse facility.
The proposed future land use is not merely intended to confer a benefit to the property owner.	The Property was selected for this project because it is adequately sized, has similar adjacent uses and has good access to two major thoroughfares. The proposed future land use is logical for the benefit of the greater Hutto community.
The site is a legal building lot.	The project will legally plat the lot prior to development.

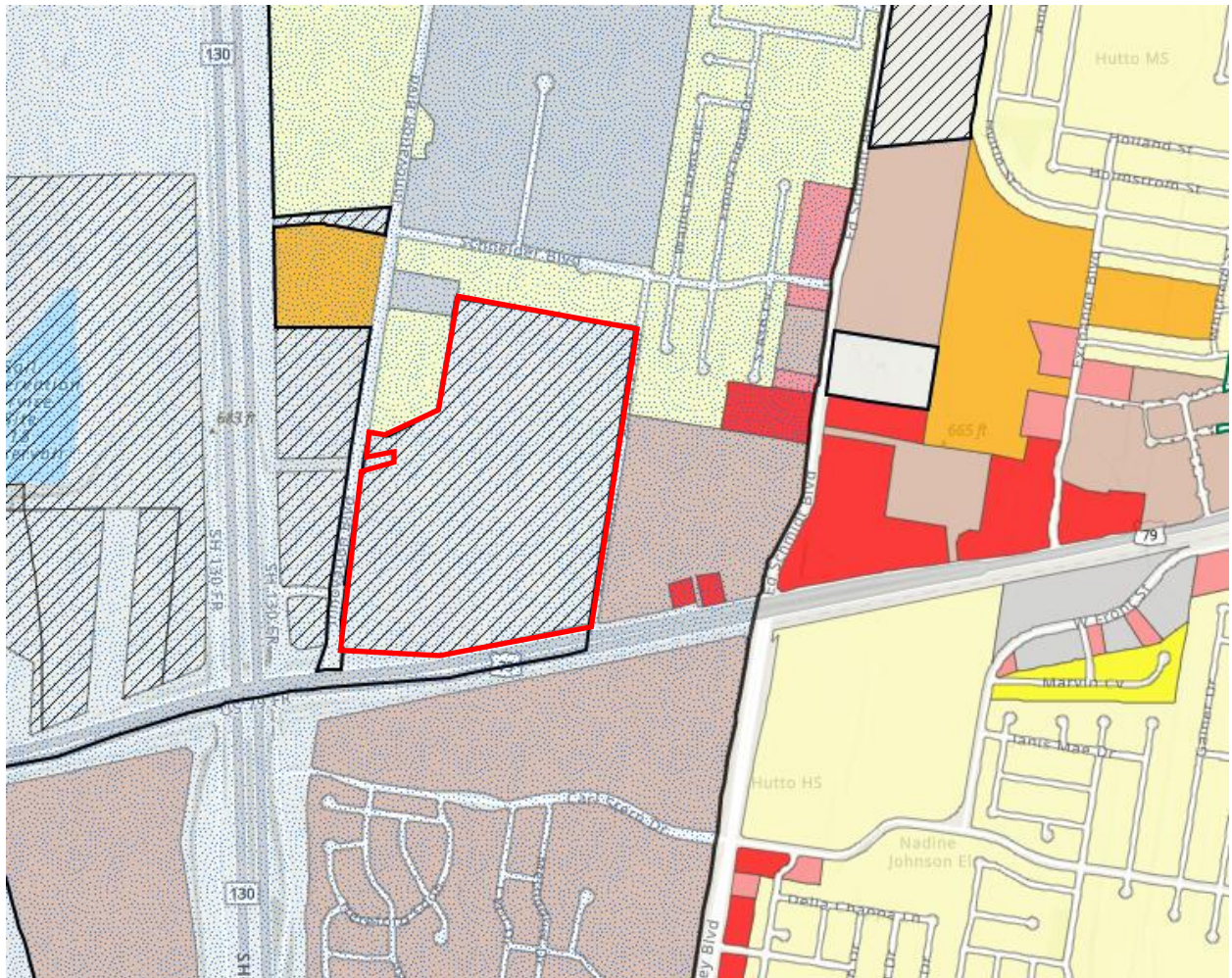
FLUM Amendment Application Criteria

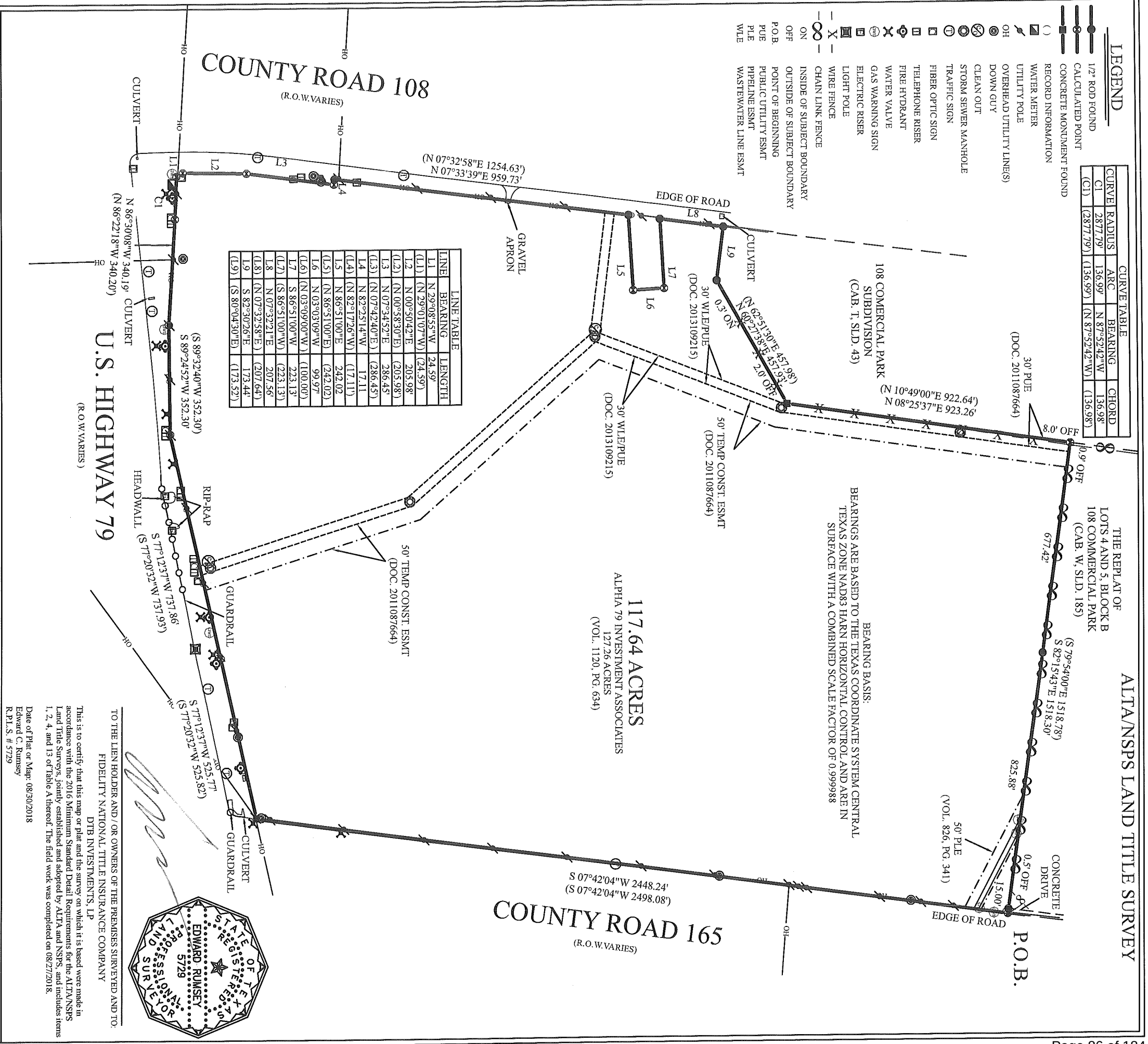
Criteria	Response
How the proposed change will enhance the site and the surrounding area.	The proposed change will enhance the site and the surrounding area by allowing for a business park and warehouse facility which is compatible with the existing adjacent uses and the ideal access to major roadways (SH 130 & HWY 79).
Will the proposed amendment benefit the City as a whole? Will the proposed amendment enhance economic development within the City?	The proposed amendment will allow for a business park and warehouse facility which will generate taxes for Hutto through an initial capital improvement and sales tax. Additionally, the Property will be annexed into the City ensuring that tax revenue will go to the City of Hutto. The project will also provide employment opportunities for residents of Hutto to work where they live.
Whether the necessary infrastructure is already in place or how this will be provided and the funding request.	A Service Extension Request is in review and there are no funding requests at this time.
How the proposed change reflects the vision and goals as identified in the 2040 Comp Plan.	The project aligns with many of the visions and goals for the 2040 Comp Plan. Most impactfully, a business park and warehouse project will create economic opportunity and create an “open for business” culture by providing much needed business and warehouse space for businesses to occupy in an ideal location.
How the subject property is compliant with surrounding land uses and zoning.	The surrounding uses are major roadways to the west and south and industrial uses to the north and west. Therefore, this proposed change will be complimentary to the existing uses.
How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and the uses shown on the Future Land Use Map.	The proposed land use will generate very little traffic and will primarily use SH 130 and HWY 79 as access, avoiding the City center, therefore it is not expected that the adjacent land uses will be impacted.
Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed.	Adjacent land uses are similar in nature. There is a small portion of the property which has SF-1 across from Alliance. This will be greatly considered in the design of the project to have a little impact as possible, including screening, setbacks and access.
How the proposed land use is a better benefit to the public health, safety and welfare of the community than the current designation of future land use.	The proposed land use is a better benefit because it is more compatible with the existing adjacent land uses and is an ideal location near the existing transportation network.
How the proposed land use contributes to the City’s long-term economic well-being. Provide an updated mix of the land use breakdown for the city with the request outlining which development sector of the city will have the increase.	The proposed amendment will allow for a business park and warehouse facility which will generate taxes for Hutto through an initial capital improvement and sales tax. Additionally, the Property will be annexed into the City ensuring that tax revenue will go to the City of Hutto. The project will also provide employment opportunities for residents of Hutto to work where they live.

Location Map



Future Land Use Map





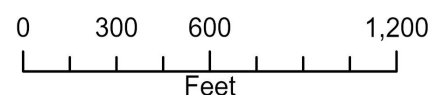
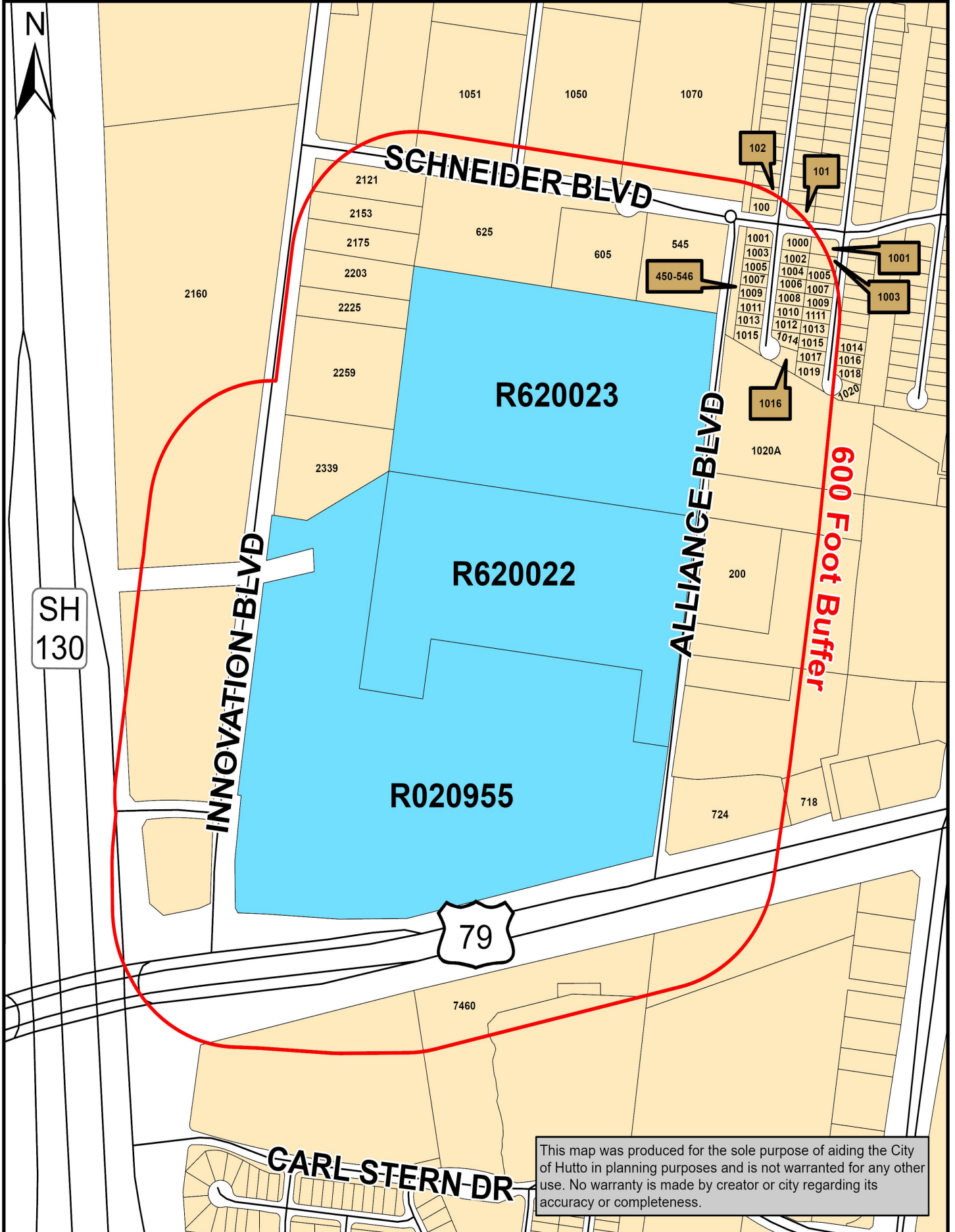
SUBJECT TO ELECTRICAL TRANSMISSION LINE EASEMENT RECORDED IN VOL. 297, PG. 237, UNABLE TO PLOT.
SUBJECT TO WATER LINES EASEMENT RECORDED IN VOL. 563, PG. 514, (BLANKET TYPE)
TELECOMMUNICATIONS SYSTEM AND LINES EASEMENT RECORDED IN VOL. 625, PG. 519 AND VOL. 649, PG. 686. (DO NOT AFFECT)
SUBJECT TO A 50' PIPELINE EASEMENT RECORDED IN VOL. 826, PG. 341.)
SUBJECT TO CONSTRUCTION EASEMENT RECORDED IN DOC. NO. 2011087664
SUBJECT TO WASTEWATER LINE AND PUBLIC UTILITY EASEMENT RECORDED IN DOC. NO. 2013109215.
SUBJECT TO POSSESSION AND USE AGREEMENT RECORDED IN DOC. NO. 2005083910.
SUBJECT TO RESTRICTIONS IN DEED RECORDED IN DOC. NO. 20050883244.
SUBJECT TO CITY OF HILTO ORDINANCE NO. 12-19-054 RECORDED IN DOC. NO. 20060002525.
SUBJECT TO ANNEKATON DEVELOPMENT AGREEMENT RECORDED IN DOC. NO. 2012021416.
SUBJECT TO LEASE ADDENDUM RECORDED IN DOC. NO. 2002094372 AND AFFECTED BY RELEASE IN DOC. NO. 2006023959.

LEGAL DESCRIPTION

BEING 117.64 ACRES OF LAND OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, IN WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN ALPHA 79 INVESTMENTS ASSOCIATES 127.26 ACRE TRACT AS RECORDED IN VOLUME 1120, PAGE 364, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 8.848 ACRES OF LAND CONVEYED TO WILLIAMSON COUNTY IN DEED RECORDED IN DOCUMENT NUMBER 2002064773, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 0.801 ACRES OF LAND CONVEYED TO THE STATE OF TEXAS IN DOCUMENT NUMBER 2005088244, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 117.64 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

		ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBRLS FIRM NO. 10135000		
F.I.R.M. MAP INFORMATION THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "A" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48491C0515E PANEL: 0515E DATED: 09/26/2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT GUARANTEE OF WHAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		ADDRESS DTB INVESTMENTS, LP 0 U.S. HIGHWAY 79 HUTTO, WILLIAMSON COUNTY, TEXAS.		
SURVEY DATE:	AUGUST 30, 2018	FIELDED BY:	JONATHAN MOHR	08/27/2018
TITLE CO.:	FIDELITY NATIONAL TITLE	CALC. BY:	CHRIS ZOTTER	08/28/2018
G.E. NO.:	AUT-13-671-AUT18006456L	DRAWN BY:	ADRIEL LOPEZ	08/28/2018
JOB NO.:	A0807118	RPLS CHECK:	EDWARD RUMSEY	08/30/2018

Ironwood Zoning Light Industrial



Autumn Speer

From: Steve Rogers <alamomini@sbcglobal.net>
Sent: Tuesday, April 19, 2022 7:37 PM
To: Planning
Cc: hutto@alamoministorage.com
Subject: 117.64 Acre Ironwood Tract - Hearing Date 5/3/22
Attachments: Alamo Hutto Drainage Easement.pdf

We represent Alamo Hutto Mini-Storage Ltd., owners of Lots 7 & 8 Block A of 108 Commercial Park, 2339 Innovation Blvd., Hutto, Texas 78634, and of Alamo Hutto Mini-Storage operating on that property. We want to express our concern about the proposed development. We have a conflict in San Antonio that day but we believe we will be able to make it to the meeting.

When we purchased our property in 2005 in anticipation of developing a mini-storage facility, approximately one-third of the southeastern part of the property was encumbered by a drainage easement. Other than that easement, no part of the property was in the FEMA flood plain.

Over the years, development upstream increased impervious cover, increasing water flow in the easement. A culvert was added underneath Innovation Blvd. when it was renamed from County Road 108 and rebuilt, which brought additional water into the drainage easement from the west side of the street. There is a sharp turn in the drainage ditch where the culvert dumps additional runoff, which slows the water flow through the easement at that point.

When we refinanced the mortgage in 2017, we discovered that these changes meant that a portion of our property was now in the flood plain that was not in it before. This causes us the added expense of flood insurance. We are being taxed on a large portion of our property, which is undevelopable, and in fact, has a negative value since the cost of cleaning the drainage easement has been over \$10,000.00 each time. An industrial business park will increase the impervious cover of most of the 117 acres, thereby adding a tremendous amount of water to the drainage easement, which will in all likelihood, cause even more of our property to be in the flood plain, putting our customers' stored goods in danger, increasing our flood insurance costs and possibly jeopardizing our ability to develop the remaining portion of our land.

We object to this rezoning unless our concerns are addressed.

Thank you,
Steve Rogers
General Manager
Alamo Mini-Storage Companies
210-824-7591



Virus-free. www.avg.com

ADDRESS:
2239 INNOVATION BLVD
HUTTO, TEXAS 78634



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category A- Conditions I Survey

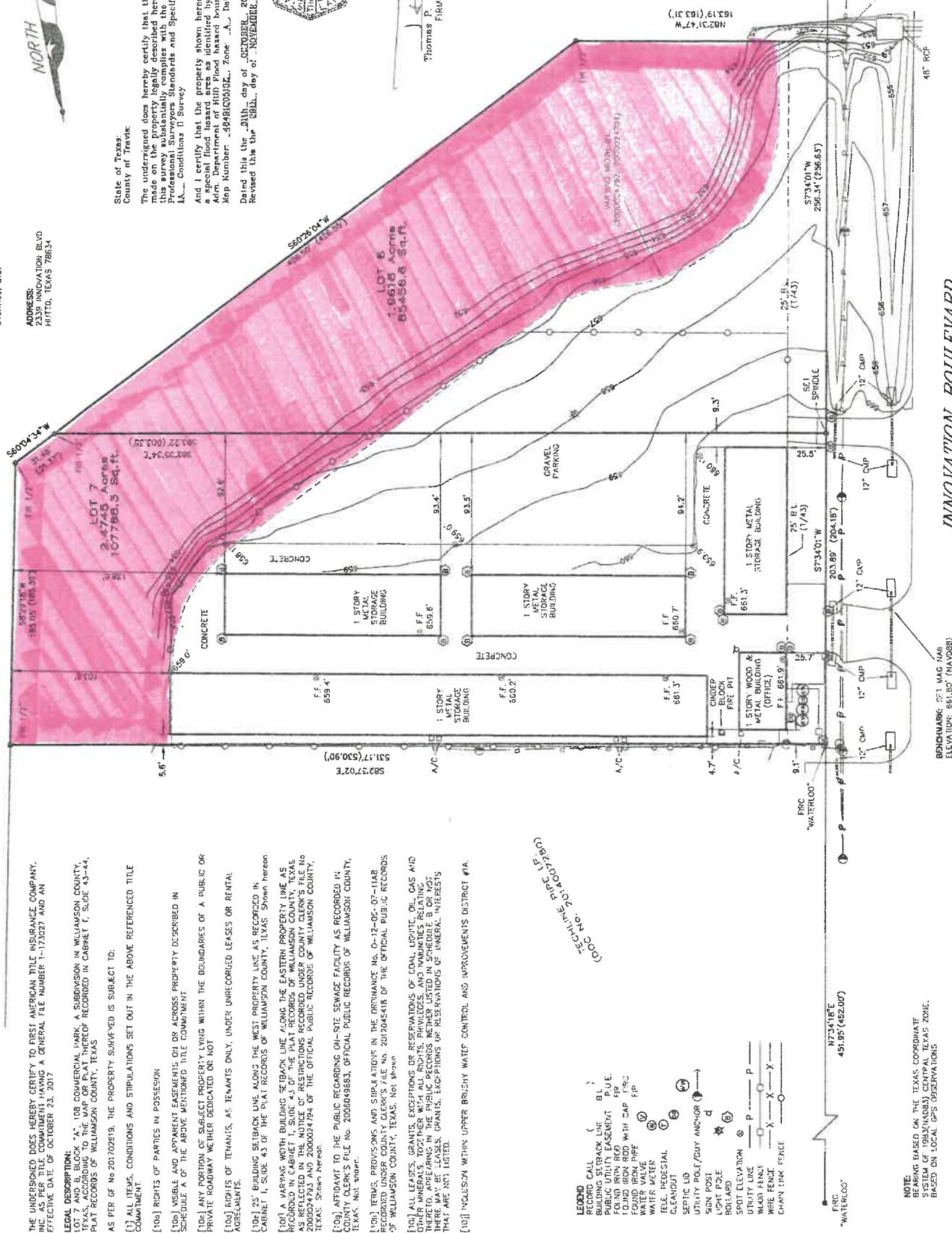
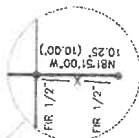
And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Administration, Department of HUD Flood Hazard boundary map revised as per Map Number: 4948LC0959Z, Zone: "A," Dated "8/28/2008."

Dated this 30th day of OCTOBER, 2017.
 Revised this the 28th day of NOVEMBER, 2017.



Thomas P. Dixon R.P.T.S. #8224
FIRM #10124400

ALPHA 79 INVESTMENT
ASSOCIATES
(VOL. 1120) PG. 6341



INNOVATION BOULEVARD

BENCHMARK: SET MAG NAIL
ELEVATION: 661.80' (NAVD88)

NOTE:
BEARING BASED ON THE TEXAS COORDINATE
SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE.
BASED ON LOCAL GPS OBSERVATIONS

P.O. Box 160175, Austin, Texas 78716-0176 Phone: 481--9602

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AGENDA ITEM REPORT

4.8.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

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

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

STAFF REVIEW:

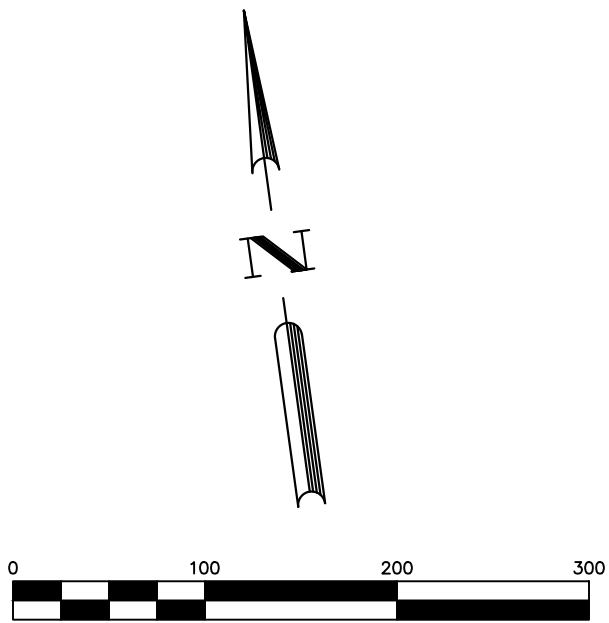
Due to the outstanding comments (attached), staff recommends denial.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. GolaSubdivPh2FP-Init-Plat(4-6-22)
2. Gola Phase 2 FP Outstanding Comments 5.3.22



BEARING BASIS NOTE:

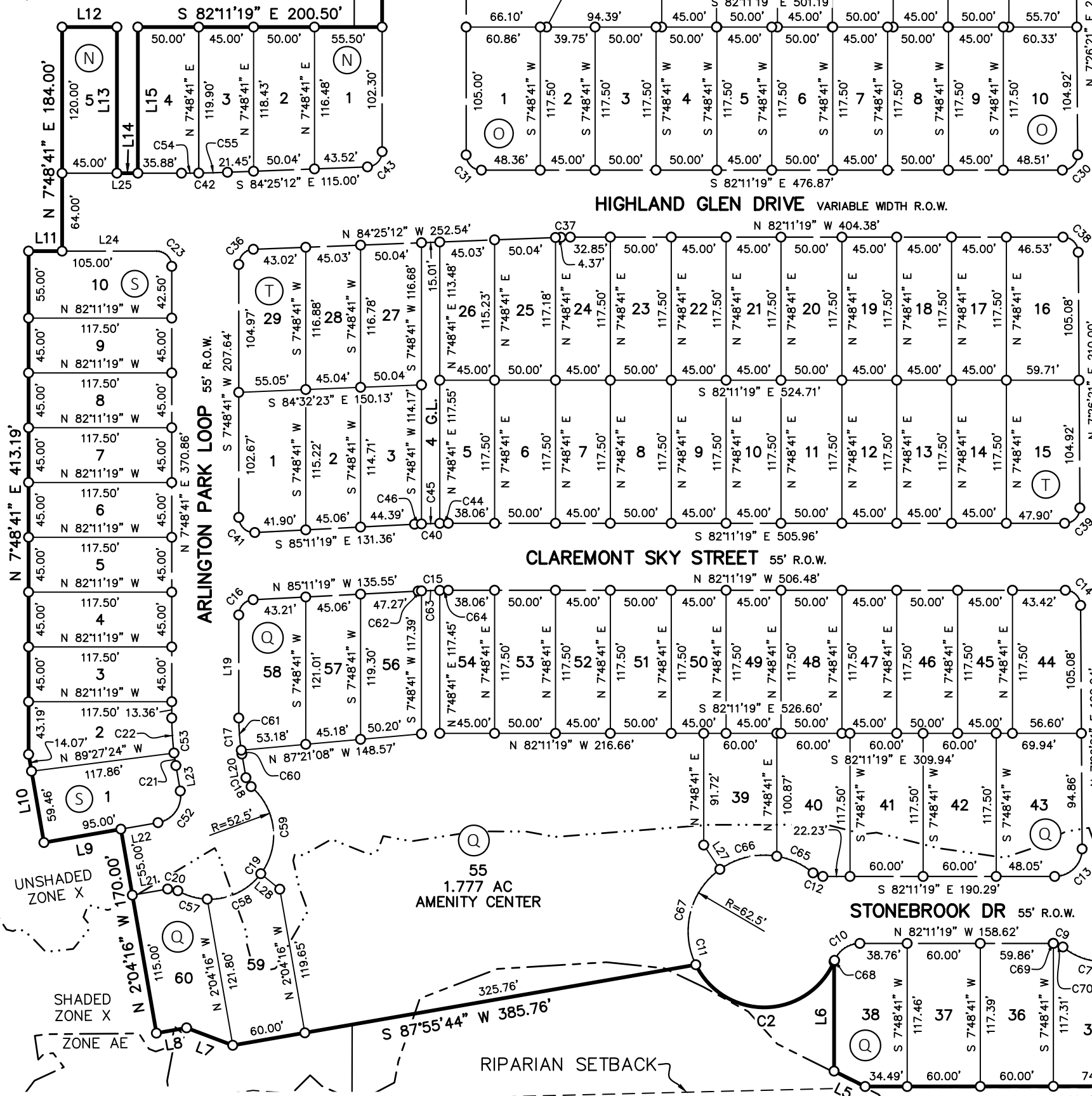
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001097659

SEE DETAIL "A" SHEET 2

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

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

JAMES HICKMAN
SURVEY NO. 24,
ABSTRACT NO. 291



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
CEDAR FORK ROAD	69 FEET	830 FEET
ARLINGTON PARK LOOP	55 FEET	602 FEET
STONEBROOK DRIVE	55 FEET	1,716 FEET
NORTON CREEK DRIVE	55 FEET	608 FEET
HAMILTON PARK DRIVE	55 FEET	682 FEET
HIGHLAND GLEN DRIVE	VARIABLE	861 FEET
CLAREMONT SKY STREET	55 FEET	746 FEET
TOTAL LINEAR FEET		6,045 FEET

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

LEGEND

DOC.
D.R.W.C.
ESMT.
G.L.
NO.
NOS.
O.P.R.W.C.
O.R.W.C.
O.S.D.
PG.
R.O.W.
VOL.
W.E.
W.W.E.

