



**CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
Thursday, December 5, 2019 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
500 WEST LIVE OAK**

CITY COUNCIL

Doug Gaul, Mayor
Tom Hines, Place 2, Mayor Pro-tem
Scott Rose, Place 1
Mike Snyder, Place 3
Peter Gordon, Place 4
Patti Martinez, Place 5
Tanner Rose, Place 6

AGENDA

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL COMMENTS**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutory recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

6. **PUBLIC COMMENT**

Any citizen wishing to speak during public comment may do so after completing the required registration form. In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Comments must be courteous and respectful. Accordingly, concerns, complaints, and assertions of character regarding specific individuals, including any citizens, staff member, City Board or Commission member or City Council member shall not be raised in a public forum; but should be addressed separately and privately with the City Manager or individual member of the

City Council. Any person who violates these rules will have their speaking time ended immediately. Any person, including persons in the audience, who acts in an inappropriate or disruptive manner may be asked to leave the City Council Chambers. Each person providing public comment will be limited to 3 minutes.

7. **EXECUTIVE SESSION**

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

- 7.A. Executive Session, as authorized by Texas Government Code, Section 551.071, consultation with attorney, regarding threat of litigation.
- 7.B. Executive Session, as authorized by Texas Government Code, Section 551.074, Deliberations regarding Personnel Matters City Manager.

8. **OTHER BUSINESS**

- 8.A. Consideration and possible action regarding amendment to City Manager's contract.
- 8.B. Consideration and possible action regarding consulting agreement with City Manager.
- 8.C. Consideration and possible action to open a Chapter 3.16 investigation regarding personnel matters regarding the office of City Manager.
- 8.D. Consideration of and possible appointments to City Boards and Commissions. (Lacie Hale)
- 8.E. Discussion and Possible Action on Construction of Sidewalk for Lakeside Estates Subdivision. (Samuel Ray)
- 8.F. Consideration and possible action to appoint an interim city manager as of January 2, 2020.
- 8.G. Consideration and possible action on recordings of executive session.

9. **CITY MANAGER COMMENTS**

- 9.A. Final Comments (Signing Off)

10. **CONSENT AGENDA ITEMS**

- 10.A. Consideration and possible action on a resolution approving the proposed Mustang Creek Revision #1 Preliminary Plan, 170.655 acres, more or less, of land, 507 residential lots, located on FM 1660 North. (Ashley Lumpkin)
- 10.B. Consideration and possible action on a resolution approving the proposed Cross Creek Phase 2 Final Plat, 21.33 acres, more or less, of land, 107 residential lots, located off of CR 199. (Ashley Lumpkin)

- 10.C. Consideration and possible action approving the minutes of the November 16, 2019 Special Council Meetings and the November 21, 2019 Regular Council Meeting.

11. **ORDINANCES**

- 11.A. Consideration of a public hearing and possible action on the first reading of an ordinance approving the proposed 415 Ed Schmidt Boulevard Planned Unit Development (PUD), 2.247 acres, more or less, of land, located on CR 138. (Ashley Lumpkin)
- 11.B. Consideration of a public hearing and possible action on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.201 General Rules by adding notification language. (Ashley Lumpkin)
- 11.C. Consideration of a public hearing and possible action on the first reading of an ordinance approving a specific use permit for the property located at 300 Ed Schmidt Boulevard, 1.064 acres, more or less, of land, Lot 2, Block A of the Shops At Hansons Corner Addition Subdivision, allowing a carwash in the B-2 (General Commercial) zoning district. (Ashley Lumpkin)
- 11.D. Consideration and possible action on the second and final reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition) Chapter 2 (Administration and Personnel) regarding financial disclosures.

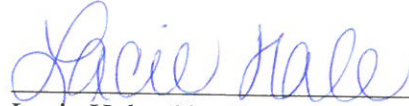
12. **RESOLUTIONS**

- 12.A. Consideration and possible action to adopt a resolution of the City of Hutto, Texas, authorizing and creating the Covered Bridge Public Improvement District within the City of Hutto pursuant to Chapter 372 Texas Local Government Code.” This follows the October 17 setting but omits the reference to the hearing that was already conducted.
- 12.B. Consideration and possible action to adopt a resolution of the City of Hutto, Texas, accepting a preliminary service and assessment plan for the Covered Bridge Public Improvement District, setting and approving the publication of notice of a public hearing to consider an ordinance levying assessments on property located within the public improvement district that is specially benefited by the improvements being financed; directing the publication and mailing of notice of the public hearing; resolving other matters incident and related thereto; and providing an effective date.”
- 12.C. Consideration and possible action on a resolution approving the budgets for the fiscal year beginning October 1, 2018 and ending September 30, 2019 and for the fiscal year beginning October 1, 2019 and ending September 30, 2020 for the River Creek Development Corporation and the Cottonwood Development Corporation

13. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the December 5, 2019 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on December 2, 2019 at 6:00 pm



Lacie Hale, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or lacie.hale@huttotx.gov for assistance.

Regular City Council
AGENDA ITEM
8.D.



To:
Subject: Consideration and possible appointments to City Boards and Commissions. (Lacie Hale, City Secretary)
Meeting:
Department: City Secretary
Staff Contact: Lacie Hale, City Secretary

BACKGROUND INFORMATION:

On July 7, 2018, the City Council approved Ordinance O-18-07-05-8B that changed the terms of service of the boards, commissions and corporation members to be realigned to match those of the council places and terms. Beginning July 1, 2019, new terms will expire on June 30, of the corresponding Council Member term. All current board and commission members have been assigned Place numbers to coincide with existing council members.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Not applicable.

ATTACHMENTS:

Boards and Commissions Master

Transition

Council Member Place 1	Scott Rose	May-20
Council Member Place 2	Tom Hines	May-21
Council Member Place 3	Mike Snyder	May-22
Council Member Place 4	Peter Gordon	May-20
Council Member Place 5	Patti Turner	May-21
Council Member Place 6	Tanner Rose	May-22
Mayor (Place 7)	Doug Gaul	May-22

All Boards and Commissions terms Realigned for appointment in June

Terms Run 7/1 to 6/30 unless otherwise indicated

Last update: **11/8/2019**

Planning & Zoning Commission							
Meets: 1st Tuesday @ 7:00pm of each month in the City Council Chamber							
2 yr Terms Per Charter							
Liaison - Ashley Lumpkin							
					Appointed	Term Ends	
	Place 1	Davey	Robinson	Commissioner	September 20, 2018	June 20, 2020	
	Place 2	Randal	Clark	Commissioner	December 6, 2018	June 20, 2020	
	Place 3	Vacant		Member	July 3, 2019	June 30, 2021	
	Place 4	Tony	Wertz	Vice-Chair	July 3, 2019	June 30, 2021	
	Place 5	Richard	Hudson	Commissioner	August 2, 2018	June 20, 2020	
	Place 6	Kyle	Lovinggood	Commissioner	August 1, 2019	June 30, 2021	
	Place 7	Susanna	Boyer	Commissioner	August 1, 2019	June 30, 2021	
Parks Advisory Board							
Meets: 2nd Wednesday @ 7:00pm of each month in the City Council Chamber							
Liaison - Jeffrey White							
					Appointed	Term Ends	
	Place 1	Katie	Weiss	Member	September 20, 2018	June 30, 2020	
	Place 2	Michael	Orman	Member	September 20, 2018	June 30, 2021	
	Place 3	Patrick	Donathan	Member	July 3, 2019	June 30, 2022	
	Place 4	Liaga	Gasu	Member	June 20, 2019	June 30, 2020	
	Place 5	Daniel	Thornton	Member	November 7, 2019	June 30, 2021	
	Place 6	Rose	McMillin	Member	June 20, 2019	June 30, 2022	
	Place 7	Perry	Savard	Acting Chair	June 20, 2019	June 30, 2022	
Library Advisory Board							
Meets: Quarterly @ 6:00pm of each month in the City Council Chamber							
Liaison - Lisa Riggs							
					Appointed	Term Ends	
	Place 1	Christina	Garza	Member	May 16, 2019	June 30, 2020	
	Place 2	Dwight	Baker	Chair	September 20, 2018	June 30, 2021	
	Place 3	Tara	Chappell	Vice Chair	July 3, 2019	June 30, 2022	
	Place 4	Kathi	Shilling	Member	September 20, 2018	June 30, 2020	
	Place 5	Havala	Merit	Member	May 16, 2019	June 30, 2021	
	Place 6	David	Westbrook	Member	November 7, 2019	June 30, 2022	
	Place 7	Vacant		Member		June 30, 2022	
Zoning Board of Adjustments							
Meets: 4th Wednesday @ 7:00pm of each month in the City Council Chamber							
Liaison - Ashby Grundman							
					Appointed	Term Ends	
	Place 1	Bryan	Dempsey	Member	January 17, 2019	June 30, 2020	
	Place 2	Thomas	McGowan	Member	September 20, 2018	June 30, 2021	
	Place 3	David	Meyer	Member	July 3, 2019	June 30, 2022	
	Place 4	Wendell	Teltow	Member	June 20, 2019	June 30, 2020	
	Place 5	Vacant		Member		June 30, 2021	
	Place 6	Maureen	Rooker	Member	June 20, 2019	June 30, 2022	
	Place 7	Randal	Clark	Member	September 19, 2019	June 19, 2019	

Historic Preservation Commission								
Meets: 4th Tuesday @ 6:00pm of each month in the City Council Chamber								
Liaison - John Byrum								
					Appointed	Term Ends		
	Place 1	DeAnne	Worley	Commissioner	July 3, 2019	June 30, 2020		
	Place 2	Mary	Belton	Commissioner	August 2, 2018	June 30, 2021		
	Place 3	Curtis	Orton	Commissioner	September 20, 2018	June 30, 2022		
	Place 4	Robert	Lykins	Commissioner	September 20, 2018	June 30, 2020		
	Place 5	Vacant		Commissioner		June 30, 2021		
	Place 6	Travis	Allen	Commissioner	June 20, 2019	June 30, 2022		
	Place 7	Vacant		Commissioner		June 30, 2022		
Building and Standards Commission								
Meets: As Needed in the City Council Chamber								
Liaison - Tamera Baird								
					Appointed	Term Ends		
	Place 1	Troy	Manella	Commissioner	January 3, 2019	June 30, 2020		
	Place 2	Olinda	Ramirez	Commissioner	September 20, 2018	June 30, 2021		
	Place 3	Kendrick	Whittington	Commissioner	August 2, 2018	June 30, 2022		
	Place 4	Bryan	Dempsey	Commissioner	June 20, 2019	June 30, 2020		
	Place 5	Tom	Brown	Commissioner	September 20, 2018	June 30, 2021		
	Place 6	Maureen	Rooker	Commissioner	June 20, 2019	June 30, 2022		
	Place 7	Richard	Hudson	Commissioner	June 20, 2019	June 30, 2022		
Ethics Review Commission								
Meets: As Needed in the City Council Chamber (at least once a year)								
Liaison - Lacie Hale								
					Appointed	Term Ends		
	Place 1	Craig	Cargill	Member	September 20, 2018	June 30, 2020		
	Place 2	Lori	Brown-Duncan	Vice-Chair	September 20, 2018	June 30, 2021		
	Place 3	Bill	Kohl	Member	July 11, 2019	June 30, 2022		
	Place 4	Christopher	Adkins	Member	November 7, 2019	June 30, 2020		
	Place 5	Abel	Landin	Member	September 19, 2019	June 30, 2021		
	Place 6	April	Willis	Member	August 15, 2019	June 30, 2022		
	Place 7	Krvstal	Kinsev	Member	November 21, 2019	June 30, 2022		
Economic Development Corporation								
Meets: 1st Monday @ 6:30pm of each month in the City Council Chamber								
Liaison - Tim Jordan								
					Appointed	Term Ends		
	Place 1	Nelson	Nagle	Treasurer	July 3, 2019	June 30, 2021		
	Place 2	James	Guzman	Member	June 20, 2019	June 30, 2021		
	Place 3	Dan	Thornton	Secretary	July 3, 2019	June 30, 2021		
	Place 4	Don	Carlson	Member	July 3, 2019	June 30, 2021		
	Place 5	Kevin	LaFrance	Member	July 3, 2019	June 30, 2021		
	Place 6	Henry	Gideon	Vice-Chair	June 20, 2019	June 30, 2021		
	Place 7	Steve	Harris	Chair	June 20, 2019	June 30, 2021		

Regular City Council
AGENDA ITEM
8.E.



To: City Council
Subject: Discussion and Possible Action on Construction of Sidewalk for Lakeside Estates Subdivision. (Samuel Ray)
Meeting: Regular City Council - 05 Dec 2019
Department: Engineering
Staff Contact: Samuel Ray

BACKGROUND INFORMATION:

In the previous months discussions surrounding the "Covered Bridge" subdivision project have resulted in some residents of the existing Lakeside Estates Subdivision to come forward and voice their concerns. High on the list of concerns for Lakeside Estates residents is the lack of sidewalks within the subdivision. In previous City Council meetings staff was directed to look into construction of sidewalks and to present options for construction of sidewalk within the subdivision.

FINANCIAL IMPACT:

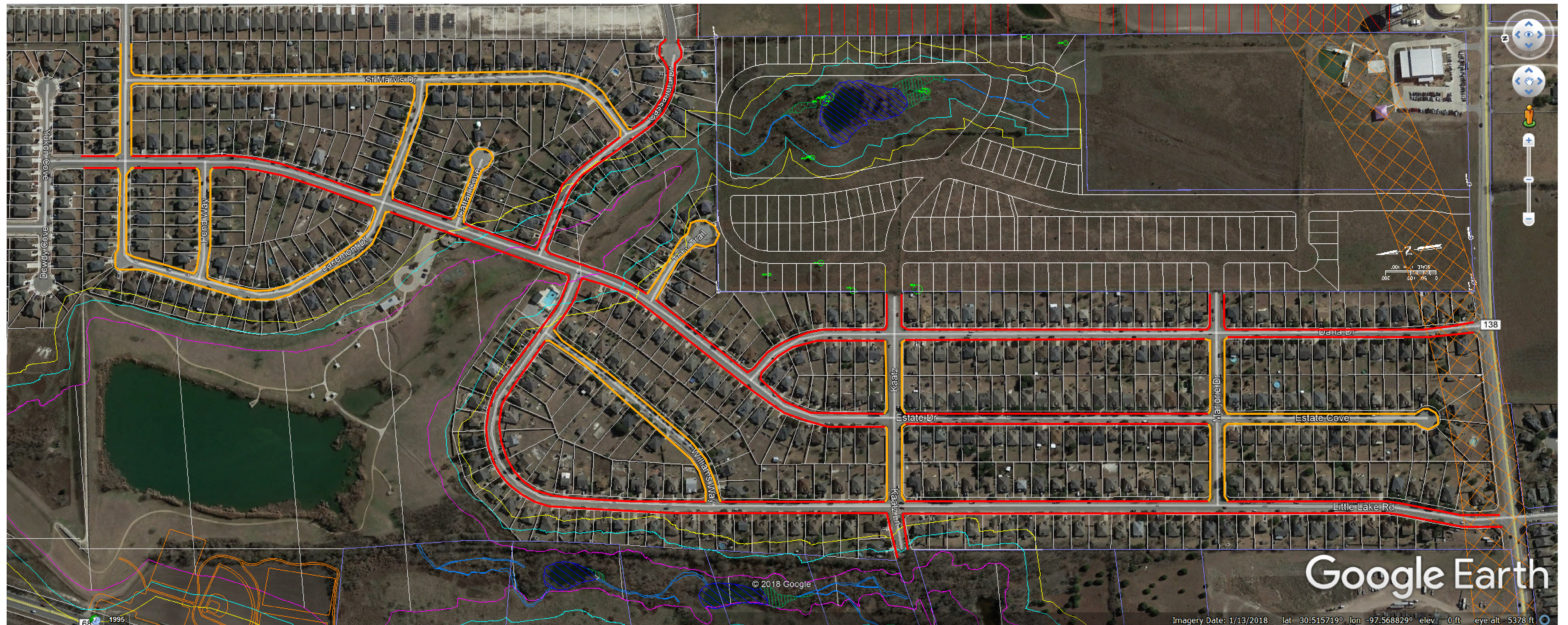
Depending on the scope of sidewalk improvements selected, if any, estimated construction cost will be anywhere from \$0 - \$3.82M. Engineering costs will be in addition to the estimated construction costs. Moving forward with construction of sidewalks within Lakeside Estates will require re appropriation of funds from current Bond/CIP project(s).

POLICY IMPLICATIONS:

Infrastructure and Growth and Public Safety

ATTACHMENTS:

[LAKESIDE ESTATES SIDEWALKS 11.18.19 - OPTION 3-PRIORITY](#)
[Attachment A SRTS Estimate-Howard Norman](#)
[Lakeside 5FT Both Sides Estimate](#)
[Lakeside 4FT Both Sides Estimate](#)
[Lakeside 4FT Split Priority Estimate](#)
[Lakeside 5FT Split Priority Estimate](#)



SIDEWALK BOTH SIDES OF ROAD
SIDEWALK ONE SIDE OF ROAD

CONSTRUCTION COST					
BID ITEM NO.	UNIT	BID ITEM DESCRIPTION	CONTRACT QUANTITY	UNIT PRICE	ITEM PRICE
SIDEWALK					
-	EA	DRIVEWAY/CURB RECONSTRUCTION	52	\$ 2,000.00	\$ 104,000.00
-	EA	CURB RAMP	17	\$ 1,500.00	\$ 25,500.00
S-1	SY	SIDEWALK	3559	\$60.00	\$ 213,520.00
SUBTOTAL SIDEWALK					\$ 343,020.00
SW3P			5%		\$ 17,151.00
Mobilization			10%		\$ 34,302.00
Site Prep			5%		\$ 17,151.00
Drainage			5%		\$ 17,151.00
Signage/markings			3%		\$ 10,290.60
TCP			5%		\$ 17,151.00
Inspection Fee			3%		\$ 10,290.60
SUBTOTAL					\$ 466,507.20
CONTINGENCY			15%		\$ 69,976.08
TOTAL CONSTRUCTION COST					\$ 536,483.28
ENVIRONMENTAL COST					
TxDOT CE fee					\$ 8,500.00
TOTAL ENVIRONMENTAL COST					\$ 8,500.00
PS&E COST					
PS&E			16% CONSTRUCTION COST		\$ 85,837.32
TOTAL PS&E COST					\$ 85,837.32

5' SIDEWALK CONSTRUCTION COST					
COA BID ITEM NO.	BID ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM PRICE
432S-RP-1	CURB RAMP WITH PAVERS (TYPE I)	108	EA	\$ 1,600.00	\$ 172,800.00
432S-4	CONCRETE SIDEWALK, 4 INCH	226750	SF	\$ 6.00	\$ 1,360,500.00
	Driveway Reconstructions	449	EA	\$ 2,500.00	\$ 1,122,500.00
	SW3P	3%			\$ 79,674.00
	Site Prep	3%			\$ 79,674.00
	Drainage	1%			\$ 26,558.00
	Signage/markings	1%			\$ 26,558.00
	TCP	3%			\$ 79,674.00
	Mobilization	10%			\$ 294,793.80
	Inspection Fee	3%			\$ 79,674.00
	CONTINGENCY	15%			\$ 498,360.87
TOTAL CONSTRUCTION COST					\$ 3,820,766.67

4' SIDEWALK CONSTRUCTION COST					
COA BID ITEM NO.	BID ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM PRICE
432S-RP-1	CURB RAMP WITH PAVERS (TYPE I)	108	EA	\$ 1,600.00	\$ 172,800.00
432S-4	CONCRETE SIDEWALK, 4 INCH	181400	SF	\$ 6.00	\$ 1,088,400.00
	Driveway Reconstructions	449	EA	\$ 2,500.00	\$ 1,122,500.00
	SW3P	3%			\$ 71,511.00
	Site Prep	3%			\$ 71,511.00
	Drainage	1%			\$ 23,837.00
	Signage/markings	1%			\$ 23,837.00
	TCP	3%			\$ 71,511.00
	Mobilization	10%			\$ 264,590.70
	Inspection Fee	3%			\$ 71,511.00
	CONTINGENCY	15%			\$ 447,301.31
TOTAL CONSTRUCTION COST					\$ 3,429,310.01

4' SPLIT PRIORITY SIDEWALK CONSTRUCTION COST					
COA BID ITEM NO.	BID ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM PRICE
432S-RP-1	CURB RAMP WITH PAVERS (TYPE I)	83	EA	\$ 1,600.00	\$ 132,800.00
432S-4	CONCRETE SIDEWALK, 4 INCH	143058	SF	\$ 6.00	\$ 858,348.00
	Driveway Reconstructions	334	EA	\$ 2,500.00	\$ 835,000.00
	SW3P	3%			\$ 54,784.44
	Site Prep	3%			\$ 54,784.44
	Drainage	1%			\$ 18,261.48
	Signage/markings	1%			\$ 18,261.48
	TCP	3%			\$ 54,784.44
	Mobilization	10%			\$ 202,702.43
	Inspection Fee	3%			\$ 54,784.44
	CONTINGENCY	15%			\$ 342,676.67
TOTAL CONSTRUCTION COST					\$ 2,627,187.82

5' SPLIT PRIORITY SIDEWALK CONSTRUCTION COST					
COA BID ITEM NO.	BID ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM PRICE
432S-RP-1	CURB RAMP WITH PAVERS (TYPE I)	83	EA	\$ 1,600.00	\$ 132,800.00
432S-4	CONCRETE SIDEWALK, 4 INCH	178823	SF	\$ 6.00	\$ 1,072,938.00
	Driveway Reconstructions	334	EA	\$ 2,500.00	\$ 835,000.00
	SW3P	3%			\$ 61,222.14
	Site Prep	3%			\$ 61,222.14
	Drainage	1%			\$ 20,407.38
	Signage/markings	1%			\$ 20,407.38
	TCP	3%			\$ 61,222.14
	Mobilization	10%			\$ 226,521.92
	Inspection Fee	3%			\$ 61,222.14
	CONTINGENCY	15%			\$ 382,944.49
TOTAL CONSTRUCTION COST					\$ 2,935,907.72

Regular City Council
**AGENDA ITEM
10.A.**



To: City Council
Subject: Consideration and possible action on a resolution approving the proposed Mustang Creek Revision #1 Preliminary Plan, 170.655 acres, more or less, of land, 507 residential lots, located on FM 1660 North. (Ashley Lumpkin)
Meeting: Regular City Council - 05 Dec 2019
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Summary of Request

The approved Mustang Creek Preliminary Plat includes 563 total lots and 170.65 acres. There are 506 proposed single-family residential lots, 34 open space lots, 20 green link lots, 1 commercial lot, 1 church lot and 1 lot for the lift station.

The proposed Mustang Creek Revised Preliminary Plat adds two single-family lots, eight landscape lots, a wastewater easement to serve the future commercial tract, updated the collector transitions along Mulberry Creek Lane to local roads, updated Phase 1 and Phase 2 project boundaries, and updated Phase 1 lot layout to match the approved final plat.

WEST: RSI Subdivision across FM 1660 N

NORTH: Future HISD site, currently vacant (going through voluntary annexation process)

EAST: Vacant Pastureland

SOUTH: River's Crossing Subdivision (ETJ)

Utilities

Water will be provided by Jonah and wastewater service will be provided by City of Hutto.

RECOMMENDATION:

Staff recommends that the Council approve the resolution.

ATTACHMENTS:

[\(Res\)MustangCreekRev1Prelim\(Res\)Complete](#)
[MustangCrkRev1Prelim-Init-PrelimPlat\(10-10-19\)](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "MUSTANG CREEK REVISION #1 PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

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

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Mustang Creek Revision #1 Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **5th** day of the month **December, 2019**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

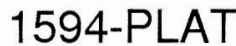
ATTEST:

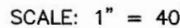
Lacie Hale, City Secretary

SHEET INDEX

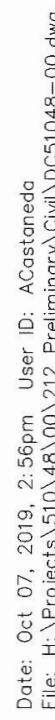
SHEET DESCRIPTION	SHEET No.
COVER SHEET	01
OVERALL PRELIMINARY PLAN	02
DIMENSION CONTROL PLAN (1 OF 3)	03
DIMENSION CONTROL PLAN (2 OF 3)	04
DIMENSION CONTROL PLAN (3 OF 3)	05
PRELIMINARY LOT TABLES	06
OVERALL WATER DISTRIBUTION PLAN	07
OVERALL WASTEWATER PLAN	08
OVERALL STORM DRAIN PLAN	09
EXISTING CONDITIONS	10
TREE SURVEY	11

PD JOB NO. 51048-00





CITY NO. 1594-PLAT
JOB NO. 51048-00
DATE OCTOBER 2019
DESIGNER CR, HT
CHECKED AC DRAWN CR
SHEET 03 OF 11



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 1 SF	1	BLOCK A	5825	
PH 1 SF	2	BLOCK A	6250	
PH 1 SF	3	BLOCK A	6250	
PH 1 SF	4	BLOCK A	6250	
PH 1 SF	5	BLOCK A	6162	
PH 1 SF	6	BLOCK A	5444	
PH 1 SF	7	BLOCK A	7482	
PH 1 SF	8	BLOCK A	7044	
PH 1 SF	9	BLOCK A	5423	
PH 1 SF	10	BLOCK A	6250	
PH 1 SF	11	BLOCK A	6250	
PH 1 SF	12	BLOCK A	6250	
PH 1 SF	13	BLOCK A	6250	
PH 1 SF	14	BLOCK A	6250	
PH 1 LINK	15	BLOCK A	1875	
PH 1 SF	16	BLOCK A	6250	
PH 1 SF	17	BLOCK A	6250	
PH 1 SF	18	BLOCK A	6250	
PH 1 LS	19	BLOCK A	6250	
PH 1 SF	20	BLOCK A	6250	
PH 1 SF	21	BLOCK A	6250	
PH 1 SF	22	BLOCK A	6250	
PH 1 SF	23	BLOCK A	6250	
PH 1 SF	24	BLOCK A	6250	
PH 1 SF	25	BLOCK A	6250	
PH 1 SF	26	BLOCK A	6250	
PH 1 SF	27	BLOCK A	6250	
PH 1 OPEN	28	BLOCK A	4051	
PH 1 SF	29	BLOCK A	6250	
PH 1 SF	30	BLOCK A	6250	
PH 1 SF	31	BLOCK A	6250	
PH 1 SF	32	BLOCK A	6250	
PH 1 SF	33	BLOCK A	6250	
PH 1 SF	34	BLOCK A	6250	
PH 1 SF	35	BLOCK A	6250	
PH 1 SF	36	BLOCK A	6250	
PH 1 OPEN	37	BLOCK A	4034	
PH 1 SF	38	BLOCK A	6250	
PH 1 SF	39	BLOCK A	7692	
PH 1 SF	40	BLOCK A	6551	
PH 1 SF	41	BLOCK A	6250	
PH 1 SF	42	BLOCK A	6250	
PH 1 SF	43	BLOCK A	7452	
PH 1 OPEN	44	BLOCK A	103747	
PH 1 LS	45	BLOCK A	1362	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 2 SF	1	BLOCK G	7886	
PH 2 SF	2	BLOCK G	6250	
PH 2 SF	3	BLOCK G	6250	
PH 2 SF	4	BLOCK G	6250	
PH 3 SF	5	BLOCK G	6262	
PH 3 SF	6	BLOCK G	6860	
PH 3 SF	7	BLOCK G	7763	
PH 3 SF	8	BLOCK G	9433	
PH 3 SF	9	BLOCK G	8583	
PH 3 SF	10	BLOCK G	6864	
PH 3 SF	11	BLOCK G	7646	
PH 3 SF	12	BLOCK G	8586	
PH 3 SF	13	BLOCK G	8117	
PH 3 SF	14	BLOCK G	7648	
PH 3 SF	15	BLOCK G	7179	
PH 3 SF	16	BLOCK G	7947	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 1 SF	1	BLOCK B	7452	
PH 1 SF	2	BLOCK B	6250	
PH 1 SF	3	BLOCK B	6250	
PH 1 SF	4	BLOCK B	6250	
PH 1 SF	5	BLOCK B	6250	
PH 1 SF	6	BLOCK B	6250	
PH 1 SF	7	BLOCK B	6250	
PH 1 SF	8	BLOCK B	6250	
PH 1 SF	9	BLOCK B	6250	
PH 1 SF	10	BLOCK B	6250	
PH 1 SF	11	BLOCK B	6250	
PH 1 SF	12	BLOCK B	6250	
PH 1 SF	13	BLOCK B	6250	
PH 1 SF	14	BLOCK B	6248	
PH 1 SF	15	BLOCK B	7053	
PH 1 SF	16	BLOCK B	8535	
PH 1 OPEN	17	BLOCK B	39552	
PH 1 SF	18	BLOCK B	6307	
PH 1 SF	19	BLOCK B	6250	
PH 1 SF	20	BLOCK B	6250	
PH 1 SF	21	BLOCK B	6250	
PH 1 SF	22	BLOCK B	6250	
PH 1 SF	23	BLOCK B	6250	
PH 1 SF	24	BLOCK B	6250	
PH 1 SF	25	BLOCK B	6250	
PH 1 SF	26	BLOCK B	6250	
PH 1 SF	27	BLOCK B	6250	
PH 1 SF	28	BLOCK B	6250	
PH 1 OPEN	29	BLOCK B	1875	
PH 1 SF	30	BLOCK B	6250	
PH 1 SF	31	BLOCK B	6250	
PH 1 SF	32	BLOCK B	6250	
PH 1 SF	33	BLOCK B	6250	
PH 1 SF	34	BLOCK B	6250	
PH 1 SF	35	BLOCK B	6250	
PH 1 SF	36	BLOCK B	7025	
PH 1 SF	37	BLOCK B	7091	
PH 1 SF	38	BLOCK B	6397	
PH 1 OPEN	39	BLOCK B	1875	
PH 1 SF	40	BLOCK B	6250	
PH 1 SF	41	BLOCK B	6250	
PH 1 SF	42	BLOCK B	6250	
PH 1 SF	43	BLOCK B	6250	
PH 1 SF	44	BLOCK B	6250	
PH 1 SF	45	BLOCK B	6250	
PH 1 SF	46	BLOCK B	6250	
PH 1 SF	47	BLOCK B	7452	
PH 1 OPEN	48	BLOCK B	5125	
PH 1 SF	49	BLOCK B	6250	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 3 SF	1	BLOCK H	7452	
PH 3 SF	2	BLOCK H	6250	
PH 3 SF	3	BLOCK H	6250	
PH 3 SF	4	BLOCK H	9284	
PH 3 SF	5	BLOCK H	8370	
PH 3 SF	6	BLOCK H	6250	
PH 3 SF	7	BLOCK H	6250	
PH 3 SF	8	BLOCK H	8466	
PH 3 SF	9	BLOCK H	8168	
PH 3 SF	10	BLOCK H	7870	
PH 3 SF	11	BLOCK H	7572	
PH 3 SF	12	BLOCK H	7270	
PH 3 SF	13	BLOCK H	7483	
PH 3 SF	14	BLOCK H	11578	
PH 3 SF	15	BLOCK H	9511	
PH 3 SF	16	BLOCK H	8199	
PH 3 SF	17	BLOCK H	8428	
PH 3 SF	18	BLOCK H	6344	
PH 3 SF	19	BLOCK H	6598	
PH 3 SF	20	BLOCK H	6853	
PH 3 SF	21	BLOCK H	7108	
PH 3 SF	22	BLOCK H	7363	
PH 3 SF	23	BLOCK H	7618	
PH 3 SF	24	BLOCK H	7873	