DOCUMENT
DEED RECORDS OF WILLIAMSON COUNTY
EASEMENT
GREENLINK LOT
NUMBER
NUMBERS
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
OFFICIAL RECORDS OF WILLIAMSON COUNTY
OPEN SPACE/DRAINAGE
PAGE
RIGHT-OF-WAY
VOLUME
WATER EASEMENT
WASTE WATER EASEMENT
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

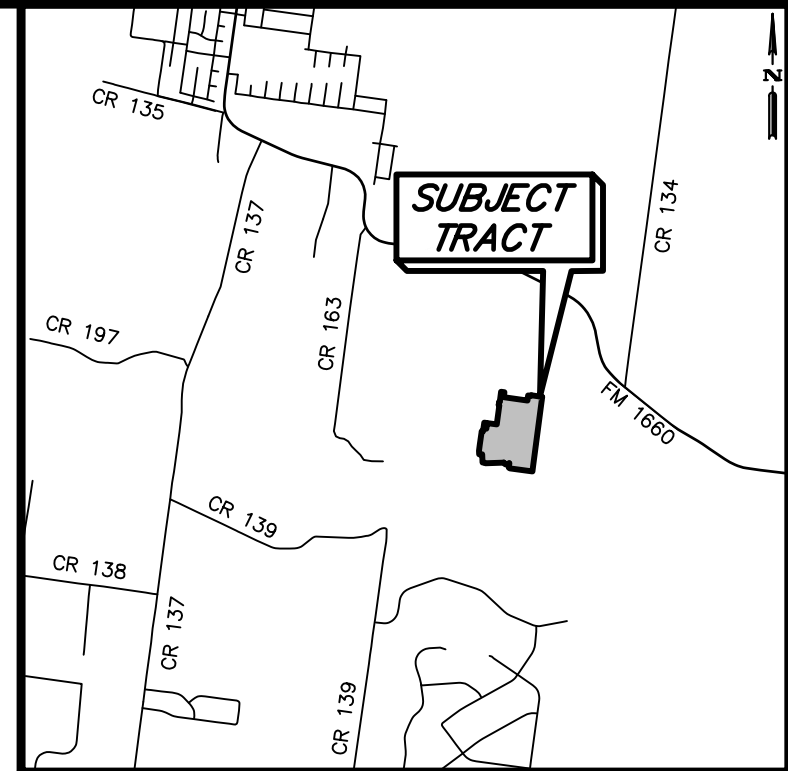
LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	143	19.880 ACRES
RIGHT-OF-WAY	—	7.901 ACRES
OPEN SPACE/DRAINAGE LOT	1	4.455 ACRES
GREENLINK LOT	3	0.160 ACRES
AMENITY CENTER	1	1.777 ACRES
TOTAL	148	34.173 ACRES

Received 4/6/2022



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

SHEET 1 OF 4



VICINITY MAP
NOT TO SCALE

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

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

PROPOSED
GOLA SUBDIVISION PHASE 1
DOC. NO. O.P.R.W.C.

P.O.R.

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

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

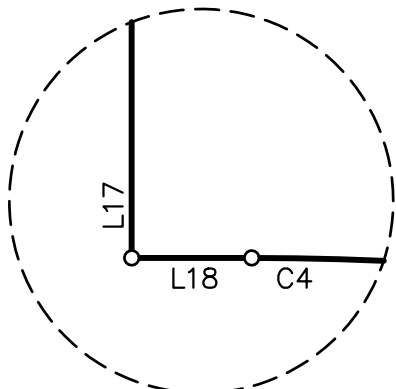
STARLIGHT HOME TEXAS L.L.C.
CALLED 110.56 ACRES
(TRACT 3)
DOC. NO. 2021074553
O.P.R.W.C.

MATCH LINE
P.O.B.

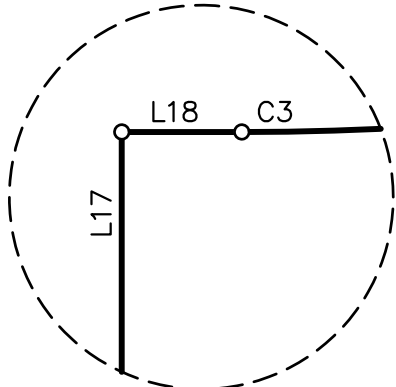
G.L. — GREENLINK R — RESIDENTIAL O.S.D. — OPEN SPACE/DRAINAGE

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

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



DETAIL A
NOT—TO—SCALE



DETAIL B
NOT—TO—SCALE

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

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

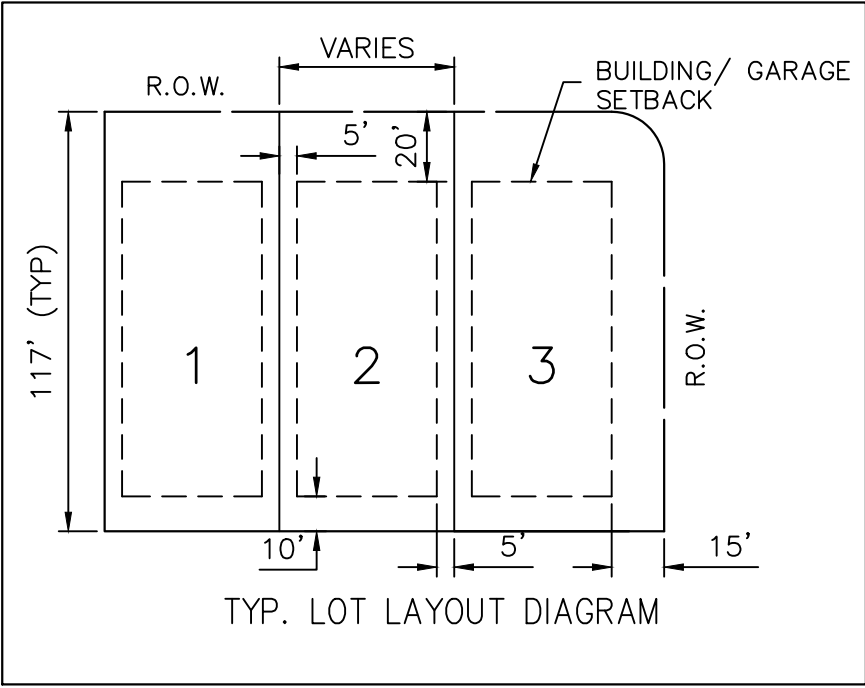
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	O	7,117	R
2	O	5,288	R
3	O	5,875	R
4	O	5,875	R
5	O	5,288	R
6	O	5,875	R
7	O	5,288	R
8	O	5,875	R
9	O	5,288	R
10	O	7,100	R
11	O	6,466	R
12	O	5,875	R
13	O	5,288	R
14	O	5,875	R
15	O	5,288	R
16	O	5,875	R
17	O	5,121	R
18	O	6,916	R
19	O	9,718	R
20	O	6,463	R
21	O	4,654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

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

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Q	194,064	O.S.D.
2	Q	7,284	R
3	Q	5,287	R
4	Q	5,287	R
5	Q	5,287	R
6	Q	5,287	R
7	Q	5,287	R
8	Q	5,875	R
9	Q	5,287	R
10	Q	5,287	R
11	Q	5,287	R
12	Q	5,287	R
13	Q	5,287	R
14	Q	5,287	R
16	Q	5,287	R
17	Q	5,287	R
18	Q	5,287	R
19	Q	5,287	R
20	Q	5,287	R
21	Q	5,875	G.L.
22	Q	5,287	O.S.D.
23	Q	5,287	R
24	Q	5,287	R
25	Q	5,287	R
27	Q	5,287	R
28	Q	5,287	R
30	Q	5,875	R
31	Q	7,050	R
32	Q	6,877	R
33	Q	8,907	R
34	Q	12,217	R
35	Q	6,815	R
36	Q	7,041	R
37	Q	7,045	R
38	Q	6,801	R
39	Q	6,161	R
40	Q	6,704	R
41	Q	7,050	R
42	Q	7,050	R
43	Q	8,152	R
44	Q	6,572	R
45	Q	5,287	R
46	Q	5,875	R
47	Q	5,287	R
48	Q	5,875	R
49	Q	5,287	R
50	Q	5,287	R
51	Q	5,875	R
52	Q	5,287	R
53	Q	5,875	R
54	Q	5,287	R
55	Q	77,390	R
56	Q	5,918	R
57	Q	5,407	O.S.D.
58	Q	6,665	R
59	Q	7,490	R
60	Q	7,038	R

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

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



Received 4/6/2022

METES & BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

FINAL PLAT
GOLA SUBDIVISION
PHASE 2

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

Received 4/6/2022



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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

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

GOLA SUBDIVISION PHASE 2

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

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

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

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

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

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

DATE

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

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

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

DATE

PLANNING AND ZONING COMMISSION CHAIR:

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

RICHARD HUDSON

DATE

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20____.

AUTUMN SPEER

DATE

GENERAL NOTES:

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

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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



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

Re: Gola Phase 2, Final Plat – Outstanding Comments

Chapter 6 UDC, Subdivision Standards

1. Provide flare/cutbacks at Hunters Crossing and Highland Glenn Drive, with Cedar Fork Road. (UDC 10.612.4.2 and 10.613.3.10)
2. Revise all local street corners at intersections to have a minimum 15-foot radius. Multiple corners for local streets only have a 12.5-foot radius. City requires 15' for local and collector street corner and 25' for acute corners.
3. Add location of all utility easements. Plat does not show location of utility easements. Please indicate location.

Chapter 8 UDC, Drainage and Stormwater Standards

4. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.

***Applicant Response #1:** Due to the change in the land use, matching curve numbers between existing and proposed conditions and only updating percentage of impervious cover is not possible. Curve numbers were selected directly from Table 2a within TR-55. For existing conditions, row crops (good condition) was selected. For proposed conditions, residential (1/8 to ¼ acre) was selected, which equates to an assumed 57% impervious cover.*

KFA Update #1: Per City of Hutto UDC 10.802.1, Drainage system to be designed in accordance with the City of Round Rock Drainage Criteria Manual. Per Round Rock Criteria 2.5.2, it is recommended that the undeveloped CN and the maximum impervious cover be used as input parameters for the determination of storm runoff per the NRCS curve number method. This methodology is also standard under City of Austin ordinances.

5. Provide impervious cover assumptions clearly stated within the drainage report.

Additional Drainage and Stormwater Standards

6. It is unclear at what elevation the lowest lot on the property is graded. Base flood elevation on North side is 591, the South side FP elevation is at 584.7. Use more prohibitive to determine vertical offset. (UDC 10.804.2.1)
7. Provide a flood study for the property outlining fully developed base flood elevations. (UDC 10.804.3.1)
8. Development region bounded by two floodplains. Grading plan should ensure that no encroachment takes place within region of the floodway.
9. It is unclear based on fill if the development is encroaching on floodway or not.

AGENDA ITEM REPORT

4.9.



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

BACKGROUND INFORMATION:

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

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

STAFF REVIEW:

Due to the outstanding comments (attached), staff recommends denial.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

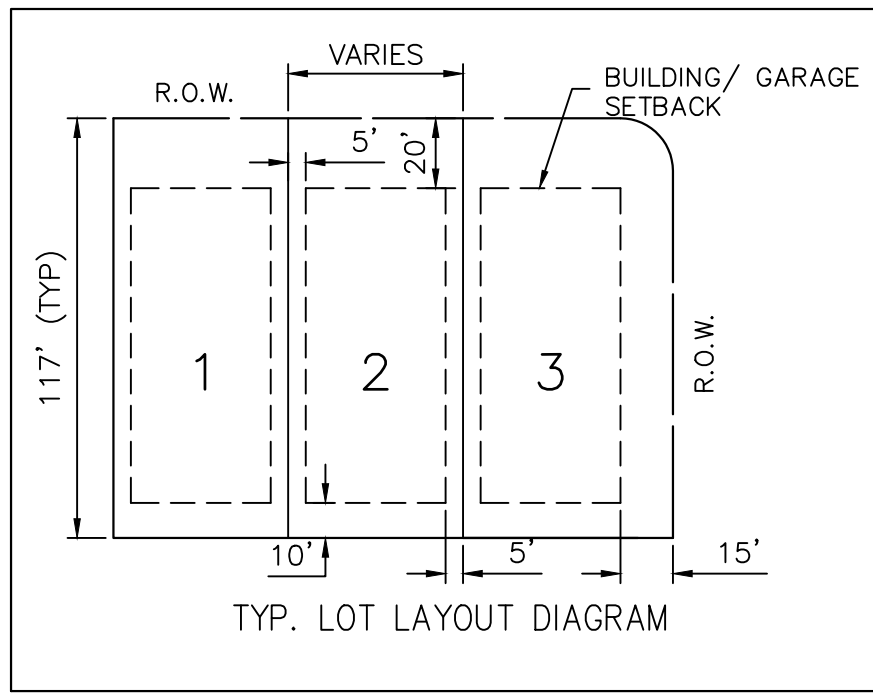
ATTACHMENTS:

1. GolaSubdivPh3FP-Init-Plat(4-6-22)
2. Gola Phase 3 FP Outstanding Comments 5.3.22

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

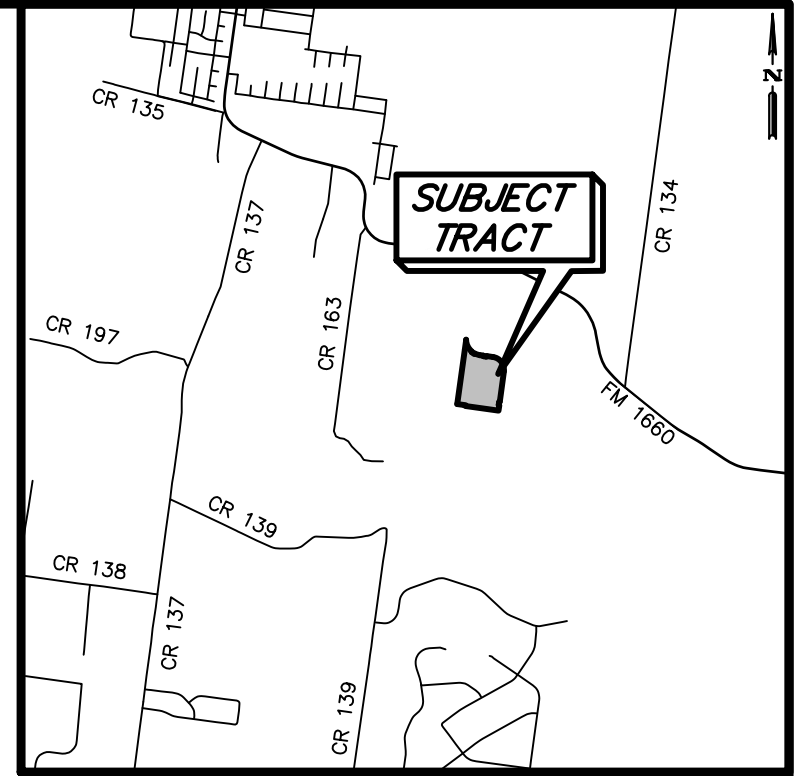
P.O.R.

P.O.B.



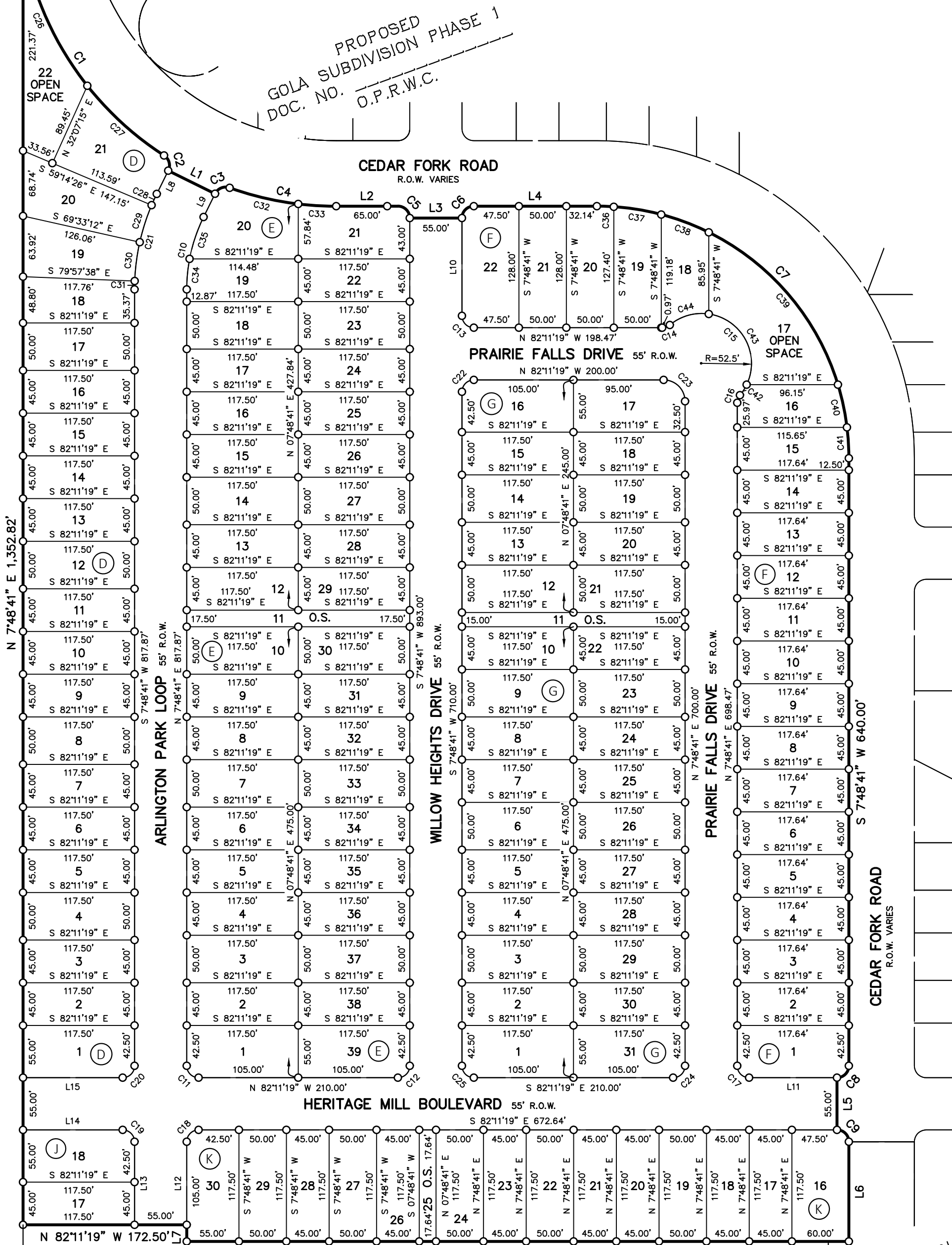
BEARING BASIS NOTE:

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



VICINITY MAP
NOT TO SCALE

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



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

JAMES HICKMAN
SURVEY NO. 24,
ABSTRACT NO. 291

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

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

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

LEGEND

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

FINAL PLAT GOLA SUBDIVISION PHASE 3

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

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R – RESIDENTIAL O.S. – OPEN SPACE

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

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

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

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

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

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

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

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

FINAL PLAT

GOLA SUBDIVISION PHASE 3

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

Received 4/6/2022



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TBPELS Registration No. F-1046
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METES & BOUNDS DESCRIPTION

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

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

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

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

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

FINAL PLAT
GOLA SUBDIVISION
PHASE 3

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

Received 4/6/2022



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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

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

GOLA SUBDIVISION PHASE 3

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

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

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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

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

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

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

DATE

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

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

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

DATE

PLANNING AND ZONING COMMISSION CHAIR:

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

RICHARD HUDSON

DATE

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20____.

AUTUMN SPEER

DATE

GENERAL NOTES:

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

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
**GOLA SUBDIVISION
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Re: Gola Phase 3, Final Plat – Outstanding Comments

Chapter 6 UDC, Subdivision Standards

1. Provide temporary turnaround at the western extent of Heritage Mill Boulevard. (UDC 10.612.3.7)
2. The following note should be placed on the plat: “Crosshatched area is temporary easement for turnaround until street is extended (give direction) in a recorded plat.” No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. (UDC 10.612.3.7)
3. Provide flares/cutbacks at Walnut Ridge Loop, Willow Heights Drive, and Heritage Mill Boulevard intersections with Clear Fork Road. (UDC 10.612.4.2 and 10.613.3.10)
4. Revise all local street corners at intersection to have a minimum 15-foot radius. Multiple corners for local streets only have a 12.5’ radius. City requires 15’ for local and collector street corner and 25’ for acute corners.
5. Add location of all utility easements. Plat does not show location of utility easements. Please indicate location.

Chapter 8 UDC, Drainage and Stormwater Standards

6. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.

***Applicant Response #1:** Due to the change in the land use, matching curve numbers between existing and proposed conditions and only updating percentage of impervious cover is not possible. Curve numbers were selected directly from Table 2a within TR-55. For existing conditions, row crops (good condition) was selected. For proposed conditions, residential (1/8 to 1/4 acre) was selected, which equates to an assumed 57% impervious cover.*

KFA Update #1: Per City of Hutto UDC 10.802.1, Drainage system to be designed in accordance with the City of Round Rock Drainage Criteria Manual. Per Round Rock Criteria 2.5.2, it is recommended that the undeveloped CN and the maximum impervious cover be used as input parameters for the determination of storm runoff per the NRCS curve number method. This methodology is also standard under City of Austin ordinances.

7. Provide impervious cover assumptions clearly stated within the drainage report.

Additional Drainage and Stormwater Standards

8. It is unclear at what elevation the lowest lot on the property is graded. Base flood elevation on North side is 591, the South side FP elevation is at 584.7. Use more prohibitive to determine vertical offset. (UDC 10.804.2.1)

9. Provide a flood study for the property outlining fully developed base flood elevations.
(UDC 10.804.3.1)
10. Development region bounded by two floodplains. Grading plan should ensure that no encroachment takes place within region of the floodway.
11. It is unclear based on fill if the development is encroaching on floodway or not.

AGENDA ITEM REPORT

4.10.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

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

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

SUMMARY OF REQUEST:

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

STAFF REVIEW:

Due to the outstanding comments (attached), staff recommends denial.

FINANCIAL IMPACT:

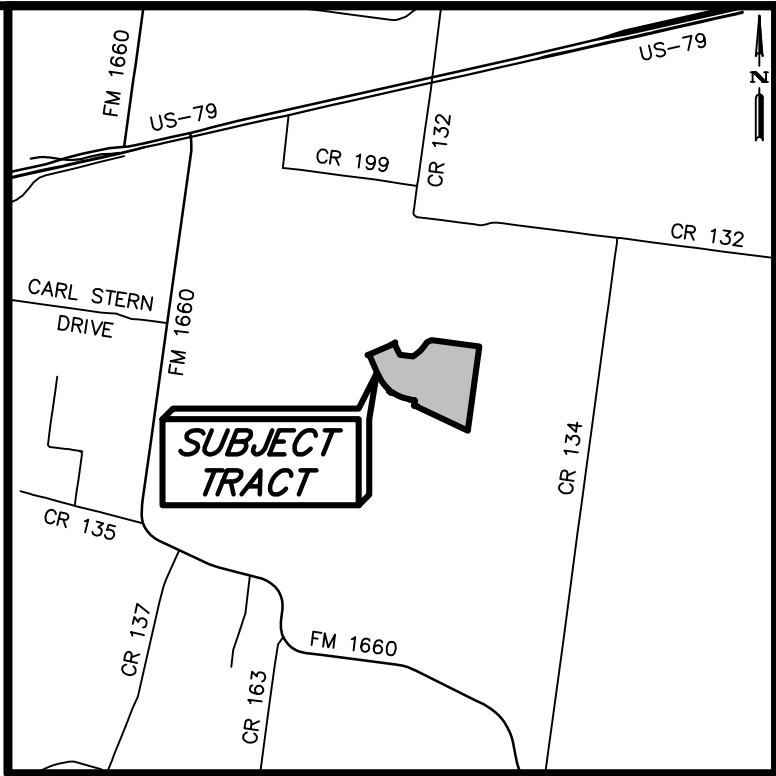
POLICY IMPLICATIONS:

ATTACHMENTS:

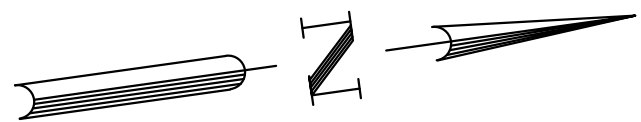
1. CWPh5FP-Init-Plat(4-6-22)
2. Cottonwood Creek Phase 5 Outstanding Comments 5.3.22

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

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



VICINITY MAP
NOT TO SCALE



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

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

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

P.O.B.

Received 4/6/2022



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

SHEET 1 OF 5

LAND USE SCHEDULE

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

LEGEND

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

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

SCALE BREAK SYMBOL

STREET NAMES

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

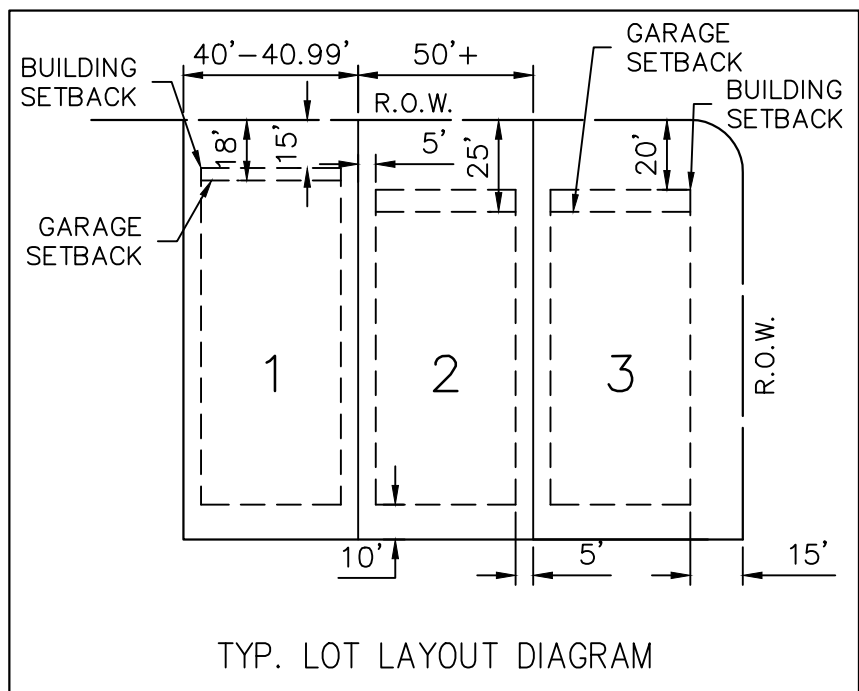
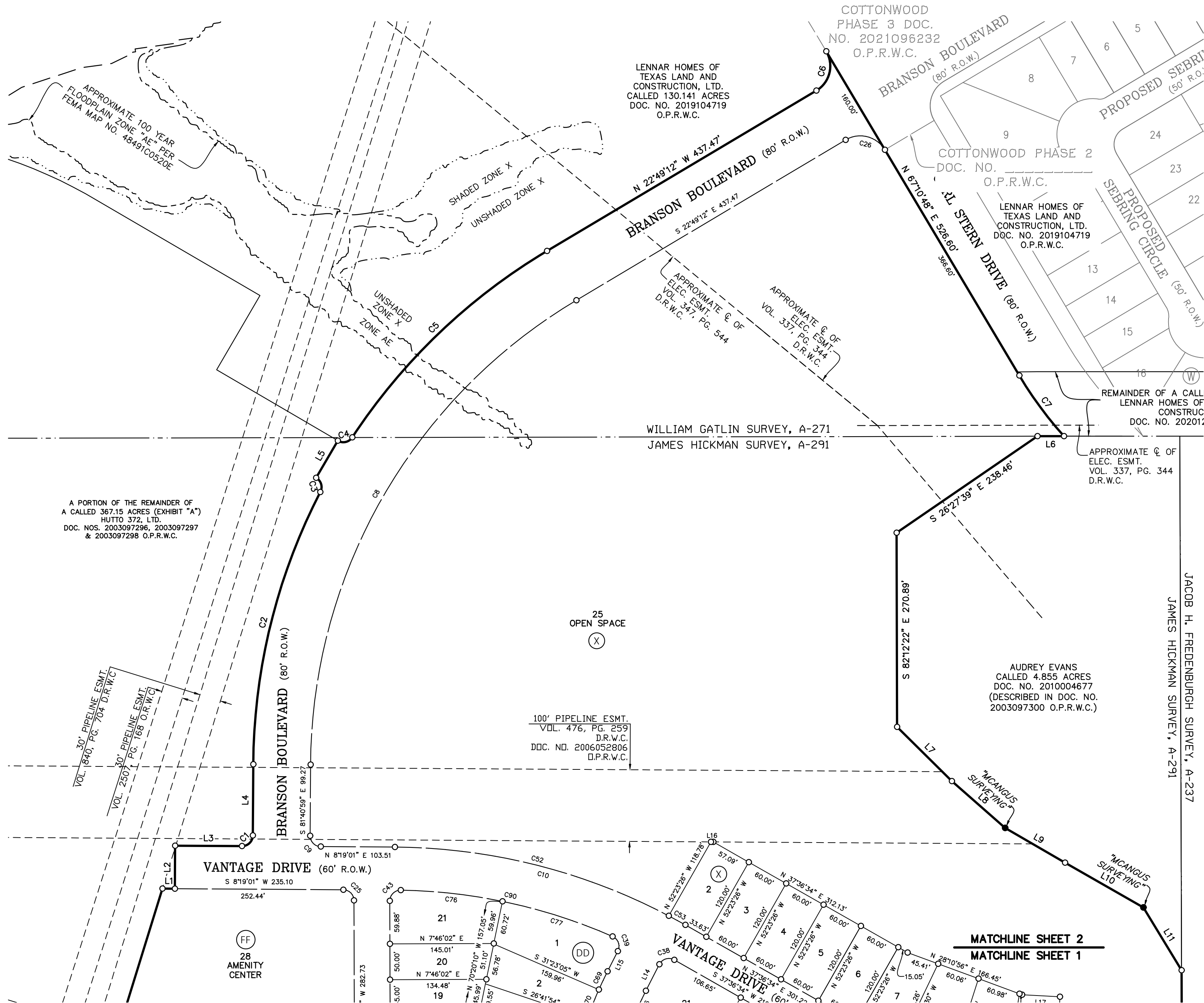
COTTONWOOD PHASE 5

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

FINAL PLAT



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FINAL PLAT
COTTONWOOD PHASE 5

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

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

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

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

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

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

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

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

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

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

FINAL PLAT

COTTONWOOD PHASE 5

A SUBDIVISION OF 60.785 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE J

G:\TXC\Projects\Lennar\9257-00-Cottonwood_PHS\SV\04_Finals\Drawings\Plat\9257-00-Cottonwood_PHS_PLAT.dwg, 4/04/2022 1:15 PM, sbarger, 1:0

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PLAT

COTTONWOOD PHASE 5

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

Received 4/6/2022



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

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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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

COTTONWOOD PHASE 5

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

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

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

DATE

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

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

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

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. THIS SUBDIVISION IS ZONED PUD 06-024-00.

PLANNING AND ZONING COMMISSION CHAIR:

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

RICHARD HUDSON

DATE

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHLEY LUMPKIN, DEVELOPMENT SERVICES EXECUTIVE DIRECTOR

DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
COTTONWOOD PHASE 5

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

Received 4/6/2022



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San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Re: Cottonwood Creek Phase 5, Final Plat – Conditions of Approval

General

1. The roadway configuration in the proposed final plat does not match the approved preliminary plat. In the preliminary plat, Vantage Drive – a 60-foot-wide residential collector street – connects to the future Carl Sterner Drive. Carl Sterner Drive is an arterial street. Vantage Drive provides access to other phases of the overall development, that are south of this phase. In the proposed final plat however, Vantage Drive no longer connects to the future Carl Sterner. In the final plat, Carmague Drive now connects. Camarge Drive is only a 50-foot-wide local street.
2. Applicant to revise final plat to be consistent with the approved preliminary plat or revise the preliminary plat to propose a new street layout that meets spacing requirements.

Ordinance 1216-02 (Subdivision Ordinance)

3. Dedicate ROW, instead of open space, for the future County Road in Phase 5, 6 and future Phase 7.
4. Add required easements to the plat.
5. Identify ownership of open-space? When will phase Block PP, Lot 67, Multipurpose Field and Block X, Lot 1, Open Space\Multipurpose Field, on the Approved Preliminary Plat will be platted?

Chapter 8 UDC, Drainage and Stormwater Standards

6. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.

Applicant Response #1: *Due to the change in the land use, matching curve numbers between existing and proposed conditions and only updating percentage of impervious cover is not possible. Curve numbers were selected directly from Table 2a within TR-55. For existing conditions, row crops (good condition) was selected. For proposed conditions, residential (1/8 to ¼ acre) was selected, which equates to an assumed 57% impervious cover.*

KFA Update #1: Per City of Hutto UDC 10.802.1, Drainage system to be designed in accordance with the City of Round Rock Drainage Criteria Manual. Per Round Rock Criteria 2.5.2, it is recommended that the undeveloped CN and the maximum impervious cover be used as input parameters for the determination of storm runoff per the NRCS curve number method.

7. Provide impervious cover assumptions clearly stated within the drainage report.

AGENDA ITEM REPORT

4.11.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres of land, more or less, 123 residential lots, located south of CR 132 and North of FM 1660 South.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

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

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

SUMMARY OF REQUEST:

This property is part of the Cottonwood Creek PUD approved in April 2018. Phases 1-4 have been approved. Phase 5 is on the agenda tonight and Phase 6 contains 120 single family lots, and three open space lots. Phases 7-8 remain to be final platted.

STAFF REVIEW:

Due to the outstanding comments (attached) and below, staff recommends denial.

1. Please dedicate ROW, instead of open space, for the future County Road in Phase 5, 6 and future Phase 7.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. CWPh6-FP-Init-Plat(4-4-22)
2. CWCPH6FP-Init-ComIssued(4-21-22)

AGENDA ITEM REPORT

4.11.



HUTTO, 372, LTD.
REMAINDER OF A
CALLED 367.15 ACRES
(EXHIBIT "A")
DOC. NOS. 2903097296,
2003097297
& 2003097298
O.P.R.W.C.

APPROXIMATE 100 YEAR
FLOODPLAIN ZONE "AE" PER
FEMA MAP NO. 18491C0520C

FINAL PLAT
COTTONWOOD PHASE 6
A SUBDIVISION OF 36.373 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE JAMES HICKMAN
SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

- LEGEND**
- | | |
|------------|--|
| DOC. | DOCUMENT |
| D.R.W.C. | DEED RECORDS OF WILLIAMSON COUNTY |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| NOS. | NUMBERS |
| O.S. | OPEN SPACE |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY |
| O.R.W.C. | OFFICIAL RECORDS OF WILLIAMSON COUNTY |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| ● | FOUND 1/2" IRON ROD |
| ○ | SET 1/2" IRON ROD W/CAP STAMPED "BGE INC" |
| △ | CALCULATED POINT |
| — | SCALE BREAK SYMBOL |

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	120	21.737 AC.
OPEN SPACE	3	6.398 AC.
RIGHT-OF-WAY	—	8.238 AC.
TOTAL	123	36.373 AC.

Received 4/4/2022



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San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

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R – RESIDENTIAL

O.S.D. – OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	FF	131,492	O.S.D.
30	FF	9,897	R
31	FF	7,972	R
32	FF	7,222	R
33	FF	6,624	R
34	FF	6,342	R
35	FF	6,250	R
36	FF	6,250	R
37	FF	6,250	R
38	FF	6,250	R
39	FF	6,250	R
40	FF	6,250	R
41	FF	6,250	R
42	FF	6,250	R
43	FF	6,250	R
44	FF	6,250	R
45	FF	6,250	R
46	FF	6,250	R
47	FF	5,838	R
48	FF	12,450	R
49	FF	12,041	R
50	FF	7,250	R
51	FF	7,250	R
52	FF	7,250	R
53	FF	8,652	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	GG	6,251	R
27	GG	7,945	R
28	GG	7,503	R
29	GG	6,277	R
30	GG	6,539	R
31	GG	6,698	R
32	GG	7,005	R
33	GG	7,465	R
34	GG	8,439	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	HH	5,750	R
5	HH	7,713	R
6	HH	7,179	R
7	HH	6,482	R
8	HH	6,500	R
9	HH	7,800	R
10	HH	7,338	R
11	HH	6,500	R
12	HH	6,500	R
13	HH	6,500	R
14	HH	6,500	R
15	HH	9,169	R
16	HH	7,741	R
17	HH	6,002	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	JJ	8,652	R
2	JJ	7,250	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	LL	13,118	R
2	LL	13,947	R
3	LL	16,581	R
4	LL	16,170	R
5	LL	8,400	R
6	LL	8,400	R
7	LL	9,552	R
8	LL	9,552	R
9	LL	8,400	R
10	LL	8,343	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	MM	13,366	R
2	MM	8,347	R
3	MM	8,400	R
4	MM	8,400	R
5	MM	8,400	R
6	MM	9,552	R
7	MM	9,552	R
8	MM	8,400	R
9	MM	8,400	R
10	MM	8,400	R
11	MM	8,400	R
12	MM	8,233	O.S.D.

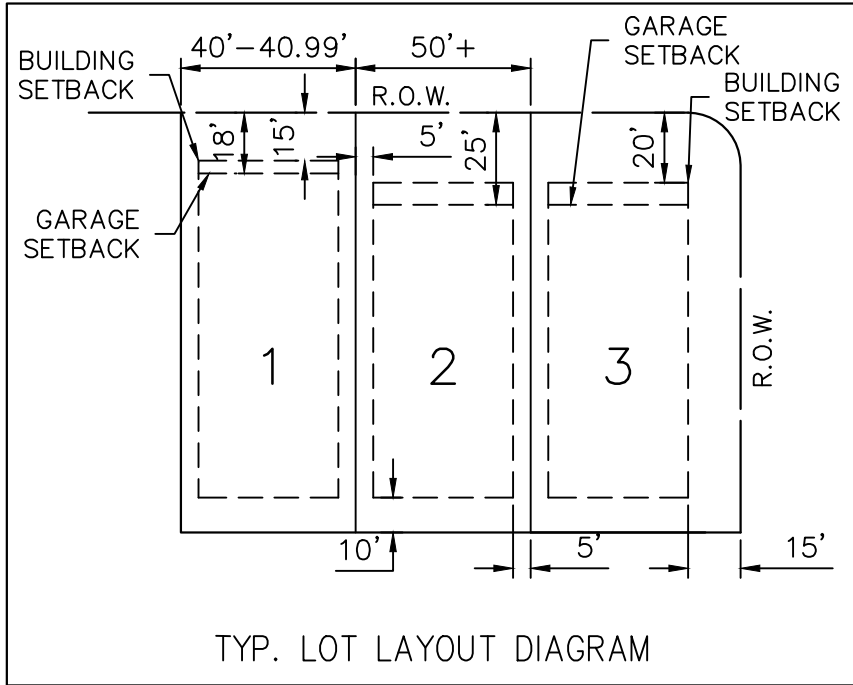
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	PP	8,399	R
2	PP	8,397	R
3	PP	8,395	R
4	PP	8,480	R
5	PP	8,946	R
6	PP	8,943	R
7	PP	8,945	R
8	PP	8,915	R
9	PP	8,400	R
10	PP	8,400	R
11	PP	8,400	R
42	PP	7,446	R
43	PP	6,250	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Y	138,963	O.S.D.
2	Y	11,198	R
3	Y	9,100	R
4	Y	9,100	R
5	Y	9,100	R
6	Y	8,760	R
7	Y	16,224	R
8	Y	7,855	R
9	Y	8,400	R
10	Y	8,400	R
11	Y	8,400	R
12	Y	8,400	R
13	Y	9,600	R

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	86°58'59"	22.77'	S 81°45'48" W	20.65'
C2	840.00'	26°56'17"	394.93'	S 68°12'51" E	391.30'
C3	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C4	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C5	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C6	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C7	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C8	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C9	15.00'	90°00'00"	23.56'	S 6°43'42" E	21.21'
C10	275.00'	12°38'29"	60.67'	S 58°02'56" E	60.55'
C11	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C12	50.00'	152°07'01"	132.75'	N 28°01'35" W	97.05'
C13	15.00'	39°42'54"	10.40'	S 28°10'28" W	10.19'
C14	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C15	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C16	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C17	525.00'	17°18'48"	158.64'	N 73°01'35" W	158.04'
C18	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C19	50.00'	151°39'01"	132.34'	N 28°15'25" W	96.96'
C20	15.00'	39°42'54"	10.40'	S 27°42'28" W	10.19'
C21	15.00'	90°00'00"	23.56'	S 37°08'59" E	21.21'
C22	15.00'	90°00'00"	23.56'	S 52°51'01" W	21.21'
C23	15.00'	90°00'08"	23.56'	N 37°09'03" W	21.21'
C24	330.00'	17°46'56"	102.42'	S 73°15'39" E	102.01'
C25	970.00'	13°10'20"	223.00'	N 70°57'21" W	222.51'
C26	15.00'	94°08'28"	24.65'	S 55°23'15" W	21.97'
C27	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C28	530.00'	29°57'18"	277.09'	S 23°17'39" W	273.95'
C29	15.00'	90°00'00"	23.56'	S 83°16'18" W	21.21'
C30	325.00'	12°38'29"	71.71'	S 58°02'56" E	71.56'
C31	15.00'	90°00'00"	23.56'	N 19°22'11" W	21.21'
C32	525.00'	17°18'48"	158.64'	S 16°58'25" W	158.04'
C33	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C34	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C35	470.00'	29°57'18"	245.72'	S 23°17'39" W	242.93'
C36	525.00'	4°08'57"	38.02'	S 23°33'20" W	38.01'
C37	525.00'	7°26'25"	68.17'	S 17°45'39" W	68.13'
C38	525.00'	5°43'28"	52.45'	S 11°10'44" W	52.43'
C39	470.00'	6°37'26"	54.34'	S 11°37'43" W	54.31'
C40	270.00'	17°46'59"	83.80'	S 73°15'40" E	83.46'
C41	470.00'	11°31'31"	94.54'	S 29°24'14" W	94.38'
C42	470.00'	3°06'19"	25.47'	S 36°43'09" W	25.47'
C43	15.00'	90°00'00"	23.56'	S 70°37'49" W	21.21'
C44	25.00'	72°41'12"	31.72'	N 28°01'35" W	29.63'
C45	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C46	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C47	475.00'	17°18'48"	143.53'	S 16°58'25" W	142.99'
C48	475.00'	6°27'11"	53.50'	S 11°32'36" W	53.47'
C49	475.00'	10°51'38"	90.04'	S 20°12'00" W	89.90'
C50	530.00'	1°04'53"	10.00'	S 37°43'52" W	10.00'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C51	530.00'	7°18'01"	67.53'	S 33°32'25" W	67.48'
C52	530.00'	7°17'38"	67.47'	S 26°14'36" W	67.43'
C53	530.00'	7°17'55"	67.51'	S 18°56'50" W	67.47'
C54	530.00'	6°58'52"	64.58'	S 11°48'26" W	64.54'
C55	50.00'	37°11'44"	32.46'	N 85°29'13" W	31.89'
C56	50.00'	61°33'38"	53.72'	N 38°06'32" W	51.17'
C57	50.00'	53°21'38"	46.57'	N 21°21'06" E	44.90'
C58	525.00'	0°36'23"	5.56'	N 81°22'48" W	5.56'
C59	525.00'	5°15'15"	48.14'	N 78°26'59" W	48.13'
C60	525.00'	5°15'28"	48.18'	N 73°11'38" W	48.16'
C61	525.00'	1°34'30"	14.43'	N 69°46'39" W	14.43'
C62	525.00'	4°37'13"	42.34'	N 66°40'47" W	42.32'
C63	50.00'	42°42'20"	37.27'	N 82°43'55" W	36.41'
C64	50.00'	45°24'36"	36.63'	N 38°40'28" W	36.60'
C65	50.00'	63°32'05"	55.44'	N 15°47'53" E	52.65'
C66	15.00'	33°21'50"	8.73'	S 30°53'01" W	8.61'
C67	15.00'	6°21'05"	1.66'	S 11°01'33" W	1.66'
C68	475.00'	7°18'29"	60.59'	N 78°01'45" W	60.55'
C69	475.00'	8°55'09"	73.94'	N 69°54'56" W	73.87'
C70	1030.00'	0°15'18"	4.58'	N 64°29'50" W	4.58'
C71	1030.02'	2°43'43"	49.05'	N 65°59'20" W	49.05'
C72	1030.03'	2°43'43"	49.05'	N 68°43'03" W	49.05'
C73	1029.92'	2°43'43"	49.05'	N 71°26'46" W	49.05'
C74	1030.04'	2°43'43"	49.05'	N 74°10'30" W	49.05'
C75	1030.04'	2°35'00"	46.44'	N 76°49'51" W	46.44'
C76	1030.00'	3°33'38"	64.01'	N 79°54'11" W	64.00'
C77	970.00'	5°53'25"	99.72'	N 74°35'49" W	99.68'
C78	970.00'	4°28'28"	75.75'	N 69°24'52" W	75.73'
C79	475.00'	1°05'10"	9.01'	N 64°54'46" W	9.01'
C80	15.00'	89°59'49"	23.56'	N 52°50'56" E	21.21'
C81	25.00'	72°13'12"	31.51'	N 28°15'35" W	29.47'
C82	475.00'	17°18'48"	143.53'	N 73°01'35" W	142.99'
C83	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C84	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C85	970.00'	2°48'27"	47.53'	N 65°46'24" W	47.52'
C86	470.00'	8°42'03"	71.37'	S 19°17'28" W	71.30'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S51°43'42"E	60.00'
L2	S81°40'59"E	99.27'
L3	S8°19'01"W	93.32'
L4	S81°40'59"E	60.00'
L5	S8°19'01"W	17.33'
L6	N82°08'59"W	70.00'
L7	S7°51'01"W	110.00'
L8	N82°07'54"W	120.00'
L9	S7°51'01"W	9.44'
L10	N8°19'01"E	18.24'
L11	N81°40'59"W	115.00'
L12	N8°19'01"E	14.61'
L13	N81°40'59"W	175.00'
L14	N8°19'01"E	109.95'
L15	N81°40'59"W	50.00'
L16	N81°40'59"W	50.00'
L17	N81°40'59"W	60.00'
L18	N8°19'01"E	27.78'
L19	N81°40'59"W	120.00'
L20	N11°40'42"E	82.12'
L21	N18°56'38"E	82.73'
L22	N26°14'30"E	82.73'
L23	N33°32'20"E	82.73'
L24	S51°43'42"E	120.00'
L25	N51°43'42"W	32.02'
L26	N81°40'59"W	39.58'
L27	N7°51'01"E	95.00'
L28	S7°51'01"W	95.00'
L29	N8°19'01"E	92.46'
L30	S8°19'01"W	94.95'
L31	S51°43'42"E	32.02'
L32	S64°22'11"E	1.41'
L33	S25°37'49"W	25.38'
L34	N25°37'49"E	25.38'
L35	N81°40'59"W	39.58'
L36	S81°40'59"E	36.04'



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BRABHAM LOOP	50 FT.	1,374 FT.
CORNICHE CIRCLE	50 FT.	1,928 FT.
GOODWOOD STREET	50 FT.	598 FT.
GRIFFEN STREET	50 FT.	140 FT.
LAGONDA DRIVE	60 FT.	2,049 FT.
VANTAGE DRIVE	60 FT.	641 FT.
TOTAL LINEAR FEET		6,730 FT.

Received 4/4/2022



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FINAL PLAT
COTTONWOOD PHASE 6

A SUBDIVISION OF 36.373 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE JAMES HICKMAN
SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

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

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

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

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

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

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

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

- 2) Curving to the right, with a radius of 840.00 feet, an arc length of 379.59 feet, a central angle of 25° 53' 28", a chord bearing of N 35° 45' 56" W, and a chord distance of 376.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 3) N 22° 49' 12" W, a distance of 437.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 4) Curving to the left, with a radius of 40.00 feet, an arc length of 62.83 feet, a central angle of 90° 00' 00", a chord bearing of N 67° 49' 12" W, and a chord distance of 56.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an the most westerly corner of the herein described tract;
- 5) N 67° 10' 48" E, passing at a distance of 520.85 feet the common line of the 130.141 acre tract and the remainder of the aforementioned 9.487 acre tract and continuing over and across said remainder of the 9.487 acre tract a total distance of 526.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

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

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

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

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

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

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



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

Received 4/4/2022



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH KEVIN PAPE, VICE PRESIDENT, BEING THE OWNER OF A CALLED 118.569 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY AND THE JAMES HICKMAN SURVEY, A-291, TEXAS AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021167804 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 36.373 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 6

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

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

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

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

DATE

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

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

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

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION IS ZONED PUD 06-024-00.

PLANNING AND ZONING COMMISSION CHAIR:

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

RICHARD HUDSON DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY LUMPKIN, DEVELOPMENT SERVICES EXECUTIVE DIRECTOR DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: DEPUTY



Received 4/4/2022



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



April 21, 2022

BGE Inc
Timothy Holland, PE
1701 Directors Boulevard, Suite #100
Austin, TX 78744
tholland@bgeinc.com - communication provided via email

RE: Cottonwood Phase 6 Final Plat, Hutto, TX 78634
Final Plat Review – Cottonwood Phase 6 Final Plat - Comment Report to Initial Submittal (received 4-4-22)
Project No.: 1940-PLAT

Mr. Holland,

Upon review of the above referenced final plat initial application submitted on April 4, 2022, the following comments are required to be resolved.

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

Planning Review – Ashley Lumpkin, AICP, Executive Director (512) 759-5961 – ashley.lumpkin@huttotx.gov

1. Add linear feet of ROW to first page.
2. Add number of lots and blocks to first page.
3. Update the PUD reference - this was amended and this plat is now held to the amended PUD.
4. Label the lot adjacent to Vantage Drive, it appears to be Lot 1, Block Y but make that clear.
5. Double frontage residential lots are discouraged, where impossible, a minimum of a 10ft. deep lot or easement shall be dedicated along the secondary frontage for landscaping and subdivision wall and a non-vehicular access easement shall be included to prohibit vehicular access or crossing. 10.613.3.5.3
6. New street names shall meet the standards of 10.615.3 of the UDC. Provide a street table with the name, classification, Right-of-Way width, tree yard, sidewalk width, and driveway distance from the corner measurement per 10.611 of the UDC or as modified within an approved PUD.
7. Update Note #3 to reference the PUD as well as the UDC if the PUD is silent.
8. Add note: Utility providers for this development are: Water: _____ Wastewater: _____
Electric: _____ Gas (Natural or Propane): _____
9. Add the following notes:
10. All lots in this subdivision are restricted to single family residential use, unless otherwise indicated.
11. The maximum impervious coverage per residential lot is ____%.

Engineering Review

12. See attached third party comments.

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

13. Comment addressed. No further comments.

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

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

Sincerely,
Development Services Department

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

April 20, 2022

Sent Via: Email

Re: Cottonwood Phase 6, Final Plat – Engineering Plat Review

K Friese + Associates (KFA) has performed a review of the proposed Cottonwood Phase 6, Final Plat. The Plat was reviewed per the approved Preliminary Plat, and the approved Planned Unit Development (PUD) agreement for the subdivision, and the existing Subdivision Ordinance (1216-02) in effect at the time of approval of the PUD.

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

A. General

1. Please advise at what phase Block PP, Lot 67, Multipurpose Field and Block X, Lot 1, Open Space\Multipurpose Field, on the Approved Preliminary Plat will be platted.
2. Revise plat to dedicate the proposed 15-foot drainage easement as a private common area lot.

B. Ordinance 1216-02 (Subdivision Ordinance)

3. Show building setback lines on plat. (Sec. 46.02.14)
4. Please label Block # for lots 42 43 on the west side of Griffen Drive.
5. Correct linework to illustrate the open space between lots 32 and 33 block FF as being a part of Lot 26 O.S./D.E.
6. Revise knuckle at Brabham Loop and Cornisch Circle as follows:
 - a. Appendix A; A. Streets; 8. Street Alignment; max deflection = 10°; or
 - b. Appendix A; A. Streets; 11. Local Street Curves; R>300'

C. Chapter 8 UDC, Drainage and Stormwater Standards

1. When calculating peak flows, the runoff curve number shall remain the same between existing and proposed conditions, using the assumption of raw (undeveloped) land with no impervious cover. The existing and proposed percentage of impervious cover shall be input individually for each condition. For the proposed conditions, the maximum potential percentage of impervious cover shall be used.
2. Provide impervious cover assumptions clearly stated within the drainage report.

3. Unclear at what elevation the lowest lot on the property is graded. Water Surface Elevation on West side is 616. Please revise.
4. Unclear based on fill if the development is encroaching on floodway or not.
5. Missing floodplain study for property outlining fully developed base flood elevations

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Brandon Melland', with a stylized, cursive script.

Brandon Melland, AICP, CNU-a
Senior Planner

AGENDA ITEM REPORT

4.12.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Urbana at Cottonwood Creek is a Planned Unit Development at the southeast intersection of CR 199 and East Front Street. It is 43.521 acres of undeveloped land.

A Development Agreement was approved with the City of Hutto on August 5, 2021. The property was annexed on September 16, 2021 and the original PUD was approved on September 16 as well.

The original PUD included 310 residential units (base zoning MF) on 28.6 acres and 10.2 acres of General Commercial (B-2) on the northeast side of the property. The developer will dedicate the necessary right-of-way for the Front Street expansion to the east as shown in the Mobility Master Plan, as adopted in 2018. The Mobility Master Plan shows Front Street as project 'A55', a major collector roadway, which contains 44-feet of pavement within 69-feet of right-of-way.

Adjacent Property

NORTH - US 79
EAST - ETJ with Development Agreement
SOUTH - Cross Creek Planned Unit Development
WEST - Light Industrial (JRS and City of Hutto Public Works)

SUMMARY OF REQUEST:

The proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, includes one multi-family residential lot and one commercial lot.

STAFF REVIEW:

The public hearing was held on February 1, 2022. Staff sent notices to property owners within 200' and no responses were received.

Staff recommends approval of the proposed preliminary plat with the condition that the TIA Cost participation determination will be required to be finalized prior to Final Plat.

AGENDA ITEM REPORT

4.12.



FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Urbana at Cottonwood Creek Preliminary Plat

URBANA AT COTTONWOOD CREEK PRELIMINARY PLAT

CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS



BLOCK	LOT	ACREAGE	USE	BASE DISTRICT
A	1	10.081	COMMERCIAL	NON-RESIDENTIAL (B-1)
A	2	28.223	RESIDENTIAL	MULTI-FAMILY (MF)
		5.216	R.O.W.	

TOTAL 43.520

NO NEW STREETS ARE PROPOSED WITH THIS PRELIMINARY PLAT.

OWNER/DEVELOPER: ATLANTIC URBANA II COTTONWOOD CREEK, LLC.
CONTACT: ZACH HINMAN
345 E. CONGRESS STREET, SUITE #201
TUCSON, ARIZONA 85701
(512) 387-5740

ENGINEER: LDC, LLC
CONTACT: GREG FORTMAN
4201 WEST PARKER LANE
BUILDING C, SUITE 100
AUSTIN, TEXAS 78727
(512) 872-6696

SURVEYOR: LDC, LLC
CONTACT: ERNESTO NAVARRETE
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

SHEET INDEX

- 1 COVER
- 2 GENERAL NOTES
- 3 PRELIMINARY PLAN OVERALL
- 4 EXISTING DRAINAGE AREA MAP
- 5 PROPOSED DRAINAGE AREA MAP
- 6 UTILITY PLAN OVERALL

SUBMITTED BY :

Greg Fortman

4/26/2022

GREG FORTMAN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94619
LDC, LLC, FIRM NO. 16384
4201 W. PARKER LANE, SUITE C-100
AUSTIN, TEXAS 78727
(512) 872-6696

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

4/26/2022

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6642 - STATE OF TEXAS
LDC, LLC, FIRM NO. 16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ____ DAY OF _____, 20__.

RICHARD HUDSON - PLANNING AND ZONING COMMISSION CHAIR DATE

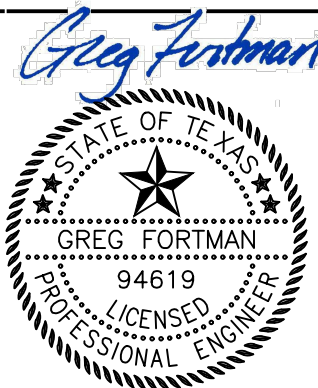
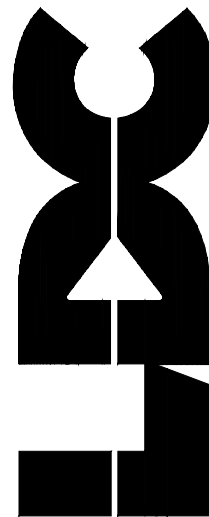
BENCHMARK: NAVD 88 - OPUS

BM:1424_101: LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENT, 3-INCH DIAMETER ALUMINUM DISC STAMPED "C505" SET IN CONCRETE FOUND NEAR THE RIGHT-OF-WAY BEND OF EAST FRONT ROAD TRANSITIONS TO COUNTY ROAD 199, APPROX. 62 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 654.76' (654.76', PUBLISHED ELEVATION PER LCRA)

BM:1424_300: MAG NAIL WITH A WASHER STAMPED "HALFF" FOUND ON A CONCRETE HEADWALL ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 199, APPROX. 36 FEET SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 648.63' (643.515', PUBLISHED ELEVATION PER DOC. #2021069843)



Know what's below.
Call before you dig.



26 April 2022 TBPE FIRM No. F-16384

COVER
URBANA AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK

DRAWN BY: DS AK

CHECKED BY: GF

APPROVED BY: GF

SHEET 1 OF 6

1898-PLAT

- 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 THE PUD REQUIREMENTS, ESTABLISHED IN URBANA AT COTTONWOOD CREEK PUD (ORDINANCE O-2021-013) AS APPROVED BY CITY COUNCIL ON SEPTEMBER 16, 2021.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINE FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER.
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 UDC REQUIREMENTS, AS AMENDED.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
9. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
10. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF $\frac{1}{4}$ " PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER:	CITY OF HUTTO
WASTEWATER:	CITY OF HUTTO
ELECTRIC:	ONCOR
GAS (NATURAL OR PROPANE):	ATMOS ENERGY
13. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS).
14. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YR FLOODPLAIN OR 100-YR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THIS SUBDIVISION IS ZONED: PUD (URBANA COTTONWOOD CREEK O-2021-013).
21. THIS PRELIMINARY PLAN CONFORMS TO THE CONCEPTUAL PLAN IN PLANNED UNIT DEVELOPMENT FOR URBANA AT COTTONWOOD CREEK PUD (ORDINANCE O-2021-013) AS APPROVED BY CITY COUNCIL ON SEPTEMBER 16, 2021.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
23. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%.
24. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
25. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3.

43.52 Acres
Page 1 of 1

DESCRIPTION OF 43.52 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CERTAIN CALLED 43.521 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO 199 HUTTO L.L.C OF RECORD IN DOCUMENT NO. 2019089503, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 43.52 ACRES OF LAND, AS SURVEYED BY LANDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with an illegible plastic cap found in the south right-of-way line of Union Pacific Railroad, a right-of-way as shown on the Williamson Central Appraisal District map and referenced in said Document No. 2019089503, at the intersecting east right-of-way line of County Road No. 199, a variable width public right-of-way and the north right-of-way line of East Front Road, a variable width public right-of-way, same being the northwest corner of the said 43.521-acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 77°20'08"E, leaving an east-right-of-way line of said County Road No. 109, with the south right-of-way line of said Union Pacific Railroad, with the north line of said 43.521 acre tract, with the north line of the tract described herein, a distance of 1,710.65 feet to a 1.25-inch iron pipe found at the northeast corner of the said 43.521 acre tract, same being the northwest corner of a certain called 36.58 acre tract of land designated as Third Tract and described in the Executor's Deed to Rebecca Lynn Tiechelman Borge, Roxana Ruth Tiechelman and Timothy Don Tiechelman of record in Document No. 2015039011, Official Public Records of Williamson County, Texas, for the northeast corner of the tract described herein;

THENCE S 07°59'50" W, leaving the south right-of-way line of said Union Pacific Railroad, with the east line of the said 43,521.86 acre tract, with the west line of the said 36.58 acre tract, with the east line of the tract described herein, a distance of 1,480.38 feet to a 5/8-inch iron rod with a plastic cap stamped "GBI PARTNERS" found in the north right-of-way line of said County Road No.199, at the southeast corner of the said 43,521.86 acre tract, same being the southwest corner of the said 36.58 acre tract, for the southeast corner of the tract described herein;

THENCE, with the north and east right-of-way lines of said County Road No. 199, with the south and west lines of the said 43.521 acre tract, with the south and west lines of the tract described herein, the following three (3) courses and distances:

1. N 82°37'38"W is a distance of 1,570.55 feet to a 5/8-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" found at a re-entrant corner of the right-of-way line of said County Road No. 199, at the southwest corner of the said 43.521 acre tract, for the southwest corner of the tract described herein.
2. N 20°56'22"W is a distance of 43.34 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" found at an angle point, and
3. N 07°22'53"E is a distance of 856.02 feet to the **POINT OF BEGINNING** and containing 43.52 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of September and October, 2020 and March, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15th day of October 2021 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

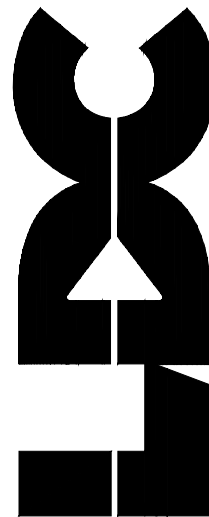
Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 - State of Texas



LDC ▪ 5508 Highway 290 West, Suite 150, Austin, TX 78735 ▪ (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

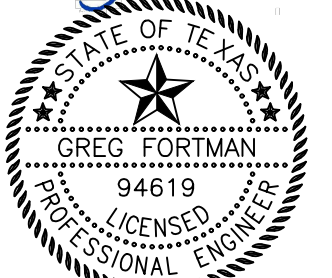


Know what's below.
Call before you dig.



: 16384 • TBPLS NO: 10194101
 PARKER LANE, SUITE C-100
 AUSTIN, TX 78727
 512.872.6696
 LDCTEAMS.COM

Greg Fushman



26 April 2022 TBPE FIRM No. F-1638

GENERAL NOTES

URBANA AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK

DRAWN BY: DG AK

CHECKED BY: GF

APPROVED BY: GF

SHEET 2 OF 6

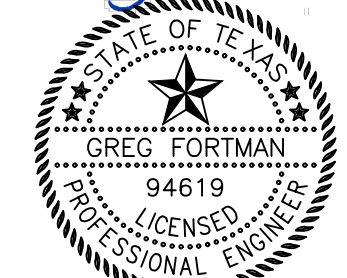
1898-PLAT



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



Greg Fichtman



PRELIMINARY PLAN OVERALL

URBANA AT COTTONWOOD CREEK

CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK

DRAWN BY: DG AK

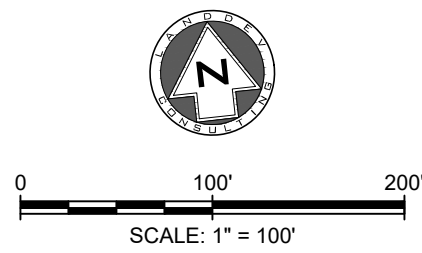
CHECKED BY: GF

APPROVED BY: GF

SHEET 3 OF 6

1898-PLAT

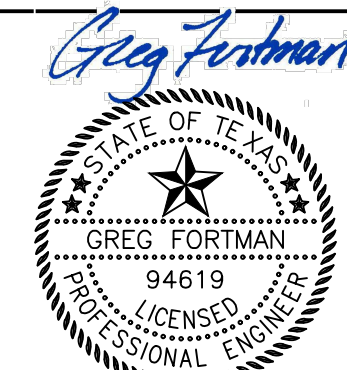
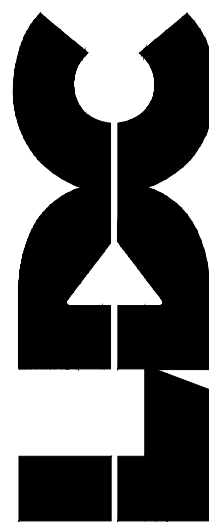
URBANA AT COTTONWOOD CREEK PRELIMINARY PLAT



KEY MAP
N.T.S.

LEGEND

- P-1 DRAINAGE AREA NAME
- 5.00 Ac DRAINAGE AREA (IN ACRES)
- C: 0.80 RUNOFF COEFFICIENT
- T_c=15 TIME OF CONCENTRATION (MIN)
- TIME OF CONCENTRATION
- POI-15 DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 835 EXISTING MAJOR CONTOUR
- 834 EXISTING MINOR CONTOUR
- 835 PROPOSED MAJOR CONTOUR
- 834 PROPOSED MINOR CONTOUR



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

DESIGNED BY: AK
DRAWN BY: DS AK
CHECKED BY: GF
APPROVED BY: GF

SHEET 4 OF 6
1898-PLAT

User Inputs				Existing Hydrology Summary			Auto-Calculation		TOC Calculation Table		Routing Analysis Inputs		
Contributing Area	Area (AC)	CN (Open Space/Pasture)	CN (Pavement)	Impervious Cover (AC)	Impervious Cover (%)	Area (ac)	TOC (min)	Area (sq. mi.)	Composite Curve Number	Lag Time			
DA-A	10.51	80	98	0.00	0%	10.51	28.12	0.0164219	80.00	16.87			
DA-B	34.45	80	98	0.00	0%	34.45	32.96	0.0538281	80.00	19.77			
DA-OFF	34.68	80	98	0.00	0%	34.68	37.46	0.0541875	80.00	22.48			

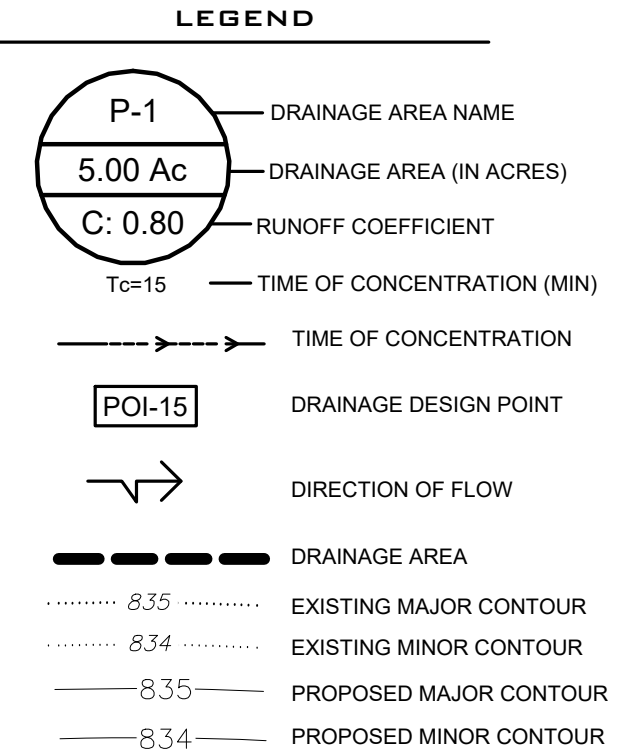
Time of Concentration Calculations							
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)		
	Length	Slope (ft/ft)	Roughness Coefficient	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}
DA-A	100	0.005	0.15	16.1	975	0.007	12.0
DA-B	100	0.005	0.15	16.1	1461	0.008	16.9
DA-OFF	100	0.005	0.15	16.1	1851	0.008	21.38

Existing Hydrology Summary				
Analysis point	Peak Flow (cfs)			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POI-1	9.8	36.2	47.6	66.2
POI-2	61.1	210.8	277.4	386.9

Peak Flows per Drainage Area (cfs)				
Existing Conditions				
Drainage Area	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
DA-A	9.8	36.2	47.6	66.2
DA-B	31.2	109.3	143.6	200.2
DA-OFF	30.3	102.6	134.9	188.4



KEY MAP
N.T.S.



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

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

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

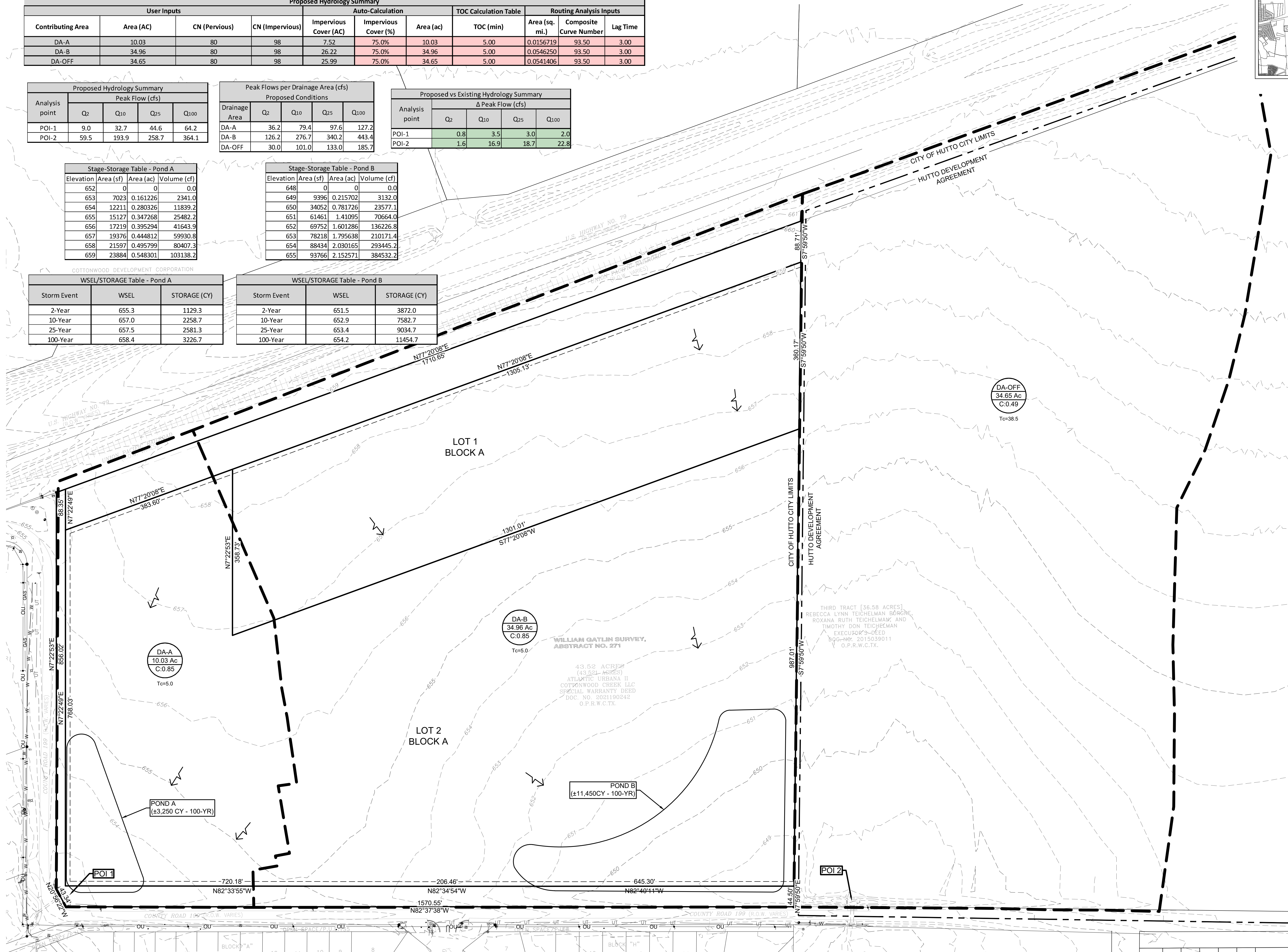
Proposed vs Existing Hydrology Summary				
Analysis point	Δ Peak Flow (cfs)			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POI-1	0.8	3.5	3.0	2.0
POI-2	1.6	16.9	18.7	22.8

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

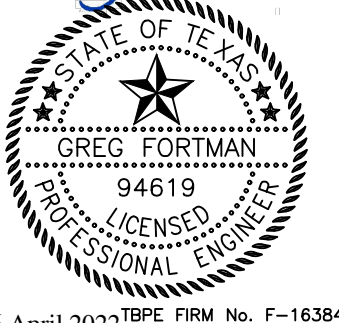
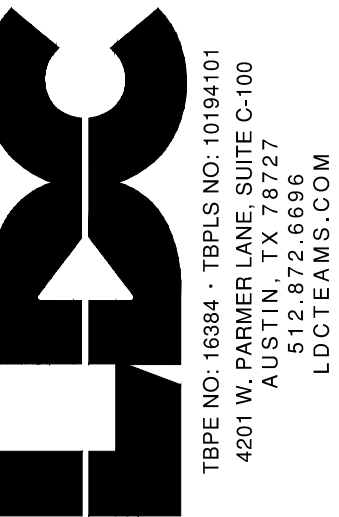
Elevation	Area (sf)	Area (ac)	Volume (cf)
648	0	0	0.0000
649	9396	0.215702	3132.0000
650	34052	0.781726	23577.0000
651	61461	1.41095	70664.0000
652	69752	1.601286	136226.0000
653	78218	1.795638	120171.4000
654	88434	2.030165	293445.0000
655	93766	2.152571	384532.0000

WSEL/STORAGE Table - Pond A		
Storm Event	WSEL	STORAGE (CY)
2-Year	655.3	1129.3
10-Year	657.0	2258.7
25-Year	657.5	2581.3
100-Year	658.4	3226.7

WSEL/STORAGE Table - Pond B		
Storm Event	WSEL	STORAGE (CY)
2-Year	651.5	3872.0
10-Year	652.9	7582.7
25-Year	653.4	9034.7
100-Year	654.2	11454.7



Know what's below.
Call before you dig.



ED DRAINAGE AREA
MAP

AT COTTONWOOD CREEK
CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK

RAWN BY: DG AK

HECKED BY: GF

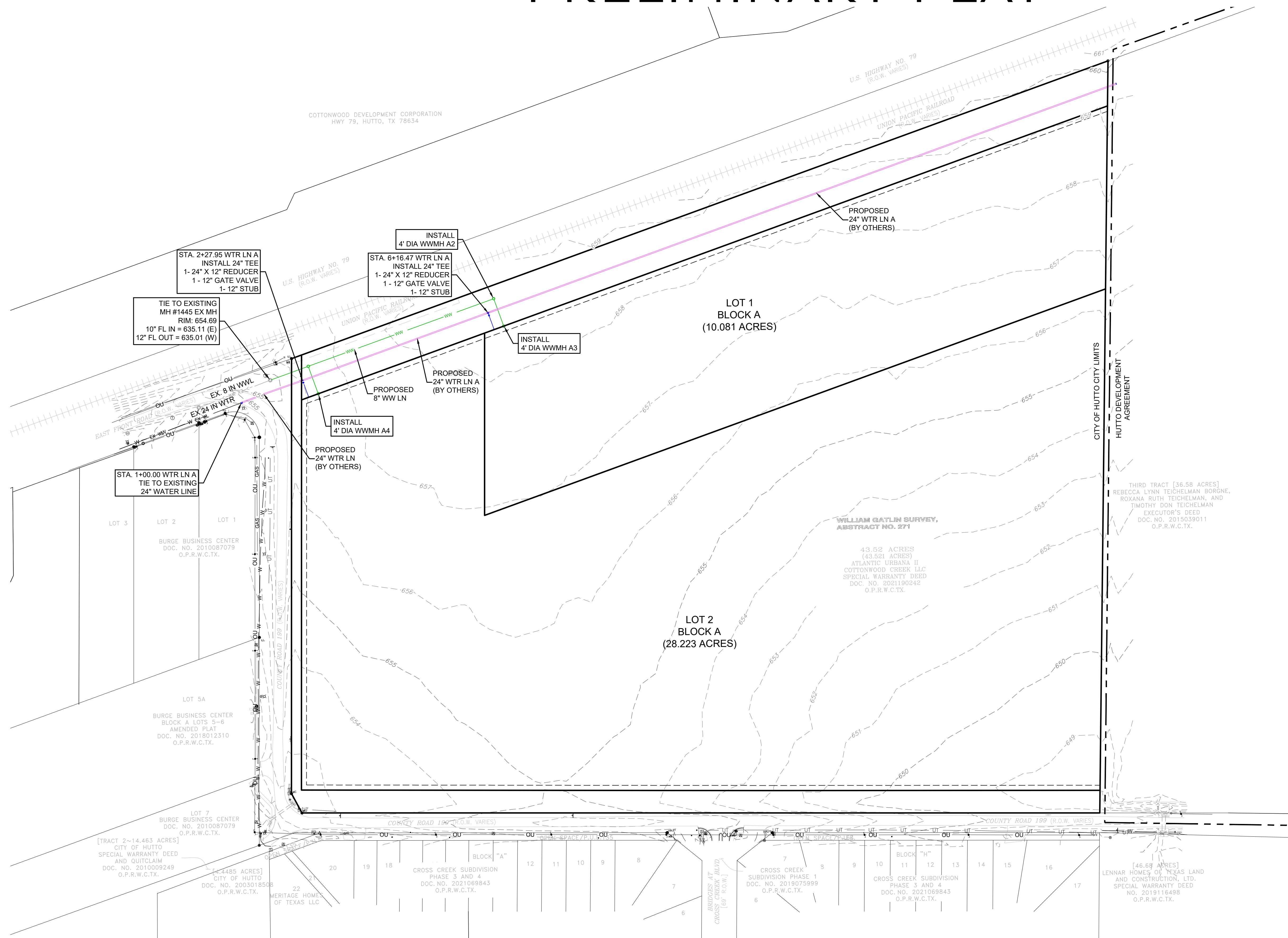
APPROVED BY: GE

FEET 5 35 6

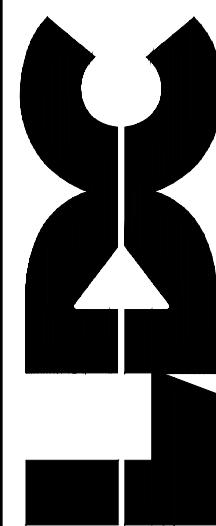
1898-PLAT



KEY MAP
N.T.S.



Know what's below.
Call before you dig.



TBPE NO: 16384 • TBPLS NO: 10194101
4201 W. PARMER LANE, SUITE C-100
AUSTIN, TX 78727
512.872.6696



26 April 2022 TBPE FIRM No. F-16384

UTILITY PLAN OVERALL

URBANA AT COTTONWOOD CREEK

CR 199
HUTTO, TEXAS 78634

DESIGNED BY: AK

DRAWN BY: DG A

CHECKED BY: GF

APPROVED BY: GF

SHEET 6 OF 6

1898-PLAT

AGENDA ITEM REPORT

4.13.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider possible action 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, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

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

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

Phase 4 Section 1 was final platted for the Hutto Crossing Amenity Center. Section 2 was final platted for the Northcreek apartments and Section 3 platted for the Circle K store. Section 4 (Knowles Drive), Section 5 - 100 lots between Carmel Creek and Chris Kelley Boulevard, Section 6 Premier dentistry, Section 7 Wendy's and Popeyes, Section 8 parkland along Brushy Creek, Section 9A - 100 lots between Carmel Creek and SH 130, Section 9B - 126 lots, Section 10 - 87 lots, Section 11 two commercial lots (Kiddie Academy), Section 12 The Emory apartments, Section 13 commercial south of Popeyes, Section 14 six commercial lots along Chris Kelley Boulevard. Section 15, single family for rent preliminary plat revised in March 2022.

WEST: SH 130

NORTH: Highway 79

EAST: Hutto Crossing, vacant residential/commercial proposed

SOUTH: Hutto Crossing, single family

SUMMARY OF REQUEST:

The revised portion of Phase 4 Preliminary Plat Section 15 and 16 consists of platting 104 single-family attached for rent units on individual lots and 130 single family attached build for rent units on 6 common lots.

Per the Engineering report the original TIA considered this area as Commercial. Based on the adjusted uses the resulting change was a decrease of 35% in traffic volume. No identified

AGENDA ITEM REPORT

4.13.



improvements in the original TIA are required to change. Water and wastewater is adequate to serve the project as well based on the original plans. The proposed change is still within the design parameters.

STAFF REVIEW:

The proposed revised preliminary plat meets applicable subdivision regulations. Staff recommends approval.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HCrossingPh4Sec16RevPrelim-Init-EngRpt(3-7-22)
2. HCrossingPh4Sec16RevPrelim-U2-Plat(4-26-22)

ENGINEERING REPORT
TO ACCOMPANY
REVISED PRELIMINARY PLAT
FOR

HUTTO CROSSING PHASE 4

Received 3/7/2022

March 2022



Prepared for

Safari REIT LLC
100 Pine Street, 29th Floor
San Francisco, CA 94111

Prepared by

Murfee Engineering Company, Inc.
1101 Capital of Texas Highway South
Building D
Austin, Texas 78746
(512) 327-9204

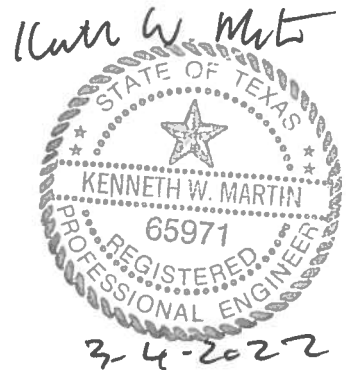


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A.	APPROVED STREET NAMES
B.	TRAFFIC IMPACT ANALYSIS EXCERPT, TABLE 4
C.	TRAFFIC IMPACT COMPARISON
D.	IMPERVIOUS COVER CALCULATIONS
E.	WATER AND WASTEWATER PLAN SHEETS
F.	LUE CALCULATIONS AND PIPE CAPACITIES
G.	UTILITY SERVICE LETTERS
H.	HUTTO FIRE RESCUE APPLICATION

**ENGINEERING REPORT
TO ACCOMPANY
REVISED PRELIMINARY PLAT**

FOR

HUTTO CROSSING PHASE 4

1.0 PURPOSE AND SCOPE

This report is intended to support the Owner's application to the City of Hutto for approval of the revised preliminary plat for Hutto Crossing Phase 4. The report addresses the requirements of the City's street, drainage and utility design criteria.

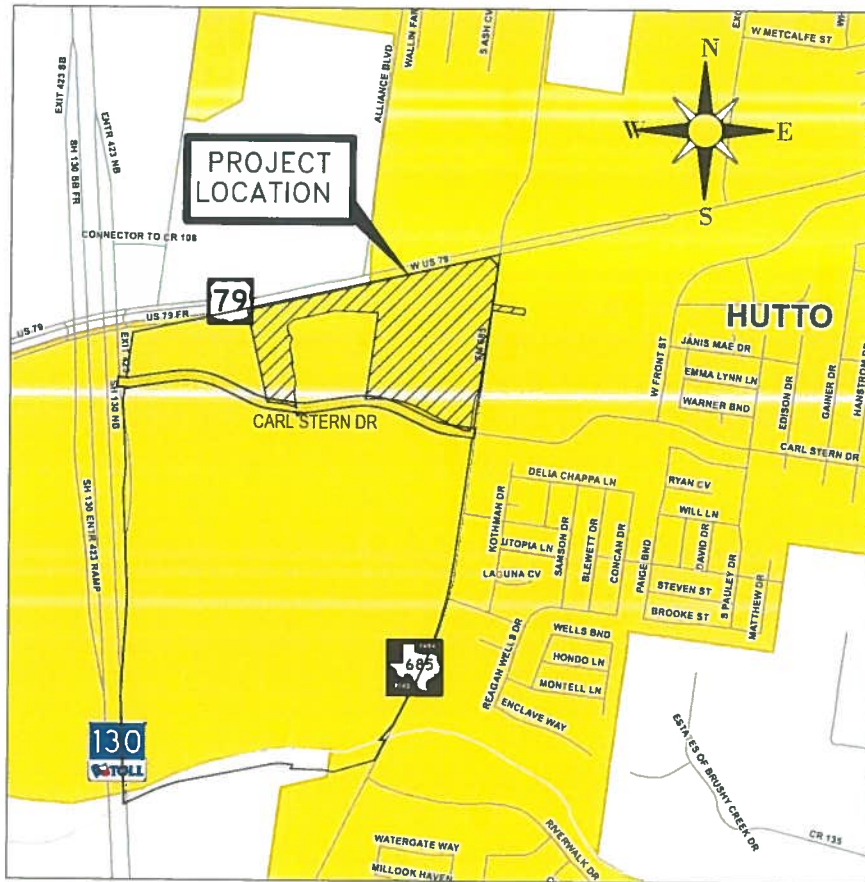
2.0 DESCRIPTION OF THE PROPERTY

2.1 General Information

The revised portion of the preliminary plat consists of the platting of single-family attached and single-family detached build-for-rent (BFR) lots on 37.24 acres. It is located in the City limits, south of US 79, north of Brushy Creek, east of SH 130 and west of Chris Kelley Boulevard (FM 685). More specifically, the revised area is south of the Union Pacific railroad, north of Carl Stern Drive, east of State Highway 130 and west of the commercial pad sites along Chris Kelley Boulevard. It is generally east of and includes part of Carmel Creek. A portion of the Carmel Creek floodplain is included in this revised area. A location map follows. The project drains to Carmel Creek and thence to Brushy Creek.

2.2 Site Characteristics

The subject revised area is located on a moderately sloping uplands area with slopes typically less than 4 percent. Existing vegetation on the property consists primarily of farmland grasses. A tree survey was provided to Murfee Engineering by TBG Partners. Tree coverage is sparse with the majority of the trees being located along the creek as one would expect from property actively involved in agriculture. Soils are classified as Branyon Clays and Krum Silty Clays with some Tinn Clay in the Carmel Creek bottom land according to the USDA Soil Survey of Williamson County Texas. The Branyon clays have a high shrink-swell potential and are relatively deep. The Krum soils have less shrink-swell potential. The Tinn clay is moderately permeable but is frequently wet due to its topographic location.



MAPSCO WILLIAMSON COUNTY
STREET GUIDE PAGE 379

SITE LOCATION MAP

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		
HUTTO CROSSING PHASE FOUR IMPROVEMENTS LOCATION MAP		
DATE: 2/28/2022	JOB NO. 21-013-10	SCALE: AS NOTED
DESIGNED BY: KWM	DRAWN BY: RLW	CHECKED BY: KWM

3.0 GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT

Hutto Crossing Phase 4 is a proposed mixed-use subdivision, representing a portion of the property that is located east of SH 130 referred to as Hutto Crossing and owned by Hutto Option Mezz Holdings, LLC. It is located in the city limits and zoned PUD. Prior to Phase 4, Hutto Crossing Phase One was platted which included Carl Stern Drive and The Crossings Senior Living facility. Phase Two followed with 98 residential lots and 5 greenbelt/open space lots east of Carmel Creek and south of Carl Stern Drive. Subsequently, Phase 3 was preliminary and final platted with 121 residential lots and 6 open space/greenbelt lots west of Carmel Creek and south of Carl Stern Drive. The previously-approved Hutto Crossing Phase 4 proposed 513 single-family residential lots, 4 commercial lots, 1 multi-family lot, 1 amenity lot, 1 park lot and 20 greenbelt/open space lots on 253.09 acres.

The Hutto Crossing Phase 4 preliminary plat was approved by the City Planning and Zoning Commission and by the City Council in February 2016. From that approved preliminary plat, the first final plat was Hutto Crossing Phase 4 Section 1, a one-lot plat for the Hutto Crossing Amenity Center. It was followed by Hutto Crossing Phase 4 Section 2, a one-lot final plat for the Northcreek apartments, Hutto Crossing Phase 4 Section 3, a two-lot final plat for a commercial lot at the southwest corner of Carl Stern Drive and Chris Kelley Boulevard and developed as the Circle K store, Hutto Crossing Phase 4 Section 4 (Knowles Drive), the 100-lot Phase 4 Section 5 between Carmel Creek and Chris Kelley Boulevard, Hutto Crossing Phase 4 Section 6 at the southwest corner of Chris Kelley Boulevard and SH 79, the home of Premier Dentistry, Hutto Crossing Phase 4 Section 7, two commercial lots south of Premier Dentistry developed as Wendy's and Popeye's, the parkland platted as Hutto Crossing Phase 4 Section 8 along Brushy Creek, the 100-lot Hutto Crossing Phase 4 Section 9A between Carmel Creek and SH 130, the 87-lot Hutto Crossing Phase 4 Section 10 south of Phase 4 Section 5, two non-residential lots of Hutto Crossing Phase 4 Section 11 adjacent to Chris Kelley Drive with one of the lots becoming Kiddie Academy, the 126-lot Hutto Crossing Phase 4 Section 9B south of Phase 4 Section 9A, the 12.25-acre Hutto Crossing Phase 4 Section 12 which became The Emory multi-family project north of Carl Stern Drive, the 0.77 acre Hutto Crossing Phase 4 Section 13 to the south of Popeye's, and Hutto Crossing Phase 4 Section 14 consisting of six non-residential lot on 5.95 acres adjacent to Chris Kelley Boulevard. Earlier this month the Hutto Planning and Zoning Commission approved a preliminary plat revision for the area generally west of Carmel Creek.

This revision is intended to revise 37.24 acres to accommodate the 104 single-family attached BFR units on individual lots and 130 single-family attached BFR units on 6 common lots, and the requisite roadways to serve the lots. Development of the roadways and lots will be done in accordance with the City's Unified Development Code and the PUD plan that governs development of the tract.

4.0 STREET DESIGN / ACCESS

Access to the revised area will come from Carl Stern Drive onto the newly proposed streets, Silo Drive and Steiner Drive. These two access streets will be constructed as collector streets with 36-feet of driving surface face-of-curb to face-of-curb, until they intersect with Diamond Hitch Drive. All other streets proposed will be constructed with 33-feet of driving surface face-of-curb to face-of-curb. There will be an emergency access drive through Lot 22 of Block JJ. The proposed streets will meet the horizontal and vertical geometric standards of the City's UDC.

The proposed new street names have been reserved for this development by Williamson County. Their emailed approval follows in the Appendix.

A Traffic Impact Analysis (TIA) was prepared by HDR Engineering in 2016 to determine the impacts of the entirety of Hutto Crossing on the surrounding roadways. It was reviewed by both the City's traffic engineering consultant and the Texas Department of Transportation. The TIA concluded by identifying fifteen intersection improvements to roadways near and surrounding Hutto Crossing, an estimated cost for the improvements, and the pro-rata share of the cost of those improvements that are to be provided by the various portions of the Hutto Crossing development. The cost of seven of the fifteen improvements were to be borne entirely by the Hutto Crossing development. Those improvements were done as phases of Hutto Crossing come online as was done most recently with a southbound right turn lane on Chris Kelley Boulevard at Knowles Drive. For the other improvements, traffic impact fees have been paid since 2016 for the development's share of improvements.

The area of this preliminary plan revision was considered to be commercial at the time of the TIA. In consideration of this proposed change in land use, the traffic numbers generated from the previous TIA were adjusted using the traffic-per-land use assumptions of the 2016 TIA. The land-use/traffic volume assumptions are outlined in Table 4 of the 2016 TIA and that Table was excerpted and included in the Appendix. The same process was done when The Emory site plan was developed as well and the information was shared with the City Engineer and the Executive Director of Public Works and Engineering as a part of The Emory's approval. In revisiting the calculations for the latest change, the comparison considered traffic both entering and leaving Hutto Crossing for both AM Peak and PM Peak conditions and the total traffic volume. The results were decreases for three of the four scenarios with an overall 35% decrease in traffic volume. It was concluded that it was unlikely that the fifteen Intersection improvements identified previously would change and that any change in pro-rata cost would be de minimis.

5.0 DRAINAGE DESIGN

At present, a small portion of the undeveloped property drains toward Carl Stern Drive while the majority drains to Carmel Creek either adjacent to or through the existing Hutto Crossing Phase 4 Section 12. In advance of the preparation of the first preliminary plat for Hutto Crossing, a hydrologic analysis was performed to determine if runoff created by development of Hutto Crossing would increase flows in Carmel Creek and Brushy Creek such that on-site Stormwater controls would be required. That study determined that Hutto Crossing could be developed at up to 90% impervious cover without needing detention for those areas draining to Carmel Creek or directly to Brushy Creek. That study was previously accepted by the City Engineer and a note referencing the study is included on the preliminary plat. The proposed impervious cover is tabulated in Appendix D.

The stormsewer system in Carl Stern Drive, constructed as part of Hutto Crossing Phase One Section Four was designed to accommodate the drainage area that comes to it. The culvert crossing of Carmel Creek was designed and constructed with that same phase of Hutto Crossing and it was designed to accommodate full development of the upstream area. Since the time of that construction, the City of Round Rock has incorporated Atlas 14 rainfall intensities into their drainage requirements. As the offsite drainage improvements are part of an ongoing coordinated development, they do not need to be analyzed relative to the Atlas 14 rainfall. However, an Atlas 14 type event was considered for the Carmel Creek crossing. The floodplain for Carmel Creek was determined by AECOM while performing FEMA map revisions for Brushy Creek. Without access to their hydrology data, MEC used the 500-year storm from their study as an approximation of the Atlas 14 100 year storm, as the City of Austin recommends. The result was that the flood elevation upstream of the culvert did increase but did not cause over-topping of Carl Stern Drive.

The storm drain system internal to the newly proposed streets in Hutto Crossing Phase 4 will be designed in accordance with the City's current guidelines including consideration of the Atlas 14 rainfall. That stormsewer design and calculations will be provided in the construction plans that accompany the final plat.

A portion of this Preliminary Plat includes land in the floodplain of Carmel Creek however no residential lots are proposed within the floodplain.

6.0 WATER AND WASTEWATER DESIGN

Water and wastewater will be provided by the City. Water service will come from water lines stubbed at the northern ROW line of Carl Stern Drive. Those stub-outs were constructed with

the Carl Stern Drive construction which was done as part of Hutto Crossing Phase One Section One and then extended as part of Hutto Crossing Phase One Section Four.

A water model was developed for Hutto Crossing by Jason Baze, P. E., of Murfee Engineering and the model verified that the proposed system is adequate to serve the proposed development's water service demand. The proposed improvements are consistent with the water layout modelled in the plan although generally the street, and therefore the water layout, has been modified. The model was updated in 2019 to represent the land uses that have changed since that time and the proposed water system and connecting lines to Hutto Crossing were found to still be adequate to serve the development.

Wastewater service for the revised portion of the preliminary plat will come from wastewater lines stubbed out at the northern ROW line of Carl Stern Drive and from the commercial drive to the east. Those lines were also constructed with Carl Stern Drive in the Hutto Crossing Phase One Section One improvements, and extended similarly.

Assuming that the wastewater service to the revised area will be split between the two 8-inch wastewater stub-outs in Carl Stern, the wastewater capacity of those lines was calculated. Those two lines are then served by the 12-inch wastewater line in Carl Stern that feeds the Carmel Creek interceptor. The LUE's for the revised area were combined with the wastewater from the commercial pad sites and from the adjacent Emory apartments to calculate a wastewater flow for the 12-inch line. This was then compared to the capacity of the 12-inch line as well. The LUE calculations and the pipe capacities are included in the appendix.

All proposed water and wastewater lines (exclusive of fire hydrant leads) shall be eight inches in diameter. Water and wastewater plan sheets from the Hutto Crossing Phase One Section One, Phase One Section Four and Northeast Access Drive plans are included in the appendix for reference.

7.0 SEDIMENTATION CONTROL

Silt fences and rock berms will be utilized when the lots are developed to prevent runoff-borne sediment from reaching Carmel Creek or Carl Stern Drive to the south.

8.0 PARKLAND

Parkland was previously provided as outlined in the PUD plan and no additional parkland is required.

9.0 OTHER UTILITIES AND SERVICES

Electric service to the area will be provided by Oncor Electric. Time Warner will provide cable service. Telephone service will be provided by CenturyLink and gas service will be provided by Atmos Energy. Utility service letters are included in the appendix.

The subdivision is located within the Hutto Independent School District and the service area of the Williamson County Emergency Services District #3. A copy of the application to the ESD is included in the appendix as well.

Appendix A
APPROVED STREET NAMES

Ken Martin

From: Teresa Baker <tbaker@wilco.org>
Sent: Tuesday, March 1, 2022 11:18 AM
To: Ken Martin
Subject: RE: H.utto Crossing Addressing

These both work and I have added them to the reserve.

Thanks!

~~~~~

Teresa Baker  
Addressing Coordinator  
Williamson County  
(512)943-3707

~~~~~

From: Ken Martin <kmartin@murfee.com>
Sent: Tuesday, March 1, 2022 11:06 AM
To: Teresa Baker <tbaker@wilco.org>
Subject: RE: H.utto Crossing Addressing

Teresa,

I need two one more street name. I hereby release Beefmaster, my client won't let me use it.

How about either Stowers Drive or Mefford Drive?

Ken Martin P.E.

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

From: Teresa Baker <tbaker@wilco.org>
Sent: Tuesday, December 14, 2021 8:10 AM
To: Ken Martin <kmartin@murfee.com>
Subject: RE: H.utto Crossing Addressing

I do not but it is not in use or reserved so I can add it. This is what we show.

Hutto Crossing Phase 4	Chesterwhite
Hutto Crossing Phase 4	Hampshire
Hutto Crossing Phase 4	Shropshire
Hutto Crossing Phase 4	Rambouillet
Hutto Crossing Phase 4	Angora
Hutto Crossing Phase 4	Milo
Hutto Crossing Phase 4	Sorghum
Hutto Crossing Phase 4	Corn
Hutto Crossing Phase 4	Wheat
Hutto Crossing Phase 4	Silo
Hutto Crossing Phase 4	Hops
Hutto Crossing Phase 3	Beefmaster
Hutto Crossing Phase 3	Steiner
Hutto Crossing Phase 3	Mattock
Hutto Crossing Phase 3	Ploughshare
Hutto Crossing Phase 3	Diamond Hitch

~~~~~

Teresa Baker  
Addressing Coordinator  
Williamson County  
(512)943-3707

~~~~~

From: Ken Martin <kmartin@murfee.com>
Sent: Monday, December 13, 2021 3:30 PM
To: Teresa Baker <tbaker@wilco.org>
Subject: Re: H.utto Crossing Addressing

Wow, Silo was the one I figured most likely to be taken. Okay, let me think of 2 more.

Do I still have Rye Drive reserved?

Ken

Sent via the Samsung Galaxy Note20 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Teresa Baker <tbaker@wilco.org>
Sent: Monday, December 13, 2021 11:40:40 AM
To: Ken Martin <kmartin@murfee.com>
Subject: RE: H.utto Crossing Addressing

Hey Ken,

Silo is the only one I can reserve for you all are currently in use except Windrow and we have that reserved for Heritage Mill Sub in Hutto? Anyway I will add Silo for now.

Thanks!

~~~~~



Teresa Baker  
Addressing Coordinator  
Williamson County  
(512)943-3707  
~~~~~

From: Ken Martin <kmartin@murfee.com>
Sent: Monday, December 13, 2021 8:44 AM
To: Teresa Baker <tbaker@wilco.org>
Subject: FW: H.utto Crossing Addressing

EXTERNAL email: Exercise caution when opening.

Teresa,

Sadly it looks like I need a few more street names.

How about:

Massey
Ferguson
Harvester
Roundbale
Silo
Windrow

Thank you.

Ken Martin P.E.

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

From: Yvette Glover <Yvette.Glover@HuttoTX.gov>
Sent: Tuesday, July 23, 2019 4:10 PM
To: Ken Martin <kmartin@murfee.com>
Subject: H. Xing Addressing

This is from the 4-10 FP file. There wasn't anything in the 4-11 plat file regarding addressing.
Hope it helps.

Thank you.



Yvette Glover
Development Coordinator
Infrastructure & Development Services
500 W. Live Oak Street | Hutto, TX | 78634
T: (512) 759-5964

Appendix B

TRAFFIC IMPACT ANALYSIS EXCERPT, TABLE 4

Table 4. Summary of Adjusted Daily and Peak Hour Trip Generation

Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing	713 DU	5,759	114	344	349	205
Apartments	310 DU	1,802	28	113	110	59
Shopping Center	240,000 SF	9,958	165	101	341	370
Supermarket	180,000 SF	16,563	341	210	553	531
Convenience Market w/ Gas Pumps	8 VFP	1,387	22	22	23	23
Total		35,469	670	790	1,376	1,188

Directional Distribution

The next step involved distribution of the site generated trips to appropriate geographic directions and logical connecting roadways. The major thoroughfares that have a direct bearing on the accessibility of the project have been previously identified. Traffic counts conducted during this study provided the basis for the overall directional distribution of traffic approaching and departing the project site, as summarized in Table 5.

Table 5. Forecasted Overall
Directional Distribution of Site
Oriented Traffic

Direction/ Roadway	% Overall Distribution
North SH 130	5
South SH 130	20
East US 79	30
West US 79	10
North FM 685	10
South FM 685	15
East Carl Stern Blvd	10
Total	100

Given the total site generated traffic and the directional distribution by approach, the next step in the process is to assign the traffic destined to and from the project to the most likely travel paths. This step was performed by investigating a number of alternative travel patterns, as well as ingress/egress points along the project boundaries. Primary consideration was given to the traffic flow and safety of the major roadways.

Appendix C

TRAFFIC IMPACT COMPARISON

TIA Traffic Comparison									
	Acreage	Units	AM Peak Hour		PM Peak Hour		Total Volume		
			Enter	Exit	Enter	Exit			
Commercial (North of Carl Stern)	70.65		165	101	341	370		9,958	
Commercial Now	15.83		37	23	76	83		2,231	
Emory Apartments	17.58	305	28	112	109	59		1,773	
BFR West	17.36	76	12	37	37	22		614	
BFR East	37.24	234	37	113	115	67		1,890	
Total			115	284	337	231		6,508	
Increase			(50)	183	(4)	(139)		(3,450)	
%			-31%	181%	-1%	-38%		-35%	

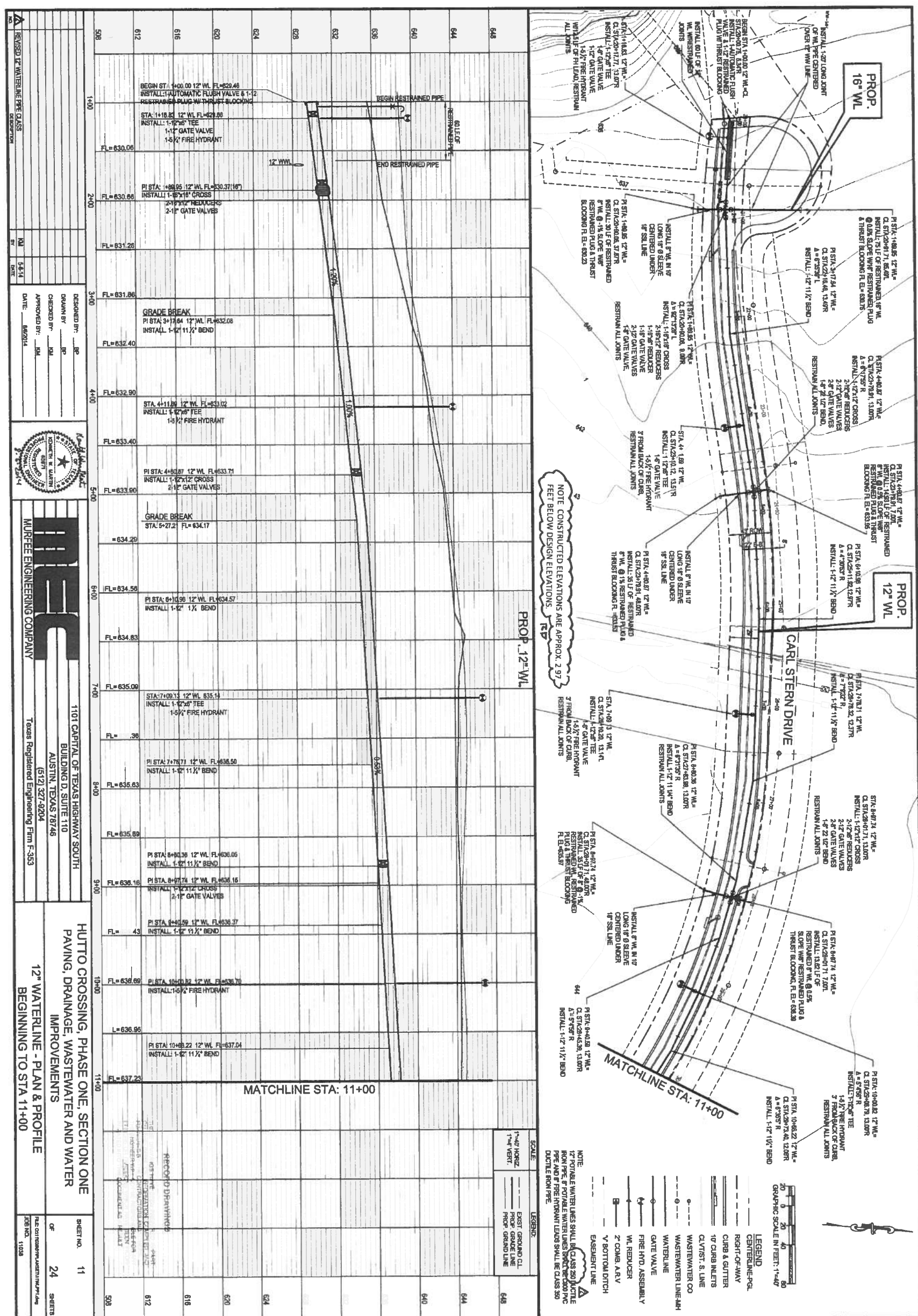
Appendix D

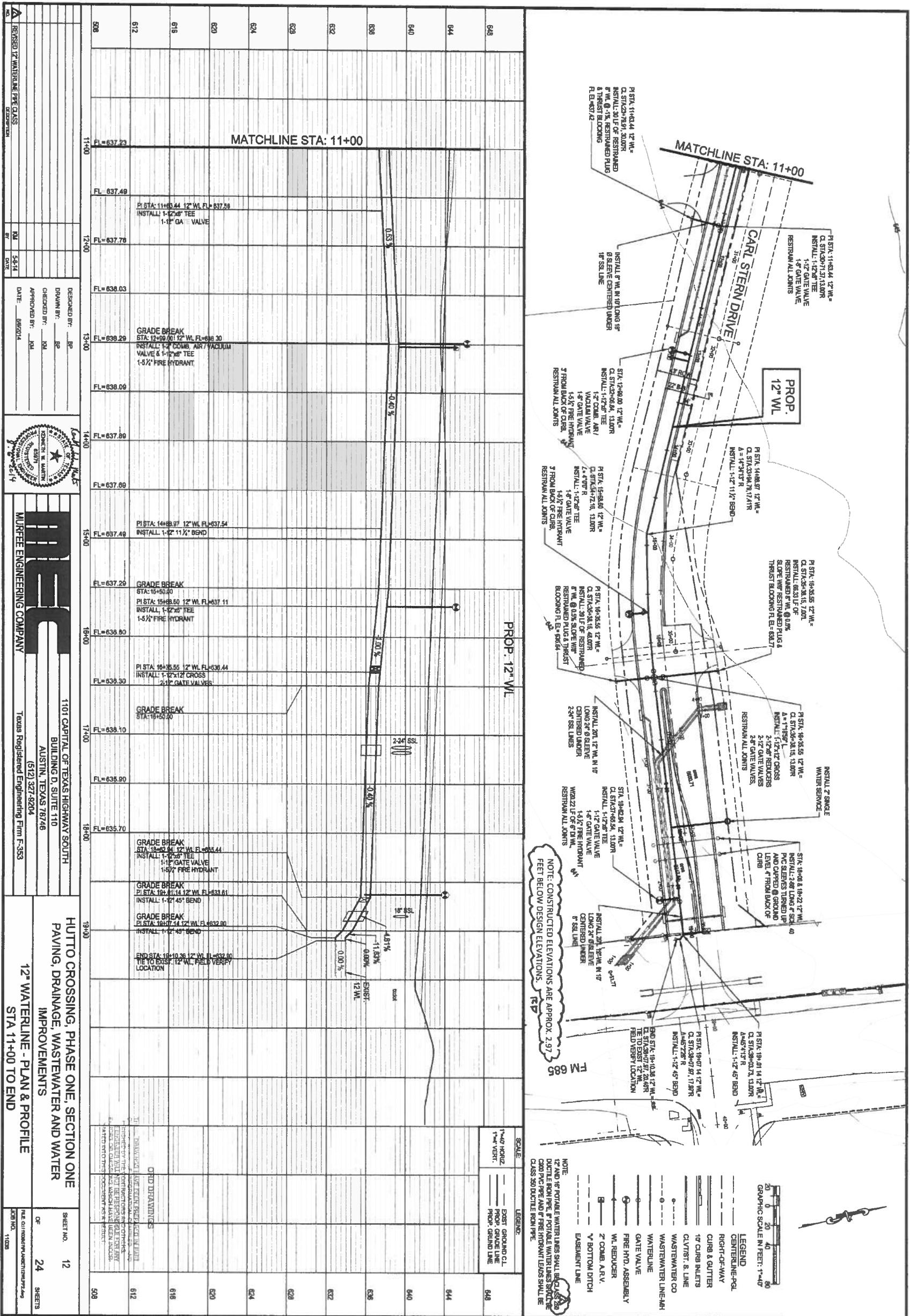
IMPERVIOUS COVER CALCULATIONS

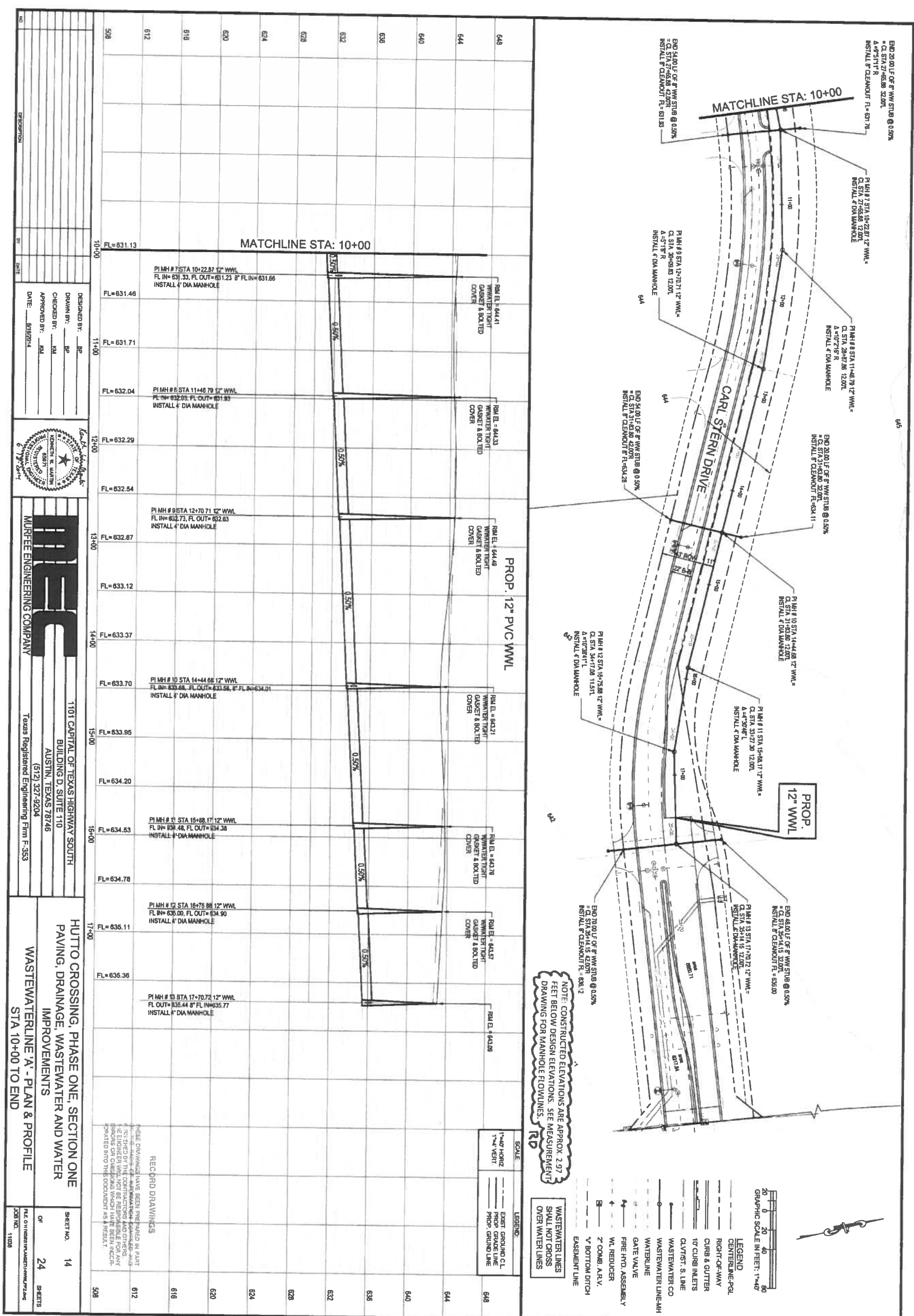
Impervious Cover						
				Area		Impervious Cover
				Acres	SF	%
Total Site Area				37.24	1,622,174	
(revised are to become a final plat)						
Proposed						
Lot Type	Lots/Unit	SF/Lot	# of Units			
A-1	2	2,220	22	2.24	97,680	6.0%
A-2	2	1,300	31	1.85	80,600	5.0%
B	4	1,235	12	1.36	59,275	3.7%
C	4	1,598	16	2.35	102,240	6.3%
D	4	2,414	4	0.89	38,624	2.4%
Sidewalks				1.37	59,677	3.7%
Streets				4.53	197,327	12.2%
Concrete Parking				0.35	15,228	
Joint Use Driveways				1.81	79,040	
Total Proposed				16.75	729,691	39.2%

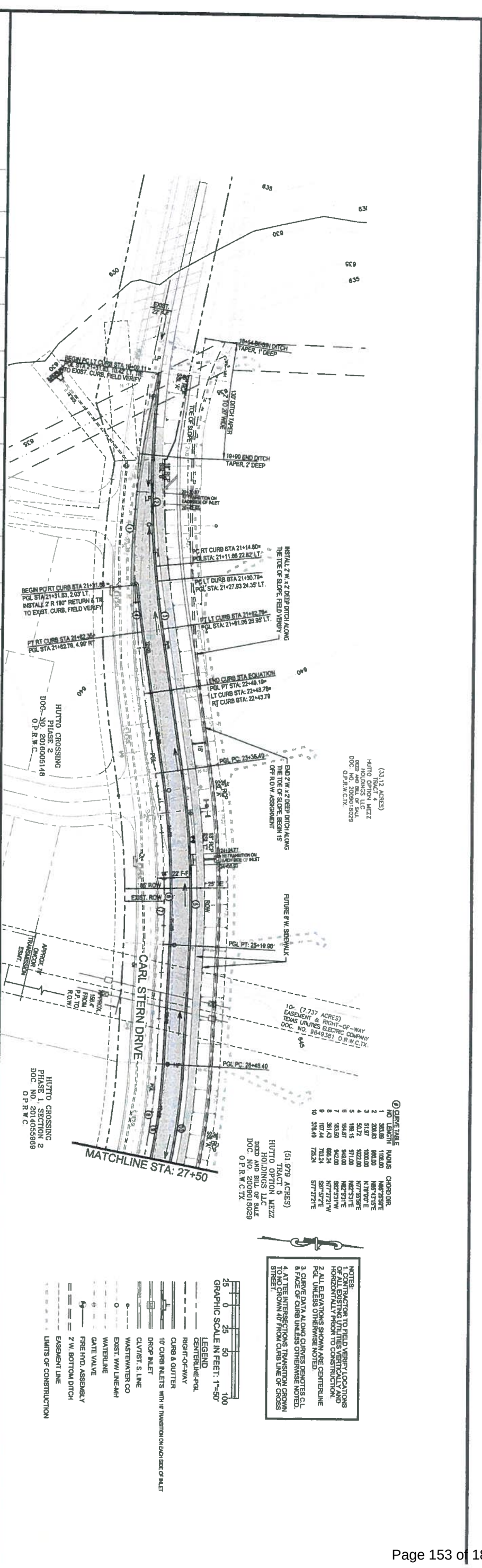
Appendix E

HUTTO CROSSING PHASE ONE SECTION ONE, PHASE ONE SECTION FOUR, AND NORTHEAST ACCESS DRIVE PLAN SHEETS





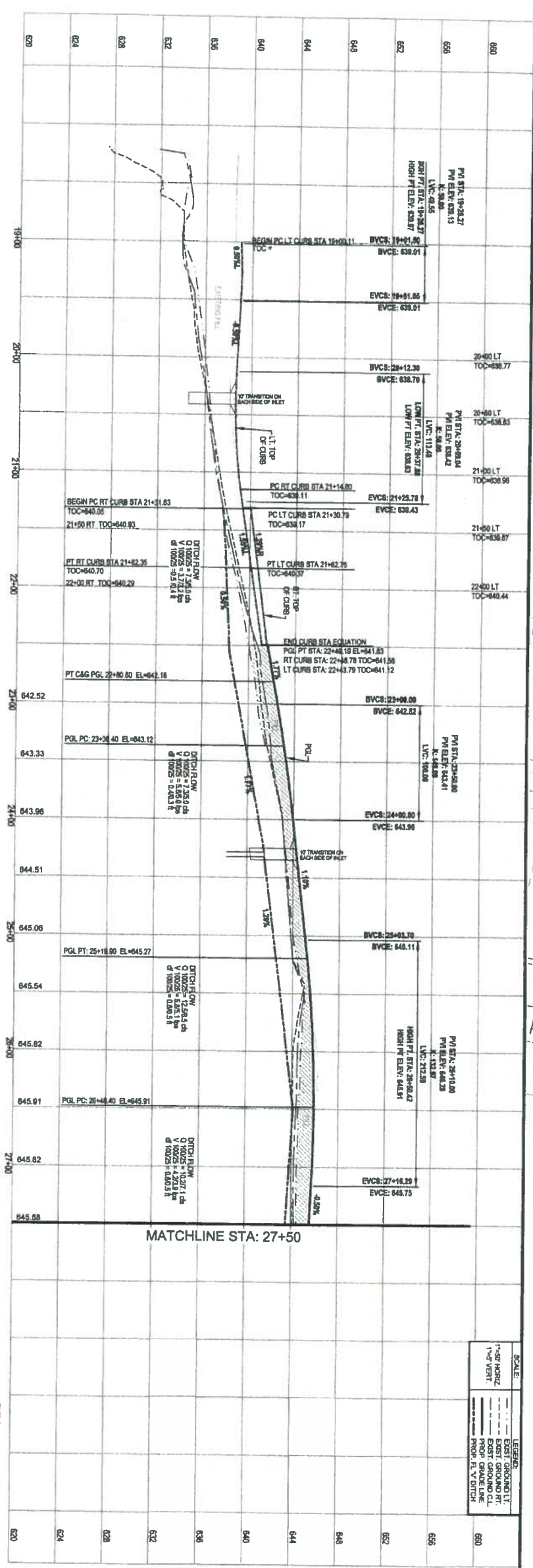




NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
2. ALL ELEVATIONS SHOWN ARE CENTERLINE UNLESS OTHERWISE NOTED.
3. CURVE DATA ALONG CURVES DENOTES C.L. & FACE OF CURB UNLESS OTHERWISE NOTED.
4. TO BE CROWN 4' FROM CURB LINE OF CROSS STREET.



- LEGEND
- CENTERLINE-POL
 - RIGHT-OF-WAY
 - CURB & GUTTER
 - 10' CURB INLETS WITH 10' TRANSITION ON EACH SIDE OF INLET
 - DRAINAGE
 - CLAY/ST. S. LINE
 - WASTEWATER CO.
 - EXIST. HWY LINE-4M
 - WATERLINE
 - GATE VALVE
 - FIRE HYD. ASSEMBLY
 - 2' W. BOTTOM DITCH
 - EASEMENT LINE
 - LIMITS OF CONSTRUCTION



RECORD DRAWINGS

THESE DRAWINGS HAVE BEEN PREPARED IN PART ON THE BASIS OF INFORMATION COMPILED AND SUPPLIED BY THE CONTRACTOR AND OTHERS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

APPROVED MAY 22 2007

DESIGNED BY: BP	DRAWN BY: BP	CHECKED BY: KM	APPROVED BY: KM	DATE: 1/26/2017
1101 CAPITAL OF TEXAS HIGHWAY SOUTH BUILDING D, SUITE 110 AUSTIN, TEXAS 78748 (512) 327-8204				
MURFEE ENGINEERING COMPANY Texas Registered Engineering Firm F-353				
HUTTO CROSSING, PHASE ONE, SECTION FOUR PAVING, DRAINAGE, WASTEWATER AND WATER IMPROVEMENTS CARL STERN DRIVE - PLAN & PROFILE BEGINNING TO STA 27+50				
SHEET NO. 7	OF 29 SHEETS	FILE: C:\GEOGRAPHIC\JAMES\MURFEE\1101\1101.DWG	JOB NO. 11038	

DESIGNED BY: BP
DRAWN BY: BP
CHECKED BY: KM
APPROVED BY: KM
DATE: 12/20/2016



1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-9204
Texas Registered Engineering Firm F-353

HUTTO CROSSING, PHASE ONE, SECTION FOUR
PAVING, DRAINAGE, WASTEWATER AND WATER
IMPROVEMENTS

STORM SEWER LINE 'A' & 'D' STA 9+50 TO END
PLAN & PROFILE

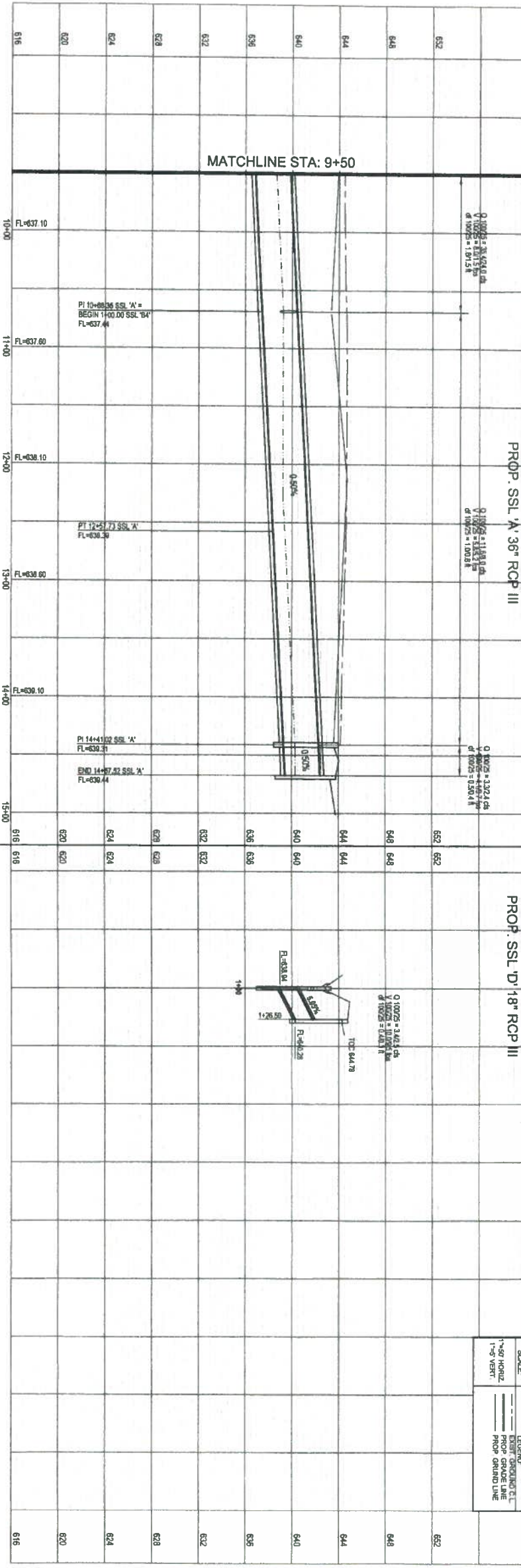
SHEET NO. 10
OF 29 SHEETS

FILE: 01108081_P1101CAPL AND WBSL P2.dwg
JOB NO. 11038

THESE DRAWINGS HAVE BEEN PREPARED IN PART ON THE BASIS OF INFORMATION COMPILED AND PROVIDED BY THE CLIENT AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

RECORD DRAWINGS

APPROVED MAR 22 2017



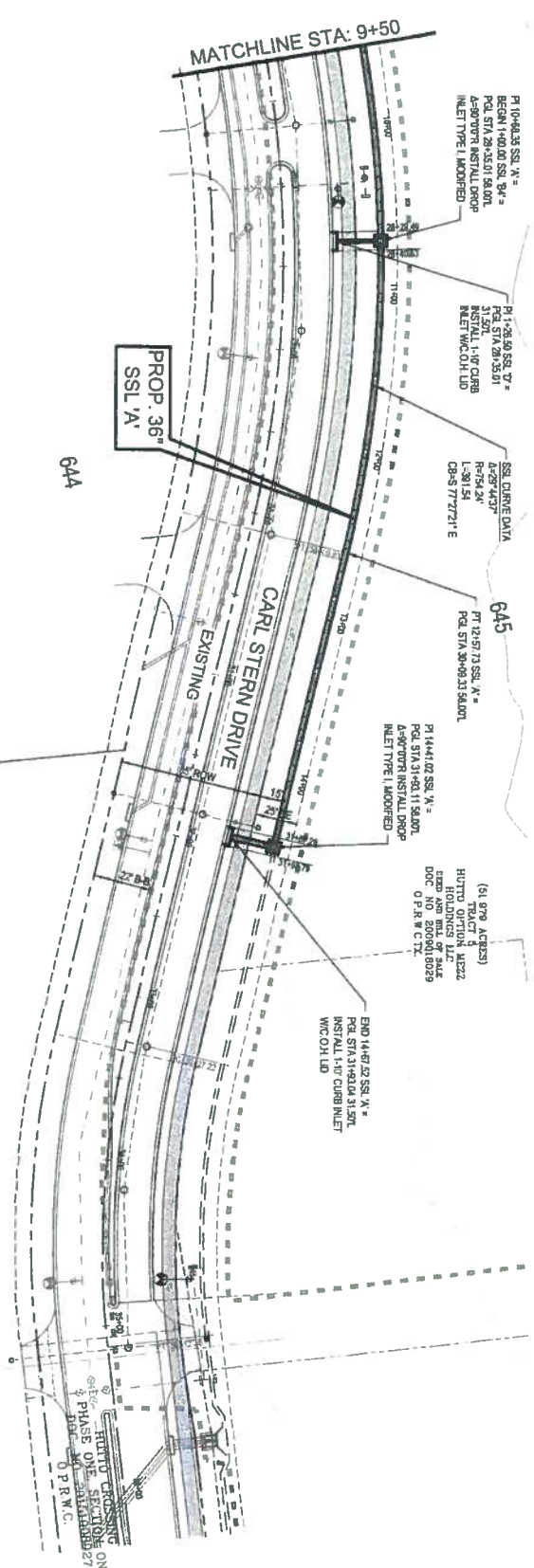
HUTTO CROSSING
PHASE 1, SECTION 2
DOC NO 201405080
O.P.R.W.C.

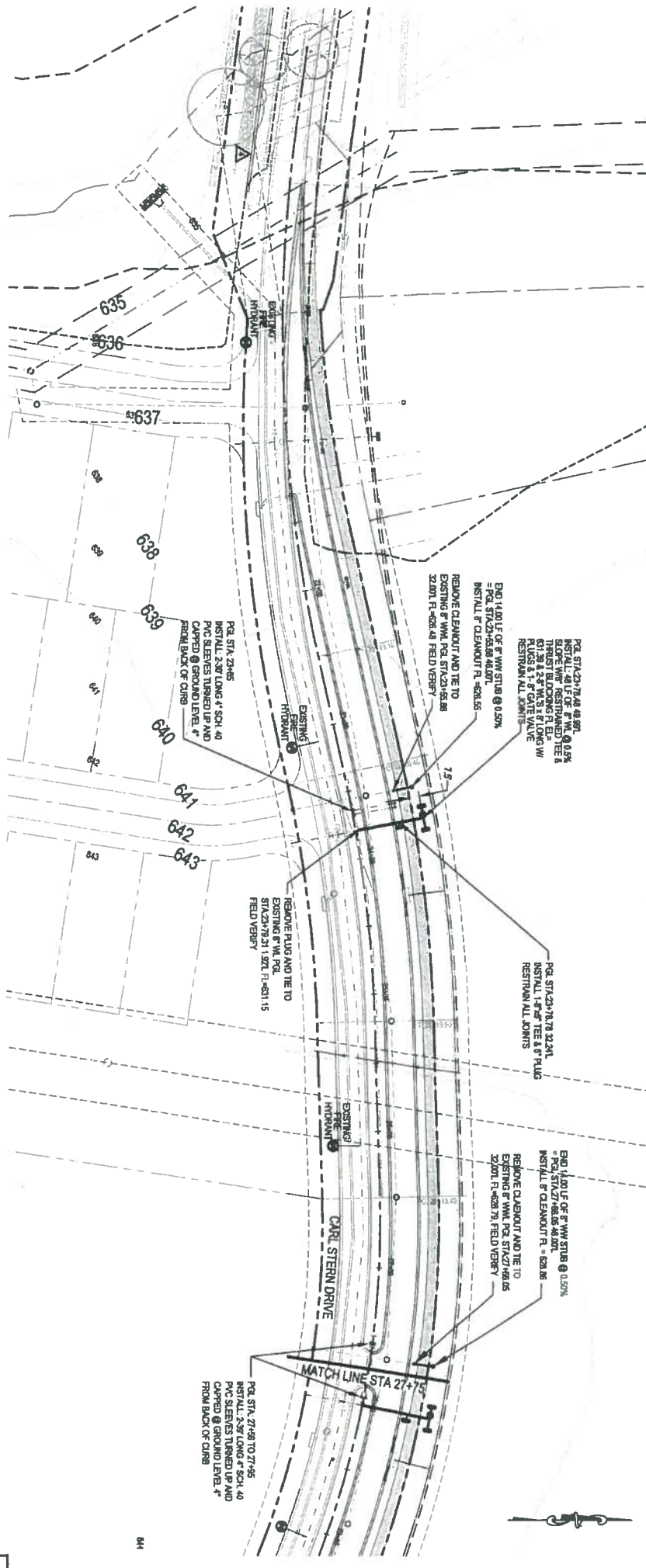
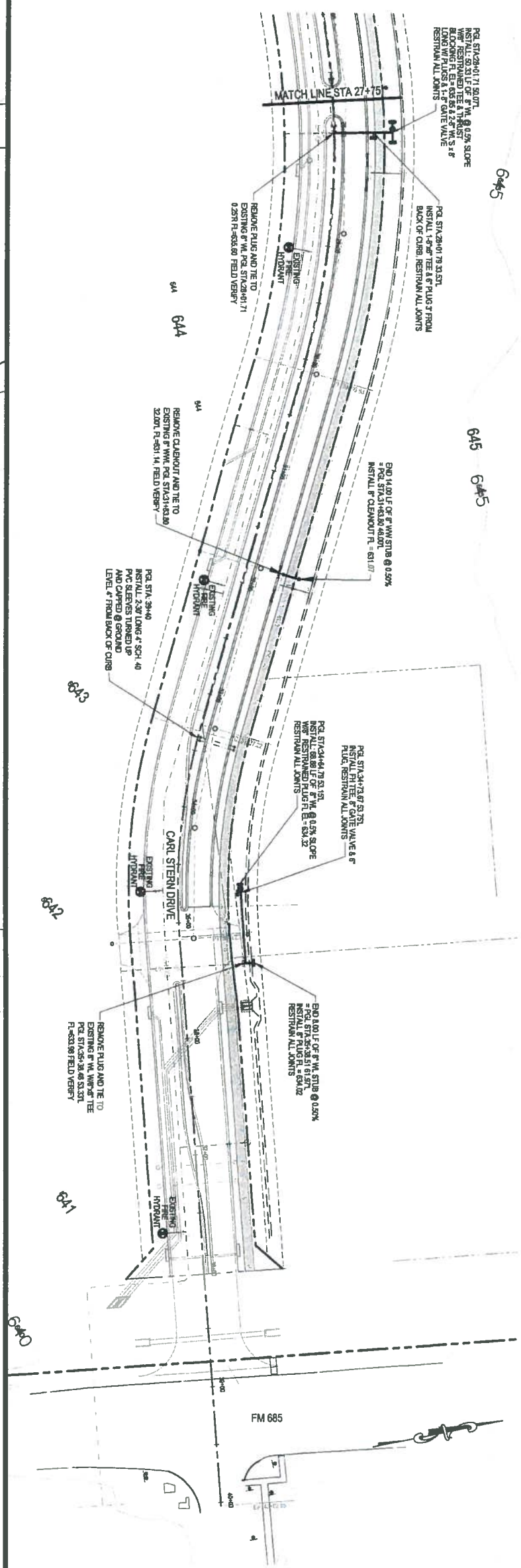
(31 979 ACRES)
HUTTO OPTION, MEZZ
DEED AND BILL OF SALE
DOC NO 2009018029
O.P.R.W.C. TX

25 0 25 50 100
GRAPHIC SCALE IN FEET: 1"=50'

LEGEND

— CENTERLINE-POL
— RIGHT-OF-WAY
— CURB & GUTTER
— 10" CURB INLETS
— DROP INLET
— CLUTCH, S LINE
— WASTEWATER CO
— EXIST. WW LINE-MH
— WATERLINE
— GATE VALVE
— FIRE HYD. ASSEMBLY
— 2" W. BOTTOM DITCH
— EASEMENT LINE
— LIMITS OF CONSTRUCTION





- LEGEND**
- CENTERLINE PCL
 - RIGHT-OF-WAY
 - EASEMENTS
 - CURB & GUTTER
 - 10\"/>

2' W. BOTTOM PATCH

APPROVED MAY 22, 2007

- NOTE:**
1. 8" POTABLE WATER LINES SHALL BE 6090 PVC PIPE AND 6" FIRE HYDRANT LEADS SHALL BE CLASS 360 DUCTILE IRON PIPE.
 2. CONTRACTOR SHALL EXCAVATE 2'8" WIDE TRENCH OVER EXISTING WATER AND WASTEWATER LINES UNDER PROPOSED PAVEMENT TO EXISTING BEDDING ENVELOPE. BACKFILL TRENCH WITH BASE MATERIAL MEETING AND COMPACTED TO CITY SPECIFICATIONS.
 3. ALL EXISTING MANHOLES AND WATER VALVE BOXES TO BE ADJUSTED TO PROPOSED FINISH GRADE.

HUTTO CROSSING, PHASE ONE, SECTION FOUR
PAVING, DRAINAGE, WASTEWATER AND WATER IMPROVEMENTS

WASTEWATER & WATERLINE PLANS

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 377-4200	SHEET: 12 OF 28
JOB NO. 11038-53	SCALE: AS NOTED
DESIGNED BY: RM	DATE: 8/7/2016
DRAWN BY: BP	DATE: 3/20/2017
FILE: 0111038-53_PHS(SEC)PLAN(2)W-WWATER.dwg	



Appendix F

LUE CALCULATIONS AND PIPE CAPACITIES

BFR East LUEs

Use	Units	LUEs/Unit	LUEs
Duplex	104	1	104
Townhome	230	0.5	115

Total			219
--------------	--	--	------------

Carl Stern LUEs

Use	Units	LUEs/Unit	LUEs
Duplex	104	1	104
Townhome	230	0.5	115
Commercial Sites	10	2	20
The Emory	305	0.5	152.5

Total			391.5
--------------	--	--	--------------

HUTTO CROSSING BFR WEST
WASTEWATER FLOWS AND PIPE CALCULATIONS

LINE	FROM STATION	TO STATION	SERVED PER PIPE SEGMENT	NO OF LUE'S	SERVED PER PIPE ACCUM. SEGMENT	AREA	PIPE		AREA SERVED PER PIPE ACCUM. SEGMENT	PEAK DRY WEATHER FLOWS			INFILTRATION	PEAK WET WEATHER FLOWS			PIPE CAPACITY					
							DIA.	SLOPE		Average Daily Flow	Peak Daily Flow	Peak Daily Flow		Peak Daily Flow	Qpwr (gpm)	Qpwr (cfs)	Velocity (fps)	Depth (ft)	Full Pipe (cfs)	Full Pipe (gpm)	65% (gpm)	85% (gpm)
6-inch Stubs				110	110	37,240	(in)	(%)	(gpm)	(Qpdr) (gpm)	(Qpdr) (cfs)	Velocity (fps)	Depth (ft)	19.40	105.59	0.235	1.28	0.07	0.86	384	250	326
12-inch	3+18.81	5+77.10	282	392	392	58,660	12	0.50	76.22	282.57	0.630	1.06	0.05	30.55	313.13	0.698	1.10	0.06	2.52	1,133	736	963

NOTES (COH CRITERIA)

- 1) Peak dry weather flow based on:

$$Q_{pd} = [(18 + (0.018 \times H)^{0.5}) / (4 + (0.018 \times H)^{0.5})] \times H$$
 where: H= 80 (gal/person/day) x No. of LUE's x 3.5 / 1440
 = average dry-weather flow in gpm
- 2) Infiltration based on 750 gpd/acre served
- 3) Peak wet weather flow based on Qpd plus infiltration
- 4) Pipe flow calculations based on Manning's 'n' of 0.013
- 5) For pipes 15" in dia. and smaller, sizes determined by:
 Qpd<65% of full pipe capacity, or Qpw<85% of full pipe capacity

Appendix G

UTILITY SERVICE LETTERS



December 3, 2015

Atmos Energy Corporation
Brad Crosswhite
Project Manager
3110 N. IH 35
Round Rock, Texas 78681
Office: 512-310-3801
Fax: 512-310-3819

Ronee Gilbert
Project Manager
Murfee Engineering Company, Inc.
1101 Capital of TX Hwy S., Bldg. D
Austin, TX 78746

Re: Hutto Crossing Phase 4
FM 685 at Carl Stern

Dear Ronee:

Upon your request, I have reviewed the location of gas facilities near your project site. Atmos Energy Corporation has an active 8 inch Intermediate Pressure Poly II gas main, located on the west side of FM 685, extending from Hwy 79 south to Carl Stern. Atmos Energy Corporation has an active 6 inch Intermediate Pressure Poly II gas main located on the south side of Carl Stern, west of FM 685, within your Development.

Atmos cannot warrant the accuracy of these locations without field verification of our assets relative to your property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005.

A main and service extension will be required to serve this site and is subject to franchise agreements, if applicable, Railroad Commission rules and regulations, and Atmos Energy policies. The total BTU load and a site plan, with metes and bounds, are necessary to facilitate the design of gas mains and service lines. On receipt, the Atmos planning department will make a sizing recommendation based upon the BTU load required for your project.

Please contact me at (512) 310-3801 or (512) 496-9844 for further information regarding the timeframe gas service is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Crosswhite", written over a light blue horizontal line.

Brad Crosswhite
Project Manager



Oncor Electric Delivery Company LLC
a Delaware limited liability company

November 30, 2015

Jim Krumnow
350 Texas Avenue
Round Rock, Texas 78664
jimmy.krumnow@oncor.com
512-244-5692

Murfee Engineering Company, Inc.
Attn: Ronee Gilbert, Project Manager
1101 Capital of TX Hwy S., Bldg. D
Austin, TX 78746

Re: Hutto Crossing Phase 4 Subdivision, Hutto, TX

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

jimmy.krumnow@oncor.com

Digitally signed by
jimmy.krumnow@oncor.com
DN:
cn=jimmy.krumnow@oncor.com
Date: 2015.11.30 18:35:05 -06'00'

Jim Krumnow
New Construction Manager, Senior



December 1, 2015
Ronee Gilbert
Murfee Engineering Company, Inc
1101 Capital of TX Hwy S., Bldg. D
Austin, TX 78746

SUBJECT PROPERTY: Hutto Crossing Ph 4, Hutto, TX

The above referenced property lies within the area legally served by CenturyLink Telephone. CenturyLink anticipates it will be able to furnish telephone and data services requested in the manner prescribed by CenturyLink Rules and Regulations, as they exist. All new developments will be evaluated based on our anticipated return on investment. Actual construction will be approved based on a positive economic and ROI model.

Please have the building contractor contact me regarding plans for telephone facilities and conduit routing when they are ready to begin this project. Any temporary telephone service to contractors' construction trailers, at this site, is 100% billable and to be paid prior to construction of any lines. Contractors will need to call the business office at 1 800-786-6272 to establish service and notify me with an order number for a cost estimate.

If you have any other questions, please feel free to call me.

Sincerely,

Janice Strickland
CenturyLink Network Engineer II
1214 Dogwood Blvd.
Killeen, TX 76543
Ofc 254-690-9370
Email Janice.Strickland@centurylink.com

December 1, 2015

Ronee Gilbert
Murfee Engineering Company, Inc.
1101 Capital of TX Hwy S., Bldg D
Austin, TX 78746

Re: Will Serve Letter – Hutto Crossing Phase 4

In concern of Time Warner Cable (TWC) facilities at the property located at Hutto Crossing Phase 4, Hutto, TX, TWC has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,



Lisa N. Law
Date Operations Manager
West Region
Time Warner Cable
750 Canyon Drive
Coppell, TX 75019

Appendix H

HUTTO FIRE RESCUE APPLICATION



Williamson County Emergency Services District #3

Hutto Fire Rescue

501 Exchange Boulevard, P.O. Box 175

Hutto, TX 78634

APPLICATION FOR PLAN REVIEW

AUTHORITY AND PURPOSE

Reviews of the plan(s) for the project specified are for the purpose of ensuring that improvements are designed, implemented, and constructed in accordance with the **FIRE CODE** in Williamson County Emergency District No. 3. The District is authorized by state law to assure compliance with, and enforcement of the regulations and codes which promote the health and safety of those persons within the territory of the district.

**The fire code official is authorized to require the owner or agent to provide, without charge to the District, and at the sole cost and expense of the owner or agent, a Third Party Review for permits, approvals, inspections, or plans submitted to the District for approval. Any Third Party Review required by the District will be conducted by an entity of the fire code official's choice.*

X	REQUESTED PLAN REVIEW	FEES	\$ PAID & DATE
	Site Plan	\$175.00	
	New Building Plan / Each Additional Re-submittal	\$100.00 + \$0.10 / Sq. Ft. \$50.00	
	New Building- Shell Only Each Additional Re-submittal	\$100.00 + \$0.05 / Sq. Ft. \$50.00	
	New Building- Finish Out	\$100.00 + \$0.05 / Sq. Ft.	
	Existing Building Re-model	\$140.00	
	*Fire Alarm Plan / Occupancy	\$100.00 + \$0.25 / device	
	*Fire Sprinkler Plan / Occupancy	\$100.00 + \$0.25 / device	
	*Fire Standpipe Plan / 1-4 outlets / Occupancy	\$200.00	
	Each additional 1-4 outlets / Occupancy	\$100.00	
	Fire Sprinkler Plan (1 & 2 Family Dwelling Only)	Free	
	Hood System	\$100.00	
	Paint Booth	\$100.00	
X	Subdivision Plan	\$150.00 / section / phase	
	Fireworks / Pyro-techniques	\$250.00	
	Hazardous Materials (Up to 3 hours)	\$200.00	
	Each Additional Re-submittal / Per Plan	\$75.00	

All fees must be paid before plans are signed, inspections cleared, or permits issued. Make checks payable to:

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT #3

Date plans submitted for plan review: 3/4/2022

Plans submitted by: (Firm name, Contact Person, Phone #, Fax #)

Ken Martin P.E., Murfee Engineering

512-327-9204

kmartin@murfee.com

Project Owner: (Firm Name, Contact Person, Phone#, Fax #)

Hutto Option Mezz Holdings LLC

100 Pine St. 29th Floor

San Francisco, CA 94111

Project Name: Hutto Crossing Phase 4 Revised Preliminary Plat

Project Address: 201 Carl Stern Drive

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'
DUBOC 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

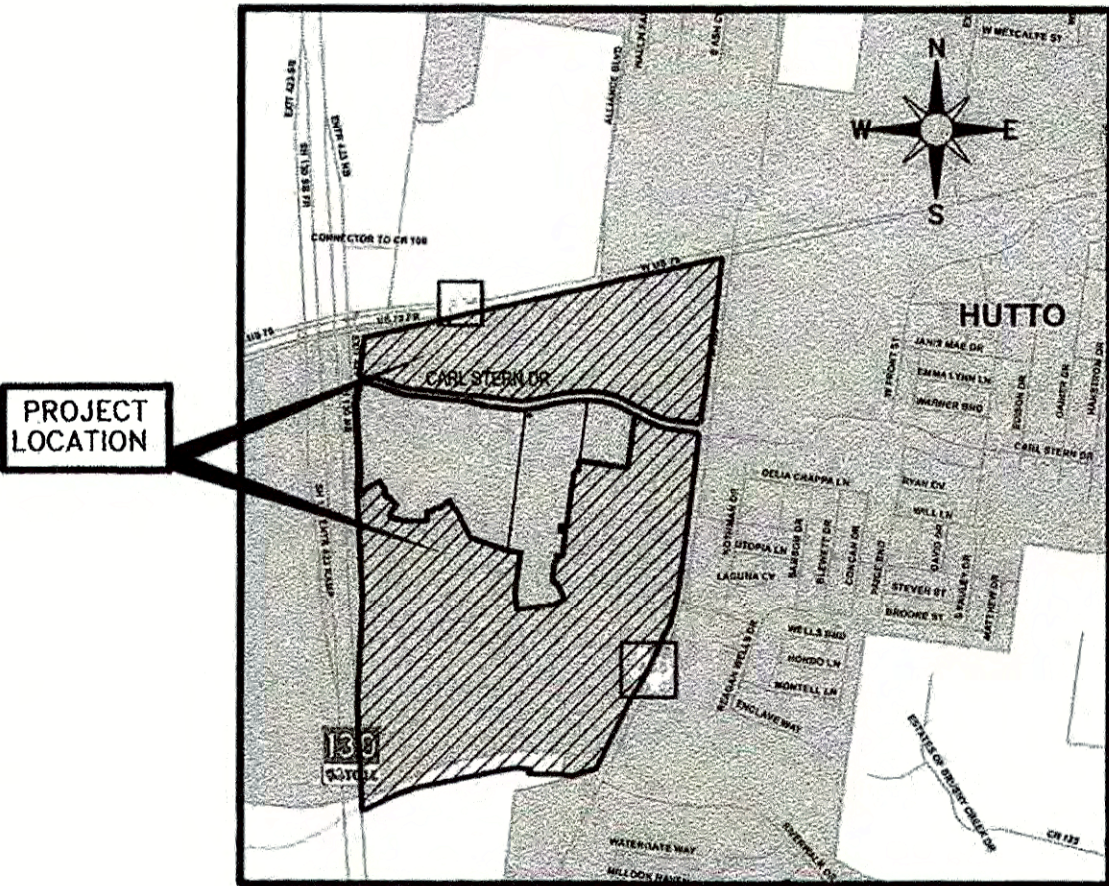
SEE SHEET 2 FOR NEW STREET NAMES, SINGLE FAMILY BLOCK DATA,
OPEN SPACE AND PARKLAND DATA TABLES.

REVISED SECTION 16

SEE SHEET 3 FOR NEW STREET NAMES, FOR SINGLE FAMILY BLOCK
DATA, OPEN SPACE/AMENITY 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 0515F, effective date of December 20, 2019.
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

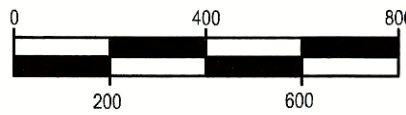


Received 4/26/2022

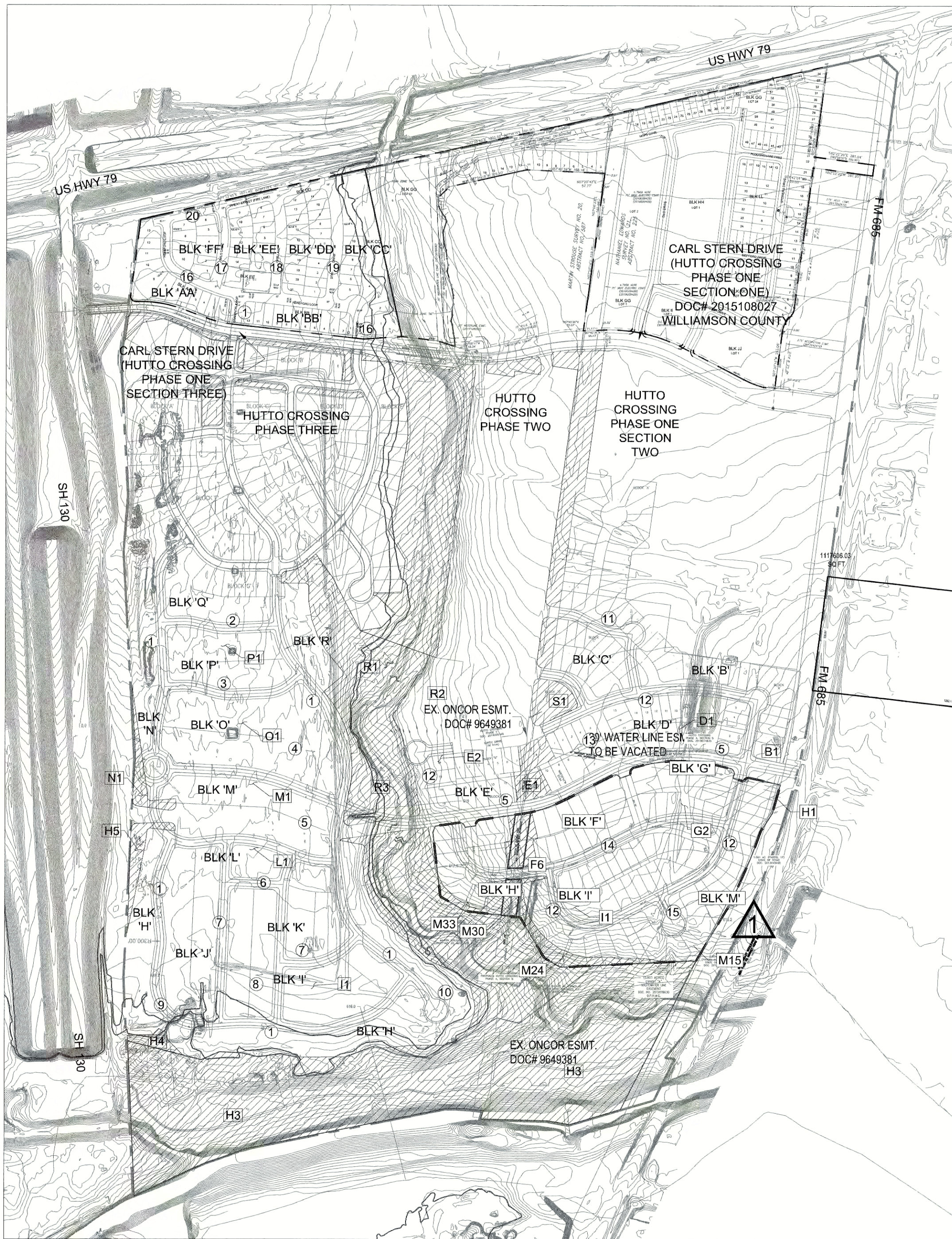


MEC		
Murfee Engineering Company Texas Registered Engineering Firm F-353		
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204		
JOB NO. 21-013-10	PREV. JOB NO'S: JOB NO. 11038.150 JOB NO. 11038.325	SHEET: 1 OF 13
DATE: 4/21/2022	DRAWN BY: RLW	DESIGNED/CHECKED BY: KWM

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



SCALE: 1"=400'



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
BB	1	7735.4	GG	14	3913	KK	4	2635
BB	2	4697	GG	15	3913	KK	5	2635
BB	3	4725	GG	16	3906.8	KK	6	2635
BB	4	4725	GG	17	317744	KK	7	2763.2
BB	5	4725	GG	18	2944.8			
BB	6	4725	GG	19	2945	LL	1	2761.6
BB	7	4725	GG	20	2945	LL	2	2636.3
BB	8	4725	GG	21	2945	LL	3	2635
BB	9	4725	GG	22	2945	LL	4	2636.6
BB	10	4725	GG	23	2945	LL	5	2635
BB	11	4725	GG	24	2945	LL	6	2762.4
BB	12	4701.1	GG	25	2945	LL	7	3990.1
CC	1	600.96	GG	26	2945	LL	8	3990.9
CC	2	5395.8	GG	27	2945	LL	9	3990.3
CC	3	6150.4	GG	28	2945	LL	10	3991.1
CC	4	7019.9	GG	29	2945	LL	11	3990.5
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CC	10	4800.3	GG	35	5920.5	LL	17	2636.1
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DD	2	4725	GG	37	2945	LL	19	3989.8
DD	3	4725	GG	38	3990.1	LL	20	3990.2
DD	4	4725	GG	39	3989.8	LL	21	3989.8
DD	5	4669.4	GG	40	2760.4	LL	22	3990.2
DD	6	4936.2	GG	41	2634.3	LL	23	3989.8
DD	7	4938.7	GG	42	2635.4	LL	24	3990.2
DD	8	4407.3	GG	43	2634			
DD	9	4949	GG	44	2635.2			
DD	10	4935.5	GG	45	2763.6			
DD	11	4662.3	GG	46	3991.5			
DD	12	4691.9	GG	47	3991.4			
DD	13	4932.8	GG	48	2761.6			
DD	14	4986.2	GG	49	3991.5			
DD	15	5005.6	GG	50	3991.4			
DD	16	4997.3						
DD	17	4955.5	HH	1	184049			
DD	18	4787.5						
DD	19	4748.3	II	1	39418			
DD	20	4866						
DD	21	5055.8						
EE	1	19868	JJ	1	88174			
EE	2	4788.7	JJ	2	2945			
EE	3	4751.9	JJ	3	3348.4			
EE	4	4929.1	JJ	4	3365.1			
EE	5	5066.5	JJ	5	2945.9			
EE	6	5079.3	JJ	6	3990.5			
EE	7	5069.5	JJ	7	3990.2			
EE	8	4708.1	JJ	8	3990.1			
EE	9	4839	JJ	9	3990.1			
EE	10	4926.7	JJ	10	3990.1			
EE	11	5157.6	JJ	11	3990.1			
EE	12	5063.6	JJ	12	3990.2			
EE	13	4966	JJ	13	3990.2			
EE	14	5182.2	JJ	14	3990.2			
FF	1	5436.6	JJ	15	3990.2			
FF	2	4689.9	JJ	16	3990.3			
FF	3	4733.2	JJ	17	3990.3			
FF	4	5208.1	JJ	18	3990.3			
FF	5	5299.3	JJ	19	3990.3			
FF	6	4994.4	JJ	20	2945.3			
FF	7	5254.3	JJ	21	2945.3			
FF	8	5754.7	JJ	22	17421			
FF	9	4902.2	JJ	23	2944.2			
FF	10	7332	JJ	24	2944			
FF			JJ	25	3988.6			

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	18.24	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
㉑	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



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HUTTO CROSSING PHASE 4
PRELIMINARY PLAT
OVERALL PRELIMINARY PLAT



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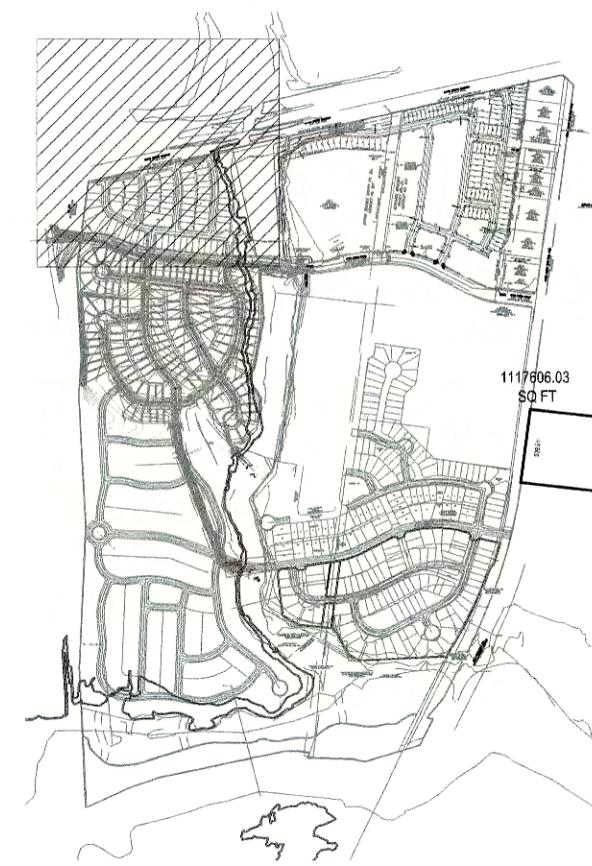
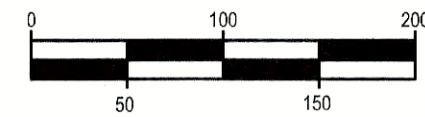
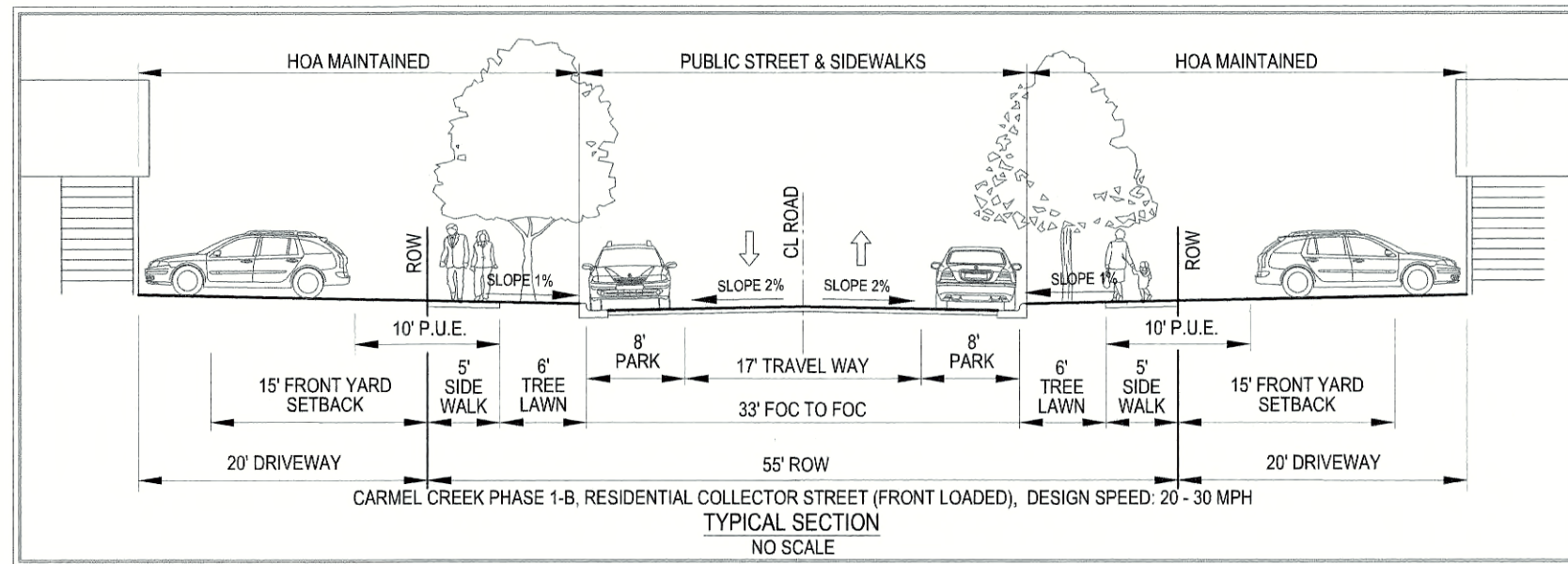
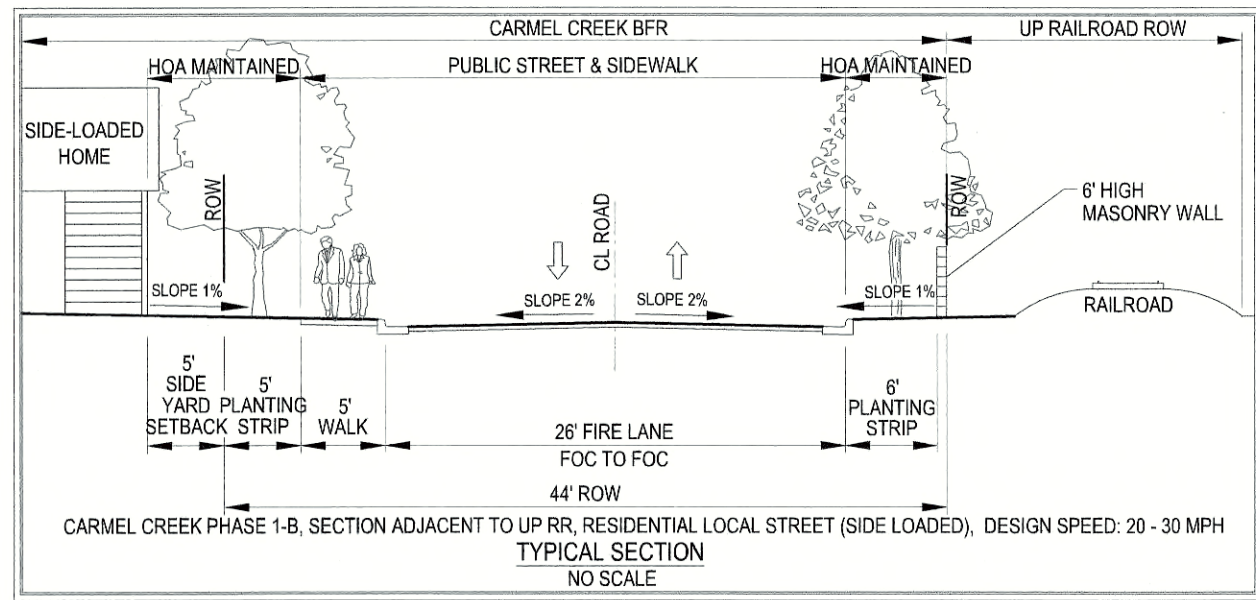
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

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

DESIGNED BY: KWM | DATE: 3/24/2022

DRAWN BY: RLW | DATE: 3/24/2022

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

NOTES:

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

HUTTO CROSSING PHASE 4 PRELIMINARY PLAT SHEET 3

MEC

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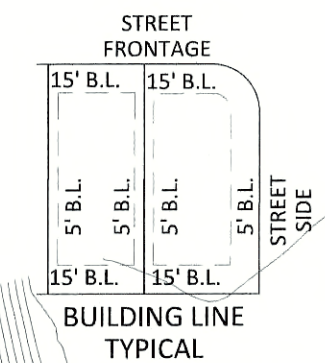
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

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

DESIGNED BY: KWM DATE: 3/24/2022

DRAWN BY: RLW DATE: 3/24/2022

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



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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

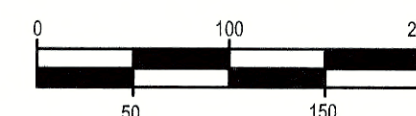
BLOCK & LOT #	TYPE	ACRES
GG1	OPEN SPACE/AMENITY	0.95
GG17	OPEN SPACE/AMENITY	7.29
GG35	OPEN SPACE	0.03
GG36	OPEN SPACE	0.01
JJ34	OPEN SPACE	0.06
JJ22	EMERGENCY ACCESS/OPEN SPACE	0.4
JJ31	OPEN SPACE	0.08

SINGLE FAMILY ATTACHED BLOCK DATA

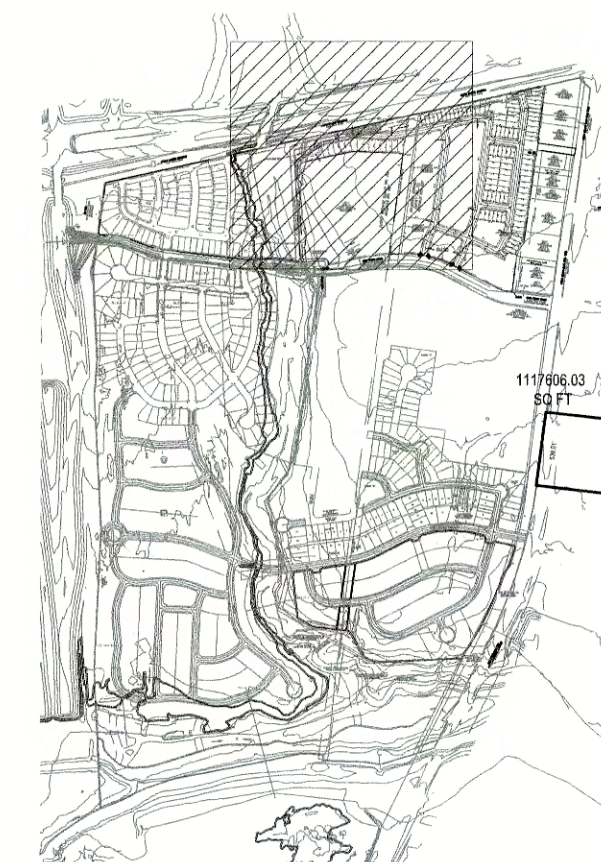
BLOCK	ACRES	# OF SF LOTS
GG	3.05	2
HH	4.23	1
II	0.91	1
JJ	2.02	1
KK	0.73	1

STREET NAMES

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



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



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HUTTO CROSSING PHASE 4
PRELIMINARY PLAT
SHEET 4

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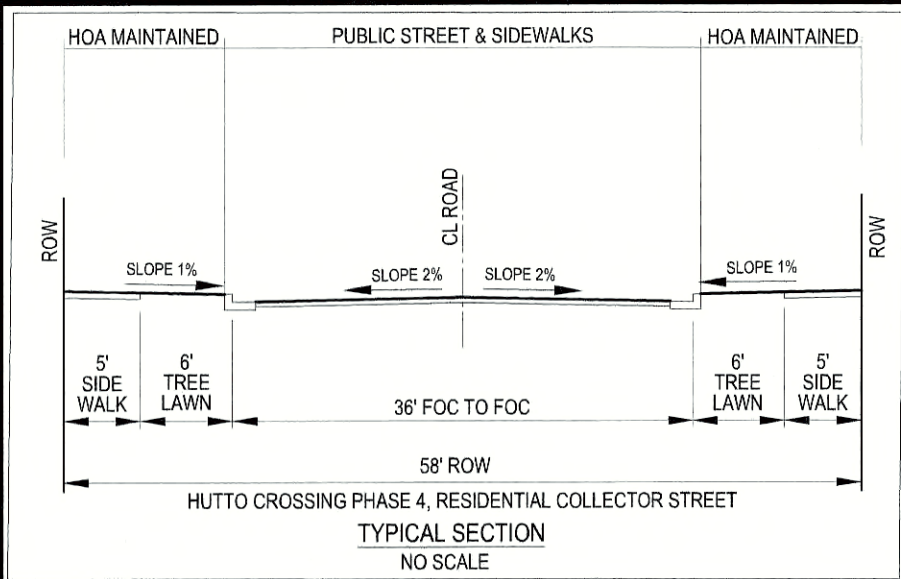
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JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 4 OF 13

DESIGNED BY: KWM | DATE: 3/24/2022

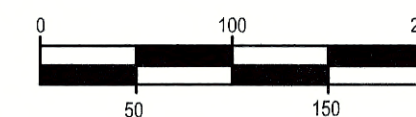
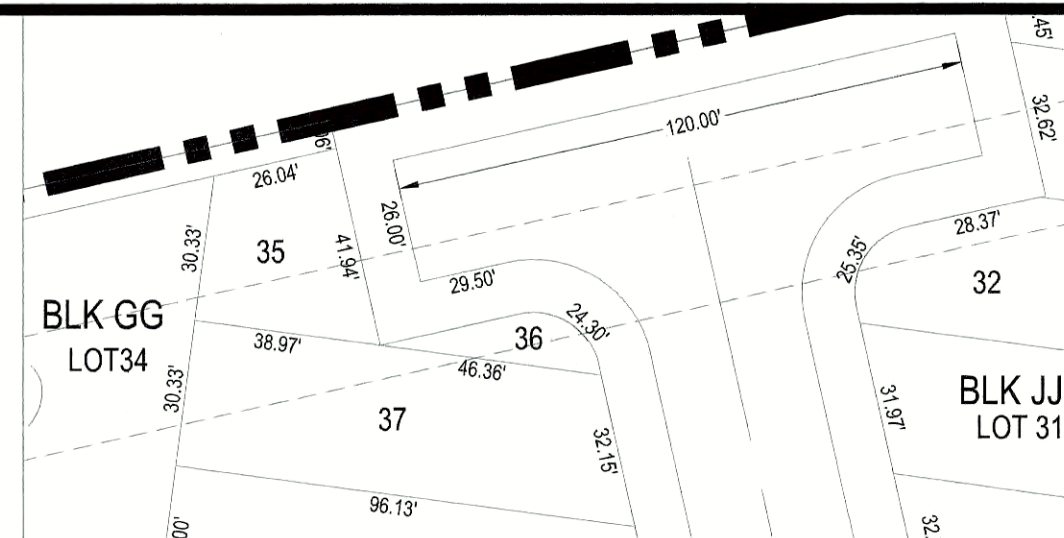
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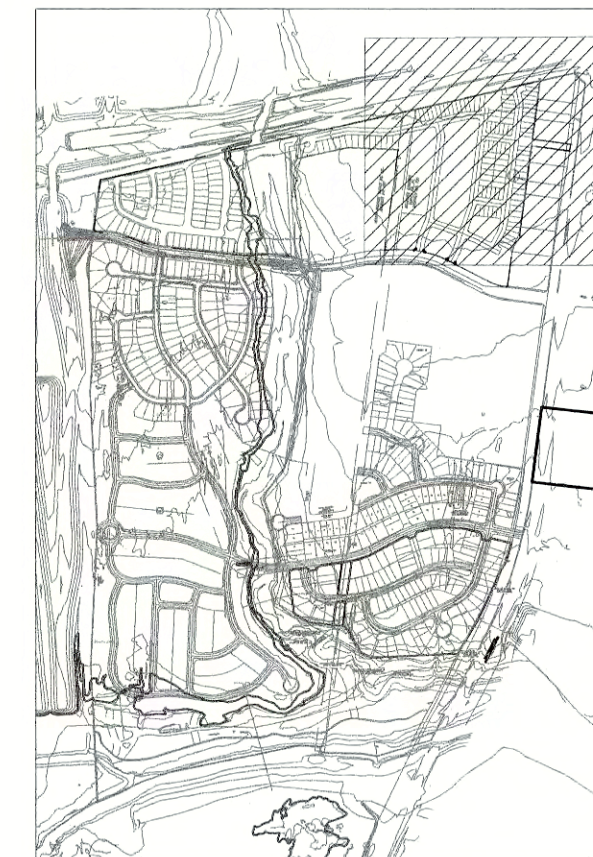


NOTES:

- LOT 1 AND LOT 17 BLOCK GG SHALL BE AMENITY AND OPEN SPACE LOTS.
- LOTS 36 AND 35 BLOCK GG, AND LOTS 31 AND 34 BLOCK JJ ARE LIMITED TO OPEN SPACE.
- LOT 22 BLOCK JJ WILL BE DEDICATED AS A DRAINAGE EASEMENT, ACCESS EASEMENT, AND PUE.
- 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.
- 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.
- 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.
- FIRE LANE SIGNAGE WILL BE POSTED ON THE SIDE OF THE FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET AND LESS THAN 32 FEET WIDE.



SCALE: 1"=100'



SHEET KEY

LEGEND

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



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HUTTO CROSSING PHASE 4 PRELIMINARY PLAT SHEET 5

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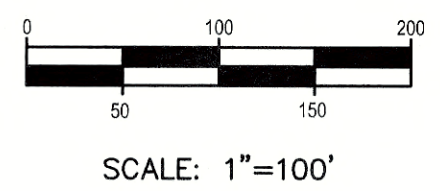
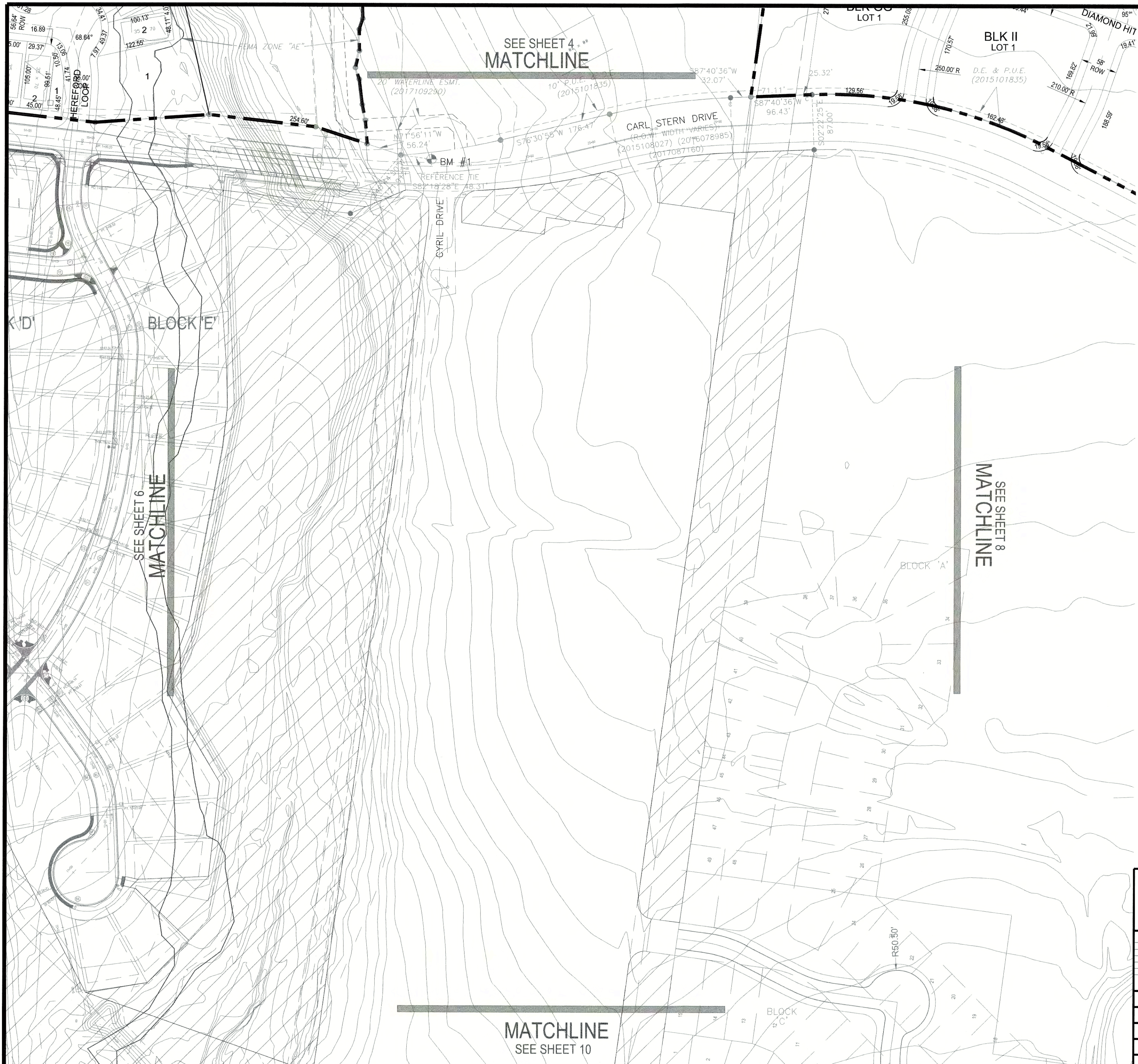
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 5 OF 13

DESIGNED BY: KWM | DATE: 3/24/2022

DRAWN BY: RLW | DATE: 3/24/2022

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



Received 4/26/2022
HUTTO CITY OF

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



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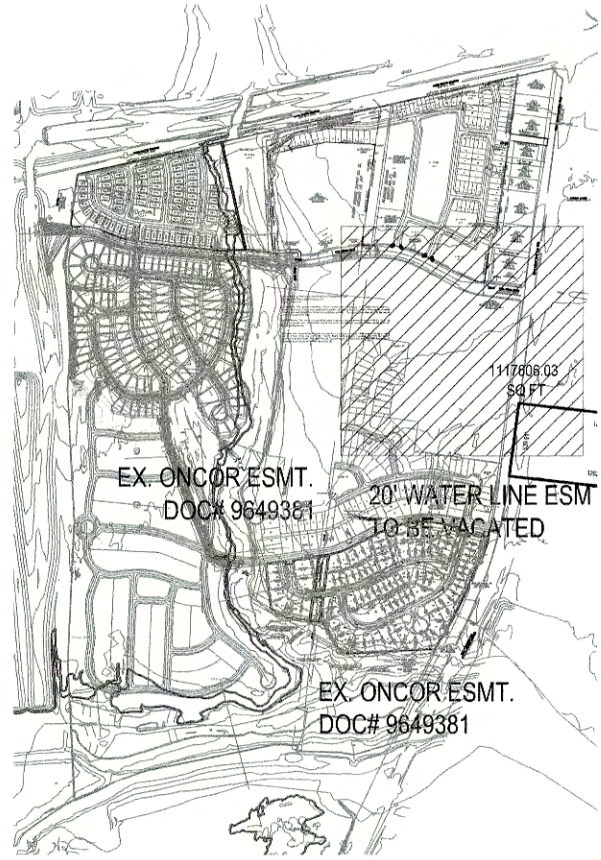
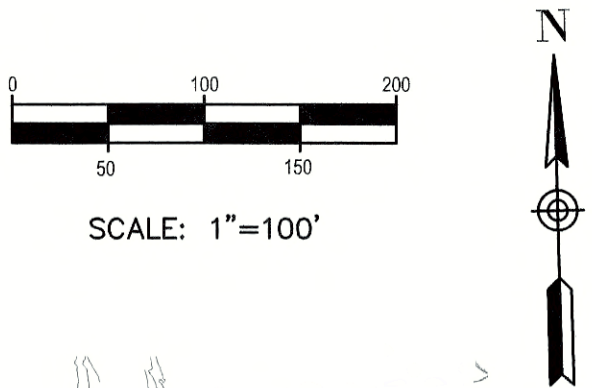
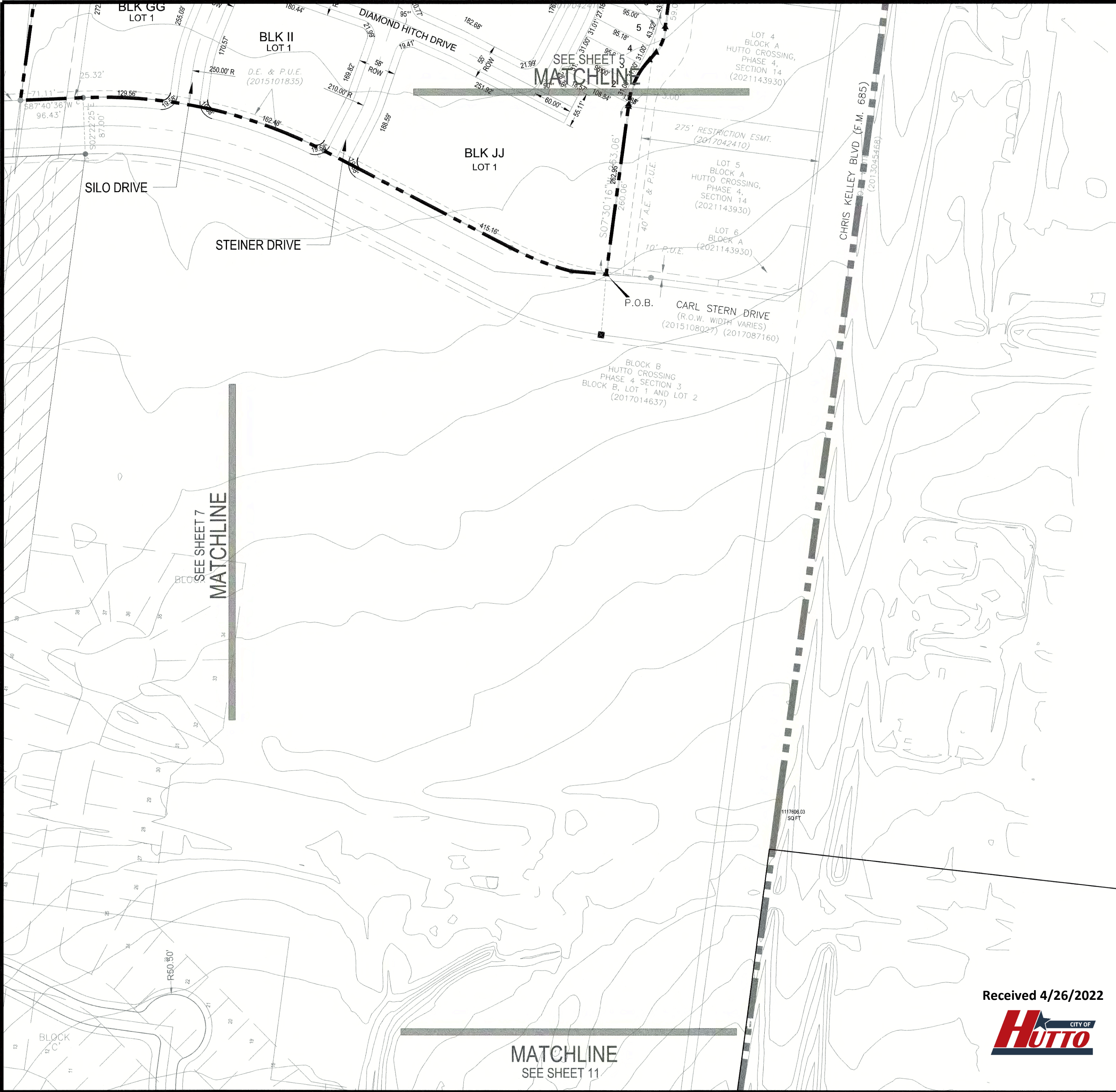
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

JOB NO. 21013.10 | SCALE: AS NOTED | SHEET: 7 OF 13

DESIGNED BY: KWM | DATE: 3/24/2022

DRAWN BY: RLW | DATE: 3/24/2022

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

Kenneth W. Martin

4-1-2022

**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: 3/24/2022	
DRAWN BY: RLW	DATE: 3/24/2022	

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

Received 4/26/2022
HUTTO
CITY OF

AGENDA ITEM REPORT

4.14.



To: Planning and Zoning Commission
Subject: Hold a public hearing on the proposed Titan Innovation Business Park Phase II Preliminary Plat Revision #2, 46.649 acres, more or less, of land, 3 industrial lots, located south of Limmer Loop and Innovation Boulevard.
Meeting: Tuesday, May 3, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

Public Hearing Only - No action

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

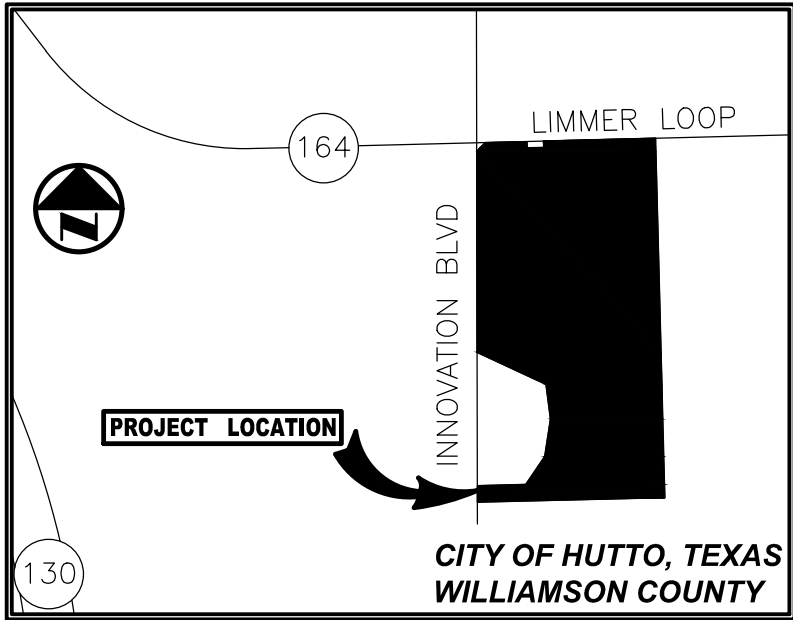
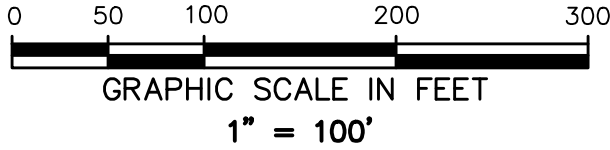
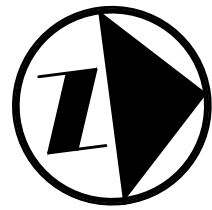
1. DRAFT - TIBPPhII-Rev#2Prelim-Init-Plat(4-4-22)

AREA TABLE		
LOT	SF	ACRES
2	648,712	14.892
3	620,592	14.248
4	762,706	17.509
TOTAL	2,032,010	46.649

TEXAS STATE TECHNICAL COLLEGE
(DOCUMENT NUMBER 2011062757)

TEXAS STATE TECHNICAL COLLEGE
(DOCUMENT NO. 2011062756)

CADENCE BANK DBA
CADENCE TRUST TR OF
ALFREDO O LYKINS
GUARDIANSHIP
MANGMNT TRUST
(DOC. NO. 2018034353)



VICINITY MAP
(1"=2000')

LEGEND

- (C.M.) CONTROLLING MONUMENT
SUBJECT PROPERTY LINE
SHARED PROPERTY LINE
PROPERTY LINE
EXISTING EASEMENT LINE
LIMITS OF FLOOD ZONE
EXIST CONTOUR
SURVEY ABSTRACT LINE
CITY LIMITS LINE
5/8-INCH IRON ROD W/
"PACHECO KOCH" CAP FOUND
UNLESS OTHERWISE NOTED
- R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING

Received 4/4/2022



SEE SHEET 3 OF 5 FOR TREE TABLE

**TITAN INNOVATION
BUSINESS PARK
PHASE II**
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 5



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

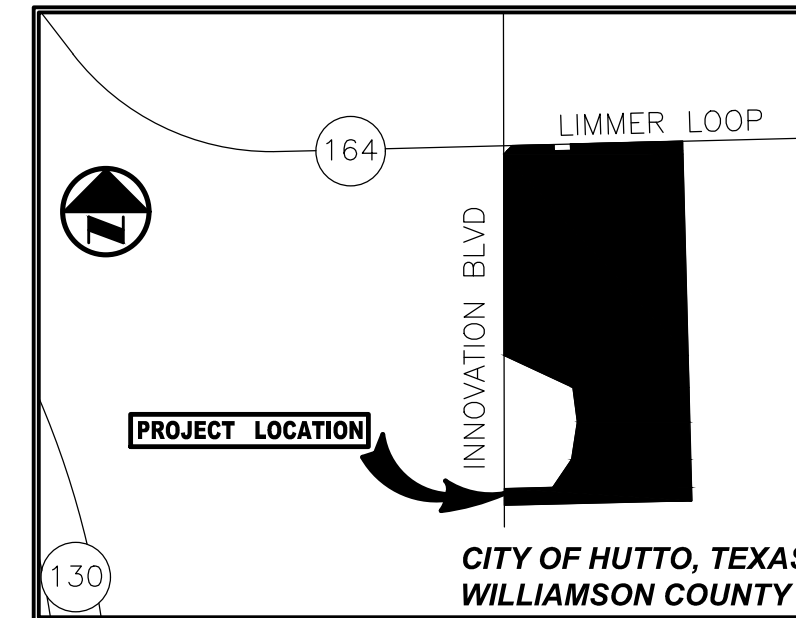
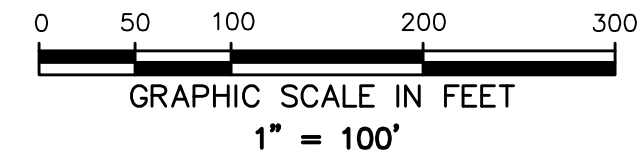
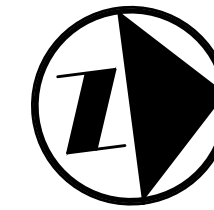
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LMG	LMG	1"=100'	MAR. 2022	4703-21.089

LGONZALEZ
3/3/2022 2:25 PM
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MATCH LINE (SEE SHEET 1)

CADENCE BANK DBA CADENCE
TRUST TR OF ALFREDO O LYKINS
GUARDIANSHIP MANGMNT TRUST
(DOC. NO. 2018034353)

CADENCE BANK DBA CADENCE
TRUST TR OF ALFREDO O LYKINS
GUARDIANSHIP MANGMNT TRUST
(DOC. NO. 2018034353)



VICINITY MAP
(1"=2000')

LEGEND

- (C.M.) CONTROLLING MONUMENT
SUBJECT PROPERTY LINE
SHARED PROPERTY LINE
PROPERTY LINE
EXISTING EASEMENT LINE
LIMITS OF FLOOD ZONE
613 EXIST CONTOUR
SURVEY ABSTRACT LINE
CITY LIMITS LINE
5/8-INCH IRON ROD W/
"PACHECO KOCH" CAP FOUND
UNLESS OTHERWISE NOTED
- R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
SEE SHEET 3 OF 5 FOR TREE TABLE
AND BENCHMARK LIST

Received 4/4/2022



TITAN INNOVATION
BUSINESS PARK
PHASE II

PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 5



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	LMG	1"=100'	MAR. 2022	4703-21.089

INNOVATION BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

1/2-INCH IRON
ROD FOUND

N 52°21'26" E
170.69'

DRAINAGE EASEMENT
(TO BE DEDICATED BY THIS PLAT)

10' P.U.E.
(TO BE DEDICATED
BY THIS PLAT)

30-FT WIDE PUBLIC UTILITY EASEMENT
(DOC. NO. 2011066294)
DRAINAGE EASEMENT
(TO BE DEDICATED BY THIS PLAT)

50-FT PERMANENT EASEMENT
(DOC. NO. 2017045497)
10' P.U.E.
(TO BE DEDICATED BY THIS PLAT)

1/2-INCH IRON
ROD W/RED
CAP FOUND

1/2-INCH IRON
ROD W/RED
CAP FOUND

JOINT USE ACCESS EASEMENT
(TO BE DEDICATED BY THIS PLAT)

TITAN INNOVATION BUSINESS
PARK II, LLC
(INST. NO. 2021087239)

LOT 2, BLOCK 1
14.892 ACRES
(648,712 SF)
ZONE "X"
(SEE NOTE 5)
"PHASE II"

5' P.U.E.
(TO BE DEDICATED BY THIS PLAT)

N 07°21'26" E 1194.67'

TITAN INNOVATION BUSINESS
PARK II, LLC
(INST. NO. 2021087239)

LOT 3, BLOCK 1
14.248 ACRES
(620,592 SF)
ZONE "X"
(SEE NOTE 5)
"PHASE IV"

50-FT PERMANENT EASEMENT
(DOC. NO. 2017045497)

30-FT WIDE PUBLIC UTILITY EASEMENT
(DOC. NO. 2011066294)

10' P.U.E.
(TO BE DEDICATED
BY THIS PLAT)

PART OF
ROBERTO MALDONADO AND
WIFE MARY ANN MALDONADO
(VOL. 2587, PG. 919)

ZONE "X"
(SEE NOTE 5)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 07°22'26" W	37.11'
L2	S 82°37'34" E	97.07'
L3	N 07°22'26" E	37.11'

AREA TABLE

LOT	SF	ACRES
2	648,712	14.892
3	620,592	14.248
4	762,706	17.509
TOTAL	2,032,010	46.649

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
ROBERTO MALDONADO AND
WIFE, MARY ANN MALDONADO
4904 CR 123
HUTTO, TEXAS 78634
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

PRELIMINARY PLAT- TITAN INNOVATION BUSINESS PARK PHASE II

LCONZALEZ
3/3/2022 2:25 PM
M: \\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP.DWG

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
1893	14" MULTI--TRUNK WILLOW	14'
6550	12" MULTI--TRUNK HACKBERRY	12'
6551	10" OAK	10'
6552	12" MULTI--TRUNK HACKBERRY	12'
6553	10" HACKBERRY	10'
6554	10" MULTI--TRUNK HACKBERRY	10'
6555	8" MULTI--TRUNK HACKBERRY	8'
6556	6" HACKBERRY	6'
6557	6" HACKBERRY	6'
6558	6" MULTI--TRUNK HACKBERRY	6'
6559	6" HACKBERRY	6'
6560	6" MULTI--TRUNK HACKBERRY	6'
6561	8" MULTI--TRUNK HACKBERRY	8'
6562	12" MULTI--TRUNK HACKBERRY	12'
6563	6" HACKBERRY	6'
6564	6" HACKBERRY	6'
6565	10" MULTI--TRUNK HACKBERRY	10'
6566	6" HACKBERRY	6'
6567	8" HACKBERRY	8'
6568	6" HACKBERRY	6'
6569	10" MULTI--TRUNK HACKBERRY	10'
6570	6" HACKBERRY	6'
6571	10" MULTI--TRUNK HACKBERRY	10'
6572	6" HACKBERRY	6'
6573	6" HACKBERRY	6'
6574	8" MULTI--TRUNK HACKBERRY	8'
6575	12" HACKBERRY	12'
6576	8" HACKBERRY	8'
6577	6" HACKBERRY	6'
6578	10" HACKBERRY	10'
6579	6" HACKBERRY	6'
6580	8" HACKBERRY	8'
6581	10" HACKBERRY	10'
6582	6" HACKBERRY	6'
6583	8" HACKBERRY	8'
6584	6" HACKBERRY	6'
6585	8" HACKBERRY	8'
6586	10" MULTI--TRUNK HACKBERRY	10'
6587	10" MULTI--TRUNK HACKBERRY	10'
6588	6" HACKBERRY	6'
6589	8" MULTI--TRUNK HACKBERRY	8'
6590	8" HACKBERRY	8'
6591	10" MULTI--TRUNK HACKBERRY	10'
6592	8" MULTI--TRUNK HACKBERRY	8'
6593	10" MULTI--TRUNK HACKBERRY	10'
6594	8" MULTI--TRUNK HACKBERRY	8'
6595	8" HACKBERRY	8'
6596	6" HACKBERRY	6'
6597	8" HACKBERRY	8'
6774	9" OAK	9'
6775	8" RED BUD	8'
6776	6" RED BUD	6'
6777	8" RED BUD	8'
6778	6" HACKBERRY	6'
6779	8" RED BUD	8'
6780	6" MULTI--TRUNK HACKBERRY	6'
6781	20" MULTI--TRUNK ASH	20'
6782	6" HACKBERRY	6'
6783	8" RED BUD	8'
6784	12" MULTI--TRUNK CEDAR ELM	12'
6785	7" OAK	7'
6786	8" OAK	8'
6787	6" HACKBERRY	6'
6788	8" MULTI--TRUNK RED BUD	8'
6789	6" ASH	6'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6601	8" MULTI--TRUNK HACKBERRY	8'
6602	8" HACKBERRY	8'
6603	8" HACKBERRY	8'
6604	8" HACKBERRY	8'
6605	24" HACKBERRY	24'
6606	12" COTTONWOOD	12'
6607	16" MULTI--TRUNK COTTONWOOD	16'
6608	6" LIVE OAK	6'
6609	12" COTTONWOOD	12'
6610	18" MULTI--TRUNK HACKBERRY	18'
6611	12" HACKBERRY	12'
6612	9" HACKBERRY	9'
6613	14" LIVE OAK	14'
6614	10" HACKBERRY	10'
6615	12" HACKBERRY	12'
6616	20" HACKBERRY	20'
6598	6" HACKBERRY	6'
6599	10" MULTI--TRUNK HACKBERRY	10'
6600	8" HACKBERRY	8'
6758	10" MULTI--TRUNK OAK	10'
6761	6" RED BUD	6'
6762	8" MULTI--TRUNK OAK	8'
6763	8" MULTI--TRUNK RED BUD	8'
6764	14" RED BUD	14'
6765	6" RED BUD	6'
6766	10" MULTI--TRUNK RED BUD	10'
6767	8" RED BUD	8'
6768	10" MULTI--TRUNK RED BUD	10'
6769	8" RED BUD	8'
6770	10" RED BUD	10'
6771	8" RED BUD	8'
6772	16" MULTI--TRUNK RED BUD	16'
6773	8" RED BUD	8'
6790	6" RED BUD	6'
6791	12" RED BUD	12'
6792	10" RED BUD	10'
6793	10" RED BUD	10'
6794	10" MULTI--TRUNK RED BUD	10'
6795	12" OAK	12'
6796	6" WILLOW	6'
6797	8" HACKBERRY	8'
6798	12" RED BUD	12'
6799	14" WILLOW	14'
6800	20" MULTI--TRUNK MISC. TREE	20'
6801	12" WILLOW	12'
6802	12" WILLOW	12'
6803	10" WILLOW	10'
6804	18" WILLOW	18'
6805	8" RED BUD	8'
6806	7" RED BUD	7'
6807	9" RED BUD	9'
6808	32" MULTI--TRUNK WILLOW	32'
6809	16" WILLOW	16'
6810	7" ASH	7'
6811	24" MULTI--TRUNK WILLOW	24'
6812	8" ASH	8'
6813	10" MULTI--TRUNK HACKBERRY	10'
6814	8" RED BUD	8'
6815	6" RED BUD	6'
6816	6" MULTI--TRUNK RED BUD	6'
6817	8" MULTI--TRUNK RED BUD	8'
6818	12" RED BUD	12'
6819	20" MULTI--TRUNK WILLOW	20'
6820	14" WILLOW	14'
6832	12" RED BUD	12'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6835	12" RED BUD	12'
6838	12" OAK	12'
6839	6" ASH	6'
6840	9" RED BUD	9'
6841	6" RED BUD	6'
6842	16" RED BUD	16'
6843	8" MULTI--TRUNK RED BUD	8'
6844	10" MULTI--TRUNK RED BUD	10'
6845	8" RED BUD	8'
6846	8" OAK	8'
6847	10" RED BUD	10'
6848	12" RED BUD	12'
6849	8" HACKBERRY	8'
6850	10" RED BUD	10'
6851	16" MULTI--TRUNK OAK	16'
6852	7" RED BUD	7'
6853	12" RED BUD	12'
6854	16" RED BUD	16'
6855	6" RED BUD	6'
6856	8" RED BUD	8'
6857	6" WILLOW	6'
6858	8" MULTI--TRUNK WILLOW	8'
6859	8" MULTI--TRUNK WILLOW	8'
6860	10" MULTI--TRUNK WILLOW	10'
6861	8" MULTI--TRUNK WILLOW	8'
68617	12" HACKBERRY	12'
68618	12" HACKBERRY	12'
68619	12" HACKBERRY	12'
68620	24" MULTI--TRUNK HACKBERRY	24'
68621	12" HACKBERRY	12'
68622	6" HACKBERRY	6'
68623	6" HACKBERRY	6'
68624	6" HACKBERRY	6'
68625	10" MULTI--TRUNK OAK	10'
68626	6" HACKBERRY	6'
68627	14" MULTI--TRUNK HACKBERRY	14'
68628	20" MULTI--TRUNK MESQUITE	20'
68629	8" WILLOW	8'
68630	24" HACKBERRY	24'
68631	6" WILLOW	14'
68632	10" HACKBERRY	10'
68633	8" HACKBERRY	8'
68634	10" HACKBERRY	10'
68635	24" MULTI--TRUNK HACKBERRY	24'
68636	8" HACKBERRY	8'
68637	12" MULTI--TRUNK HACKBERRY	12'
68638	12" MULTI--TRUNK HACKBERRY	12'
68639	14" MULTI--TRUNK HACKBERRY	14'
68640	8" HACKBERRY	8'
68641	6" HACKBERRY	6'
68642	8" HACKBERRY	8'
68643	30" MULTI--TRUNK HACKBERRY	30'
68644	10" HACKBERRY	10'
68645	16" HACKBERRY	16'
68646	18" MULTI--TRUNK HACKBERRY	18'
68647	20" MULTI--TRUNK HACKBERRY	20'
68648	12" HACKBERRY	12'
68649	24" HACKBERRY	24'
68650	20" MULTI--TRUNK HACKBERRY	20'
68651	30" HACKBERRY	30'
68652	20" HACKBERRY	20'
68653	12" HACKBERRY	12'
68654	20" HACKBERRY	20'
68655	8" HACKBERRY	8'
68656	30" MULTI--TRUNK HACKBERRY	30'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6657	8" HACKBERRY	8'
6658	24" MULTI--TRUNK CEDAR ELM	24'
6659	14" HACKBERRY	14'
6660	40" ASH	40'
6661	14" HACKBERRY	14'
6662	18" HACKBERRY	18'
6663	12" HACKBERRY	12'
6664	12" HACKBERRY	12'
6665	24" HACKBERRY	24'
6666	18" MULTI--TRUNK HACKBERRY	18'
6667	22" HACKBERRY	22'
6668	24" MULTI--TRUNK HACKBERRY	24'
6669	12" HACKBERRY	12'
6670	8" HACKBERRY	8'
6671	8" HACKBERRY	8'
6672	12" HACKBERRY	12'
6673	10" MULTI--TRUNK RED BUD	10'
6674	8" CEDAR	8'
6675	20" MULTI--TRUNK RED BUD	20'
6676	14" RED BUD	14'
6677	6" RED BUD	6'
6678	12" MULTI--TRUNK RED BUD	12'
6679	8" OAK	8'
6680	8" RED BUD	8'
6681	12" RED BUD	12'
6682	8" RED BUD	8'
6683	6" RED BUD	6'
6684	8" MULTI--TRUNK RED BUD	8'
6685	12" RED BUD	12'
6686	8" RED BUD	8'
6687	6" RED BUD	6'
6688	8" MULTI--TRUNK RED BUD	8'
6689	8" RED BUD	8'
6690	10" RED BUD	10'
6691	14" MULTI--TRUNK RED BUD	14'
6692	8" RED BUD	8'
6693	6" RED BUD	6'
6694	10" MULTI--TRUNK RED BUD	10'
6695	6" RED BUD	6'
6696	8" MULTI--TRUNK RED BUD	8'
6697	12" MULTI--TRUNK RED BUD	12'
6698	10" RED BUD	10'
6699	8" RED BUD	8'
6700	14" HACKBERRY	14'
6701	10" HACKBERRY	10'
6702	10" HACKBERRY	10'
6703	12" HACKBERRY	12'
6704	12" HACKBERRY	12'
6705	7" HACKBERRY	7'
6706	24" MULTI--TRUNK HACKBERRY	24'
6707	8" HACKBERRY	8'
6708	24" MULTI--TRUNK HACKBERRY	24'
6709	18" HACKBERRY	18'
6710	24" MULTI--TRUNK HACKBERRY	24'
6711	10" HACKBERRY	10'
6712	28" MULTI--TRUNK HACKBERRY	28'
6713	24" HACKBERRY	24'
6714	6" HACKBERRY	6'
6715	14" MULTI--TRUNK HACKBERRY	14'
6716	24" MULTI--TRUNK HACKBERRY	24'
6717	6" HACKBERRY	6'
6718	8" HACKBERRY	8'
6719	10" HACKBERRY	10'
6720	8" HACKBERRY	8'
6721	30" MULTI--TRUNK HACKBERRY	30'

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6722	12" HACKBERRY	12'
6723	12" HACKBERRY	12'
6724	6" HACKBERRY	6'
6725	6" HACKBERRY	6'
6726	6" HACKBERRY	6'
6727	8" MULTI--TRUNK HACKBERRY	8'
6728	30" MULTI--TRUNK HACKBERRY	30'
6729	10" HACKBERRY	10'
6730	12" HACKBERRY	12'
6731	10" HACKBERRY	10'
6732	14" MULTI--TRUNK COTTONWOOD	14'
6733	8" MULTI--TRUNK COTTONWOOD	8'
6734	20" HACKBERRY	20'
6735	6" HACKBERRY	6'
6736	14" HACKBERRY	14'
6737	24" HACKBERRY	24'
6738	6" CEDAR ELM	6'
6739	24" HACKBERRY	24'
6740	10" OAK	10'
6741	24" MULTI--TRUNK HACKBERRY	24'
6742	12" HACKBERRY	12'
6743	10" HACKBERRY	10'
6744	18" HACKBERRY	18'
6745	8" HACKBERRY	8'
6746	14" HACKBERRY	14'
6747	20" MULTI--TRUNK MISC. TREE	20'
6748	24" HACKBERRY	24'
6749	10" HACKBERRY	10'
6750	10" HACKBERRY	10'
6751	6" HACKBERRY	6'
6752	30" MULTI--TRUNK HACKBERRY	30'
6753	30" HACKBERRY	30'
6754	24" MULTI--TRUNK HACKBERRY	24'
6755	7" HACKBERRY	7'
6756	8" MULTI--TRUNK HACKBERRY	8'
6757	8" MULTI--TRUNK HACKBERRY	8'
6759	12" RED BUD	12'
6760	8" RED BUD	8'
6821	30" WILLOW	30'
6822	20" WILLOW	20'
6823	10" WILLOW	10'
6824	6" RED BUD	6'
6825	20" WILLOW	20'
6826	18" WILLOW	18'
6827	6" RED BUD	6'
6828	7" HACKBERRY	7'
6829	6" HACKBERRY	6'
6830	6" RED BUD	6'
6831	12" RED BUD	12'
6833	12" RED BUD	12'
6834	10" OAK	10'
6836	8" RED BUD	8'
6837	10" OAK	10'

Received 4/4/2022



**TITAN INNOVATION
BUSINESS PARK
PHASE II**
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 5

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
DRAWN BY LMG	CHECKED BY LMG	SCALE NONE	DATE MAR. 2022	JOB NUMBER 4703-21.089

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0631
CONTACT: CLAYTON J. STROLLE

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PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
TITAN INNOVATION BUSINESS
PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

DESCRIPTION OF PROPERTY:

DESCRIPTION of a 46.649 acre (2,032,010 square foot) tract of land situated in the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Titan Innovation Business Park II, LLC recorded in Instrument Number 2021087239 of the Official Public Records of Williamson County, Texas; said 46.649 acre (2,032,010 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the south end of a right-of-way corner clip at the intersection of the south right-of-way line of Limmer Loop (a variable width right-of-way) and the east right-of-way line of Innovation Boulevard (a variable width right-of-way); said point also being the northwest corner of the said Titan Innovation tract;

THENCE, North 52 degrees, 21 minutes, 26 seconds East, along the said corner clip, a distance of 70.69 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found;

THENCE, along the said south line of Limmer Loop and the north line of the said Titan Innovation tract the following five (5) calls:

South 82 degrees, 37 minutes, 34 seconds East, a distance of 251.31 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found;

South 07 degrees, 22 minutes, 26 seconds West, a distance of 37.11 feet to a 1/2-inch iron rod with red cap found;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 97.07 feet to a 1/2-inch iron rod with red cap found;

North 07 degrees, 22 minutes, 26 seconds East, a distance of 37.11 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 668.16 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for the northeast corner of the said Titan Innovation tract;

THENCE, South 07 degrees, 21 minutes, 26 seconds, West, departing the said south line of Limmer Loop and along the east line of the said Titan Innovation tract, a distance of 2,142.08 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found at the southwest corner of said Titan Innovation tract and the north line of Lot 6, Block B of Titan Innovations Business Park Unit 6 and 7, an addition to the City of Hutto, Texas, recorded in Instrument Number 2020018527 of the said Official Public Records;

THENCE, North 82 degrees, 33 minutes, 04 seconds West, along the said south line of said Titan Innovation tract, the north line of said Lot 6, and the north line of that certain tract of land described in a Special Warranty Deed to the City of Hutto recorded in Instrument Number 2017070411 of said Official Public Records, at a distance of 68.04 feet passing a 5/8-inch iron rod with "KFW" cap found, at a distance of 500.28 feet passing a 5/8-inch iron rod with "KFW" cap found, then continuing in all a total distance of 1,066.53 feet to a 3/4-inch iron pipe found in the said east line of Innovation Boulevard; said point being the southwest corner of said Titan Innovation tract, also being the northwest corner of the said City of Hutto tract;

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard and the west line of said Titan Innovation tract, a distance of 100.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the southwest corner of Lot 1, Block 1, Titan Innovation Business Park Phase II Lot1, Block 1, an addition to the City of Hutto, Texas, according to the plat recorded in Document No. 2021114018 of the said Official Public Records;

THENCE, South 82 degrees, 33 minutes, 08 seconds East departing the said east line of Innovation Boulevard and the said west line of said Titan Innovation tract and along the south line of the said Lot 1, Block 1, a distance of 240.64 feet to a point for corner;

THENCE, into and across the said said Titan Innovation tract and along the east line of the Lot 1, Block 1 the following five (5) calls:

North 42 degrees, 47 minutes, 36 seconds East, a distance of 199.77 feet to a point for corner;

North 17 degrees, 50 minutes, 38 seconds East, a distance of 226.78 feet to a point for corner;

North 01 degrees, 10 minutes, 14 seconds East, a distance of 206.45 feet to a point for corner;

North 56 degrees, 14 minutes, 37 seconds West, a distance of 419.21 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner on the said east line of Innovation Boulevard and the west line of said Titan Innovation tract;

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard and the west line of the said Titan Innovation tract, a distance of 1,213.67 feet to the POINT OF BEGINNING;

CONTAINING: 46.649 acres or 2,032,010 square feet or of land, more or less.

OWNER'S CERTIFICATION

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS
I, TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2021087239 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE II.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2022.

BY: TIBP PHASE II MANAGEMENT, LLC
ITS MANAGER

BY: TITAN LONE STAR, LLC
ITS MANAGER

BY: _____
BEN SPENCER, MANAGER

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN SPENCER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

Received 4/4/2022



**TITAN INNOVATION
BUSINESS PARK
PHASE II**
PRELIMINARY PLAT
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 5



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY
LMG

CHECKED BY
LMG

SCALE
NONE

DATE
MAR. 2022

JOB NUMBER
4703-21.089

ENGINEER:
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8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

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L GONZALEZ
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NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES

a. WITHIN CCN

i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:

a. ULTIMATE FLOODPLAIN

ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

b. EXISTING FLOODPLAIN

iii. A PORTION OF THIS TRACT IS ENCREACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. THIS SUBDIVISION WILL BE ZONED: INDUSTRIAL.
11. DETENTION FOR LOT 1, BLOCK 1, SHALL BE PROVIDED ON LOT 4, BLOCK 1 AND PROPOSED POND SHALL BE A DRAINAGE EASEMENT. IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE IMPERVIOUS COVER IS PLACED ON LOT 1.
12. THE DETENTION POND IN LOT 4, BLOCK 1 SHALL BE OWNED BY THE OWNERS OF LOT 4, BLOCK 1 AND SHALL BE MAINTAINED BY THE OWNERS OF LOT 1, 2, 3 AND 4, BLOCK 1.

NOTES CONTINUED

13. SEE SHEET 3 OF 5 FOR TREE TABLE.
14. CITY LIMIT AND ETJ LINES ARE APPROXIMATE, INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (https://www.huttotx.gov/departments/gis/gis_layers.php), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
15. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
16. A 10' P.U.E. IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
17. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
18. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE

WATER: CITY OF HUTTO

SEWER: CITY OF HUTTO

ELECTRIC: ONCOR ELECTRIC DELIVERY
20. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
21. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED ON LOT 4 TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
23. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
24. JOINT USE ACCESS EASEMENT IS NEEDED IF ACCESS ONTO LIMMER LOOP.

Received 4/4/2022



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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	
LMG	LMG	NONE	MAR. 2022	4703-21.089	

AGENDA ITEM REPORT

4.15.



To: Planning and Zoning Commission

Subject: Hold a public hearing and consideration of a possible recommendation to City Council for UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys.

Meeting: Tuesday, May 3, 2022

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Staff is proposing an amendment to the UDC to remove the 'or the area including the garage door and 4 ft. around the garage door, whichever is wider' from the garage width calculation.

SUMMARY OF REQUEST:

Since the first adoption in 2012, the UDC has contained the following language:

10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations, resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.

The code is clear in stating the desire to not have streets lined with garages, reducing the appearance of garages along the streetscape. However, the homes being built to this standard have not resulted in a more varied streetscape or fewer garages facing the street. The UDC was also remiss in not including that 45-foot lots should be alley loaded, which is proposed in this amendment. The result is that lots can be platted with a 45-foot width and the homes will not meet the UDC standards at building plan approval.

Staff is proposing to add language to require 45-foot lots to have alleys, thus reducing the garage frontages along the street. In addition, staff is proposing to remove the "and 4 ft. around the garage door" as that calculation has not resulted in less garages facing the street throughout the developments in Hutto and has not made a demonstrative difference in the streetscape.

STAFF REVIEW:

Please see the attached redline.

AGENDA ITEM REPORT

4.15.



FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. Parking and loading space number standards
2. Redline

10.405.9 Parking and loading space number standards

10.405.4.1 Required parking spaces

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

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

*required parking spaces shall be behind the front setback

10.401.1 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley load, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000sq.ft.	217,800 sq. ft. (5 a c)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

- Flag lots must have at least 50 ft. frontage along a public right-of-way.
- Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.
- **Single Family lots with a width of 45 ft of less shall have rear-loading garages.**

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.406.1.1 Garages

10.406.3.3.1 Front-loading garages

New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage, ~~or the area including the garage door and 4 ft. around the garage door, whichever is wider,~~ may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall