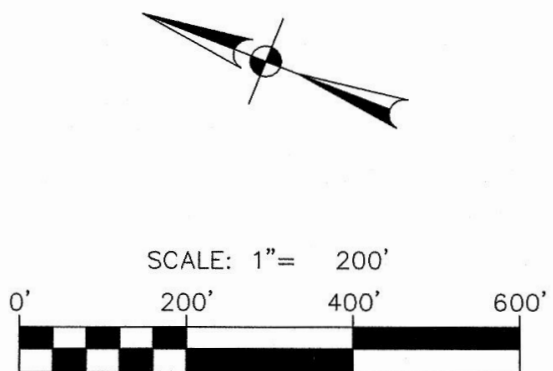
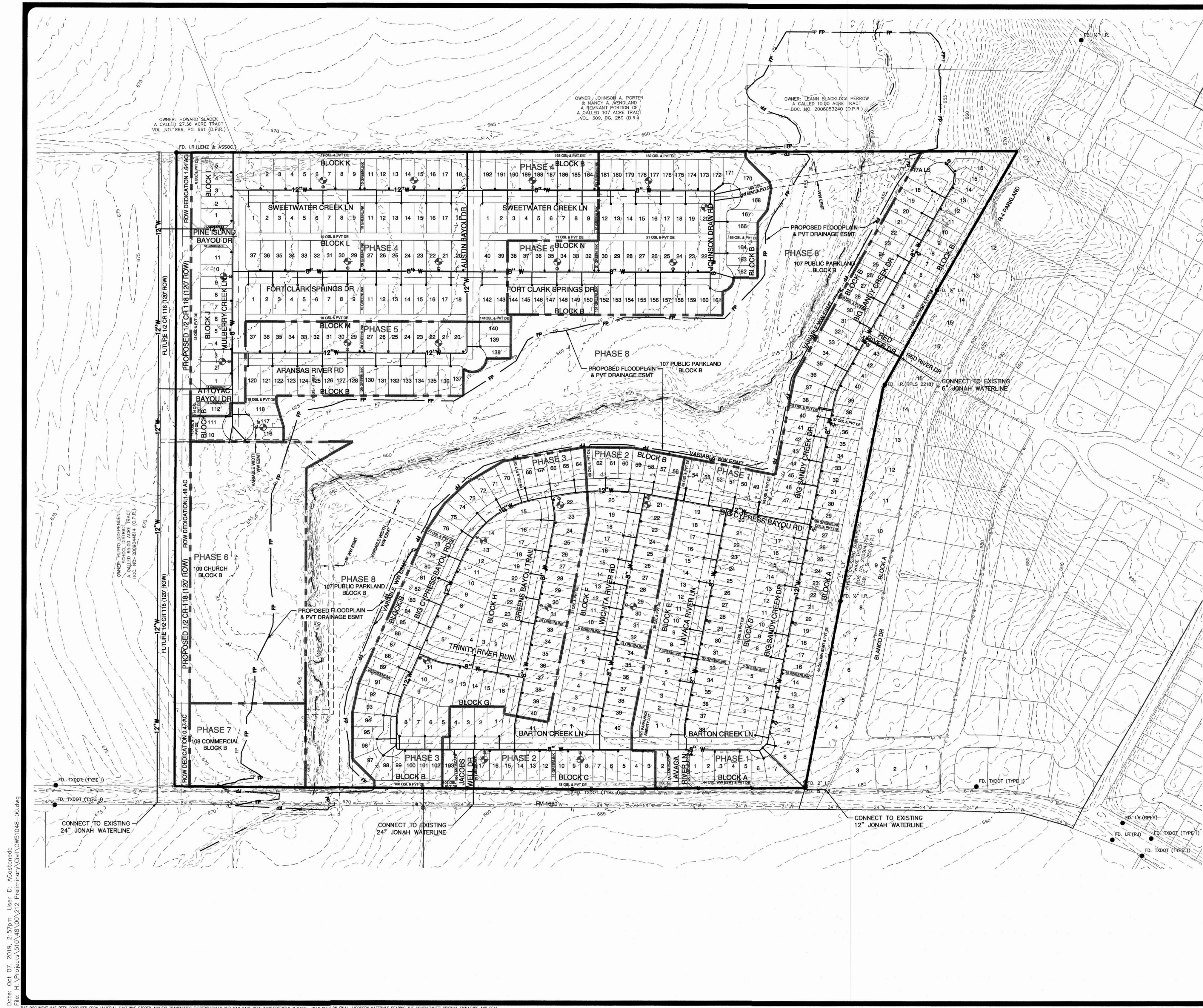
LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 1 SF	50	BLOCK B	6250	
PH 1 SF	51	BLOCK B	6250	
PH 1 SF	52	BLOCK B	6250	
PH 1 SF	53	BLOCK B	6250	
PH 1 SF	54	BLOCK B	6250	
PH 1 OPEN	55	BLOCK B	3750	
PH 2 SF	56	BLOCK B	6250	
PH 2 SF	57	BLOCK B	6250	
PH 2 SF	58	BLOCK B	6267	
PH 2 SF	59	BLOCK B	6862	
PH 2 SF	60	BLOCK B	6650	
PH 2 SF	61	BLOCK B	6550	
PH 2 SF	62	BLOCK B	6668	
PH 2 OPEN	63	BLOCK B	3888	
PH 3 SF	64	BLOCK B	6737	
PH 3 SF	65	BLOCK B	6505	
PH 3 SF	66	BLOCK B	6267	
PH 3 SF	67	BLOCK B	6250	
PH 3 SF	68	BLOCK B	6257	
PH 3 OPEN	69	BLOCK B	4939	
PH 3 SF	70	BLOCK B	7091	
PH 3 SF	71	BLOCK B	6691	
PH 3 SF	72	BLOCK B	6634	
PH 3 SF	73	BLOCK B	6663	
PH 3 SF	74	BLOCK B	6625	
PH 3 SF	75	BLOCK B	6663	
PH 3 SF	76	BLOCK B	7050	
PH 3 OPEN	77	BLOCK B	2514	
PH 3 SF	78	BLOCK B	6252	
PH 3 SF	79	BLOCK B	6250	
PH 3 SF	80	BLOCK B	6250	
PH 3 SF	81	BLOCK B	6250	
PH 3 SF	82	BLOCK B	6250	
PH 3 SF	83	BLOCK B	6250	
PH 3 SF	84	BLOCK B	6250	
PH 3 SF	85	BLOCK B	6250	
PH 3 SF	86	BLOCK B	6250	
PH 3 SF	87	BLOCK B	6250	
PH 3 SF	88	BLOCK B	6250	
PH 3 SF	89	BLOCK B	6250	
PH 3 LINK	90	BLOCK B	1875	
PH 3 SF	91	BLOCK B	6738	
PH 3 SF	92	BLOCK B	6788	
PH 3 SF	93	BLOCK B	6786	
PH 3 SF	94	BLOCK B	6712	
PH 3 SF	95	BLOCK B	5801	
PH 3 SF	96	BLOCK B	6162	
PH 3 SF	97	BLOCK B	6847	
PH 3 SF	98	BLOCK B	6657	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 4 SF	1	BLOCK K	7452	
PH 4 SF	2	BLOCK K	6250	
PH 4 SF	3	BLOCK K	6250	
PH 4 SF	4	BLOCK K	6250	
PH 4 SF	5	BLOCK K	6250	
PH 4 SF	6	BLOCK K	6250	
PH 4 SF	7	BLOCK K	6250	
PH 4 SF	8	BLOCK K	6250	
PH 4 SF	9	BLOCK K	6250	
PH 4 LINK	10	BLOCK K	1875	
PH 4 SF	11	BLOCK K	6250	
PH 4 SF	12	BLOCK K	6250	
PH 4 SF	13	BLOCK K	6250	
PH 4 SF	14	BLOCK K	6250	
PH 4 SF	15	BLOCK K	6250	
PH 4 SF	16	BLOCK K	6250	
PH 4 SF	17	BLOCK K	6250	
PH 4 SF	18	BLOCK K	7452	
PH 4 OPEN	19	BLOCK K	24851	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 3 SF	99	BLOCK B	5536	
PH 3 SF	100	BLOCK B	6250	
PH 3 SF	101	BLOCK B	6250	
PH 3 SF	102	BLOCK B	6250	
PH 2 SF	103	BLOCK B	5825	
PH 2 LS	104	BLOCK B	1363	
PH 2 OPEN	105	BLOCK B	1893	
PH 3 OPEN	106	BLOCK B	8340	
PH 8 PARK	107	BLOCK B	1739438	
PH 7 COMM	108	BLOCK B	159793	
PH 6 CHURCH	109	BLOCK B	509405	
PH 5 SF	110	BLOCK B	6591	
PH 5 SF	111	BLOCK B	5078	
PH 4 SF	112	BLOCK B	5790	
PH 4 LS	113	BLOCK B	1516	
PH 4 OPEN	114	BLOCK B	2028	
PH 5 OPEN	115	BLOCK B	2983	
PH 5 SF	116	BLOCK B	8017	
PH 5 SF	117	BLOCK B	5939	
PH 5 SF	118	BLOCK B	6549	
PH 5 OPEN	119	BLOCK B	3750	
PH 5 SF	120	BLOCK B	7452	
PH 5 SF	121	BLOCK B	6250	
PH 5 SF	122	BLOCK B	6250	
PH 5 SF	123	BLOCK B	6250	
PH 5 SF	124	BLOCK B	6250	
PH 5 SF	125	BLOCK B	6250	
PH 5 SF	126	BLOCK B	6250	
PH 5 SF	127	BLOCK B	6250	
PH 5 SF	128	BLOCK B	6250	
PH 5 LINK	129	BLOCK B	1875	
PH 5 SF	130	BLOCK B	6250	
PH 5 SF	131	BLOCK B	6250	
PH 5 SF	132	BLOCK B	6250	
PH 5 SF	133	BLOCK B	6250	
PH 5 SF	134	BLOCK B	6250	
PH 5 SF	135	BLOCK B	6250	
PH 5 SF	136	BLOCK B	6250	
PH 5 SF	137	BLOCK B	6170	
PH 5 SF	138	BLOCK B	5381	
PH 5 SF	139	BLOCK B	6250	
PH 5 SF	140	BLOCK B	6250	
PH 4 OPEN	141	BLOCK B	3750	
PH 4 SF	142	BLOCK B	7452	
PH 4 SF	143	BLOCK B	6250	
PH 5 SF	144	BLOCK B	6250	
PH 5 SF	145	BLOCK B	6250	
PH 5 SF	146	BLOCK B	6250	
PH 5 SF	147	BLOCK B	6250	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 4 SF	1	BLOCK L	7187	
PH 4 SF	2	BLOCK L	6250	
PH 4 SF	3	BLOCK L	6250	
PH 4 SF	4	BLOCK L	6250	
PH 4 SF	5	BLOCK L	6250	
PH 4 SF	6	BLOCK L	6250	
PH 4 SF	7	BLOCK L	6250	
PH 4 SF	8	BLOCK L	6250	
PH 4 SF	9	BLOCK L	6250	
PH 4 LINK	10	BLOCK L	1875	
PH 4 SF	11	BLOCK L	6250	
PH 4 SF	12	BLOCK L	6250	
PH 4 SF	13	BLOCK L	6250	
PH 4 SF	14	BLOCK L	6250	
PH 4 SF	15	BLOCK L	6250	
PH 4 SF	16	BLOCK L	6250	
PH 4 SF	17	BLOCK L	6250	
PH 4 SF	18	BLOCK L	7452	
PH 4 OPEN	19	BLOCK L	26550	
PH 4 SF	20	BLOCK L	7452	
PH 4 SF	21	BLOCK L	6250	
PH 4 SF	22	BLOCK L	6250	
PH 4 SF	23	BLOCK L	6250	
PH 4 SF	24	BLOCK L	6250	
PH 4 SF	25	BLOCK L	6250	
PH 4 SF	26	BLOCK L	6250	

LOT TABLE				
PHASE, TYPE	LOT No.	BLOCK	SOFT	
PH 5 SF	148	BLOCK B	6250	



- LEGEND**
- BOUNDARY LINE
 - PHASE LINE
 - RIGHT-OF-WAY
 - ROAD CENTER LINE (CL)
 - LOT LINE
 - EASEMENT (ESMT)
 - 12" WATER LINE
 - 8" WATER LINE
 - WATER DOUBLE SERVICE
 - WATER SINGLE SERVICE
 - FIRE HYDRANT
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - STREAM CL
 - EXISTING 100 YR FLOODPLAIN FULLY DEVELOPED UPSTREAM WITH EST. ATLAS 14 RAINFALL DATE: 02/13/2019
 - PROPOSED 100 YR FLOODPLAIN FULLY DEVELOPED UPSTREAM WITH EST. ATLAS 14 RAINFALL DATE: 02/13/2019
 - SURVEY MONUMENTATION FOUND
 - OSL
 - PVT DE
 - WW ESMT
 - LS

- NOTES**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. EXISTING ONE FOOT CONTOURS ARE A COMPOSITE OF TNRIS 2017 LIDAR AND PAPE-DAWSON ENGINEERS AERIAL LIDAR SURVEY CONDUCTED AUGUST 2018.
 3. SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE TCEQ.

NO. REVISION

DATE

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 M. WILSON EXP. SUITE 3, STE 300 | AUSTIN, TX 78758 | 512.654.6271
TYPE FIRM REGISTRATION NO. 1, TYPE S FIRM REGISTRATION # 00088061

MUSTANG CREEK PRELIMINARY PLAT
CITY OF HUTTO, TEXAS

OVERALL WATER DISTRIBUTION PLAN

Received 10/10/19

CITY NO. 1594-PLAT

JOB NO. 51048-00

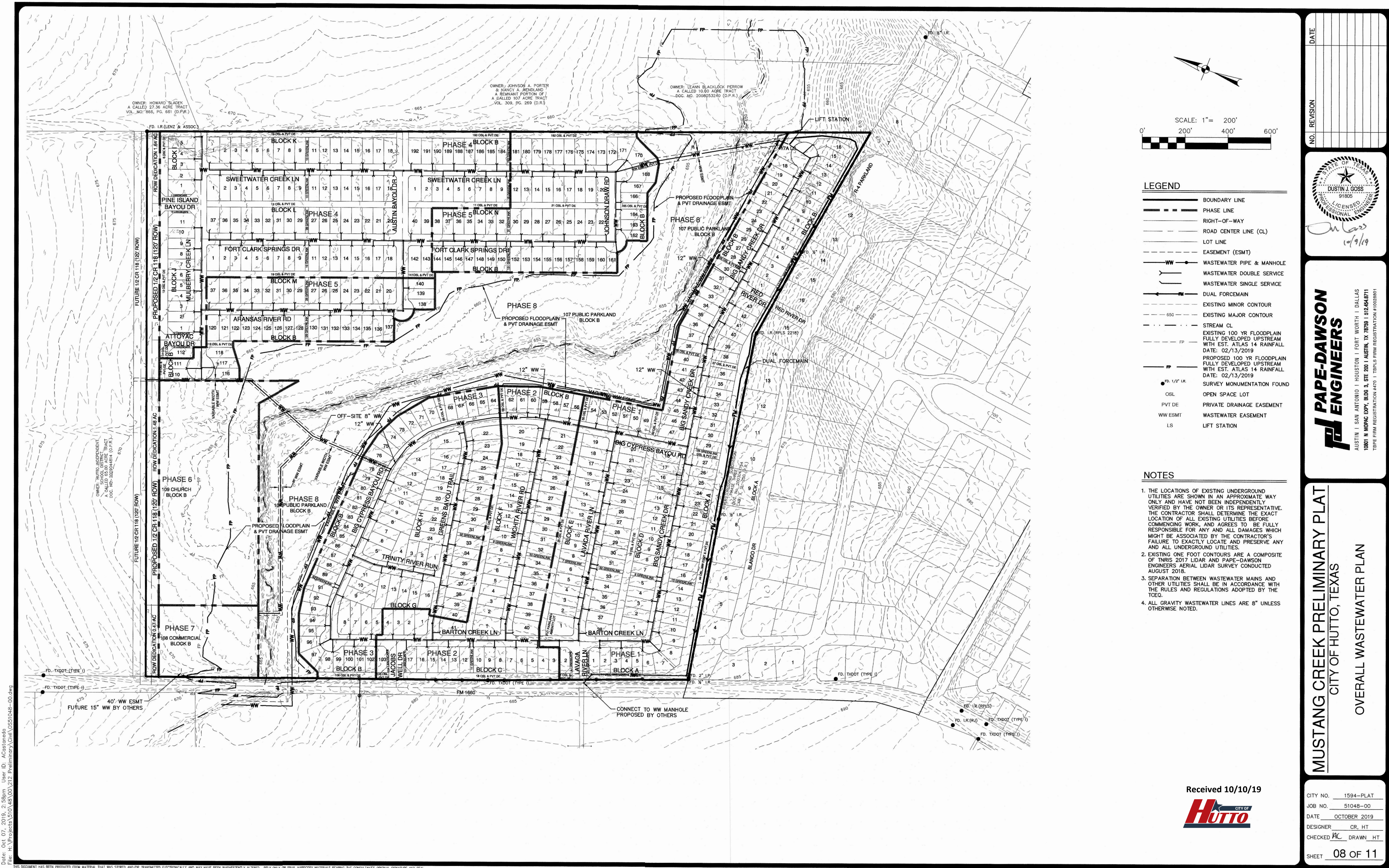
DATE OCTOBER 2019

DESIGNER CR, HT

CHECKED DRAWN HT

SHEET 07 OF 11

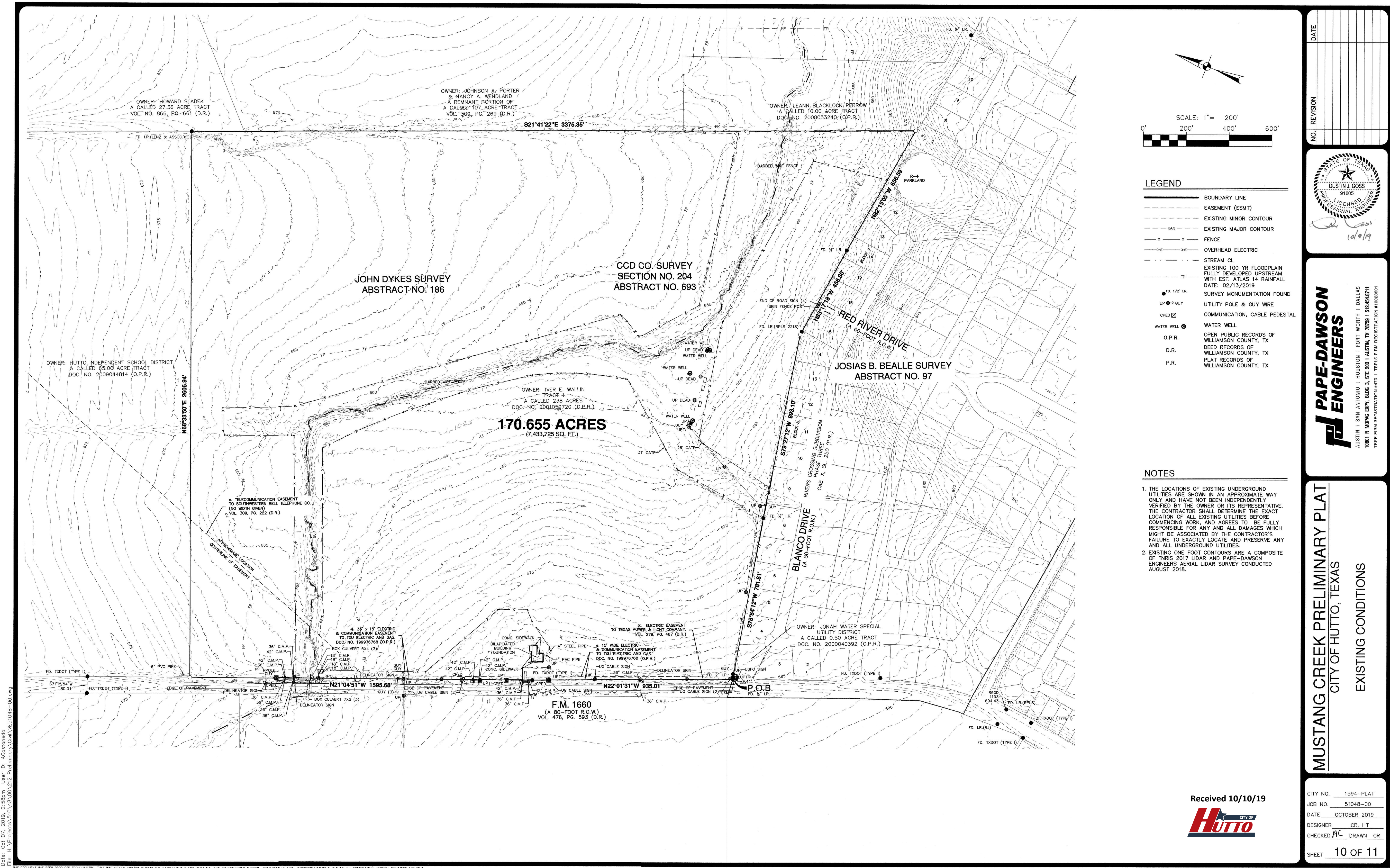
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



1594-PLAT



1594-PLAT





Regular City Council
AGENDA ITEM
10.B.



To: City Council
Subject: Consideration and possible action on a resolution approving the proposed Cross Creek Phase 2 Final Plat, 21.33 acres, more or less, of land, 107 residential lots, located off of CR 199. (Ashley Lumpkin)
Meeting: Regular City Council - 05 Dec 2019
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposed Cross Creek Subdivision Phase 2 Final Plat is approximately 21.33 acres of land, with 108 residential lots. This phase is south of the first phase, which is currently under construction.

Current Zoning:

The subject property is zoned PUD with a base zoning of SF-1.

Surrounding Zoning:

North: Extraterritorial Jurisdiction
East: Planned Unit Development (Cottonwood Creek)
South: Single-Family Residential (SF-1)
West: Single-Family Residential (SF-1)

Summary of Request:

The proposed Final Plat is comprised of 107 Single-Family Lots, 1 greenlink Lot, and has a total acreage of 21.33. Of the 107 lots, 54 are 45 feet wide and 53 are 50 feet wide. There are no 60 foot wide lots in this section.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously, staff recommends that the Council approve the resolution.

ATTACHMENTS:

[\(Res\)CrossCreekPh2FP\(Res\)Complete](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PLAT KNOWN AS "CROSS CREEK
PHASE 2 FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON
COUNTY, TEXAS.**

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

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

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the plat known as "Cross Creek Phase 2 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **5th** day of the month **December, 2019**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lacie Hale, City Secretary



Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	61.00'	15.42'	15.38'	S84°59'19"W	14°29'07"
C2	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C3	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C4	425.00'	17.62'	17.62'	N06°34'28"E	2°22'33"
C5	425.00'	42.98'	42.96'	S02°29'22"W	5°47'38"
C6	425.00'	42.98'	42.96'	S03°18'16"E	5°47'38"
C7	425.00'	42.98'	42.96'	S09°05'54"E	5°47'38"
C8	10.00'	15.71'	14.14'	N37°14'16"W	90°00'00"
C9	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C10	61.00'	16.20'	16.15'	N60°29'36"W	15°12'47"
C11	425.00'	10.50'	10.50'	S12°42'12"E	1°24'57"
C12	24.00'	10.93'	10.83'	N00°22'05"W	26°05'12"
C13	24.00'	9.51'	9.45'	N24°01'37"E	22°42'12"
C14	61.00'	43.53'	42.61'	S14°56'14"W	40°52'57"
C15	61.00'	20.10'	20.01'	S14°56'34"E	18°52'39"
C16	61.00'	32.14'	31.77'	S39°28'31"E	30°11'16"
C17	61.00'	35.35'	34.85'	S71°10'09"E	33°11'58"
C18	61.00'	30.63'	30.31'	N63°21'33"E	28°46'24"
C19	24.00'	20.44'	19.83'	S73°22'03"W	48°47'23"
C20	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C21	10.00'	14.85'	13.52'	N39°41'59"W	85°04'33"
C22	375.00'	32.23'	32.22'	N05°18'01"E	4°55'27"
C23	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C24	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C25	10.00'	12.01'	11.30'	N47°49'28"W	68°49'35"
C26	375.00'	33.09'	33.08'	N10°53'00"W	5°03'20"
C27	10.00'	18.52'	15.99'	N44°42'12"E	106°07'05"
C28	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C29	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C30	24.00'	3.76'	3.76'	S03°16'30"W	8°58'29"
C31	24.00'	16.68'	16.34'	S21°07'12"E	39°48'54"
C32	61.00'	42.29'	41.44'	N21°10'05"W	39°43'07"
C33	61.00'	40.51'	39.77'	N17°42'56"E	38°02'57"
C34	61.00'	38.09'	37.48'	N54°37'50"E	35°46'51"
C35	61.00'	41.93'	41.10'	S87°47'22"E	39°22'46"
C36	61.00'	20.70'	20.60'	S43°10'02"E	19°26'20"
C37	24.00'	20.44'	19.83'	N57°50'34"W	48°47'23"
C38	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C39	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C40	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C41	10.00'	15.71'	14.14'	N37°14'16"W	90°00'00"
C42	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C43	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C44	425.00'	157.06'	156.17'	S02°49'28"E	21°10'25"
C45	24.00'	20.44'	19.83'	N10°59'01"E	48°47'23"
C46	61.00'	177.16'	121.14'	S47°49'28"E	166°24'22"
C47	24.00'	20.44'	19.83'	S16°37'57"E	48°47'23"
C48	61.00'	199.71'	121.73'	N52°45'44"E	187°34'46"

Line Table		
Line #	Length	Direction
L1	22.45'	N17°59'04"W
L2	4.50'	S82°14'16"E
L3	4.52'	N82°14'16"W
L4	50.00'	S07°45'44"W
L5	35.17'	N16°42'52"E
L6	15.95'	S82°14'16"E
L7	1.93'	S82°14'16"E
L8	50.00'	N07°45'44"E
L9	15.98'	N82°14'16"W
L10	16.00'	S82°14'16"E

LEGAL DESCRIPTION:

BEING A 21.33 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NUMBER 2018105406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 21.33 ACRE OF LAND, HEREINAFTER DESIGNATED BY PARTS 1 AND 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 11.09 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west right-of-way line of Bridges at Cross Creek Blvd (69' ROW) as dedicated by Cross Creek Subdivision Phase 1, a legal subdivision according to the plat of record in Document Number 2019075999 of said O.P.R.W.C.T., same being the northeast corner of Lot 59, Block A, said Cross Creek Subdivision Phase 1 for the southeast corner of said 11.09 acres tract and this tract;

THENCE with the north line of said Cross Creek Subdivision Phase 1, the following seven (7) courses and distances:

- N82°14'16"W a distance of 550.01 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of Lot 46, Block A, said Cross Creek Subdivision Phase 1, same being the northwest corner of Lot 67, Block A, said Cross Creek Subdivision Phase 1,
- N07°45'44"E a distance of 113.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of said Lot 46, Block A, Cross Creek Subdivision Phase 1,
- with the arc of a curve to the right a distance of 15.42 feet, said curve having a radius of 61.00 feet, a central angle of 14°29'07", and a chord bearing S84°59'19"W a distance of 15.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northwest corner of said Lot 46, Block A, Cross Creek Subdivision Phase 1,
- S07°45'44"W a distance of 110.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of said Lot 46, Block A, Cross Creek Subdivision Phase 1, same being the northeast corner of Lot 68, Block A, said Cross Creek Subdivision Phase 1,
- N82°14'16"W a distance of 166.11 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- S44°58'37"W a distance of 55.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- N17°59'04"W a distance of 22.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of said 167.461 acres tract, same being the south line of the remainder of a called 15.52 acres tract described in a Warranty Deed to the City of Hutto and recorded in Volume 875, Page 443 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), same being the most northerly corner of Lot 134, Block A, said Cross Creek Subdivision Phase 1, for the southwest corner of said 11.09 acres tract and this tract;

THENCE with said west line of the 167.461 acres tract, same being the south line of said 15.52 acres tract, N44°58'37"E a distance of 72.57 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found for the southeast corner of said 15.52 acres tract;

CONTINUING with said west line of the 167.461 acres tract, same being the east line of said 15.52 acres tract, the following two (2) courses and distances:

- N16°42'52"E a distance of 35.17 feet to a 1/2-inch iron rod found,
- N03°26'59"W a distance of 217.96 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found for the northeast corner of said 15.52 acres tract;

CONTINUING with said west line of the 167.461 acres tract, same being the north line of said 15.52 acres tract, N77°01'16"W a distance of 65.76 feet to a 1/2-inch iron rod found at the southeast corner of a called 4.4485 acres tract described in a General Warranty Deed to the City of Hutto and recorded in Document Number 2003018508 of said O.P.R.W.C.T.;

CONTINUING with said west line of the 167.461 acres tract, same being the east line of said 4.4485 acres tract, N06°31'24"E a distance of 348.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, for the northwest corner of said 11.09 acres tract and this tract;

THENCE into and across said 167.461 acres tract, the following five (5) courses and distances:

- S82°14'16"E a distance of 180.60 feet to a calculated point,
- S07°45'44"W a distance of 37.88 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- S82°14'16"E a distance of 470.76 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- N07°45'44"E a distance of 17.27 feet to a calculated point,
- S82°14'16"E a distance of 189.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, in the west right-of-way line of said Bridges at Cross Creek Blvd (69' ROW), for the northeast corner of said 11.09 acres tract and this tract;

THENCE with said west right-of-way line of Bridges at Cross Creek Blvd (69' ROW), the following seven (7) courses and distances:

- S07°45'44"W a distance of 417.27 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S52°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- N82°14'16"W a distance of 4.52 feet to a calculated point,
- S07°45'44"W a distance of 50.00 feet to a calculated point,
- S82°14'16"E a distance of 4.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S37°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- S07°45'21"W a distance of 129.00 feet to said POINT OF BEGINNING and containing 11.09 acres.

PART 2 - 10.24 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east right-of-way line of said Bridges at Cross Creek Blvd (69' ROW), same being the northwest corner of Lot 49, Block H, said Cross Creek Subdivision Phase 1, for the southwest corner of said 10.24 acres tract and this tract;

THENCE with said east right-of-way line of Bridges at Cross Creek Blvd (69' ROW), the following seven (7) courses and distances:

- N07°40'56"E a distance of 148.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N52°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- S82°14'16"E a distance of 16.00 feet to a calculated point,
- N07°45'44"E a distance of 50.00 feet to a calculated point,
- N82°14'16"W a distance of 15.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- N07°45'44"E a distance of 408.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, for the northwest corner of said 10.24 acres tract and this tract;

THENCE into and across said 167.461 acres tract, the following five (5) courses and distances:

- S82°14'16"E a distance of 189.00 feet to a calculated point,
- S07°45'44"W a distance of 8.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- S82°14'16"E a distance of 335.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
- N07°45'44"E a distance of 36.87 feet to a calculated point,
- S82°14'16"E a distance of 188.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, in the east line of said 167.461 acres tract, same being the west line of a called 46.14 acres tract described in a Special Warranty Deed to Leshcher Investments, LP and recorded in Document Number 2010007503 of said O.P.R.W.C.T., for the northeast corner of said 10.24 acres tract and this tract;

THENCE with the east line of said 167.461 acres tract, same being the west line of said 46.14 acres tract, S07°45'44"W a distance of 655.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of Lot 63, Block H, said Cross Creek Subdivision Phase 1, for the southeast corner of said 10.24 acres tract and this tract;

THENCE with the north line of said Cross Creek Subdivision Phase 1, the following five (5) courses and distances:

- N82°14'16"W a distance of 185.88 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of Lot 38, Block H, said Cross Creek Subdivision Phase 1, same being the northwest corner of Lot 60, Block H, said Cross Creek Subdivision Phase 1,
- N07°45'44"E a distance of 131.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of said Lot 38, Block H, Cross Creek Subdivision Phase 1,
- with the arc of a curve to the right a distance of 16.20 feet, said curve having a radius of 61.00 feet, a central angle of 15°12'47", and a chord bearing N60°29'36"W a distance of 16.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northwest corner of said Lot 38, Block H, Cross Creek Subdivision Phase 1,
- S07°45'44"W a distance of 137.33 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of said Lot 38, Block H, Cross Creek Subdivision Phase 1, same being the northeast corner of Lot 59, Block A, said Cross Creek Subdivision Phase 1,
- N82°14'16"W a distance of 511.92 feet to said POINT OF BEGINNING and containing 10.24 acres.

PART 1	11.09 ACRES
PART 2	10.24 ACRES
TOTAL	21.33 ACRES



FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 2

21.33 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

Received 11/4/19



PLAT 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 IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD).
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. WITH THE FOLLOWING EXCEPTION: CARL STERN DRIVE WILL BE PROVIDED WITH AN 8' SIDEWALK ON THE NORTH SIDE OF THE STREET.
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.
8. 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.
9. 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
NATURAL GAS: ATMOS ENERGY
PHONE/CABLE: SPECTRUM BUSINESS (FORMERLY TIME WARNER CABLE) & CENTURYLINK
13. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. GREENLINK/DRAINAGE EASEMENT LOT (BLOCK A, LOT 43) AND ALL LANDSCAPING WITHIN RIGHT-OF-WAY OF BRIDGES OF CROSS CREEK BOULEVARD SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD).
17. 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.
18. AS SPECIFIED IN THE 2018 IFC SEC. D103.6.2, FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

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

WATER AND WASTEWATER SERVICE:
CITY OF HUTTO ENGINEERING
500 W. LIVE OAK STREET
HUTTO, TX 78634
CONTACT: SAMUEL T. RAY, P.E.
512-759-5989

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD#3
210 U.S. 79 EAST
HUTTO, TEXAS 78634
512-759-2616

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
CONTACT: WILSON GIRALDO
512-244-5670

GAS SERVICE:
ATMOS ENERGY
CONTACT: MARTIN PEREZ
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
(FORMERLY TIME WARNER CABLE)
CONTACT: CHRIS TERHEUN
205-602-6792

TV CABLE SERVICE:
CENTURYLINK
CONTACT: MORGONE MISSOURI
281-560-6013

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT CERTAIN 21.33 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON.

THIS SUBDIVISION IS TO BE KNOWN AS "CROSS CREEK SUBDIVISION PHASE 2"

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

BY:
MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE ____ DAY OF _____, 20__.

BY, MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC,
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, DAN H. CLARK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20__.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
10/31/2019
DATE

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPLS, FIRM REGISTRATION NO. 10029607
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729

PHASE SUMMARY TABLE									
PHASE	LOTS PER PHASE	45' LOTS	50' LOTS	60' LOTS	TOTAL SINGLE FAMILY LOTS	OPEN SPACE LOTS	GREENLINK LOTS	PARK LAND LOTS	ACREAGE PER PHASE
PHASE 2	108	54	53	0	107	0	1	0	21.33

BUILDING SETBACKS						
	FRONT	GARAGE DOOR	SIDE	SIDE STREET	REAR	BUILDING HEIGHT
TYPICAL LOT (50'+ LOT)	20 FT.	25 FT.	5 FT.	15 FT.	10 FT.	35 FT. / 2.5 STORIES
TYPICAL LOT (45'-49' LOT)	20 FT.	25 FT.	5 FT.	10 FT.	10 FT.	35 FT. / 2.5 STORIES
CUL-DE-SAC OR BULB LOT	15 FT.	20 FT.	5 FT.	10 FT.	5 FT.	35 FT. / 2.5 STORIES
ACCESSORY BUILDING	*SEE NOTE	*SEE NOTE	5 FT.	15 FT.	5 FT.	15 FT.
* ACCESSORY BUILDINGS ARE PROHIBITED BETWEEN THE FRONT BUILDING WALL OF THE PRIMARY STRUCTURE AND THE PUBLIC RIGHT OF WAY.						
* DETACHED GARAGES NEED TO MAINTAIN THE 25-FOOT FRONT YARD GARAGE DOOR SETBACK.						
1. ACCESSORY STRUCTURES MUST BE PLACED AT LEAST 10 FT. OR A LESSER OR GREATER DISTANCE EQUIVALENT TO THEIR HEIGHT FROM PRIMARY STRUCTURES ON A SITE.						
2. PRIMARY STRUCTURE MUST BE ORIENTED WHERE THE FRONT FACADE IS PARALLEL TO AND FACING THE STREET AS MUCH AS POSSIBLE, AND NOT ANOTHER DWELLING ON AN ADJACENT LOT. ON CORNER LOTS, HOUSES MAY FACE THE CORNER OR EITHER FRONTING STREET. THIS IS IN ACCORDANCE TO SECTION 10.404.2.2 BUILDING ORIENTATION IN CHAPTER 4 SITE DESIGN STANDARDS OF THE UDC.						
3. BUILDING PERMITTING DOES NOT APPLY TO ACCESSORY STRUCTURES NO MORE THAN 200 SQ. FT.						

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY. THE 0.2% CHANCE FLOODPLAINS SHOWN ON THIS PLAT ARE PRELIMINARY FEMA FLOODPLAINS, PROVIDED BY THE CITY OF HUTTO, AND CONSIDERED TO BE THE BEST AVAILABLE DATA AT THIS TIME.

I NICHOLAS P. LESCHKE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
10/31/2019
DATE

NICHOLAS P. LESCHKE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 130255
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPE FIRM REGISTRATION NO. 312
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729-1102

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE
____ DAY OF _____, 20__.

DOUG GAUL, MAYOR DATE LACIE HALE, CITY SECRETARY DATE

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

ASHLEY LUMPKIN, AICP, EXECUTIVE DIRECTOR DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20__ A.D., AT ____ O'CLOCK, __M., AND DULY RECORDED THIS THE ____ DAY OF

_____, 20__ A.D., AT ____ O'CLOCK, __M. IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



Received 11/4/19



FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 2

21.33 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

PAGE 3 OF 3

Regular City Council
AGENDA ITEM
10.C.



To:
Subject: Consideration and possible action approving the minutes of the November 16, 2019 Special Council Meetings and the November 21, 2019 Regular Council Meeting.
Meeting: Regular City Council - 5 Dec 2019
Department: City Secretary
Staff Contact: Lacie Hale, City Secretary



**CITY COUNCIL
MEETING MINUTES
NOVEMBER 21, 2019**

The Hutto City Council met in a regular session on Thursday, November 21, 2019, in Council Chambers, City Hall, 500 W. Live Oak, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Peter Gordon, Councilmember Patti Martinez and Councilmember Tanner Rose.

Members of staff that were present were Odis Jones, City Manager; Michel Sorrell, Assistant City Manager; Byron Frankland, Assistant City Manager; Paul Hall, Chief of Police; Michel Sorrell, Chief Financial Officer; Ashley Lumpkin, Executive Director Infrastructure & Development Services; Jessica Bullock, Director of Economic Development; Stacy Schmitt, Assistant to the City Manager; and Lacie Hale, City Secretary.

INVOCATION

Invocation was given by Byron Frankland, Assistant City Manager.

CITY COUNCIL COMMENTS

Councilmember Martinez asked the public to consider applying for the openings on the Boards and Commissions.

PUBLIC COMMENT

Tom Brown shared his support for Council, City Manager Odis Jones, and the City Staff.

Nicole Calderone asked why the agenda language regarding public comment is not the same on the presentation slide. Shared that it is violation of House Bill 2840.

Lucas Evans of 3750 County Road 132 shared concerns regarding the environment impact to the Black Land Prairies.

Melissa McKee of 609 Morning Drive deferred her time to Robin Sutton. Ms. Sutton asked about the EDC Investigation and the costs for the Council retreat.

Patrick Dertien, the managing member of the Covered Bridge project, wanted to introduce himself and shared issues with the structures presented at this meeting regarding assessment plans, corporations, and bond documents.

Robin Sutton expressed her concerns for how the last few weeks have been disturbing with false accusations and the pattern of behavior.

Mike Fowler of 108 W. Live Oak Street states that good government doesn't come easy, there is a responsibility to the community.

Frances Albert of 2451 County Road 132 shared her complaints about not receiving notifications for things happening in her area and how difficult it is to find things on the City's website.

CITY MANAGER COMMENTS

7.A. Presentation of the City Financials for the Month of October as required by the fiscal and budgetary policy. (Michel Sorrell)

No Council action was taken.

CONSENT AGENDA ITEMS

Motion: Councilmember Gordon motioned to pull items 8A, 8B, 8C, 8D, and 8F from the consent agenda. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

8.A. Consideration and possible action on a resolution approving the subdivision plat approval extension request for the Brooklands Section Three Final Plat, 38.698 acres, more or less, of land, 152 residential lots, located on CR 137 south of FM 1660 South.(Ashley Lumpkin)

Motion: Mayor Pro-tem Hines motioned to approve item 8.A. as presented.
Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 0 nays

Councilmember Martinez recused herself due employer.

- 8.B. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of Cottonwood Creek, 46.68 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on CR 199. (Ashley Lumpkin)

Krystal Kinsey asked when the property was annexed and what the building code standards are. She shared nothing was ever disclosed to her mother, who recently purchased a house, so asked if there was a statute of limitations for the notification process.

Motion: Mayor Pro-tem Hines motioned to accept the second and final reading of an ordinance regarding the proposed annexation of Cottonwood Creek, 46.68 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on CR 199. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 8.C. Consideration and possible action on a resolution approving the proposed Mager Meadows Phase 2 Amended Plat, 22.441 acres, more or less, of land, 95 residential lots, located north of Mager Lane and Groves Lane. (Ashley Lumpkin)

Motion: Councilmember Gordon motioned to accept item 8.C. as written. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 8.D. Consideration and possible action on a resolution approving the proposed Star Ranch Section 7 Phase 8 Final Plat, 28.348 acres, more or less, of land, 116 residential lots, located within the extraterritorial jurisdiction (ETJ) of Hutto on Winterfield Drive at Star Ranch Boulevard. (Ashley Lumpkin)

Motion: Councilmember Scott Rose motioned to approve item 8.D. as presented.
Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 8.E. Consideration and possible action on a resolution approving the proposed Co-Op District Resubdivision of Lots 4A, 4B, 5A and 6A Amended Plat, 6.0039 acres, more or less, of land, 10 commercial lots, located on Co Op Boulevard at US 79 West. (Ashley Lumpkin)

Motion: Mayor Pro-tem Hines motioned to accept item 8.E. as presented.
Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 8.F. Consideration and possible action to approve the November 7, 2019 City Council meeting minutes. (Lacie Hale)

Motion: Councilmember Tanner Rose made a motion to amend the meeting minutes, item 13A to remove Councilmember Tanner Rose from aye vote and leave at nay vote. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

ORDINANCES

- 9.A. Consideration of a public hearing and possible action on the first reading of an ordinance approving a specific use permit for the property located at 103 East Live Oak Street, 0.29

acres, more or less, of land, Lots 9 of the McGee's 2nd Addition Subdivision, allowing live-work within the OT-3 (Residential) Transect Zone. (Ashley Lumpkin)

Public hearing was held from 7:59 pm to 7:59 pm. No one spoke.

Motion: Mayor Pro-tem Hines motioned to accept item 9.A. as presented.
Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

Motion: Councilmember Scott Rose motioned to dispense the second reading of item 9.A. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 9.B. Consideration of a public hearing and possible action on the first reading of an ordinance approving the proposed Cottonwood Creek Planned Unit Development (PUD) Amendment, 370.36 acres, more or less, of land, located on CR 199. (Ashley Lumpkin)

Public hearing was held from 8:07 pm to 8:10 pm. No one spoke.

Lukas Evans shared that his main concern is the dead end of Carl Stern, thought the proposed green space is great and asked that everyone work together.

Motion: Mayor Pro-tem Hines motioned to approve item 9.B. as presented.
Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

Motion: Councilmember Martinez motioned to dispense the second reading of item 9.B. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 9.C. Consideration of a public hearing and possible action on the first and final reading of an ordinance approving the proposed annexation of 10700 FM 1660 South, 156.136 acres, more or less, of land, and to establish base zoning for the existing City of Hutto South Wastewater Treatment Plant (155.136 acres) as LI (Light Industrial) and the Saul House (1.0 acres) as REC (Recreational). (Ashley Lumpkin)

Public hearing was held from 8:12 pm to 8:12 pm. No one spoke.

Motion: Councilmember Scott Rose motioned to approve item 9.C. as presented. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 9.D. Public hearing, discussion, and possible consideration and approval of the second reading of an Ordinance to create Reinvestment Zone No. Two, City of Hutto, Texas, for the purpose of promoting redevelopment within the corporate limits of the City of Hutto. (Jessica Geray)

Public hearing was held from 8:16 pm to 8:17 pm.

Rhett Dawson deferred time to Patrick Dertien. Mr. Dertien withdrew his request to comment.

Motion: Mayor Pro-tem Hines motioned to approve the second reading of an Ordinance to create Reinvestment Zone No. Two, City of Hutto, Texas,

for the purpose of promoting redevelopment within the corporate limits of the City of Hutto. Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nay Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 1 nay

- 9.E. Approve first reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition) Chapter 2 (Administration and Personnel) regarding financial disclosures.

Rick Hudson asked protective measures that Council was going to make for family members of the volunteers who serve the city and why volunteers are required to complete it but not TIRZ members.

Nicole Calderone explained a recap of the former meeting, when this agenda item was discussed.

Robin Sutton applauded Council who voted in favor of the financial disclosure and investigation. She believes that anyone working for her, as a tax payer at the top of the org chart, should see their finances.

Motion: Councilmember Tanner Rose motioned to approve the ordinance as written. Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

Motion: Councilmember Gordon motioned to amend the motion to remove the requirement that the Planning and Zoning Commission, and Zoning Board of Adjustment fill out the Financial Disclosure Form. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines

Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nay Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 1 nay

- 9.F. Consideration and possible action on a Resolution relating to the approval of the City of Hutto Economic Development Corporation Type B dedication of a portion of sales tax collected by the Corporation to the City of Hutto Sports, Health and Entertainment District. (Jessica Geray)

Motion: Mayor Pro-tem Hines motioned to accept a Resolution relating to the approval of the City of Hutto Economic Development Corporation Type B dedication of a portion of sales tax collected by the Corporation to the City of Hutto Sports, Health and Entertainment District. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

RESOLUTIONS

- 10.A. Consideration and possible action on a resolution authorizing the City Manager to execute an agreement with Vortex International for the purchase and installation of a new splash pad at Fritz Park for an amount not to exceed \$298,990.10 (Jeff White).

Robin Sutton asked for more information regarding the bids and the money going towards Fritz Park.

Motion: Mayor Pro-tem Hines motioned to approve item 10.A. as presented. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 10.B. Consideration and possible action on a resolution authorizing the City Manager to execute an agreement with Restroom Facilities LTD for the purchase and installation of a new restroom at Fritz Park for an amount not to exceed \$388,456.

Motion: Mayor Pro-tem Hines motioned to table item 10.B. to allow staff to return to a future Council meeting with more bids. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 10.C. Consideration and possible action on a resolution authorizing the City Manager to execute an agreement with We Build Fun for the purchase and installation of a new playground at Fritz Park for an amount not to exceed \$365,282.42 (Jeff White).

Motion: Councilmember Tanner Rose motioned to approve item 10.C. as presented, with the addition of two toddler swings and a wheelchair swing. If additional funds are needed, then come back to Council. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 10.D. Consideration and possible action on a resolution authorizing the City Manager to execute an agreement with USA Shade for the purchase and installation of shade structures at Fritz Park for an amount not to exceed \$408,579.40.

Nicole Calderone is concerned about the spending and shared the updates that have already been added to Glenwood.

Motion: Mayor Pro-tem Hines motioned to approve item 10.D. as presented. Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul

Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 10.E. Consideration and possible action on a resolution approving the proposed Cottonwood Creek Preliminary Plat, 370.33 acres, more or less, of land, 987 residential lots, two amenity lots and 22 open space lots, located on CR 199. (Ashley Lumpkin)

Lukas Evans advocated for wild space and asked for Carl Stern to be moved north.

Krystal Kinsey thanked staff for the presentation. She asked for due diligence and requirement for notices.

Motion: Mayor Pro-tem Hines motioned to approve item 10.E. as presented.
Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Patti Martinez
Councilmember Tanner Rose

Nay Councilmember Peter Gordon

Action: The motion passed with 5 ayes, 1 nay

- 10.F. Consideration and possible action for a Resolution approving certain actions by the City Manager and certain actions by the Cottonwood Development Corporation. (Jessica Geray)

Robin Sutton questioned the legality of the Corporation.

Motion: Mayor Pro-tem Hines motioned to approve item 10.F. as presented.
Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 10.G. Consideration and possible action authorizing for a Resolution for an Interlocal Agreement with the Cottonwood Development Corporation and containing other matters related thereto. (Jessica Geray)

Robin Sutton again questioned the legality of the Corporation and believed that those who serve on the Corporation should recuse themselves as Councilmembers.

Motion: Mayor Pro-tem Hines motioned to approve item 10.G. as presented.
Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nay Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 1 nay

- 10.H. Public hearing, consideration and possible action for a Resolution authorizing and creating a Sports, Health, and Entertainment District public improvement district. (Jessica Geray)

Public hearing was held from 10:06 pm to 10:12 pm.

Rhett Dawson deferred his time to Patrick Dertien n. Mr. Dertien doesn't recall the Council creating a PID without the assessment and believed there is a lack of transparency in the City of Hutto.

Motion: Mayor Pro-tem Hines motioned to approve item 10.H. as presented.
Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nay Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 1 nay

- 10.I. Consideration and possible action for a Resolution to request participation from Williamson County by way of economic development incentives for the Sports, Health, and Entertainment District. (Jessica Geray)

Motion: Mayor Pro-tem Hines motioned to request participation from Williamson County by way of economic development incentives for the Sports, Health, and Entertainment District. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 10.J. Consideration and possible action for a Resolution to authorize the City Manager to enter into an amendment to the Williamson County Emergency Services District No. 3 related to the Sports, Health, and Entertainment District. (Jessica Geray)

Motion: Councilmember Scott Rose motioned to approve 10.J. as presented. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 0 nays

Motion: Councilmember Martinez motioned to amend the motion to direct the city manager to negotiate a 30-year term to match the terms of the bond. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 0 nays

Mayor Pro-tem Hines recused himself due to employer.

OTHER BUSINESS

- 11.A. Consideration of and possible appointments to City Boards and Commissions. (Lacie Hale)

Motion: Mayor Gaul motioned to appoint Krystal Kinsey to the Ethics Review Commission. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

- 11.B. Discussion and possible action on prioritization of upcoming street reconstruction projects related to the Old Town Street Reconstruction Bond Program. (Samuel Ray)

Motion: Mayor Pro-tem Hines motioned to authorized the city manager to approve the next upcoming street reconstruction projects related to the Old Town Street Reconstruction Bond Program. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

- 12.A. Executive Session, as authorized by Texas Government Code, Section 551.074, Deliberations regarding personnel matters, regarding city manager.

Robin Sutton expressed her concerns regarding the vetting process for the city manager.

Nicole Calderone shared her concerns regarding the city manager.

Executive Session was held from 10:47 pm to 12:53 am.

ACTION RELATIVE TO EXECUTIVE SESSION

13.A. Consideration and possible action(s) on personnel matters regarding city manager.

Nicole Calderone put it on Council to hold the City Manager accountable.

Robin Sutton shared that she is a longtime resident and loves Hutto. She expressed that if Council thinks development has gone beyond the bounds of what this city can hold at this point, then you don't love Hutto.

Motion: Councilmember Scott Rose motioned to enter into a separation agreement with the City Manager effective December 31, 2019 and enter into a consulting agreement with the Perfect Game Project effective January 1, 2020 to July 30, 2020. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nay Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 1 nay

ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 1:00 a.m. on Friday, November 22, 2019.

CITY OF HUTTO

Doug Gaul, Mayor

ATTESTED:

Lacie Hale, City Secretary



**CITY COUNCIL
MEETING MINUTES
NOVEMBER 16, 2019
8:30 AM**

The Hutto City Council met in a special session on Saturday, November 16, 2019, in Council Chambers, City Hall, 500 W. Live Oak, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 8:30 a.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Peter Gordon, Councilmember Patti Martinez and Councilmember Tanner Rose.

Members of staff that were present were Odis Jones, City Manager; Michel Sorrell, Assistant City Manager; Byron Frankland, Assistant City Manager; Paul Hall, Chief of Police; Michel Sorrell, Chief Financial Officer; Jessica Bullock, Director of Economic Development; and Stacy Schmitt, Assistant to the City Manager.

PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.

CITY COUNCIL COMMENTS

Councilmember Snyder thanked the residents that attended the meeting yesterday regarding Covered Bridge and Lakeside Estates.

PUBLIC COMMENT

Robin Sutton expressed her concerns with the Cottonwood Creek Development Corporation.

Kyle Lovinggood shared his concerns with the City's debt, citizen's comments, and description for agenda items.

Motion: Mayor Pro-tem Hines motioned to move item 7.B. up on the agenda and table items 6A and 7A until November 21. Councilmember Snyder seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Councilmember Snyder motioned to amend the motion to move item 7.B. up on the agenda and not table items 6A and 7A until November 21. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

7.B. Work session to discuss City of Hutto Sports, Health, and Entertainment District and Perfect Game.

No Council action was taken.

RESOLUTIONS

6.A. Consideration and possible action approving a resolution to enter into a 381 agreement with Williamson County regarding the Sports, Health, and Entertainment District.

Motion: Councilmember Snyder motioned to table item 6A to the November 21, 2019. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- 6.B. Consideration and possible action authorizing and approving a resolution for an Interlocal Agreement with the Cottonwood Development Corporation and containing other matters related thereto.

Nicole Calderone questioned the legality and authority of this Development Corporation.

Robin Sutton shared that she has the same concerns as Ms. Calderone.

Motion: Mayor Pro-tem Hines motioned to table item 6B to November 21, 2019 meeting. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

OTHER BUSINESS

- 7.A. Consideration and possible action to authorize the City Manager to enter into an amendment to the Williamson County Emergency Services District No. 3 interlocal agreement related to the Sports, Health, and Entertainment District.

Motion: Councilmember Tanner Rose motioned to table item 7A to November 21, 2019 meeting. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Councilmember Scott Rose
Councilmember Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 6 ayes, 0 nays

Mayor Pro-tem Hines recused himself due to employer.

- 7.C. Council training session regarding Meeting Procedures and Robert's Rule of Order.

Nicole Calderone shared that if the training happened the video could be shared with the boards and commissions. Reiterated when a citizen comes up to speak it is their time.

Motion: Councilmember Snyder motioned to table item 7C to another date to include Boards, Commissions, and ISD. Councilmember Gordon seconded the motion.

Vote:

Ayes	Mayor Doug Gaul
	Councilmember Scott Rose
	Councilmember Snyder
	Councilmember Patti Martinez
	Councilmember Tanner Rose

Nays	Mayor Pro-tem Tom Hines
	Councilmember Peter Gordon

Action: The motion passed with 5 ayes, 2 nays

EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 11:11 a.m.

CITY OF HUTTO

Doug Gaul, Mayor

ATTESTED:

Lacie Hale, City Secretary



**CITY COUNCIL
MEETING MINUTES
NOVEMBER 16, 2019
11:00 AM**

The Hutto City Council met in a special session on Saturday, November 16, 2019, in Council Chambers, City Hall, 500 W. Live Oak, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 11:11 a.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Peter Gordon, Councilmember Patti Martinez and Councilmember Tanner Rose.

Members of staff that were present were Odis Jones, City Manager; Michel Sorrell, Assistant City Manager; Byron Frankland, Assistant City Manager; Paul Hall, Chief of Police; Michel Sorrell, Chief Financial Officer; Jessica Bullock, Director of Economic Development; and Stacy Schmitt, Assistant to the City Manager.

PLEDGE OF ALLEGIANCE

Council agreed to dispense the pledges.

CITY COUNCIL COMMENTS

None were given.

PUBLIC COMMENT

Nicole Calderone shared that the language for the executive session does not provide enough information to inform the citizen of what Council is going into executive session for. She asked Council to include more information on the agenda.

EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding

deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

- 6.A. Executive Session, as authorized by Texas Government Code, Section 551.074, Deliberations regarding personnel matters, and Texas Government Code, Section 551.071, Consultation with Attorney, to hear a report on personnel matters from the City Attorney and to receive legal advice from the City Attorney on City personnel matters.

Executive Session was held from 11:16 am to 12:09 pm.

ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 12:09 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

ATTESTED:

Lacie Hale, City Secretary

Regular City Council
**AGENDA ITEM
11.A.**



To: City Council
Subject: Consideration of a public hearing and possible action on the first reading of an ordinance approving the proposed 415 Ed Schmidt Boulevard Planned Unit Development (PUD), 2.247 acres, more or less, of land, located on CR 138. (Ashley Lumpkin)
Meeting: Regular City Council - 05 Dec 2019
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Description:

The Emory Farms Commercial PUD is an approximately 2.075 acre site located on the west side of Ed Schmidt Boulevard (CR 119), south of Emory Farms Avenue.

Owner: Randy Russ – CR 119 LLC

Developer: Randy Russ

Current Zoning: Local Business (B-1)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Local Business (B-1)

East: ETJ (Church)

South: Local Business (B-1) and Hotels

West: Single-Family Residential (SF-1)

Summary of Request:

The base zoning district for the PUD is Local Commercial (B-1). There is a proposed hotel for the site that has already received a Specific Use Permit from City Council on July 11, 2019.

The plans for the proposed hotel are included in the packet. It includes 111 units and is proposed to be 4 stories in height.

There is a joint access easement that runs along the western side of the property, and they are proposing

The building layout as it currently is proposed has the front of the hotel oriented towards Highway 79. Therefore, one side of the building will face the adjacent residential subdivision. As a condition of the Specific Use Permit, the building is required to not have any hotel room windows facing the residential area. The proposed plan accomplishes that, as only stairs and a storage room face Emory Farms.

This proposed PUD has been reviewed by the Planning, Engineering, and Parks Departments, and also Hutto Fire Rescue.

Staff Review:

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 the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

1. *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 application is consistent with desired guidelines of the B-1 district, and provides additional buffer and spacing from the adjacent residential development.

2. *The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

The area of the proposed development has been historically agricultural, with farmland and floodplain areas. The proposed development will provide a use that has been needed in Hutto. It will allow visitors to have the ability to stay in Hutto instead of getting a hotel room in an adjacent community.

3. *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.*

This PUD is approximately 2.075 acres in size, and is a proposed hotel. The proposed layout accounts for drainage and provides enough parking for the site. The aesthetics of the proposed building are harmonious with the adjacent development.

4. *The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.*

This PUD allows for larger building setbacks and buffers than a normal local business (B-1) development. These additional buffers allow for more landscaping to provide a better sound attenuation and combining that with fencing provides a large noise buffer from the adjacent residential.

5. *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 proposed development for this site is a hotel. All of the development impacts have been taken into account. The traffic impact is being accounted for by having adequate parking and stacking on the site as well as proper circulation of traffic along Ed Schmidt Blvd. There will be minimal lighting on site and will have to conform to the UDC for lighting, trash and litter, water pollution and runoff.

6. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

The proposed development will have access to adequate utilities including fire and police services.

7. *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.*

The proposed PUD will not have a greater burden on city services. The proposed hotel will provide a much needed use in the City and the developer has made an effort to minimize the impact on the already developed land in the area, especially the residential.

8. *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.*

New construction must conform to the design guidelines as listed within the PUD, including elements of the UDC. They also must comply with the 2018 ICC regulations.

All property owners within 200 feet have been notified by mail of the proposed zoning change. Notice was published in the Taylor Daily Press. Notice has also been posted on the City of Hutto website.

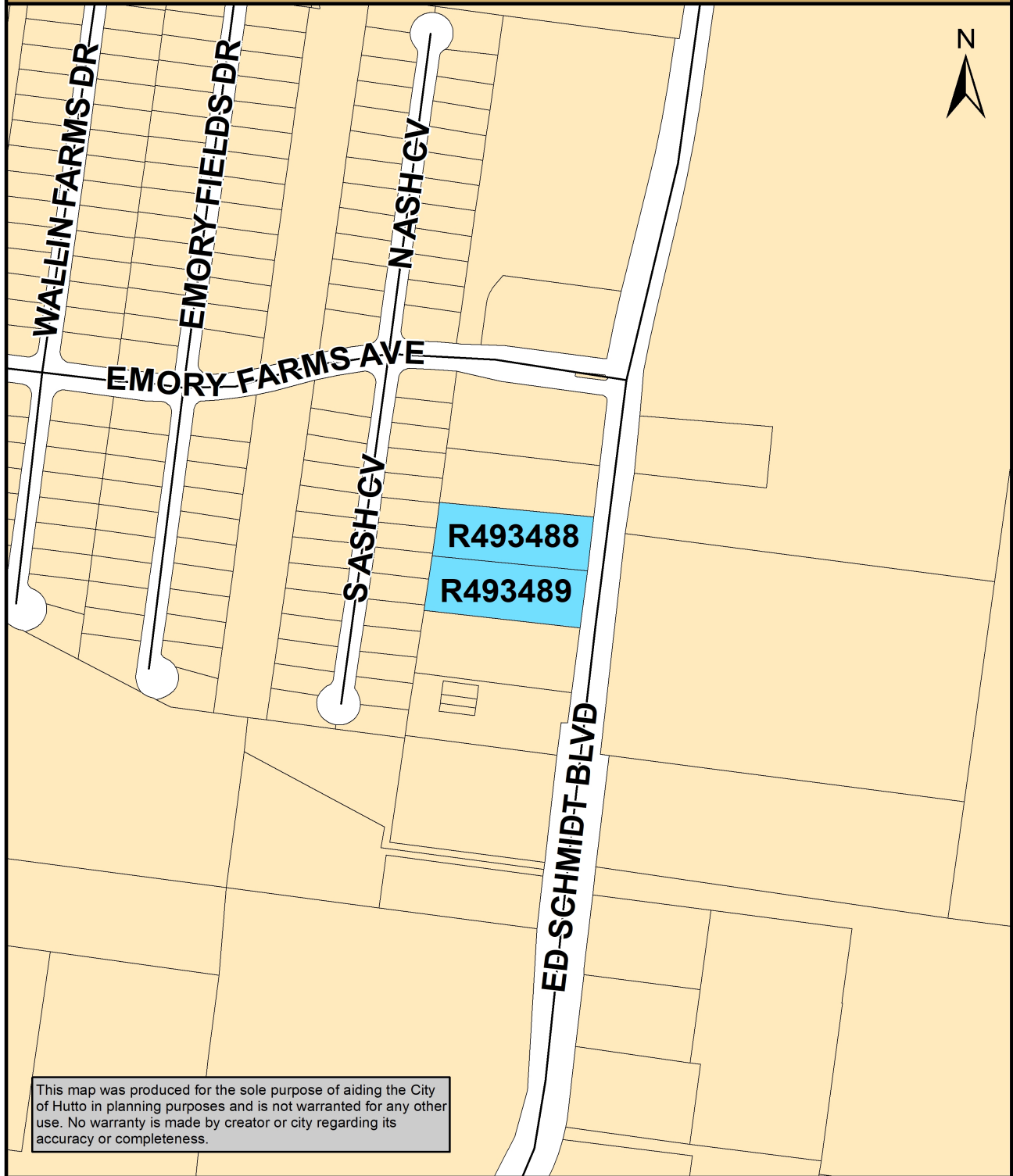
RECOMMENDATION:

Staff finds that the proposed PUD for 415 Ed Schmidt Boulevard Planned Unit Development meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the Council approve the ordinance and dispense with the second reading.

ATTACHMENTS:

[415 Ed Schmidt Boulevard\(SiteMap\)](#)
[415Ed SchmidtPUD\(Notice\)CC-2nd Application](#)
[415Ed SchmidtPUD\(Ord\)NeedsPUDPlan](#)
[Emory Farms Commercial PUD \(DRAFT AG - 81619\) Clean FinalPlat\(Recorded\)](#)
[HotelSiteDesign\(Example\)](#)
[Ed Schmidt Blvd. Infrastructure](#)
[FIS site floor plan 86 room prototype with board room](#)

415 Ed Schmidt Boulevard (2.247 acres)

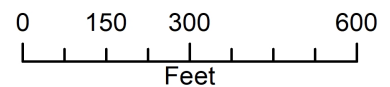


Map Document: (K:\SITE LOCATION MAPS\2019 Site Location

Maps\Emory_Farms\415_Ed_Schmidt_Boulevard.mxd)

11/5/2019 -- 3:43:41 PM

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PUBLIC NOTICE NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO
ALL INTERESTED PERSONS
THAT THE HUTTO CITY COUNCIL WILL
HOLD A PUBLIC HEARING REGARDING:

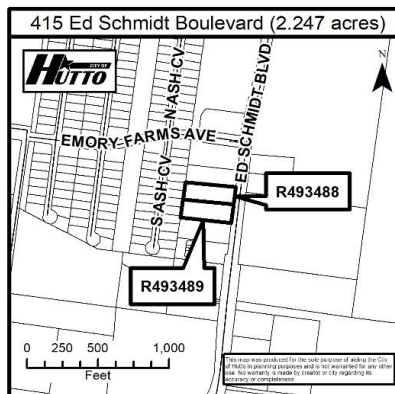
Planned Unit Development (PUD) zoning
ordinance request for the property to be
known as **415 Ed Schmidt Boulevard
Planned Unit Development (PUD)**,
2.247 acres, more or less, of land,
located on Ed Schmidt Boulevard.

The public hearing will be held on:
December 5, 2019 at 7:00 p.m.

Hutto City Hall
500 W. Live Oak St., Hutto, Texas

For additional information the public
may contact Development Services at
512-759-3479 or planning@huttotx.gov

Publication Date: November 17, 2019





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: Marriott flaged hotel APPLICATION TYPE _____

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

Name: W. Randy Russ member
Company Name: CBR119 LLC
Address: 3874 Limmer Loop
Phone: 512.846.1998 Email: texasfixtures@gmail.com

PROPERTY INFORMATION

Address: 3xx Ed Schmidt Blvd
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: CL Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Randy Russ
Company Name: CBR119 LLC - TAMBORO KING
Address: 3874 Limmer
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.

William Russ
Property Owner Signature

William Russ
Property Owner Printed Name

9-14-19
Date

THE STATE OF TEXAS

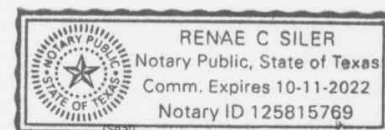
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared William Russ, 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 14th day of September, 20 19 A.D.

Renae C. Siler
Notary Public Signature

Renae C. Siler
Notary Public Printed Name



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



**ZONING CHANGE
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: PROPOSED MARRIOTT FLAGGED HOTEL
PROPERTY ADDRESS: 3XX ED SCHMIDT BLVD
Current zoning district: _____ Current Use: AGG Proposed Use: _____
Current zoning: North of property: _____ South of property: _____
East of property: _____ West of property: _____

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

REQUIRED FOR SUBMITTAL

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

- ☐ Complete Master application and Zoning Change 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.

ADDITIONAL REQUIREMENTS FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING:

- ☐ Pre-application meeting with Development Services staff and WCESD #3 (Fire District) staff. **(Mandatory)**
- ☐ Color copy of complete plan (1) 8 1/2" x 11", and shall include the following details:
 - o Proposed land uses and dwelling unit density in residential areas
 - o Proposed lot area, lot width, lot depth and yard depth and width
 - o Location of proposed building, building envelopes or building setbacks
 - o Proposed floor area ratios and/or square footage of development, and maximum heights of proposed buildings
 - o Proposed building elevations, parking and access
 - o Proposed circulation and streets including preliminary street cross sections
 - o Existing and proposed screening and landscaping including types and locations
 - o Proposed accessory buildings
 - o Proposed signs (see sign master plan submittal requirements and incorporate elements into development plan document)
 - o Proposed lighting
 - o Project phasing or scheduling
 - o Proposed management associations
 - o Proposed public facilities (schools, fire stations, etc.) and public parks, greenbelts and other open space
 - o Existing natural features, drainageways, 100-year floodplain, if applicable
 - o Other requirements as the city council may deem appropriate

ADDITIONAL REQUIREMENTS FOR FBC (FORM BASED CODE) ZONING:

- ☐ Map:
 - o Copy of overall site map (1) 18" x 24" + (1) 11" x 17" + (1) 8 1/2" x 11"
 - o Copy of site map(s) for each transect zone (1) 18" x 24" + (1) 11" x 17" + (1) 8 1/2" x 11"
 - o Proposed transect zones, civic zones and special districts
 - o Proposed thoroughfare network
 - o Proposed special requirements, if any
 - o Proposed number of warrants or variances, if any
 - o Copy of preliminary site plan(s) for each transect zone (2) 18" x 24" + (2) 11" x 17" + (1) 8 1/2" x 11"
- ☐ Transect Framework Plan (TFP) that includes,
 - o Total acreage (minimum 50 acres required)
 - o Location map of the property with major roadways and adjoining neighborhoods;
 - o General location of neighborhood units shown in 1/4 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 SMARTCODE 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

ZONING CHANGE APPLICATION

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.

ADDITIONAL REVIEW CRITERIA FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING:

- ☐ A development plan shall be provided for each separate PUD district (see items required for elements of a development plan).
- ☐ 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.
- ☐ Will provide benefits through providing open space, parks, conservation, recreation, public amenities or aesthetic value, and shall outweigh the potential impact from more intense/dense development on the site.
- ☐ PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air/water pollution; and other factors affecting public health, welfare, safety and convenience.
- ☐ 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 all applicable land use and development plans, or that arrangements are made to mitigate impacts.
- ☐ 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.

ADDITIONAL REVIEW CRITERIA FOR SMARTCODE ZONING:

- ☐ SmartCode zoning is available to land containing a minimum of 30 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 SmartCode plan types can be found in the SmartCode, as amended.
- ☐ Zoning within this district may require additional commission(s)/council action.

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.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO CHANGE THE ZONING FOR 2.247 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS 415 ED SCHMIDT BOULEVARD PLANNED UNIT DEVELOPMENT (PUD) BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the Official Zoning Map to zone the property described in **Exhibit "A"** being hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 3rd day of December, 2019, and;

WHEREAS, on the 5th day of December, 2019, after proper notification, the City Council held a public hearing on the requested amendment, and;

WHEREAS, the City Council determines that the zoning ordinance amendment provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2007 Edition), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

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

SECTION I.

That the City Council has considered and made findings on the following matters regarding the proposed amendment:

- 1) 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; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) 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; and
- 4) 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; and
- 5) 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; and

- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
- 7) 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 arrangements are made to mitigate impacts; and
- 8) 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.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended so that the zoning classification of the property described in **Exhibit "A"**, attached hereto and incorporated herein shall be, and is hereafter changed from B-1 (Local Business) Zoning District to now be designated as PUD (Planned Unit Development) Zoning District and is designated as the 415 Ed Schmidt Boulevard Planned Unit Development (PUD), this includes the Development Plan described in **Exhibit "B"** attached hereto and incorporated herein.

SECTION II. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

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

By motion duly made, seconded and passed with an affirmative vote of all the Councilmembers present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED and **ADOPTED** on second reading of ordinance this **5th** day of **December, 2019** at a meeting of the Hutto, Texas City Council; there being a quorum present.

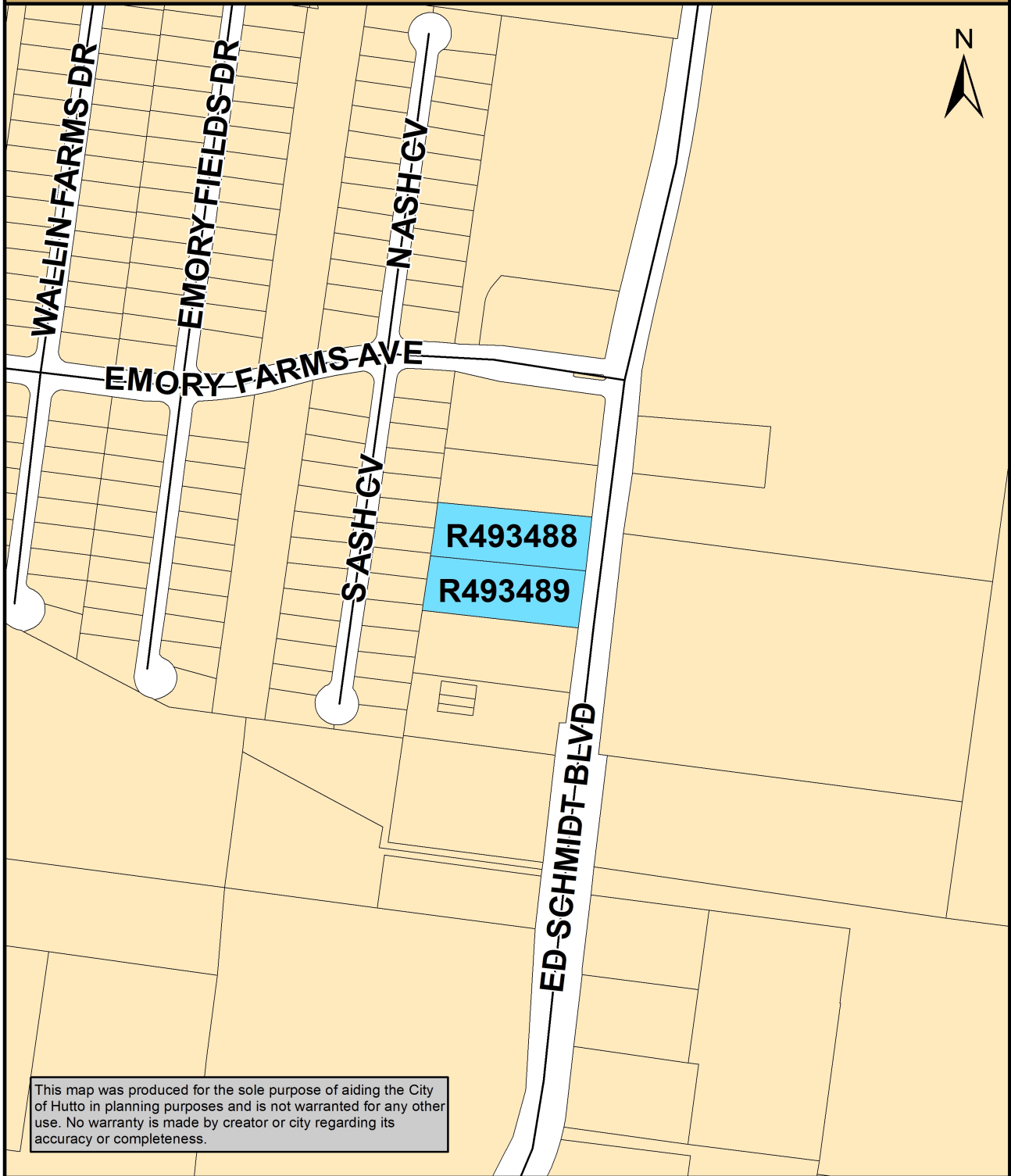
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Attest:

Lacie Hale, City Secretary

415 Ed Schmidt Boulevard (2.247 acres)

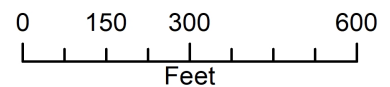


Map Document: (K:\SITE LOCATION MAPS\2019 Site Location

Maps\Emory_Farms\415_Ed_Schmidt_Boulevard.mxd)

11/5/2019 -- 3:43:41 PM

Page 13 of 54

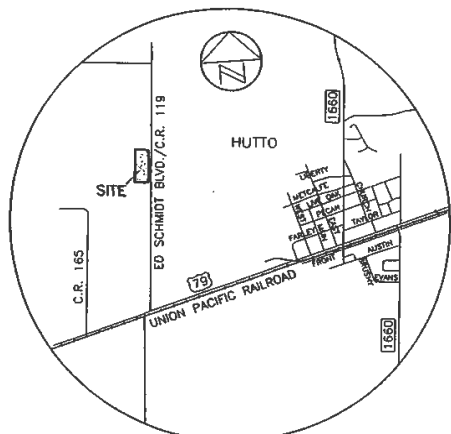


CABINET DD

SLIDE 336

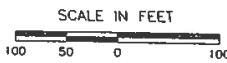
Doc. # 2007082402

EMORY FARMS
COMMERCIAL



LOCATION MAP
N.T.S.

SCALE: 1"=100'



LEGEND

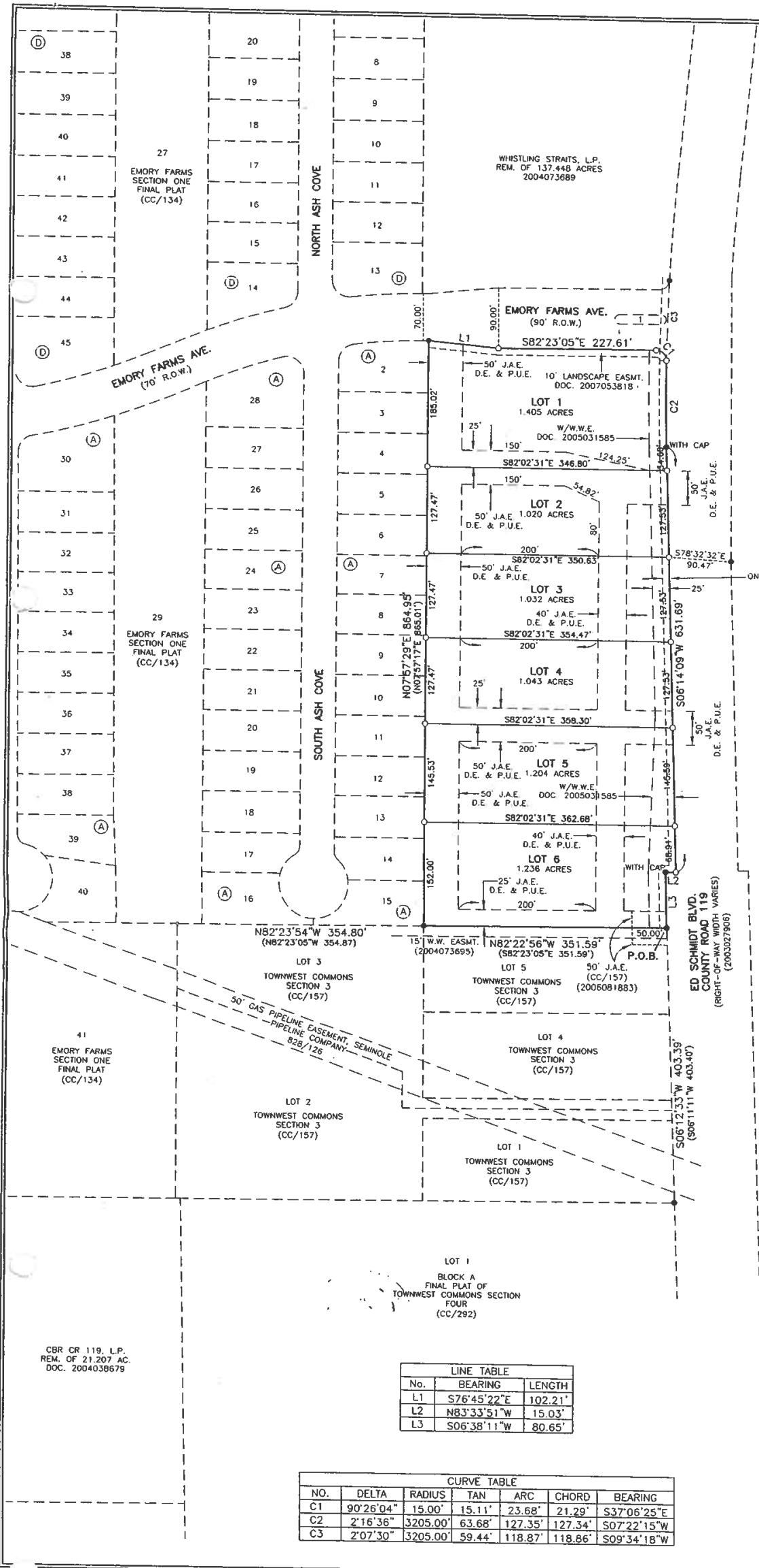
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- CALCULATED POINT
- W/W.W.E. WATER & WASTEWATER EASMT.
- J.A.E. JOINT ACCESS EASMT.
- D.E. DRAINAGE EASMT.
- P.U.E. PUBLIC UTILITY EASMT.

RECEIVED BY
CITY OF HUTTO
SEP 27 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.:
420-001
DRAWING NO.:
420-001-PL4
PLOT DATE:
09/04/07
PLOT SCALE:
1"=100'
DRAWN BY:
COD
SHEET
01 OF 02



STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT CBR CR 119, L.P., ACTING HEREIN BY AND THROUGH ROBERT M. CASTLE, MANAGING PARTNER, BEING THE OWNER OF A PORTION OF 7.005 ACRES IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED, DATED SEPTEMBER 20, 2004, OF RECORD IN DOCUMENT NO. 200407369B OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 6.940 ACRES OUT OF SAID TRACT, IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ACTS, HERETOFORE TO BE CALLED "EMORY FARMS COMMERCIAL" AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN HEREON UNLESS OTHERWISE INDICATED, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

Robert M. Castle
ROBERT M. CASTLE, MANAGING PARTNER
CBR CR 119, L.P.
519 TRADESMEN'S PARK DRIVE
HUTTO, TX. 78634
512-759-3763

09/05/07
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. CASTLE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Louisa J. Kelley
LOUISA J. KELLEY
PRINTED NAME OF NOTARY AND NOTARY STAMP
3/1/11 DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, CLARK O. DANIEL, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2003, THAT ALL CORNER MONUMENTS WERE RECOVERED OR SET IN THE FOREGOING INSTRUMENT IN COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF THE CITY OF HUTTO, TEXAS.

Clark O. Daniel, Jr.
CLARK O. DANIEL, JR. R.P.L.S. NO. 5861
9-04-2007
DATE



STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, BARRY CAMPBELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN SHOWN ON FEMA MAP 48491C0244C, EFFECTIVE DATE SEPTEMBER 27, 1991, AS SHOWN HEREON.

Barry Campbell, P.E.
BARRY CAMPBELL, P.E.
TEXAS REGISTRATION NO. 34247
7113 BURNET ROAD, SUITE 212
AUSTIN, TEXAS, 78757
512-452-4008

9/5/07
DATE



PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
2. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
3. THE BASIS OF BEARING OF THE SURVEY IS GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.
4. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN SINGLE FAMILY RESIDENTIAL.
5. EACH LOT IN THIS SUBDIVISION SHALL PROVIDE FOR ON-SITE STORMWATER DETENTION.
6. DEVELOPMENT OF THIS SUBDIVISION SHALL COMPLY WITH APPLICABLE ZONING ORDINANCES OF THE CITY OF HUTTO, INCLUDING:
 - A. REQUIRED PROPERTY LINE SETBACKS.
 - B. BUILDING COVERAGE AND/OR IMPERVIOUS COVER LIMITATIONS
7. DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION SHALL CONFORM TO CITY OF HUTTO LANDSCAPE ORDINANCE REQUIREMENTS.
8. WATER AND WASTEWATER UTILITIES FOR THIS SITE SHALL BE PROVIDED BY THE CITY OF HUTTO.
9. ACCESS TO ED SCHMIDT BLVD. (CR119) AND EMORY FARMS AVE IS RESTRICTED TO LOCATIONS SHOWN. RECIPROCAL ACCESS AGREEMENT DOCUMENT IS RECORDED IN 2007082403, WILLIAMSON COUNTY, TEXAS.

APPROVAL
CITY OF HUTTO

PASSED AND APPROVED BY THE HUTTO CITY COUNCIL ON THE 2ND DAY OF July, 2007 A.D., AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Kenneth L. Love
MAYOR KENNETH L. LOVE
9/5/2007
DATE
Debbie Chalf
CITY SECRETARY DEBBIE CHALF
9-8-07
DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26TH DAY OF SEPTEMBER, 2007 A.D., AT 1:45 O'CLOCK P.M., AND DULY RECORDED THIS THE 26TH DAY OF SEPTEMBER, 2007 A.D., AT 1:52 O'CLOCK, P.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET DD, SLIDES 336 AND 337

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

NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS

William Wehling
BY WILLIAM WEHLING DEPUTY

EMORY FARMS
COMMERCIAL

METES AND BOUNDS DESCRIPTION

6.940 ACRES
NATHANIEL EDWARDS SURVEY

A DESCRIPTION OF 6.940 ACRES (302301 S.F.) OF LAND IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 7.005 ACRE TRACT OF LAND DESCRIBED TO CBR CR 119, L.P., BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 15, 2004 AND RECORDED SEPTEMBER 20, 2004 IN DOCUMENT NO. 200407369B OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 6.940 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with found in the west right-of-way line of Ed Schmidt Boulevard (C.R. 119, right-of-way width varies) for the southeast corner of said 7.005 acre tract and the northeast corner of Lot 5, Block A, Final Plat of Townwest Commons Section 3, a subdivision of record in Cabinet CC, Slide 137 of the Plat Records of Williamson County, Texas;

THENCE North 82°22'56" West, with the south line of the 7.005 acre tract and the north line of said Lot 5, a distance of 351.59 feet to a 1/2" rebar found for the southwest corner of the 7.005 acre tract, the northwest corner of Lot 5 and the southeast corner of Lot 15, Block A, Emory Farms Section One, a subdivision of record in Cabinet CC, Slide 134 of the Plat Records of Williamson County, Texas;

THENCE North 07°57'29" East, with the west line of the 7.005 acre tract and the east line of said Block A, Emory Farms Section One, a distance of 864.95 feet to a 1/2" rebar found in the south right-of-way line of Emory Farms Avenue (right-of-way width varies), for the northwest corner of the 7.005 acre tract and the northeast corner of Lot 2, Block A, Emory Farms Section One;

THENCE over and across the 7.005 acre tract with the south right-of-way line of said Emory Farms Avenue, the following three (3) courses:

1. South 76°45'22" East, a distance of 102.21 feet to a 1/2" rebar with cap set;
2. South 82°23'05" East, a distance of 227.61 feet to a 1/2" rebar with cap set for a point of curvature;
3. Along a curve to the right having a radius of 15.00 feet, an arc length of 23.68 feet and chord which bears South 37°08'25" East, a distance of 21.29 feet to a 1/2" rebar with cap set for a point of curvature in the west right-of-way line of said Ed Schmidt Boulevard (C.R. 119) and the east line of the 7.005 acre tract;

THENCE with the west right-of-way line of Ed Schmidt Boulevard and the east line of the 7.005 acre tract, the following four (4) courses:

4. Along a curve to the left having a radius of 3205.00 feet, an arc length of 127.35 feet and chord which bears South 07°22'15" West, a distance of 127.34 feet to a 1/2" rebar with cap found;
5. South 06°14'09" West, a distance of 631.69 feet to a 1/2" rebar with cap set;
6. North 83°33'51" West, a distance of 15.03 feet to a 1/2" rebar with cap found;
7. South 06°38'11" West, a distance of 80.65 feet to the POINT OF BEGINNING, containing 6.940 acres of land, more or less.

RECEIVED BY
CITY OF HUTTO
SEP 27 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.:
420-001
DRAWING NO.:
420-001-PL4
PLOT DATE:
09/04/07
PLOT SCALE:
1"=100'
DRAWN BY:
COD

SHEET
02 OF 02

Emory Farms Commercial

**City of Hutto, Texas
Planned Unit Development (PUD)**

Development Plan

August 13, 2019

Applicant:

Please Provide

Applicant Representative:

Please Provide

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1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Emory Farms Commercial District” Planned Unit Development Ordinance and may be cited as “Emory Farms Commercial” PUD.

1.2 Purpose and Intent

The purpose of this Plan is to ensure a PUD that creates a mixed use development that is: 1) is 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 so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

1.3 Applicability of City Ordinances

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

1.4 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.

1.5 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to (a) roadway and trail alignments; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than twenty percent (20%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to roadway and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

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

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

1.6 Definitions

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

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

The purpose of the Plan is to provide a high-quality hotel development. **Exhibit C**, illustrates the site plan.

For the purpose of addressing any development regulation not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for the following uses:

Non Residential: B-1

Permitted uses within the boundaries of the PUD are as listed in the below land use table:

PERMITTED USES

Use	Conditions
Multi-Family	
Government Facilities	
Park	
Amenity/Recreation Center	
Restaurant/Bar	1
Food Catering (accessory or secondary to restaurant or bakery)	
Library	
Live/Work Units	
Lodging Establishment	1
Office: Professional	
Office: Medical	
Veterinary Clinic	
Personal and business service shop	
Print Shop	
Retail Sales and Service (other than the uses listed below)	
Bakery	
Bank	
Convenience Store	
Day Care: Child (1-6 children)	
Day Care: Child (greater than 6 children)	1

Bed and Breakfast	
Bus Stops	

Accessory Uses

Accessory uses	
Drive through facility	
Satellite dish	
ATM machines – stand alone	

(1) Permitted by Specific Use Permit

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.

Prohibited Uses

Uses not listed in the “Permitted Use” table in section 2.1 shall be deemed prohibited unless determined to be appropriate under the conditions outlined for “New and Undefined Uses”.

New and Undefined Uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the Emory Farms Commercial PUD. To provide for contingencies, the Development Services Director will consider the appropriateness of an undefined use within the PUD area. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure,
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD.
- The use is consistent with the intent of the PUD district.
- The use conforms to the intent of the PUD, UDC and applicable plans
- The interpretation does not lower the protection given to the public by the PUD and UDC.
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and

residential areas.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area

	Commercial/ retail/office/
Lot area (min)	20,000 sq. ft
Lot width at building line (min)	100 ft.
Front yard setback	20 ft.
Side yard (min)	0 ft. for common walls or 10 ft. (c)
Rear yard (min)	25 ft.
Side and rear yard for accessory building (min)	Same as main building (a)
Spacing between buildings (min)	10 ft.
Building height (min/max)	35 ft.
Building height, accessory (max)	15 ft.
Lot Coverage	95% (b)
Sidewalks (min width along streets)	8 ft.

(a) Accessory buildings are not permitted between the front building line of the primary building and the public right of way.

(b) The buildable density on a lot shall be governed by the height, setback and lot coverage requirements only.

(c) Side setback of 0 feet is allowed only for internal attached buildings

with a common wall.

3.1.2 Setback encroachment exceptions

Type of structure or use	Non-residential uses
Air conditioning equipment	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL
Awnings / Galleries	8 feet of vertical clearance required.
Bay windows, entry vestibules, overhanging eaves	No more than 3 ft. into any setback
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

3.1.3 Buffer yards

3.1.3.1 Landscape buffer yard shall be provided along the eastern boundary of the PUD along CR 119 (Ed Schmidt Boulevard).

- 20 ft. from CR 119 (Ed Schmidt Boulevard) right-of-way
- Landscape for the buffer yard shall be planted per the requirements of Section 3.4.2 of this PUD.

3.1.4 Screening

3.1.4.1 Loading area screening

Off-street loading areas must be fully screened from view from public streets and open spaces. Wing walls, landscape screens, changes in building orientation and/or other architectural elements must be used to buffer loading docks.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.2 Dumpster screening

Dumpster enclosures within the PUD must be located at least 25 ft. from a single-family residential use. Dumpsters must be screened from public streets and pedestrian gathering areas with masonry walls and enclosure gates that are compatible with the architectural theme of the adjacent

building(s).

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.3 Parking lot screening

Parking lots that are visible from a public street must be screened from the adjacent street and walkway by a minimum 6-foot-wide landscape area. Three-and-a-half-foot tall screen wall, shrubs, trees or a combination of the above may be placed in the 6-foot landscape screening area.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.4 Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Solar panels are exempt from mechanical equipment screening standards.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.5 Utility equipment screening

Electric meters, switch boxes, panels, conduit and related utility equipment must be placed in the most inconspicuous location possible. Where allowed by utility provider, paint all utility equipment to match adjacent building or landscape.

Utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure or painted to match the primary building color.

3.1.5 Parking and Loading Space Bulk Standards

3.1.5.1 Parking space dimensions

Parking spaces must have the following minimum dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Compact parking space: 7.5 ft x 16.5 ft.
- Standard parking space (parallel to the aisle): 8 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.
- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket, an enclosed bicycle locker, a three-point bicycle rack or a fenced, covered, locked or guarded bicycle storage area.

3.1.6 Parking Requirements

3.1.6.1 Required parking spaces

Uses shall provide the amount of parking that is necessary to meet anticipated normal demand. Up to 15% of the total provided parking spaces for each individual site plan within the overall development may be Compact Parking Spaces: The minimum number of required parking spaces for a use is as follows:

Commercial use classification	Required specs (minimum)
Multi-tenant retail buildings;	1 per 400 sq. ft. GFA
Restaurant	1 per 150 sq. ft. GFA
Retail uses including: performing art studio, bank, bakery, retail, convenience store, gas station, instructional facility, personal and	1 per 400 sq. ft. GFA

business service shop, print shop, retail store	
Office uses, including medical office, professional office, civic uses	1 per 400 sq. ft. GFA
Child day care facility	1 per employee + 3
Lodging Establishment	1.2 per room + 1 per 100 sf of meeting room space

3.1.6.2 Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses.

3.1.6.3 Space computation and fractions

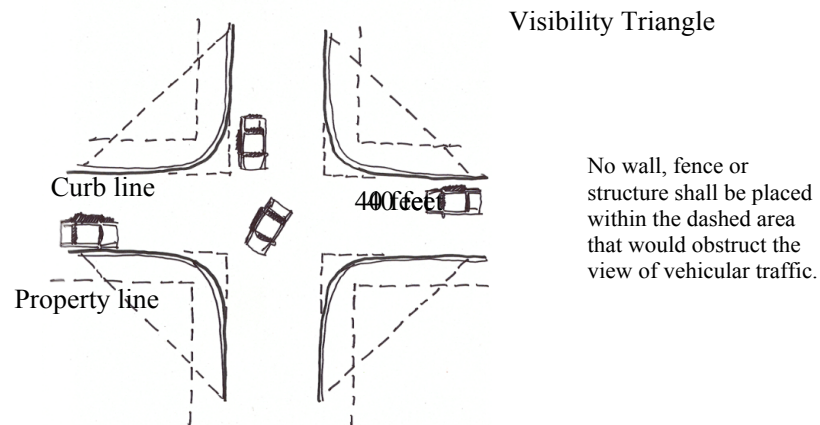
Fractional results will be rounded up when computing the number of required parking spaces.

3.2 Landscaping

3.2.1 General Standards

3.2.1.1 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.



3.2.1.2 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.

3.2.2 Required Landscaping:

3.2.2.1 Landscaping areas

Area	Native tall trees (minimum)	Native small trees (minimum)	Native shrubs (minimum)
Landscape buffer FM 1660	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Street frontage along internal, public streets – “Street Trees”	1 per 40 ft. of street frontage unless interruption is needed for utility conflict	Optional	Optional
Parking lots: landscape islands in rows and at row ends	1 per island if terminating or interrupting one row; 2 per island if terminating or interrupting two rows	Optional	2 per island if terminating one row; 4 per island if terminating or interrupting two rows. Shall not impede visibility.
Parking lots: landscape buffers between parking lot and public street or pedestrian area.	1 per 40 ft. of linear landscape area	1 per 30 ft. of linear landscape area	1 per 5 ft. of linear landscape area
Interior Parking: 10 ft. landscape median between every other parking bay	1 per 60 ft of linear landscape area	1 per 25 ft of landscape area	
Dumpster Screening (*does not apply when the enclosure is an architectural extension of a principal building)		1 on each of the three sides of the enclosure, except the side where the gate is located.	1 per 4 linear ft of wall constructed
Ground Mounted Equipment			1 per 3 ft of linear landscape around boundary, except the side where access is located.
Medians	1 per 50 ft. of linear median	Optional	Optional
Other areas (retention and detention basins, open space, etc.)	1 per 2,500 sq. ft. of landscape area	1 per 5,000 sq. ft. of landscape area	2 per 1,000 sq.ft. of landscape buffer

3.2.3 Tree and shrub size

Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
Native small trees must have a caliper of at least 1.5 in. and 8-10 ft. ht.
Planted shrubs must have a minimum 3-gallon container or be at least 18 in. tall.

3.2.4 Street Trees

- (1) Planted a maximum of 40' on center except when an interruption is needed for a utility or desired view into a park or open space.
- (2) Trees shall be located a minimum of ten feet (10') from a building.
- (3) Located within a minimum six-foot (6') wide planting strip or within an 6'x6' tree grate.
- (4) Sized at a minimum of three (3") caliper;
- (5) All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to 9 feet high to allow for safe passage.
- (6) The following tree species are recommended for Street Trees. The same species shall be used along a contiguous street frontage for a visual consistency.

<u>Common Name</u>	<u>Scientific Name</u>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Live Oak	<i>Quercus virginiana</i>
Mexican Sycamore	<i>Platanus mexicana</i>

3.2.5 Materials, maintenance and replacement

3.2.5.1 Plant materials

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

3.2.5.1.1 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. Landscaping must be maintained free from disease, pests, weeds and litter.

A master community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the building lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas. Sub associations may be formed for individual tracts as defined on **Exhibit C** of the PUD.

3.2.5.1.2 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 street lights 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.

3.2.6 Irrigation

3.2.6.1 Automatic irrigation required

All plants on newly developed parcels must be irrigated with underground or drip irrigation.

3.3 Streets

3.3.1 Street Alignment

The precise alignment of the streets included in the Plan may be varied with City approval. **Exhibit C** illustrates the primary circulation pattern and the below street designations describe the planned streets within the PUD boundary.

3.3.2 Street Cross Sections

Local Street: 50-foot right-of-way. 33 feet of pavement face of curb to face of curb. 5-foot sidewalks on each side.

Collector Roadway: 60-foot right-of-way. 36 feet of pavement face of curb to face of curb. 5-foot sidewalks on each side.

3.3.3 Alleys

An alley (residential or commercial) is a public street designed to provide access to the rear or side of a lot including garage access, solid waste access, fire access and utility easements.

- Alleys may be required in non-residential areas where it is necessary to provide for adequate access for service vehicles, off-street loading or unloading, access for emergency vehicles or similar reasons consistent with the intent of this PUD.
- Alleys may not access arterial streets.
- All alleys shall have at least two direct access points to public streets
- Alleys shall be 20 feet of right of way with 14 feet of pavement

3.4 Common Open Space / Parkland

3.4.1 Common Open Space

Within the boundary of the PUD, 1,200 feet of trail and 15.8 acres of park and open space will be provided, as illustrated on **Exhibit D**.

An internal private park will be improved and will include but not be limited to the following amenities: picnic pavilion, playground, sport court, trails,

open play field and off street parking.

A minimum construction investment of \$500 per single family unit will be provided for the park improvements and construction of the trail system. The park fee will be applied to the improvements located within the Emory Farms Commercial PUD boundary.

The proposed Open space and trail system as illustrated on **Exhibit D** shall fully satisfy all parkland and open space requirements of the City with respect to the PUD. No additional parkland dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland dedication shall be required for this PUD.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Property Owner's Association (POA) or other responsible entity approved by the City. The POA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

3.5 Walls and Fencing

3.5.1 Required walls

The following fence and wall types are required:

Required fence Area/purpose	Height		Acceptable types/materials
Dumpster and utility area	6 ft. – 8 ft.		Masonry (stone, brick, similar materials)
	Must include the same materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compacters cannot be unscreened unless they are used for a construction or demolition project on the site.		
Utility substation or facility	6 ft. – 12 ft. or sufficient to conceal the substation		Masonry (stone, brick, similar materials)
Single Family or Multi Family lot that backs up to park or open space	6 ft.		Decorative iron fence

3.6 Outdoor Lighting

3.6.1 General Standards

3.6.1.1 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 and local streets.
- Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are exempted.

3.6.1.2 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.

3. Exhibits

Legal Description – Exhibit A

Survey – Exhibit B

Site Plan - Exhibit C

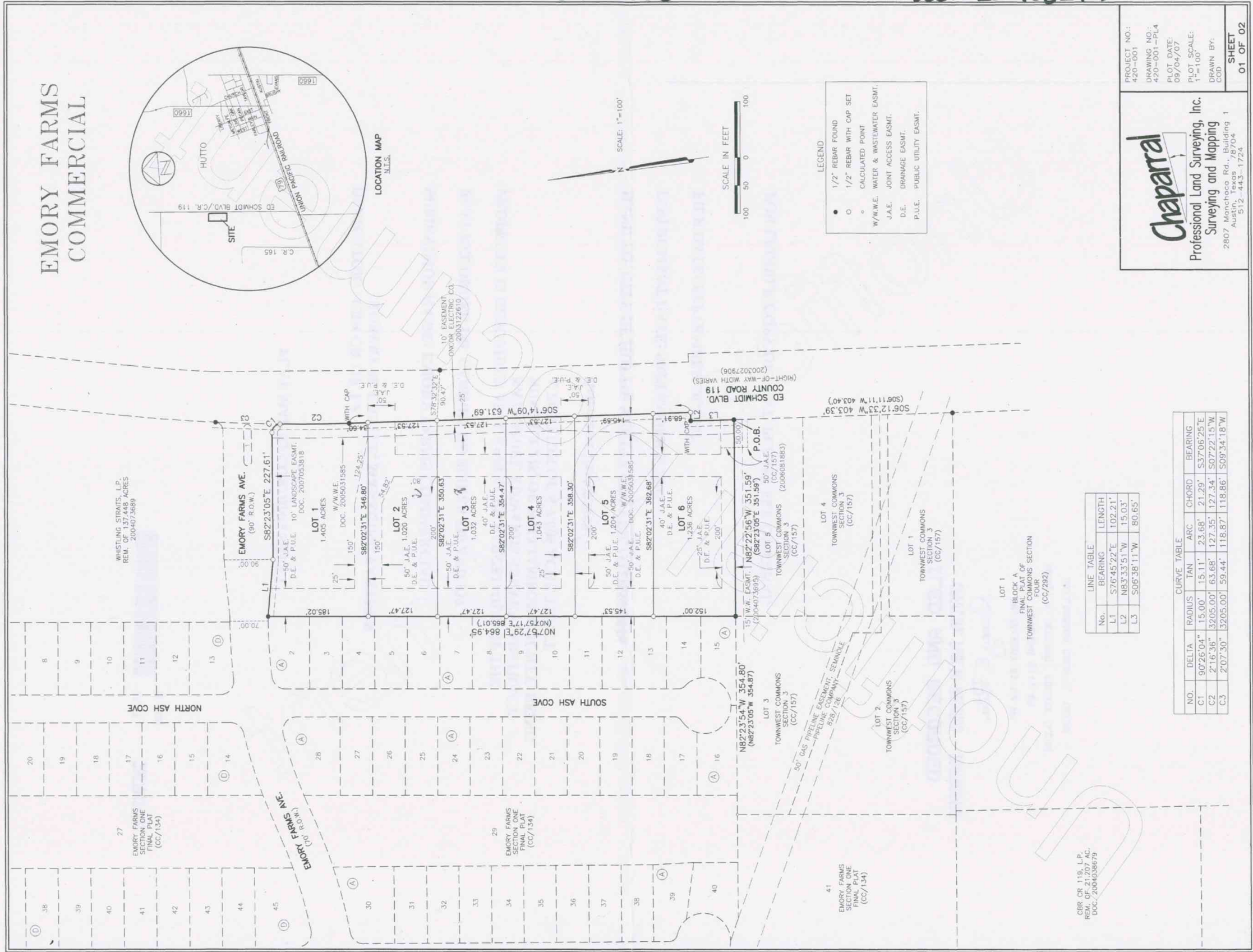
Elevations – Exhibit D

Exhibit A – Legal Description

Exhibit B – Survey

Exhibit C – Site Plan

Exhibit D – Elevations





GEN 4 | DESIGN GUIDELINE DRAWINGS
US & CANADA

5/25/2016 1:42:02 PM

BASIS OF DESIGN:

111 UNITS 4 STORY

DECOR PACKAGE:

PERSPECTIVES

DESIGN GUIDELINE COMPONENTS:

THE DESIGN AND CONSTRUCTION CRITERIA DOCUMENTS INCLUDE THE FOLLOWING COMPONENTS:

- 1. DESIGN STANDARDS
- 2. DESIGN GUIDELINE DRAWINGS
- 3. DESIGN GUIDE PROJECT MANUAL MASTER INCLUDING:
 - INTERIOR FINISH INDEX (IFI)
 - EXTERIOR FINISH INDEX (EFI)
 - SIGNAGE MANUAL
 - INTERIOR GRAPHICS PACKAGE
 - EXTERIOR GRAPHICS PACKAGE
 - FOOD SERVICE AND GUEST LAUNDRY EQUIPMENT PRODUCT MANUAL
 - TOILET AND BATH ACCESSORY MATRIX &
 - TOILET AND BATH ACCESSORY PRODUCT MANUAL (TECH SHEETS FOR ALL CFRST BRANDS)
 - PLUMBING FIXTURE MATRIX &
 - PLUMBING FIXTURE PRODUCT MANUAL (TECH SHEETS FOR ALL CFRST BRANDS)
 - LIGHT FIXTURE MATRIX &
 - LIGHT FIXTURE PRODUCT MANUAL (TECH SHEETS FOR ALL CFRST BRANDS)
- 4. INTERIOR DESIGN SPECIFICATION MANUAL

ALL OF THESE DOCUMENTS ARE INTEGRAL ELEMENTS OF THE COMPLETE DESIGN AND CONSTRUCTION INFORMATION. THE ARCHITECT OF RECORD IS RESPONSIBLE FOR INCORPORATING ALL COMPONENTS OF THE CRITERIA DOCUMENTS IN THE DEVELOPMENT OF ANY FAIRFIELD INN OR FAIRFIELD INN & SUITES by MARRIOTT PROJECT.

ISSUED BY:
MARRIOTT INTERNATIONAL

INITIAL RELEASE: JUNE 2015		
Revision Number	Revision Date	Revision Description
1	12-01-15	General Revisions
2	06-06-16	General Revisions

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Design Guideline Drawings
ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES
COVER SHEET

001

NOT FOR CONSTRUCTION
FILE NAME: 00-G4-001-F-Cover Sheet



1 EXTERIOR PERSPECTIVE - SLATE GRAY SCHEME
NO SCALE



2 EXTERIOR PERSPECTIVE - RED BRICK SCHEME
NO SCALE



3 EXTERIOR PERSPECTIVE - SOUTHWEST SCHEME
NO SCALE

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Design Guideline Drawings

ISSUE DATE: 03-23-16

REVISION DATE:

GENERATION: 4

DECOR:

PERSPECTIVES

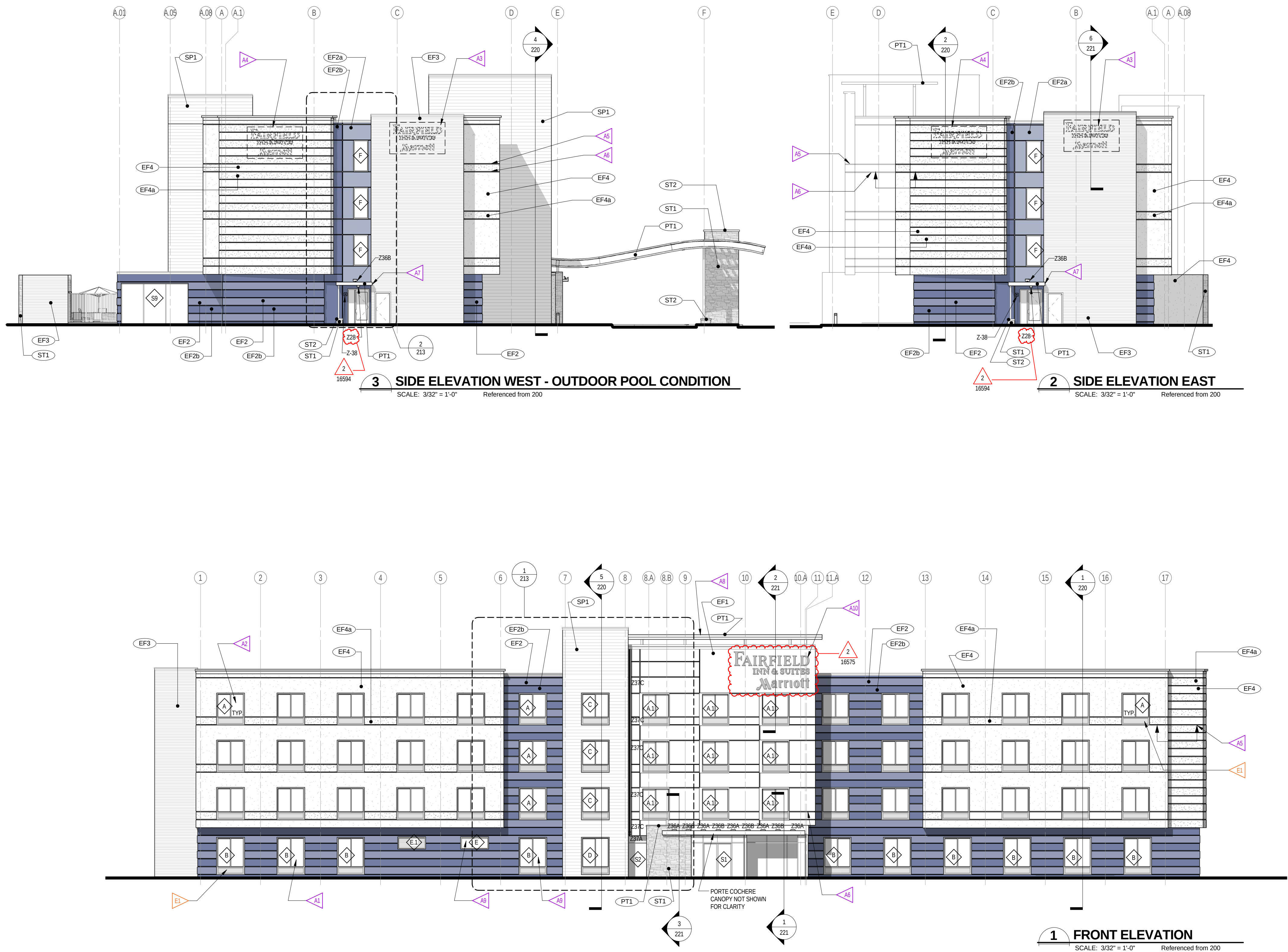
EXTERIOR

PERSPECTIVES

210

NOT FOR CONSTRUCTION

FILE NAME: 06-G4-210-F-Ext Perspectives



REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE

- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.
- A3 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A4 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A5 SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A6 ROOF SHADE CANOPY. SEE SHEET 202 FOR DETAILS.
- A7 WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A8 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.

ENGINEERING

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

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Design Guideline Drawings

ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR ELEVATIONS

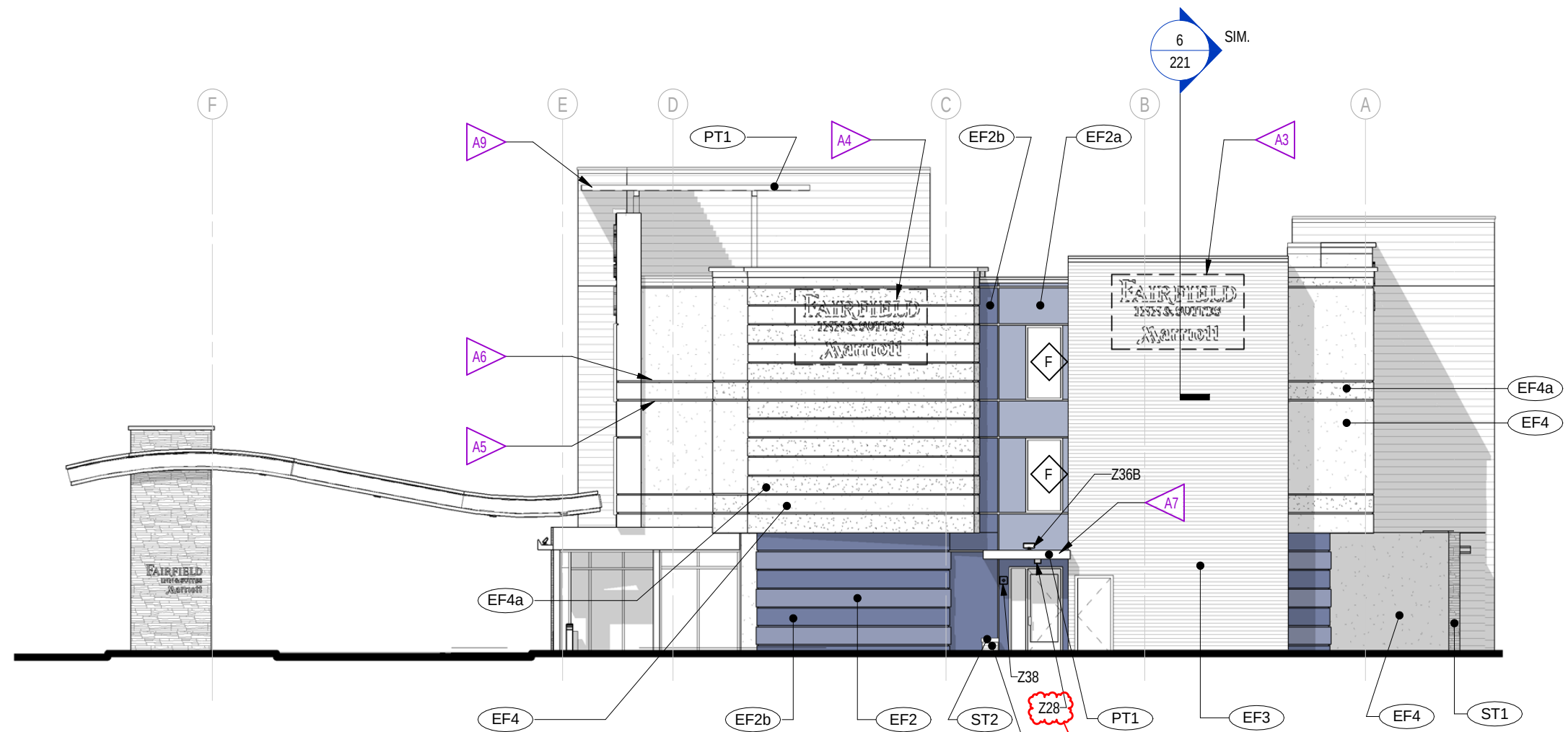
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NOT FOR CONSTRUCTION

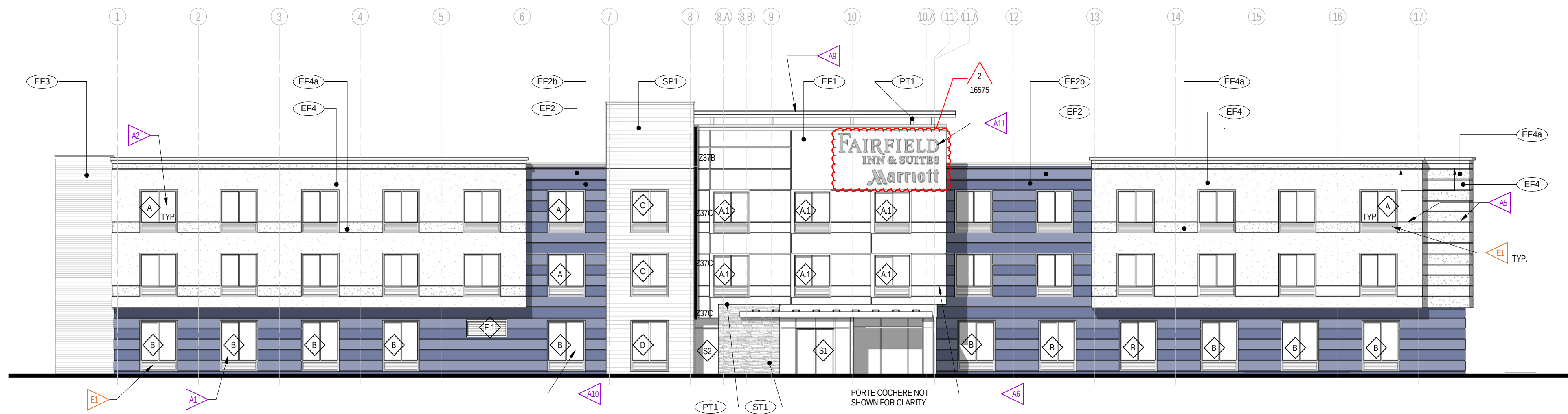
FILE NAME: 05-G4-211-F-Ext Elev

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2 SIDE EXTERIOR ELEVATION EAST - ALT 3 STORY
SCALE: 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION - ALTERNATE 3 STORY
SCALE: 3/32" = 1'-0"

PLEASE NOTE: THE ELEVATIONS DEPICTED HERE ARE TO ILLUSTRATE THE EXTERIOR APPEARANCE FOR THE ALTERNATE 3 STORY AND 79/82 UNIT PROTOTYPE. REFER TO SHEET 211 FOR ADDITIONAL INFORMATION ON EXTERIOR ELEVATIONS.

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- B. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- C. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- D. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE:

- A1 > TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 > TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- A3 > OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- A4 > OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.
- A5 > ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 > CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A7 > SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A8 > ROOF SHADE CANOPY, SEE SHEET 202 FOR DETAILS.
- A9 > WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A10 > CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.

ENGINEERING:

- E1 > PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- | | |
|------|---|
| EF1 | PEARLESCENT ACCENT EIFS FINISH |
| EF2 | DARK EIFS FINISH COLOR |
| EF2a | ACCENT EIFS COLOR |
| EF2b | DARK EIFS FINISH COLOR - TEXTURED |
| EF3 | STAIR TOWER EIFS COLOR |
| EF4 | MAIN BUILDING EIFS COLOR |
| EF4a | ACCENT EIFS COLOR |
| ST1 | CULTURED STONE |
| ST2 | COPING |
| SP1 | EXTERIOR ACCENT FINISH AT RAINSCREEN
- SOLID PHENOLIC BOARD SIDING
- CEMENT BOARD SIDING (OPTION) |
| PT1 | PAINT COLOR - ALUM. ROOF SHADE
CANOPY & OTHER METAL COPINGS,
FASCIAS, ETC. |

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Design Guideline Drawings

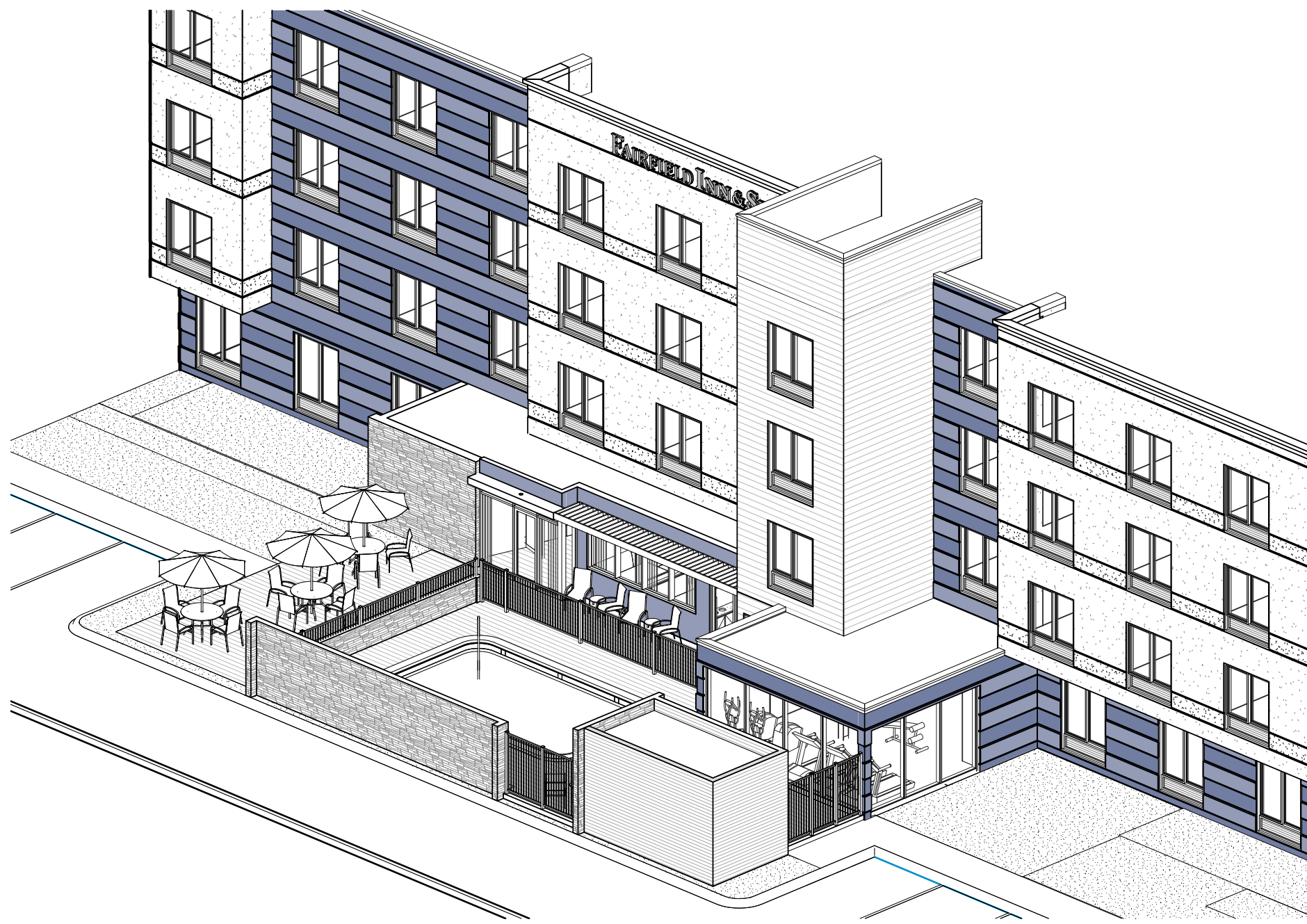
ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES

**EXTERIOR
ELEVATIONS - ALT 3
STORY - 79/82 UNITS**

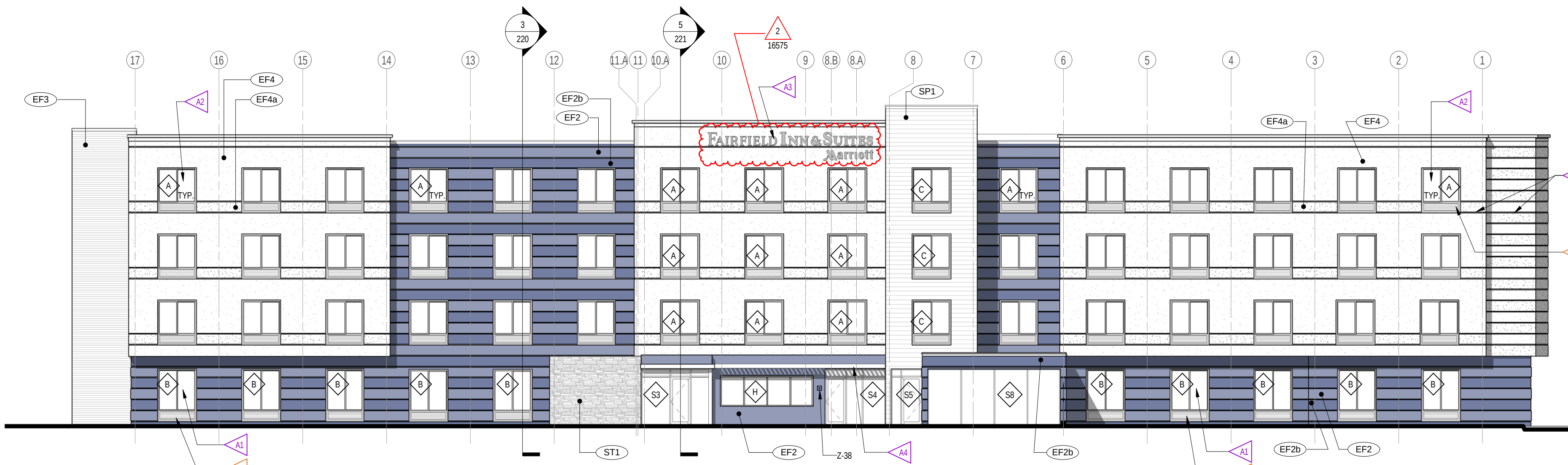
211-alt

NOT FOR CONSTRUCTION

FILE NAME: 07-G4-211-alt-F-Ext Elevs 3 Story-79_82 UNITS



2 EXTERIOR 3D VIEW - OUTDOOR POOL
NO SCALE



1 REAR ELEVATION - OUTDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 200

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS, AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE:

- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
- A3 OPTIONAL BUILDING CHANNEL LETTER SIGNAGE AT REAR OF BUILDING.
- A4 LOUVERED SUNSHADE.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

ENGINEERING:

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 CORING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PNEUMATIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

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Design Guideline Drawings

ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR ELEVATIONS

212

NOT FOR CONSTRUCTION

FILE NAME: 07-G4-212-F-Ext Elev



2 EXTERIOR 3-D VIEW - INDOOR POOL
NO SCALE



1 REAR ELEVATION - INDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 200A

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

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ARCHITECTURE

- A1 > BUILDING PROJECTION AT ALTERNATE INDOOR POOL.
- A2 > SEE SHEET 231 FOR STOREFRONT CONFIGURATIONS AT INDOOR POOL AND ADJACENT FITNESS ROOM PROJECTION.
- A3 > ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A4 > CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

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Bethesda, MD 20817 (301) 380-3000

FAIRFIELD
INN & SUITES
Marriott.

Design Guideline Drawings

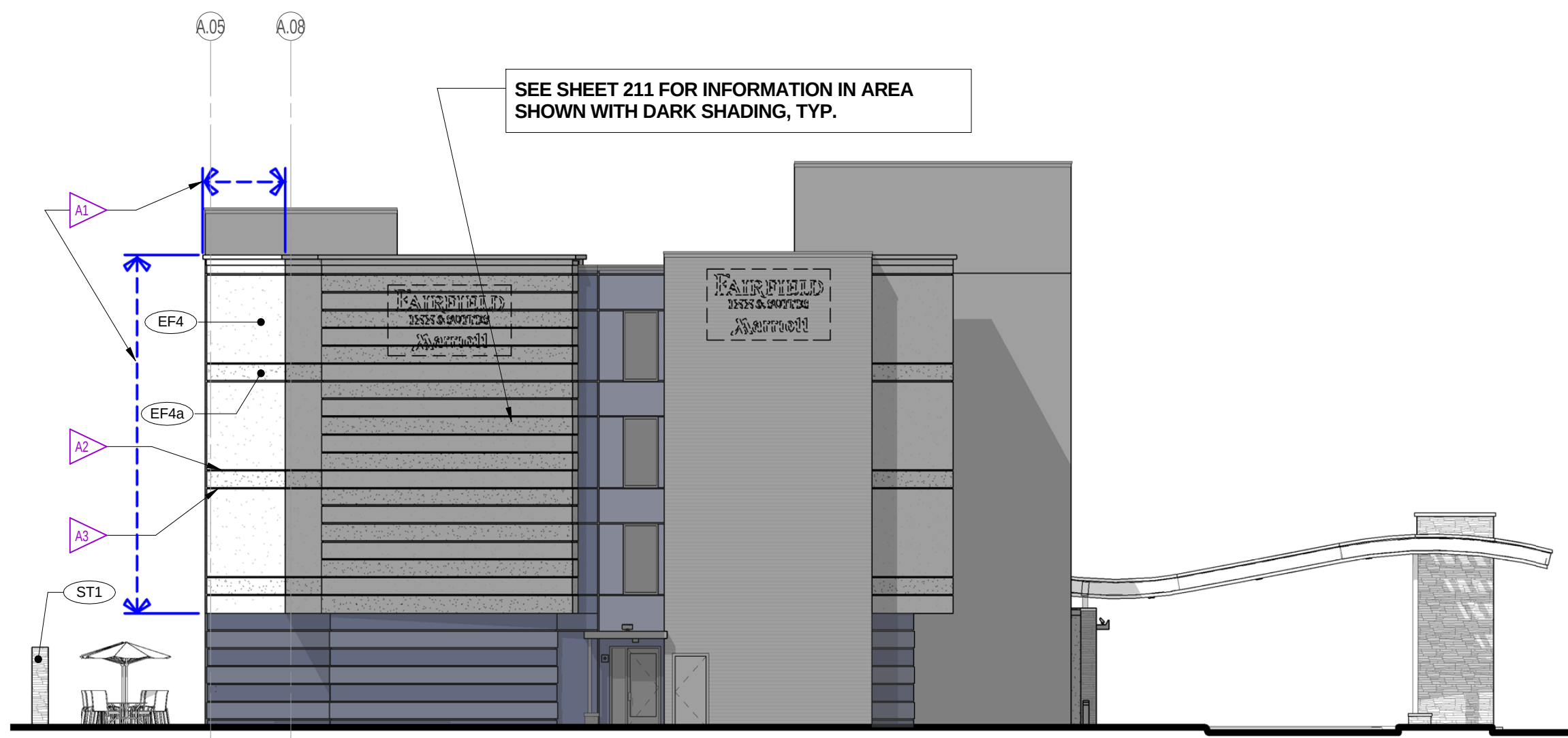
ISSUE DATE: 06-08-15
REVISION DATE:
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR ELEVATIONS - INDOOR POOL

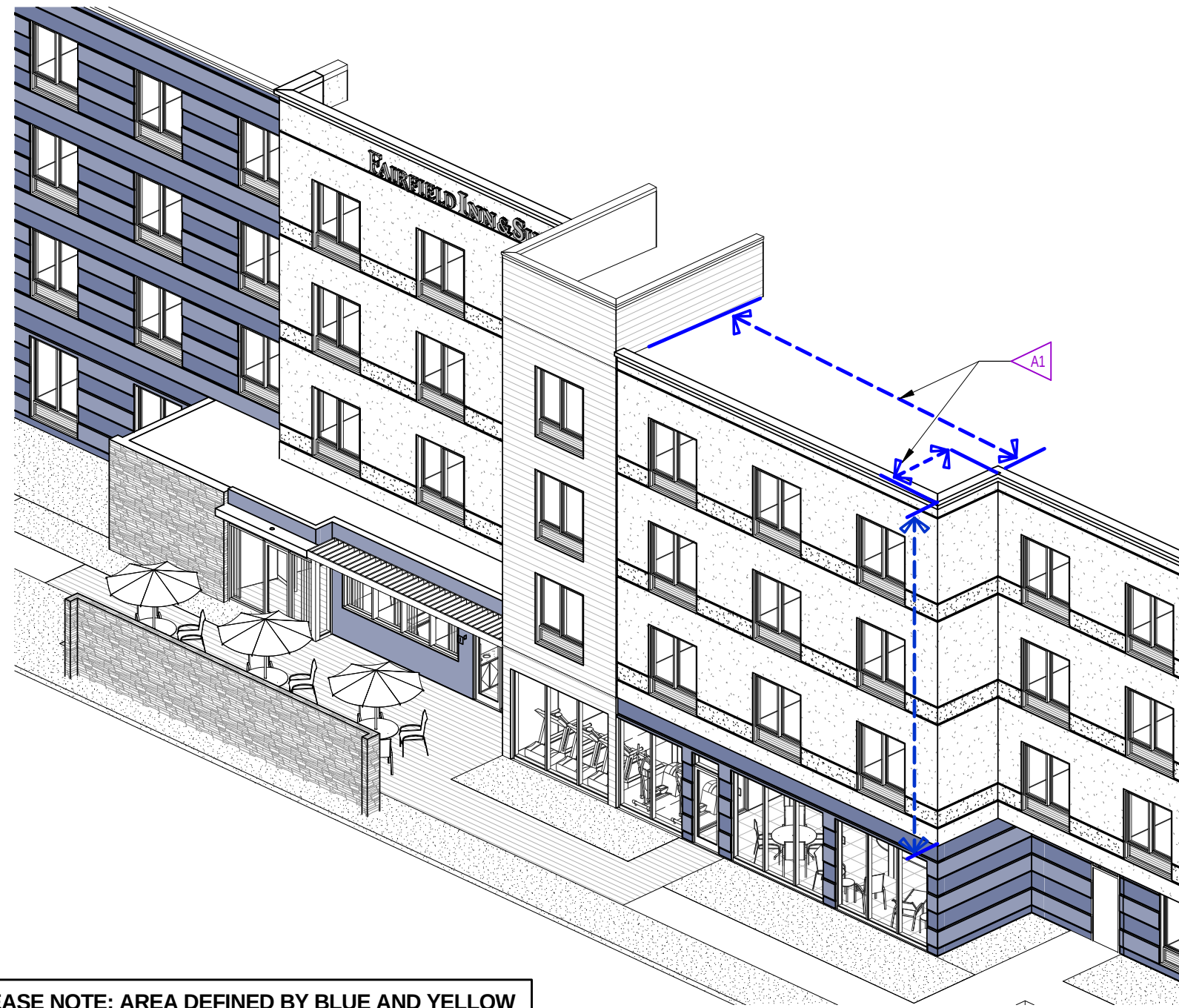
212A

NOT FOR CONSTRUCTION

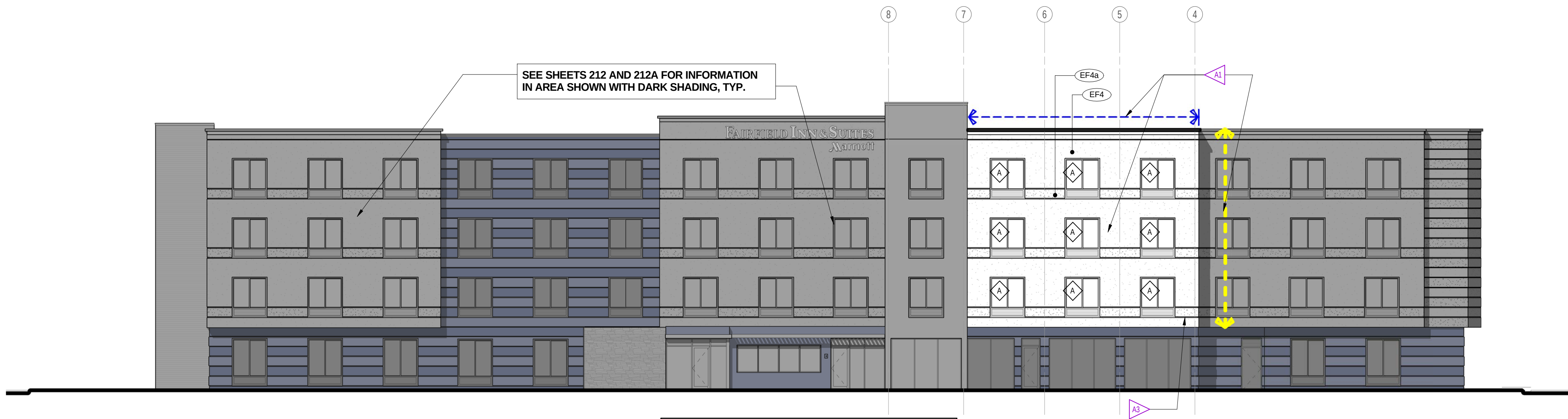
FILE NAME: 08-G4-212A-F-Ext Elev-Indoor Pool



3 SIDE ELEVATION - W/ OPTIONAL EXTENDED GUESTROOM TOWER AT INDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 201A-opt



2 3D VIEW - OPT GUESTROOM TOWER AT INDOOR POOL CONDITION
NO SCALE



1 REAR ELEVATION - W/ OPTIONAL EXTENDED GUESTROOM TOWER AT INDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 201A-opt

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- B. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- C. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- D. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

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ARCHITECTURE

- A1** OPTIONAL EXTENDED GUESTROOM TOWER ABOVE INDOOR POOL. SEE ALSO SHEETS 201A, 201A-opt, 211 AND 211A FOR ADDITIONAL INFORMATION.
- A2** ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A3** CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

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Marriott International Inc.
10400 Fernwood Road
Bethesda, MD 20817 (301) 380-3000

EXTERIOR FINISH KEY

- EF1** PEARLESCENT ACCENT EIFS FINISH
- EF2** DARK EIFS FINISH COLOR
- EF2a** ACCENT EIFS COLOR
- EF2b** DARK EIFS FINISH COLOR - TEXTURED
- EF3** STAIR TOWER EIFS COLOR
- EF4** MAIN BUILDING EIFS COLOR
- EF4a** ACCENT EIFS COLOR
- ST1** CULTURED STONE
- ST2** COPING
- SP1** EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1** PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

FAIRFIELD
INN & SUITES
Marriott.

Design Guideline Drawings

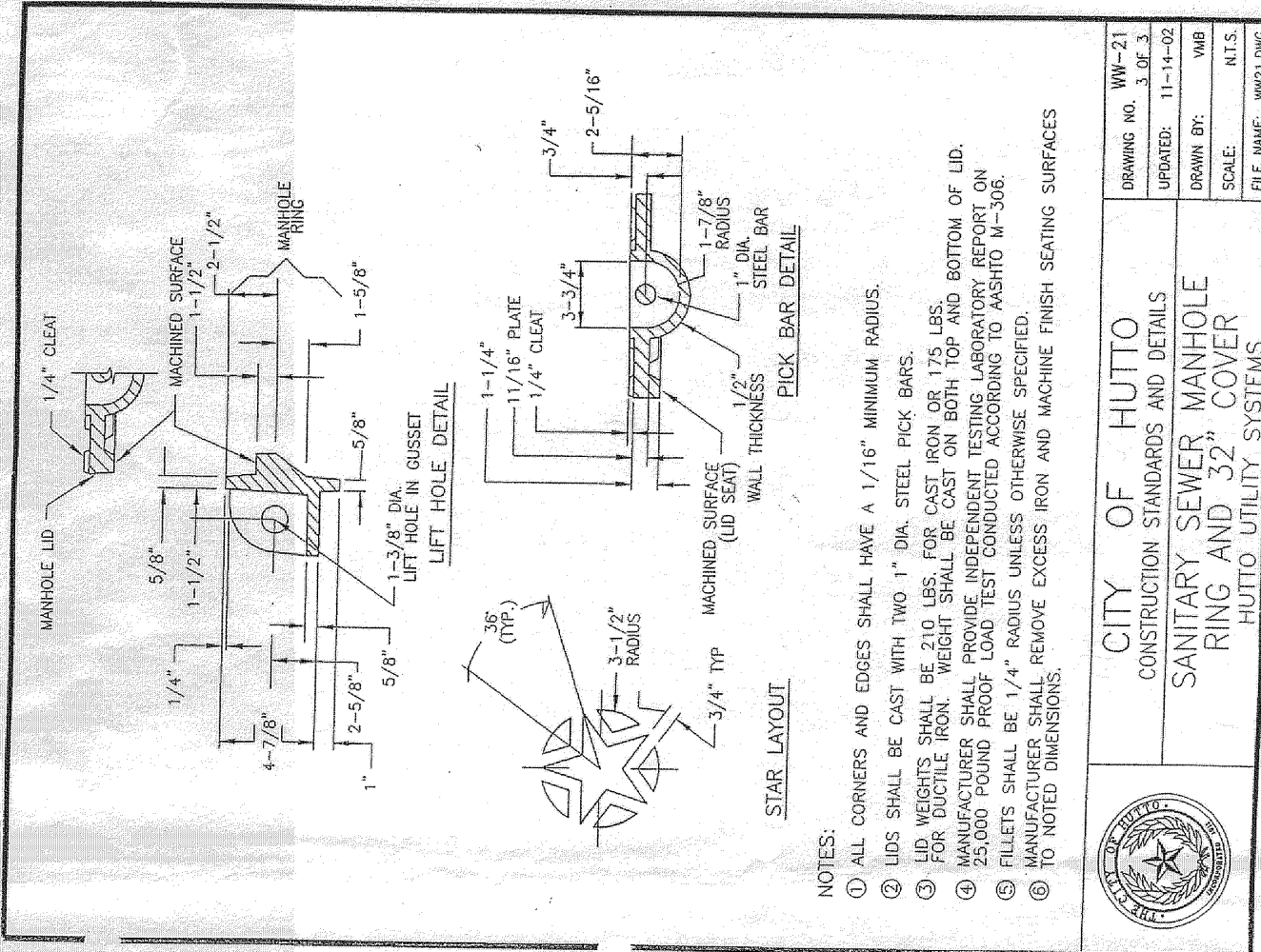
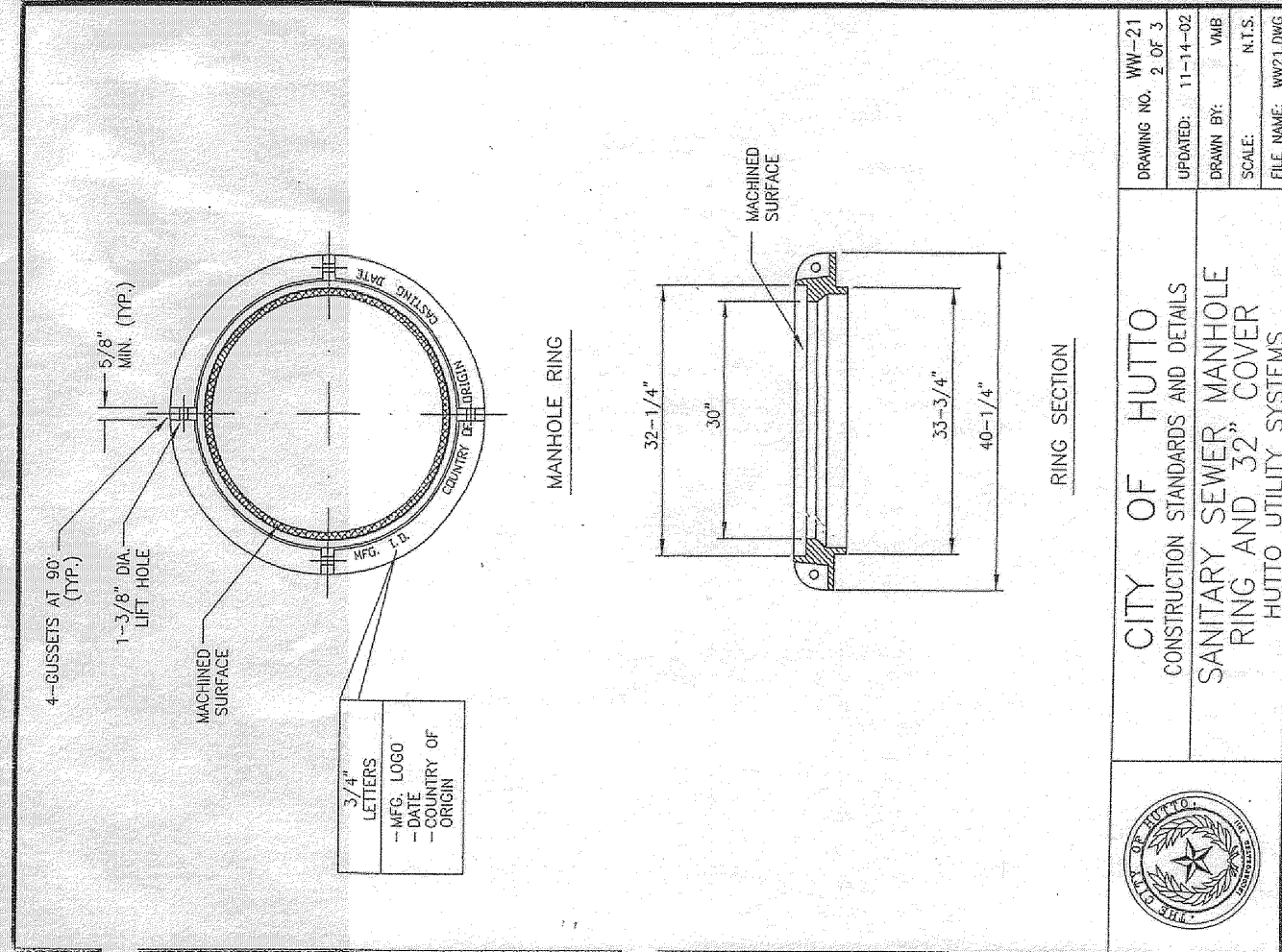
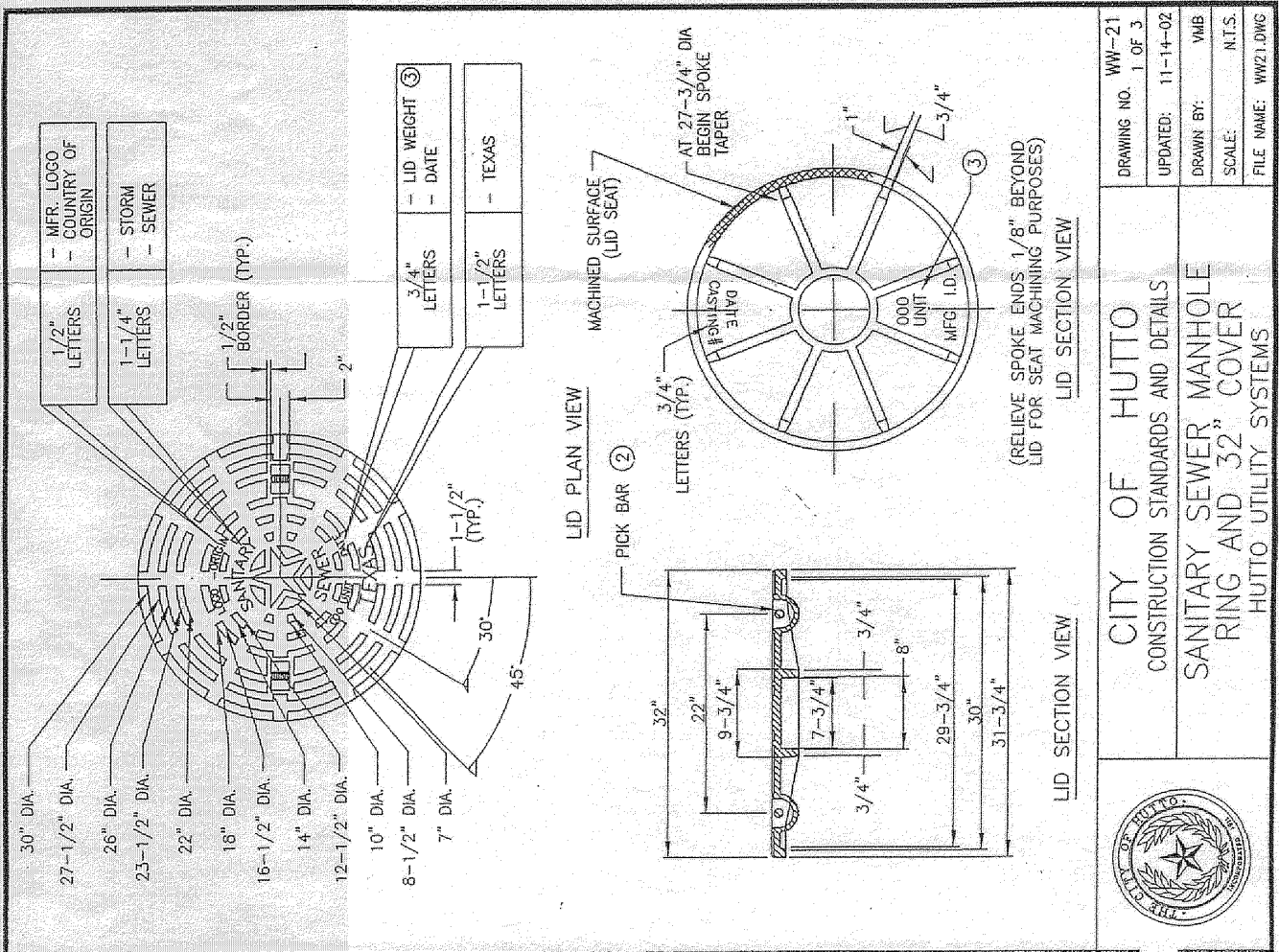
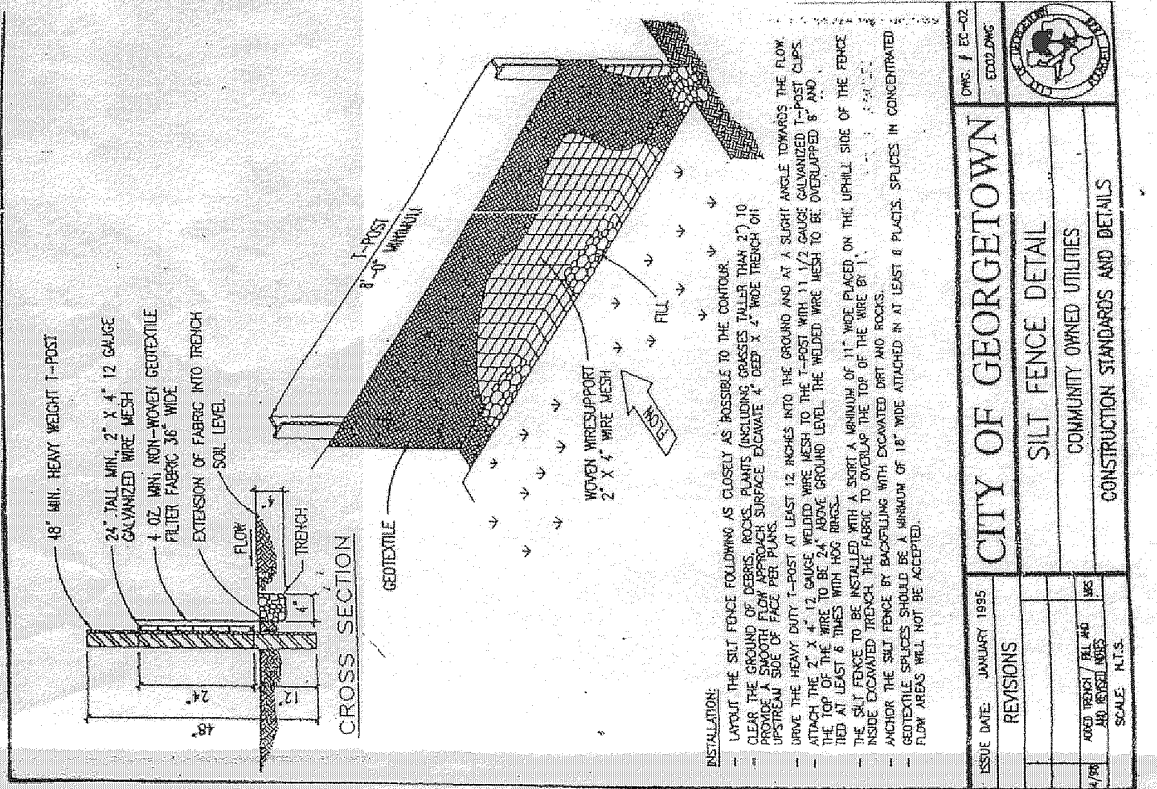
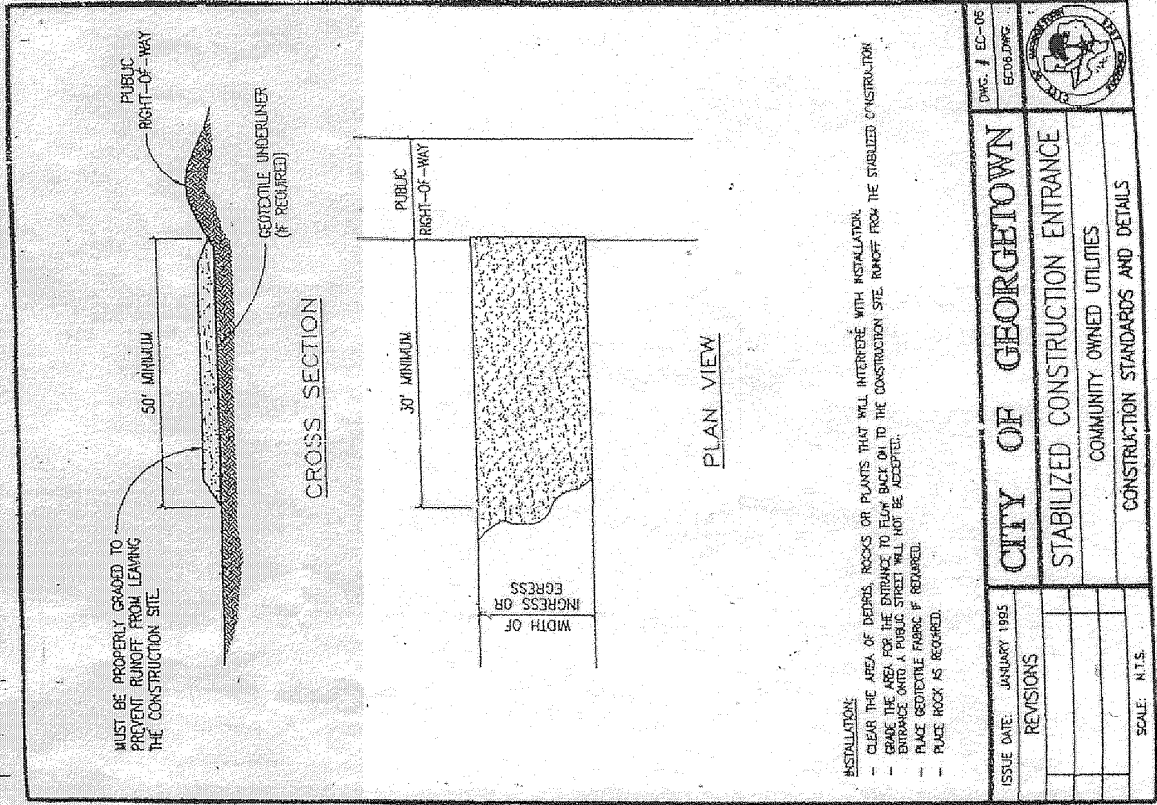
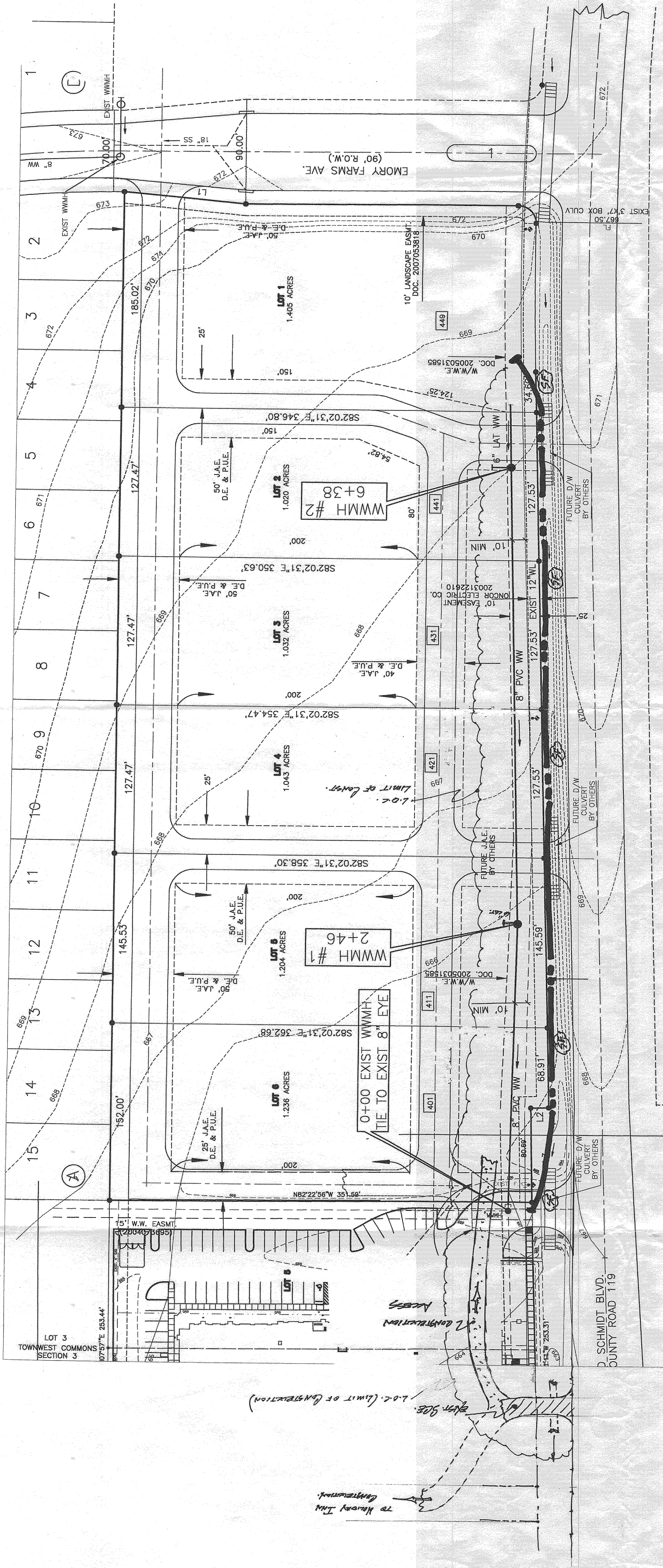
ISSUE DATE: 06-08-15
REVISION DATE:
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR
ELEVATIONS OPT
GUESTROOM TOWER
AT INDOOR POOL

212A-opt

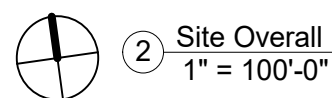
NOT FOR CONSTRUCTION

FILE NAME: 06-G4-212A-opt-F-Ext Elev-GR Tower-Indoor Pool

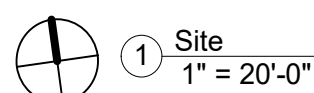


EMORY FARMS COMMERCIAL
SUBDIVISION WASTEWATER IMPROVEMENTS
EROSION/SEDIMENTATION CONTROL PLAN
AND STANDARD DETAILS





ACCESSIBLE ROLLIN KING: 1
ACCESSIBLE ROOMS: 4
TOTAL NUMBER OF ACCESSIBLE ROOMS: 5
TOTAL HEARING IMPAIRED ROOMS: 9



STRUCTURAL:
Whisonant Engineering Services, LLC
122 Nut Tree Court
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[illegible]

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Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

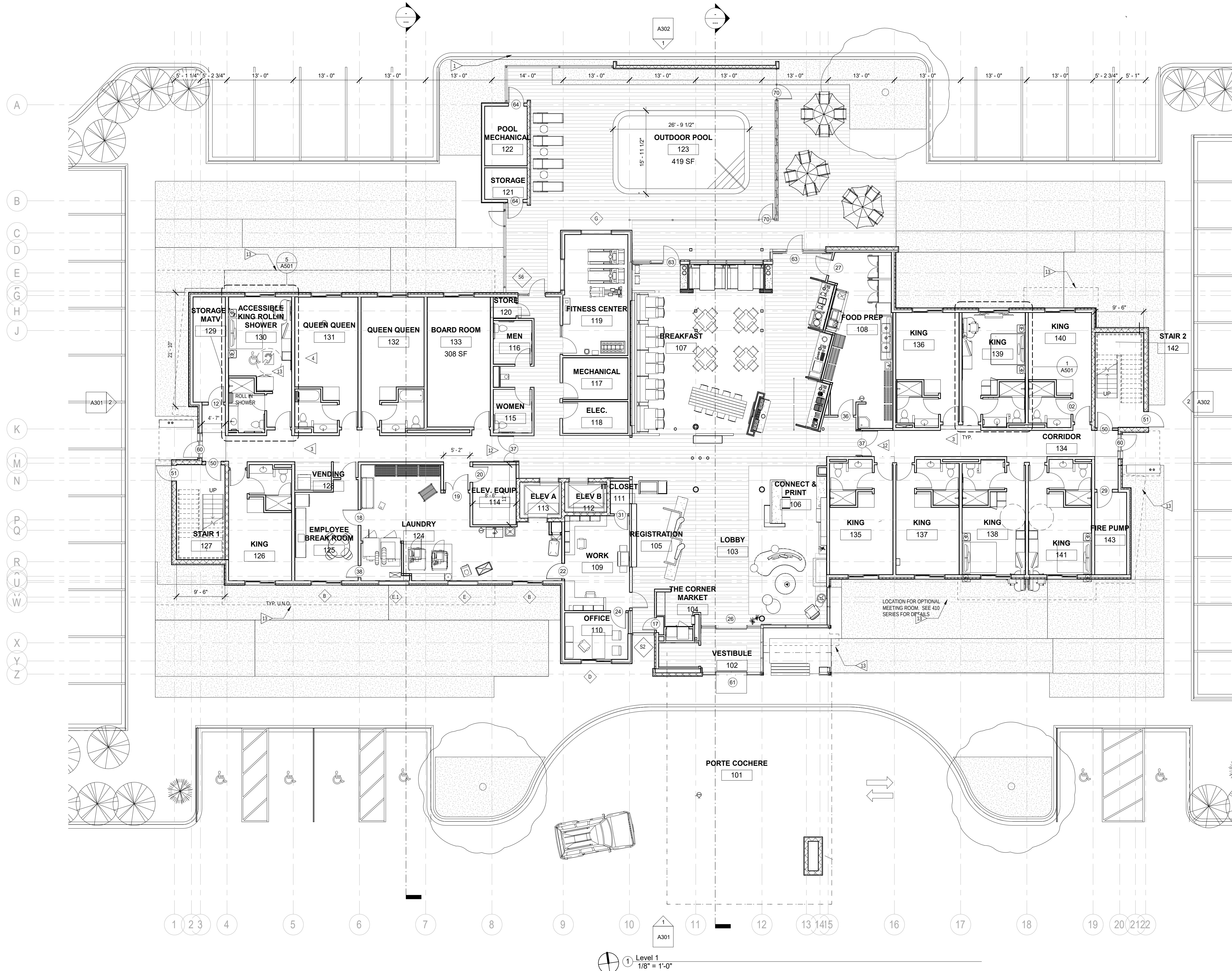
Drawing Title
Site Plan

Phase Schematics

Project No.	19-XXX	Sheet No. A001
Prepared by	Author	
Checked by	Checker	
Date	May 28, 2019	

Released for
Review

Fairfield Inn and Suites



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REVISIONS		
No.	Date	Description

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
First Floor Plan

Phase
Schematics

Project No. 19-XXX
Prepared by Author
Checked by Checker
Date May 28, 2019

Sheet No.
A101

Released for
Review

Fairfield Inn and Suites



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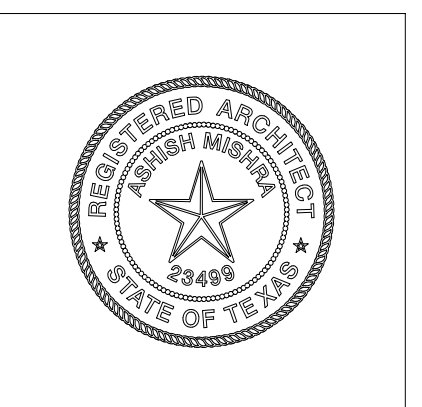
CIVIL:
TBD

STRUCTURAL:
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Email: cbelk@allied-engineers.com

REVISIONS		
No.	Date	Description

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Second Floor Plan

Phase
Schematics

Project No. 19-XXX
Prepared by Author
Checked by Checker
Date May 28, 2019

Sheet No.
A102

Released for
Review

Fairfield Inn and Suites

STRUCTURAL:
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[illegible]

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title

Third Floor Plan

Phase Schematics

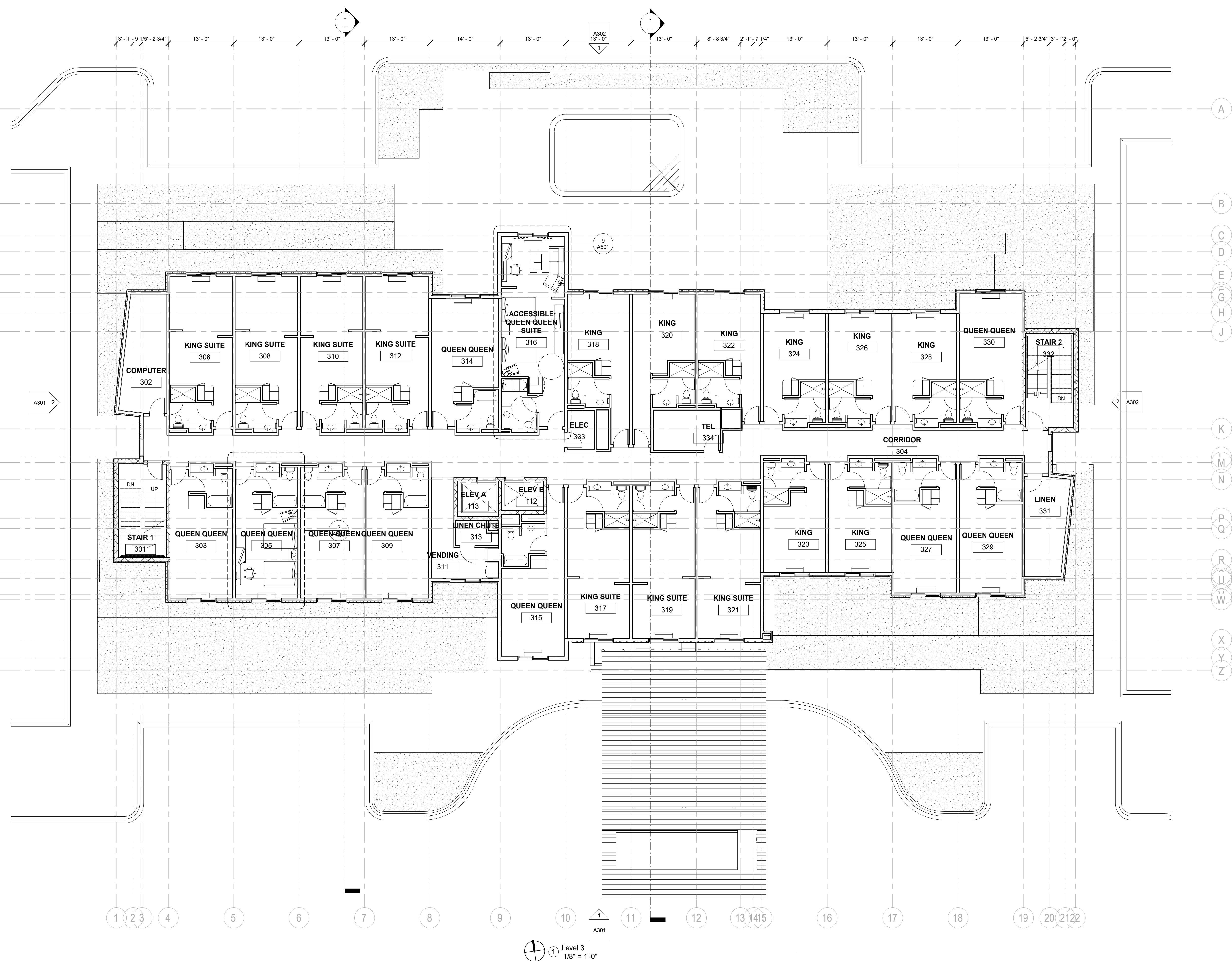
Project No.	19-XXX
Prepared by	Author
Checked by	Checker
Date	May 28, 2019

Released for
Review

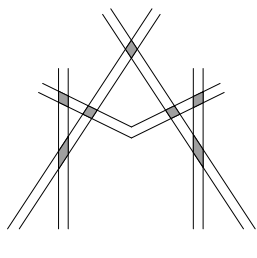
Sheet No.

A103

Fairfield Inn and Suites







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REVISIONS		
No.	Date	Description

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Fourth Floor Plan

Phase
Schematics

Project No.	19-XXX	Sheet No.	A104
Prepared by	Author		
Checked by	Checker		
Date	May 28, 2019		

Released for
Review

Regular City Council
AGENDA ITEM
11.B.



To: City Council

Subject: Consideration of a public hearing and possible action on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.201 General Rules by adding notification language. (Ashley Lumpkin)

Meeting:

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

At the November 7, 2019, City Council meeting, City Council directed Staff to bring the notification requirements to Planning and Zoning Commission for recommendation with a few modifications from the first discussion.

Currently, public notifications mirror state law with a 200-ft distance for property owner notification and a notice posted in a newspaper in circulation within city limits. The Unified Development Code does not further list out notification requirements, distinguish between types of public hearing cases, nor does it set requirements for the minimum information in the notifications.

The proposal at this time is to increase the public notifications to the following:

- Posting deadlines are now published
- Public notice – minimum requirements of what information is needed for the posting
- Mailed notice – minimum requirements of what information is needed in the mailer
 - o Zoning actions require 500 ft minimum with the additional requirement that any proposed building over four-stories shall require an additional 100 ft distance per floor up to a maximum 1,000 ft notification distance.
 - o Annexations, Plats, and Variances will continue with the 200 ft notification distance, unless the variance is to request a height increase over four stories, and then the notice will follow the expanded distance rule.
 - o Notification
- The applicant shall a minimum two-foot by three-foot weatherproof sign on the subject property located along a public right-of-way, neighborhood entry, or other high visibility location. The applicant shall post at least one on-site public hearing notification sign on the affected property in such a manner as to be legible from the public right-of-way on each property requiring a public hearing prior to the public hearing date.

The attached table in the ordinance has been added to summarize the notice requirements and posting on the city website.

FINANCIAL IMPACT:

As the public notice requirements are expanding, staff will need to also amend the fee schedule with the Finance Department through a separate action at City Council. At this time, the mailing cost is \$0.55 per envelope, not including materials and staff time. Staff will be proposing a nominal fee to cover the cost of public notices the city currently incurs.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends the City Council approve the proposed ordinance.

ATTACHMENTS:

[UDC\(22\)Notice\(CC\)](#)

[UDC Draft Ordinance Language V3 Clean Copy](#)

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO CITY COUNCIL WILL HOLD A PUBLIC HEARING REGARDING:

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE CODE OF ORDINANCES (2014 EDITION, AS AMENDED), CHAPTER 2 SECTION 10.201 GENERAL RULES, ADDING NOTIFICATION LANGUAGE, REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

A public hearing will be held on December 5, 2019 at 7:00 p.m.

Hutto City Hall
500 West Live Oak Street, Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov

Chapter 2 Administration

10.201 General rules

10.201.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto SmartCode transect zones	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes, if not in conflict with state law.

10.201.2 Public Notices

10.201.2.1 Review procedures.

- (a) *Public notice requirements.* The purpose of this section is to establish the minimum requirements for notice where required. Unless otherwise specified, when notice is required pursuant to Sec. 10.201.2 the notice required is as set forth as follows:

(1) *Published notice—General.*

- a. A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda items that may be considered or reviewed.
- b. The public hearing notice shall be placed according to the following deadlines:
 1. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
 2. Planning and Zoning Commission – Preliminary Plats and Replats: Fifteen days prior to public hearing.
 3. City Council: Fifteen days prior to public hearing.
- c. Published notices shall contain at least the following specific information:
 1. The general location of land that is the subject of the application and/or a location map;
 2. The legal description or street address;
 3. The substance of the application, including the scope of proposed development and the current zoning district;
 4. The time, date and location of the public hearing;
 5. A phone number and email to contact the city; and
 6. A statement that interested parties may appear at the public hearing.

(2) *Mailed notice.*

- a. In addition to publication, written notice shall be mailed to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance as set forth in subsection (c)(1) of the boundary of the subject property,

A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing.

- b. Mailed notices shall be mailed according to the following deadlines:
1. Zoning Board of Adjustment: Fifteen days prior to public hearing.
 2. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
 3. Planning and Zoning Commission – Preliminary Plat and Replat: Fifteen days prior to public hearing.
 4. City Council: Fifteen days prior to public hearing.
- c. Mailed notices shall contain at least the following specific information:
1. The general location of land that is the subject of the application and/or a location map;
 2. The legal description or street address;
 3. The substance of the application, including the scope of proposed development and the current zoning district;
 4. The time, date and location of the public hearing;
 5. A phone number and email to contact the city; and
 6. A statement that interested parties may appear at the public hearing.
- c. Distance Requirements for Public Hearings
- (1) *Summary of notice required.* Published, mailed, or signed notice shall be required for development review as shown in the following table:

Procedure	Published	Mailed	Notification Distance	On-site public hearing notification signs placed	Notice Posted on the City Website
Planning Policy					
Comprehensive Plan Text Amendment	X				X
Comprehensive Plan Map Amendment	X				X
Code Amendment	X				X
Annexation					
Voluntary	X	X	200 feet		X
Involuntary	X	X	200 feet		X
Zoning					
Zoning Application	X	X	500 feet*	X	X
PUD Development Plan/Rezoning	X	X	500 feet*	X	X
Specific Use Permit	X	X	200 feet	X	X
Platting					
Preliminary Plat	X	X	200 feet		X
Replat	X	X	200 feet		X
Variances					
Residential Variance	X	X	200 feet	X	X

Commercial Variance	X	X	200 feet*	X	X
Historic Preservation					
Certificate of appropriateness					X

*Any proposed building over four-stories shall require an additional 100ft distance per floor up to a maximum 1,000ft notification distance.

(3) *On-site public hearing notification sign.*

When required, a notification sign shall be printed and installed so that the following are legible from the public right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date stamped photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing.

- a. *Property owner-initiated zoning proceedings.* For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be posted on the affected property in such a manner as to be legible from the public right-of-way on each property requiring a public hearing prior to the public hearing date, in accordance with the public notice deadlines in Subsection (a)(1) above.

The applicant shall post a minimum two-foot by three-foot weatherproof sign on the subject property located along a public right-of-way, neighborhood entry, or other high visibility location. The applicant shall remove such sign at the conclusion of the public hearing process.

- b. *City-initiated proceedings.* For proceedings initiated by the city, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. Therefore, in city-initiated proceedings, the Development Services Director shall determine the most effective and practical manner in which to provide reasonable on-site notification of public hearings.

- (4) *Constructive notice.* Minor defects in notice or if an on-site public hearing notification sign is damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of V.T.C.A., Local Government Code ch. 211 shall not invalidate any action or proceedings pursuant thereto.

10.201.3 Compliance

Firms or entity can use, occupy, develop, extend, convert or alter land or structures only if that use, occupancy or development complies with this code and other applicable regulations.

10.201.4 Authorization for development

Development can begin only with authorization as required by this code.

10.201.5 Creation of nuisances

Nothing in this code permits establishment or maintenance of public or private nuisances.

10.201.6 Previous violations

This code does not validate or legalize any land use or structure established, constructed, developed or maintained that violated a previous land use code, ordinance, regulation, easement, covenant, agreement, plat, deed restriction or other restrictive covenant in effect before the effective date of this code.

Regular City Council
AGENDA ITEM
11.C.



To: City Council

Subject: Consideration of a public hearing and possible action on the first reading of an ordinance approving a specific use permit for the property located at 300 Ed Schmidt Boulevard, 1.064 acres, more or less, of land, Lot 2, Block A of the Shops At Hansons Corner Addition Subdivision, allowing a carwash in the B-2 (General Commercial) zoning district. (Ashley Lumpkin)

Meeting:

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Property Owner: Hippo Partners 04 LTD

Current Land Use: Vacant Land

Proposed Land Use: Car Wash

Future Land Use Designation: Commercial

Current Zoning: B-2 (General Commercial)

Surrounding Land Use and Zoning:

North: General Commercial (B-2)

South: General Commercial (B-2)

East: General Commercial (B-2)

West: Planned Unit Development (PUD – Townwest Commons)

Summary of Request

The property is approximately 1.064 acres of land and is currently zoned for commercial. Currently, the lot is vacant, but is zoned B-2 for general commercial. The applicant is requesting an SUP for a car wash that is proposed to be 4,080 square feet. Section 10.307.6 of the Unified Development Code, below outlines the requirements for a car wash:

A Specific Use Permit request is evaluated with the following criteria:

- The proposed use conforms to this code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
 - The current Future Land Use Map identifies this area as commercial. The requested use is in compliance.
- The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
 - The proposed use is permitted by SUP in the B-2 zoning district per UDC.

- The site is a legal building lot.
 - The property is a legally platted and appropriate for development.

Site plan, building plans and landscaping will be reviewed for code compliance during the permitting process. A specific use permit approval does not run with the land, and expires with the end of the approved use.

All property owners within 200-feet have been notified by mail of the proposed specific use permit request. If responses are submitted staff will share them at the meeting, at the time of publishing the packet, staff had not received any communication for or against the request. Published notice of the request was placed in the Taylor Daily Press and on the City of Hutto website.

This SUP is scheduled to go to City Council on December 5, 2019.

RECOMMENDATION:

Staff recommends that the Commission recommend approval of the proposed specific use permit request, to allow for the use of a car wash on the site.

ATTACHMENTS:

[300 Ed Schmidt Blvd\(SiteMap\)](#)
[PHNotice-300EdSchmidtBlvd-SUP\(CC\)](#)
[\(Ord\)300EdSchmidtBlvd\(Use-Carwash\)-SUP\(Complete\)](#)

300 Ed Schmidt Blvd



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\2019 Site Location

Maps\Hansons_Corner\300_Ed_Schmidt_Bld.mxd)

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Page 3 of 10



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Feet

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO CITY COUNCIL WILL HOLD A PUBLIC HEARING REGARDING:

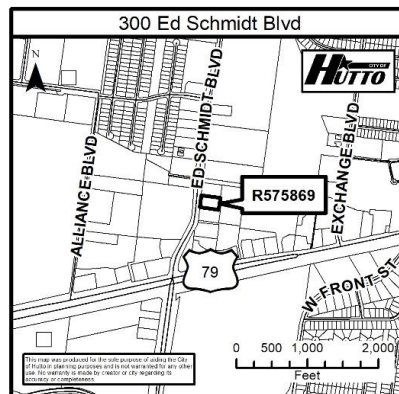
The request for a Specific Use Permit to allow
A carwash in the B-2 (General Commercial)
zoning district at 300 Ed Schmidt Boulevard,
Lot 2, Block A of the Shops At Hansons
Corner Addition Subdivision.

A public hearing will be held on
December 5, 2019 at 7:00 p.m.

Hutto City Hall
500 W. Live Oak St., Hutto, Texas

For additional information the public
may contact Development Services at
512-759-3479 or planning@huttotx.gov

Publication Date: November 17, 2019



ORDINANCE NO.

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A CAR WASH IN THE B-2 (GENERAL COMMERCIAL) ZONING DISTRICT AT 300 ED SCHMIDT BOULEVARD, 1.064 ACRES, MORE OR LESS, OF LAND, LOT 2, BLOCK A OF THE SHOPS AT HANSON'S CORNER ADDITION SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to grant a Specific Use Permit to allow a car wash use in the B-2 (General Commercial) zoning district at the property known as 300 Ed Schmidt Boulevard, Lot 2, Block A of the Shops At Hansons Corner Addition Subdivision, described in Exhibit "A", being attached hereto and incorporated herein, and;

WHEREAS, on the 3rd day of December, 2019, after proper notification, the Planning and Zoning Commission held a public hearing on the proposed Specific Use Permit request, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed Specific Use Permit request on the 3rd day of December, 2019, and;

WHEREAS, on the 5th day of November, 2019, after proper notification, the City Council held a public hearing on the proposed Specific Use Permit request, and;

WHEREAS, the City Council determines that the regulations provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2007 Edition), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

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

SECTION I.

1.

In accordance with the Unified Development Code Sections 10.203.18 and 10.204.2, the City Council has considered and made findings on the following matters regarding the proposed Specific Use Permit request:

10.203.18.3 Criteria

- The proposed use conforms to the Unified Development Code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
- The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- The site is a legal building lot.

10.203.18.5 Conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.

- Specific use permit approval does not run with the land, and expires with the end of the approved use.

10.203.18.6 Amendments

- Technical or engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to City regulations, and are consistent with the intent of the original specific use permit approval.
- Changes to approved specific use permits that Development Services staff finds are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through specific use permit review process, requiring a new application.

10.204.2 Effective date and expiration

- Specific use permits expire one (1) year from the date of approval by City Council.

2.

This Specific Use Permit request is subject to the conditions as identified by the City Council and incorporated herein. No permits shall be issued unless all of the following requirements are satisfied:

- Any future development, other than the use specified for this request, on the lot is required to obtain City Council approval prior to permitting.

SECTION II. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

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

By motion duly made, seconded and passed with an affirmative vote of all the Councilmembers present, the requirement for reading this ordinance on two separate days was dispensed with.

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

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Attest:

Lacie Hale, City Secretary

300 Ed Schmidt Blvd



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\2019 Site Location

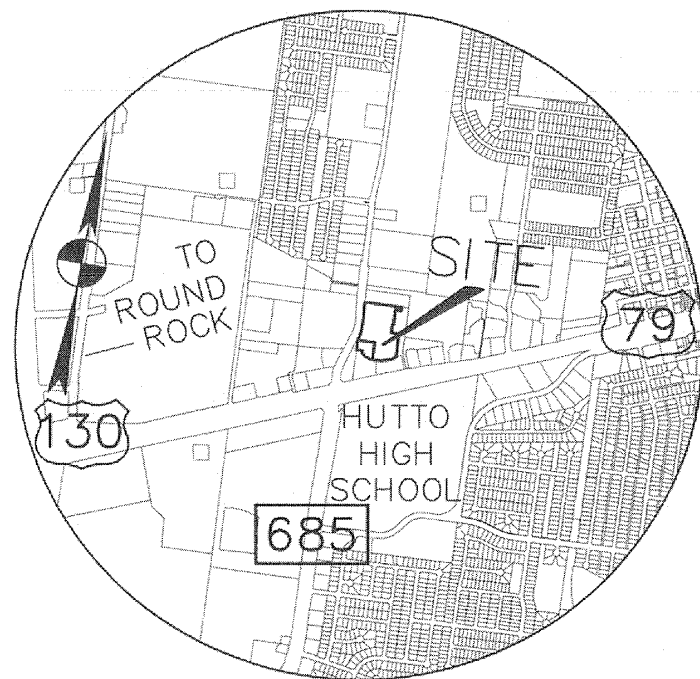
Maps\Hansons_Corner\300_Ed_Schmidt_Bld.mxd)

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Page 8 of 10



0 150 300 600
Feet



VICINITY MAP
1:2000'

LOT 1 BLOCK A
TOWNWEST COMMONS
SECTION FOUR
CAB. CC, SLIDES 291-292

LOT 3
TOWNWEST COMMONS
SECTION FIVE
CAB. EE, SL. 130-131

ED SCHMIDT BOULEVARD
(A.K.A. COUNTY ROAD 119 (R.O.W. VARIES))

LOT 1
TOWNWEST COMMONS
SECTION TWO
CAB. Z, SL. 95

LOT 4
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LOT 5
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LOT 6
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LOT 7
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LOT 8
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

U.S. HIGHWAY NO. 79
(R.O.W. VARIES)

SHEET
1
OF 2

UNION PACIFIC RAILROAD (100' R.O.W.)

SHOPS AT HANSON'S CORNER ADDITION

A RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION
CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TEXAS

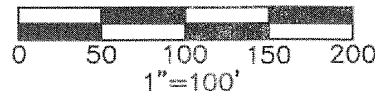
P.O.C.
N14°15'18"W +/-5920'
(APPROXIMATE TIE)
TO NW CORNER OF
NATHANIEL EDWARDS
SURVEY ABSTRACT NO. 225

4.853 ACRES
HIPPO PARTNERS 04, LTD.
DOC. NO. 2005012634

39.34 ACRES
KALOGRIDIS AND
KALOGRIDIS
DEVELOPMENT, LLC
DOCUMENT NO.
2017077907

LEGEND

- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
- ⊗ "X" FOUND CHISELED "X" FOUND
- ▲ PK PK NAIL FOUND
- △ PK PK NAIL SET
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- == EXISTING EASEMENT
- ACCESS EASEMENT



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

BENCHMARK DATA:

VERTICAL DATUM: NAVD88-GEOD 12A

BENCHMARK "H-2"- CITY OF HUTTO BRASS CAP STAMPED "H-2" SET IN CONCRETE AT AN ANGLE IN NORTH FENCE LINE AT ELEVATED WATER STORAGE TANK AT HUTTO HIGH SCHOOL, ±32' SOUTH OF SOUTH EDGE OF PAVEMENT OF FRONT STREET. OBSERVED GPS ELEVATION=638.71'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S6°11'15"W	64.73'
L2	S82°26'39"E	2.00'
L3	S79°31'00"W	25.00'
L4	N82°26'39"W	15.24'
L5	S66°01'43"W	144.41'
L6	S82°11'58"W	126.19'

LINE TABLE		
NO.	BEARING	DISTANCE
L7	N85°57'33"W	23.47'
L8	N75°25'51"W	120.19'
L9	N83°47'21"W	119.99'
L10	N7°33'16"E	30.00'
L11	S7°32'20"W	54.50'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.13'	480.00'	3°35'48"	N12°47'43"E	30.13'
C2	38.48'	24.50'	90°00'00"	S52°32'20"W	34.65'

SHOPS AT HANSON'S CORNER ADDITION

OWNER: HIPPO PARTNERS 04, LTD
ACREAGE: 9.024
SURVEY: NATHANIEL EDWARDS SURVEY
ABSTRACT NO. 225
NO. OF BLOCKS: 1
NO. OF LOTS: 3
NEW STREETS: NONE
DATE: 09-18-18
SURVEYOR: STANTEC CONSULTING SERVICES, INC.
ENGINEER: STANTEC CONSULTING SERVICES, INC.



1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
Copyright © 2018

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH EGP RETAIL MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THROUGH ANDY PASTOR, BEING THE OWNER OF THE CERTAIN 9.024 ACRE TRACT OF LAND SHOWN HEREON BEING A PORTION OF THAT CERTAIN 35.413 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE 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 "SHOPS AT HANSON'S CORNER ADDITION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10 DAY OF October, 2018

Andy Pastor 10/10/18
ANDY PASTOR DATE

HIPPO PARTNERS 04, LTD.,
A TEXAS LIMITED PARTNERSHIP
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

BY: EGP RETAIL MANAGEMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

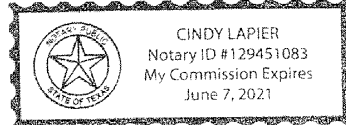
STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF October, 2018, BY Andy Pastor
KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF October, 2018 A.D.

Cindy Lapiere June 7, 2021
NOTARY PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS.



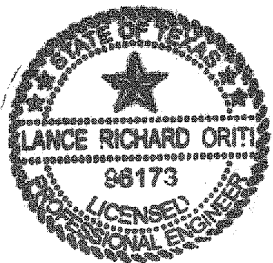
ENGINEER'S CERTIFICATION:

I, LANCE R. ORITI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS 27 DAY OF September, 2018

Lance R. Oriti 9-27-18
LANCE R. ORITI, P.E. DATE
TEXAS REGISTRATION NO. 96173
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



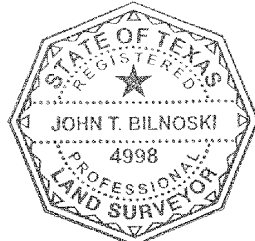
SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 27 DAY OF Sept, 2018

John T. Bilnoski 9/27/18
JOHN T. BILNOSKI, R.P.L.S. DATE
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



SHOPS AT HANSON'S CORNER ADDITION

A RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION
CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TEXAS

GENERAL 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) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 5) UTILITY NOTES
A. WITHIN CON
1. 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.
- 6) FLOODPLAIN NOTES:
A. ULTIMATE FLOODPLAIN
1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
B. EXISTING FLOODPLAIN
1. NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 7) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 9) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 10) ON-SITE STORMWATER DETENTION FACILITIES WERE PROVIDED WITH THE HANSON'S CORNER SITE PLAN TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 12) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED AS REGULATED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, RECORDED IN DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 13) LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANT REGARDING UNIFIED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 14) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS 1-11, BLOCK "A" HANSON'S CORNER ADDITION, RECORDED IN CABINET Y, SLIDES 357-358, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 15) ALL PUBLIC UTILITY EASEMENTS THAT ARE REQUIRED AND NOT SHOWN ON THIS PLAT SHALL BE DEDICATED BY SEPARATE INSTRUMENT AND SHALL BE RECORDED BEFORE ACCEPTANCE OF IMPROVEMENTS AND BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED TO THE LOT CONTAINING THE EASEMENTS.
- 16) MAXIMUM IMPERVIOUS COVER FOR HANSON'S CORNER IS 80%.
- 17) ACCESS TO HWY 79 AND ED SCHMIDT BOULEVARD FOR THIS PROJECT IS RESTRICTED TO THE TWO LOCATIONS ON HWY 79 AS APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, THE FOUR LOCATIONS APPROVED BY WILLIAMSON COUNTY FOR CR 119, AND THE 30 FOOT ACCESS EASEMENT EAST OF THE SUBJECT TRACT RECORDED IN DOCUMENT NUMBER 2003121754 OF WILLIAMSON COUNTY, TEXAS.
- 18) A SIDEWALK SHALL BE PROVIDED ALONG ED SCHMIDT BOULEVARD WITHIN THE LOTS OF THIS SUBDIVISION.
- 19) INGRESS AND EGRESS EASEMENTS BY VEHICULAR AND PEDESTRIAN TRAFFIC, FROM EACH LOT TO EVERY OTHER LOT IN THIS PLAT AND ACROSS HANSON'S CORNER ADDITION, DOCUMENT #2004037416 ARE GRANTED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, DOCUMENT #2004031099, SECTION 3.1.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 4th DAY OF October, 2018.

Doug Gaul 10/15/18 Lisa Brown 10/15/18
DOUG GAUL, MAYOR DATE LISA BROWN, CITY SECRETARY DATE

FIELD NOTE DESCRIPTION:

A 9.024 ACRES OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 3A-1 HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 2B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018019822 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; ALSO BEING ALL OF LOT 2 AND 11 BLOCK "A" HANSON'S CORNER ADDITION, A SUBDIVISION OF RECORD IN CABINET Y, SLIDES 357-358 OF SAID OFFICIAL PUBLIC RECORDS; SAID LOT 3A-1, LOT 2 AND LOT 11 BEING A PORTION OF THAT CERTAIN 34.413 ACRES OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2004031090 OF SAID OFFICIAL PUBLIC RECORDS; SAID 9.024 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "CAPITAL" FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD (ALSO KNOWN AS COUNTY ROAD 119)(R.O.W. WIDTH VARIES) BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 4.853 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2005012634 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1 OF SAID HANSON'S CORNER, FROM WHICH A 1/2 INCH IRON ROD WITH "INLAND C A LLC" CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID 4.853 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 1 BEARS S82°28'38"E, A DISTANCE OF 809.59 FEET;

THENCE, S06°11'15"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD, BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 64.73 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 1 FOR THE POINT OF BEGINNING AND NORTHWESTERLY CORNER OF SAID LOT 11 AND HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF COUNTY ROAD NO. 119, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 11, FOR THE NORTHERLY LINE AND A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S82°26'39"E, A DISTANCE OF 600.40 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE NORTHEASTERLY CORNER HEREOF;

2) S07°33'16"W, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, IN THE NORTHERLY LINE OF SAID LOT 2, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 11;

THENCE, LEAVING THE EASTERLY LINE OF SAID LOT 11, ALONG THE EASTERLY LINE OF SAID LOT 2, IN PART BEING THE WESTERLY LINE OF SAID LOT 1, IN PART BEING THE WESTERLY LINE OF LOT 10 OF SAID HANSON'S CORNER, BEING A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S82°26'39"E, A DISTANCE OF 2.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2;

2) S07°33'16"W, A DISTANCE OF 618.45 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

3) S10°29'00"E, A DISTANCE OF 244.26 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 79 (R.O.W. VARIES), BEING THE COMMON SOUTHERLY CORNER OF SAID LOT 10 AND SAID LOT 2, FOR THE SOUTHEASTERLY CORNER HEREOF, FROM WHICH CONCRETE MONUMENT FOUND IN THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY NO. 79 BEARS S79°31'00"W, A DISTANCE OF 25.00 FEET;

THENCE, S79°31'00"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 79, BEING THE SOUTHERLY LINE OF SAID LOT 2, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE SOUTHEASTERLY CORNER OF LOT 5 OF SAID HANSON'S CORNER;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 79, IN PART ALONG THE SOUTHERLY LINE OF SAID LOT 2, IN PART ALONG THE SOUTHERLY LINE OF SAID LOT 3A-1, BEING THE EASTERLY AND NORTHERLY LINE S OF SAID LOT 5, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N10°29'00"W, A DISTANCE OF 198.54 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

2) N82°26'39"W, A DISTANCE OF 15.24 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

3) S86°01'43"W, A DISTANCE OF 144.41 FEET TO AN "X" CUT IN CONCRETE FOUND;

4) S82°11'58"W, A DISTANCE OF 126.19 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

5) N85°57'33"W, A DISTANCE OF 23.47 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 3A-4 OF SAID RESUBDIVISION OF LOTS 3A AND 3B, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3A-1;

THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 5, ALONG THE EASTERLY LINE OF SAID LOT 3A-4 AND 3A-3 OF SAID RESUBDIVISION OF LOTS 3A AND 3B, BEING THE WESTERLY LINE OF SAID LOT 3A-1, BEING A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N07°32'20"E, A DISTANCE OF 375.03 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;

2) N82°27'40"W, A DISTANCE OF 300.50 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY LINE OF COUNTY ROAD NO. 119, BEING THE COMMON WESTERLY CORNER OF SAID LOT 3A-3 AND SAID LOT 3A-1, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD, BEING THE WESTERLY LINE OF SAID LOT 3A-1, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 3°35'48", AN ARC LENGTH OF 30.13 FEET, AND A CHORD WHICH BEARS, N12°47'43"E, A DISTANCE OF 30.13 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE COMMON WESTERLY CORNER OF SAID LOT 3A-1 AND LOT 3A-2 OF SAID RESUBDIVISION OF LOTS 3A AND 3B;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD, ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID LOT 3A-2, BEING THE WESTERLY LINE OF SAID LOT 3A-1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S82°27'40"E, A DISTANCE OF 286.12 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 3A-2;

2) N07°32'20"E, A DISTANCE OF 190.18 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 3A-2;

3) N82°27'40"W, A DISTANCE OF 288.92 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE NORTHWESTERLY CORNER OF SAID LOT 3A-2;

THENCE, N06°11'15"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD, BEING THE WESTERLY LINE OF SAID LOT 3A-1, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 362.01 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.024 ACRES (393,102 SQUARE FEET) ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

COUNTY CLERK CERTIFICATION

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

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 24th DAY OF October A.D., 2018, AT 10:58 O'CLOCK, AM AND DULY

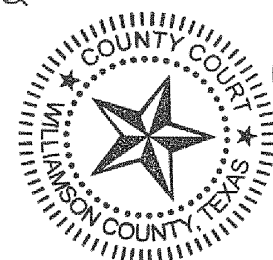
RECORDED ON THE 24th DAY OF October A.D., 2018 AT 11:08 O'CLOCK, AM.

IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT 2018094652

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

By: Brenda McKenzie
DEPUTY Brenda McKenzie



SHOPS AT HANSON'S CORNER ADDITION



Stantec

1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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SHEET
2
OF 2

Regular City Council
AGENDA ITEM
11.D.



To: Mike Shaughnessy, City Attorney
Subject: Consideration and possible action on the second and final reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition) Chapter 2 (Administration and Personnel) regarding financial disclosures.
Meeting: Regular City Council - 05 Dec 2019
Department:
Staff Contact:

BACKGROUND INFORMATION:

The attached ordinance amends the Code of Ordinances (2014 Edition) Chapter 2 to replace the financial disclosure requirements with provisions from the Local Government Code Chapter 145 (Financial Disclosure by and Standards of Conduct for Local Government Officers). The ordinance also renumbers sections, added divisions, and reserved sections as appropriate. The Exhibit A is the red-lined version of the ordinance to show the changes and Exhibit B is the clean version.

FINANCIAL IMPACT:

No financial impacts related to this item.

ATTACHMENTS:

[Exhibit A - Ordinance + Exhibit redline](#)

[Exhibit B - Ordinance + Exhibit clean](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUTTO AMENDING CHAPTER 2 (ADMINISTRATION AND PERSONNEL) OF THE CITY CODE OF ORDINANCES RELATING TO FINANCIAL DISCLOSURES AND STANDARDS OF CONDUCT; PROVIDING FOR AN OFFENSE AND PENALTY; AND PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETINGS CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

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

SECTION I.

That the Code of Ordinances (2014 Edition) Chapter 2 (Administration and Personnel), Article 2.05 (Standards of Conduct) is amended to include the changes described in the attached Exhibit A and incorporated herein:

SECTION II. PUBLICATION CLAUSE

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. SEVERABILITY CLAUSE

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. REPEALING CLAUSE

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. OPEN MEETING CLAUSE

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

SECTION VI. EFFECTIVE DATE

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

READ AND APPROVED the first reading on the ____ day of _____ 2019.

READ, APPROVED, AND ADOPTED the ordinance on the second reading this ____ day of _____ 2019.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lacie Hale, City Secretary

EXHIBIT A

Article 2.05 Standards of Conduct

Division 1. Generally

Sec. 2.05.004 Disclosure of interest

- (a) If any city official or appointee has a substantial interest in any real property or business entity involved in any decision pending before the body of which the city official or appointee is a member, the city official or appointee shall not vote or otherwise participate in the consideration of the matter.
- (b) In the case of a city official or appointee, the city official or appointee shall publicly disclose, verbally or in writing, the nature and extent of such interest to the body on which the city official or appointee serves prior to any discussion or determination of the matter to be considered or immediately upon discovery of the conflict of interest. The statement of disclosure shall be included in the official minutes of the body.
- (c) Within thirty (30) days of being appointed to the planning and zoning commission or board of adjustment and on each anniversary of that date, each member of such commission shall file with the city secretary a sworn statement identifying by street address and legal description all real property located within the city or its extraterritorial jurisdiction in which the member has a substantial interest.
- (d) Any person who appears before the city council or commission who has had business dealings in the immediately preceding twelve-month period involving one or more transactions of five hundred dollars (\$500.00) or more each, for a total of twenty-five hundred dollars (\$2,500.00) or more, with a councilmember, commissioner, or business entity in which a councilmember or commissioner has a substantial interest, shall disclose such business dealings at the time of the appearance. Any person who shall intentionally or knowingly fail to make the aforesaid disclosure shall be guilty of a misdemeanor and shall be fined in accordance with section 1.01.009 of this code.

Sec. 2.05.005 Financial Disclosure

- ~~(a) No later than April 30th of each year, each city official shall file a sworn financial disclosure statement with the city secretary reflecting the financial situation of the city official as of December 31st of the previous year. Notwithstanding any other term or provision of this article, as used in this section:~~

~~(1) The term “family member” shall include only the city official and the spouse and the minor children of the city official.~~

~~(2) The term “substantial interest” shall include only the interests of the city official and the spouse and minor children of the city official.~~

~~(b) A newly appointed city official shall file a sworn financial disclosure statement with the city secretary within thirty (30) days from the date the position with the city is assumed. Said statement shall reflect the financial situation as of date of employment or appointment and for the previous twelve (12) months; provided, however, such city official shall not be required to include in such statement the requirements of subsections (4)(f), (g), and (h) [sic] of this section.~~

~~(c) Each person required to file a financial disclosure statement shall do so on a form supplied by the city, which shall include the following information:~~

~~(1) The person's name, residence address, business address and telephone number, and all names under which the person or family member does business.~~

~~(2) Identification by street address, and legal description of all real property located within the city or its extraterritorial jurisdiction in which the person has a substantial interest.~~

~~(3) Identification of each business entity owning property or doing business within the city or its extraterritorial jurisdiction in which the person has a substantial interest.~~

~~(4) Identification of each source of income amounting to ten (10) percent or more of the person's or family member's gross annual income as defined by the United States Internal Revenue Code.~~

~~(5) Identification of the donor of each gift of more than five hundred dollars (\$500.00) in value received by the person or family member, including the value of the gift, where such donor has appeared before and requested action of the city council during the reporting period.~~

~~(6) Identification of the donor of two or more gifts of an accumulated value of one thousand dollars (\$1,000.00) or more received by the person or family member, where such donor has appeared before and requested action of the city council during the reporting period.~~

- ~~(d) The city secretary shall maintain all financial disclosure statements required to be filed herein as public records and retain them for a period of three (3) years, after which statements shall be destroyed.~~
- ~~(e) Within thirty (30) days of being appointed to the planning and zoning commission or board of adjustment and on each anniversary of that date, each member of such commission shall file with the city secretary a sworn statement identifying by street address and legal description all real property located within the city or its extraterritorial jurisdiction in which the member has a substantial interest.~~
- ~~(f) Any person who appears before the city council or commission who has had business dealings in the immediately preceding twelve-month period involving one or more transactions of five hundred dollars (\$500.00) or more each, for a total of twenty-five hundred dollars (\$2,500.00) or more, with a councilmember, commissioner, or business entity in which a councilmember or commissioner has a substantial interest, shall disclose such business dealings at the time of the appearance. Any person who shall intentionally or knowingly fail to make the aforesaid disclosure shall be guilty of a misdemeanor and shall be fined in accordance with section 1.01.009 of this code.~~

Sec. ~~2.05.006~~ 2.05.005 Ethics review commission

- (a) An ethics review commission (commission) is hereby established, to be composed of seven members, all of whom shall reside in the city.
- (b) Each commission member shall be appointed by the city council and shall occupy a position on the commission, such positions being numbered 1 through 7.
- (c) The commission members shall be appointed to three-year terms.
- (d) All vacancies shall be filled for the unexpired term. A member shall hold office until his successor has been appointed by the city council.
- (e) The commission shall elect a chairman and a vice-chairman to one-year terms. The vice-chairman shall act as chairman in the absence of the chairman.
- (f) The commission shall meet at least once a year to review this article and may make recommendations to the city council for amendments thereto.
- (g) The commission shall render advisory opinions on potential conflicts of interest or violation of this article at the request of a city official subject to the terms of this

article. Such advisory opinion shall be rendered within a reasonable time, but in no event later than thirty (30) days after a request therefor is received by the commission.

- (h) It shall be a defense to an alleged violation of this article that the person accused previously requested an advisory opinion of the commission and acted on such opinion in good faith, unless material facts were omitted or misstated by the person requesting the opinion. Such advisory opinion shall also be binding on the commission in any subsequent charges concerning the person requesting the opinion.
- (i) Independent legal counsel shall be utilized to advise the commission and participate in hearings. The city council shall annually designate and retain independent counsel, who shall be a duly licensed attorney in the state.

Sec. ~~2.05.007~~ 2.05.006 Disposition of alleged violations

- (a) Form of complaint. A sworn complaint based on personal knowledge alleging a violation(s) of this article shall specify the provision(s) of this article alleged to have been violated, and shall name the city official, candidate, or appointee being charged.

THE STATE OF TEXAS:

COUNTY OF WILLIAMSON:

TO: THE ETHICS REVIEW COMMISSION OF THE CITY OF HUTTO, TEXAS:

COMES NOW (complainant), and makes this complaint, UPON HIS/HER PERSONAL KNOWLEDGE AND UNDER OATH against (name of person complained against), and would show the Commission that:

On or about the _____ day of _____, 200____,

(insert date of the action, or omission, complained of)

_____,

(name of person complained against)

a/an (insert appropriate designation; city official, candidate, board or commission member) of the City of Hutto, Texas, violated the following provision(s) of chapter 2, article 2.05, Code of Ordinances, City of Hutto, Texas, to wit: (specify by section, subsection and

paragraph number the provision(s) alleged violated) by committing the following act, or omission, to wit:

(Describe above, the action, or omission, alleged to violate each code provision cited. You may attach additional pages if more space is required.)

- (b) Effect of complaint; complaints filed on initiative of commission or by member of commission. Upon the aforesaid sworn complaint of any person being filed with the city secretary's office, or on its own initiative, the commission shall consider possible violations of this article by city officials, candidates and appointees. A complaint shall not be deemed to be filed on the initiative of the commission save and except the complaint be signed and sworn to by two (2) members of the commission, one of whom is the chairman of the commission, after consultation with the legal counsel of the commission. A complaint filed by an individual member of the commission shall be deemed to have been filed in the commission member's capacity as a private citizen and, in such event, the member of the commission filing the complaint shall not thereafter participate in a commission meeting at which such complaint is considered save and except that the commissioner filing the complaint may participate as a complainant at such meeting.
- (c) Time limit for filing complaint. A complaint alleging a violation of this article must be filed with the city secretary within two (2) years from the commission of the action alleged as a violation, and not afterward.
- (d) Receipt of complaint; distribution of copies; notifications. Not later than three (3) working days after the city secretary receives a sworn complaint, the city secretary shall acknowledge the receipt of the complaint to the complainant, and provide a copy of the complaint to the city attorney, the independent counsel, the commission and the person complained against. Not later than ten (10) working days after receipt of a complaint, the commission shall notify in writing the person who made the complaint and the person complained against of a date for a preliminary hearing. If the commission does not hold a preliminary hearing within twenty (20) working days of receipt of the complaint, it shall notify the person who made the complaint of the reasons for the delay and shall subsequently give him the appropriate notification.

- (e) Procedure when complaint filed by commission. The commission may consider possible violations of this article on its own initiative. Within seven (7) days of the commission's decision to consider a possible violation of this article, the commission shall draft a written complaint specifying the provision(s) of this article alleged to have been violated and shall file a copy with the city secretary, and provide a copy to the city attorney, the independent counsel, and the person complained against. Not later than fifteen (15) days after the drafting of the complaint, the commission shall notify in writing the person complained against of the date for the preliminary hearing.
- (f) Communications by commission members. After a complaint has been filed and during the pendency of a complaint before the commission, a member of the commission may not communicate directly or indirectly with any party or person about any issue of fact or law regarding the complaint, except at a meeting of the commission; provided that a member may consult with the attorney or the staff liaison for the commission as to process, procedure and legal issues.
- (g) Preliminary hearing. As soon as reasonably possible, but in no event more than sixty (60) days after receiving a complaint, the commission shall conduct a preliminary hearing.
 - (1) The issue at a preliminary hearing shall be the existence of reasonable grounds to believe that a violation of this article has occurred. The person filing a complaint, or the independent counsel in cases considered upon the commission's own initiative, shall state the alleged violation and shall describe in narrative form the testimony and other evidence which would be presented to prove the alleged violation as stated in the written complaint. Statements at a preliminary hearing shall be under oath, but there shall be no cross-examination or requests for persons or evidence issued for the hearing. Members of the commission may question the complainant, the independent counsel for the commission, or the city official or appointee named in the complaint.
 - (2) The city official or appointee named in the complaint shall have the opportunity to respond but is not required to attend or make any statement. The official or appointee may describe in narrative form the testimony and other evidence which would be presented to disprove the alleged violation. If the official or appointee agrees that a violation has occurred, he may so state and the commission may consider the appropriate sanction.
 - (3) The complainant and the city official or appointee named in the complaint shall have the right of representation by counsel.

(4) At the conclusion of the preliminary hearing, the commission shall decide whether a final hearing should be held; provided the commission may proceed to determine the appropriate sanction if the charged city official or appointee does not object and admits the charged violation, and the commission determines that there are no fact issues to be resolved. If the commission determines that there are reasonable grounds to believe that a violation of this article has occurred, it shall schedule a final hearing. If the commission does not determine that there are reasonable grounds to believe that a violation of this article has occurred, the complaint shall be automatically dismissed. A decision to conduct a final hearing is not a finding that a violation has occurred.

(5) The commission, at any time during the preliminary hearing, may also dismiss a complaint if the complaint does not allege conduct which would be a violation of this article. Before a complaint is dismissed for failure to allege a violation, the complainant shall be permitted one opportunity, within ten (10) days of such preliminary hearing, to revise and resubmit the complaint.

(6) The complainant, the independent counsel, and the city official or appointee named in the complaint may ask the commission at a preliminary hearing to request certain persons and evidence for a final hearing, if one is scheduled.

(h) Final hearing.

(1) The final hearing shall be held as expeditiously as possible following the determination by the commission that there are reasonable grounds to believe that a violation of this article has occurred, but in no event shall it be held more than thirty (30) days after said determination. The commission may grant two (2) postponements, not to exceed fifteen (15) days each, upon the request of the city official or appointee named in the complaint.

(2) The issue at a final hearing shall be whether a violation of this article has occurred. The commission shall make its determination based on clear and convincing evidence in the record. All witnesses shall make their statements under oath. If the commission determines that a violation has occurred, it shall state its findings in writing, shall identify the particular provision(s) of this article which have been violated, and within five (5) working days shall deliver a copy of the findings to the complainant, if any, the person named in the complaint and the city secretary.

(3) If a complaint proceeds to a final hearing, the commission may request witnesses to attend and testify, administer oaths and affirmations, take evidence and request the production of books, papers, records, or other evidence needed for the performance of

the commission's duties or exercise of its powers, including its duties and powers of investigation.

(i) Sanctions.

(1) If the commission determines that a violation of this article has occurred, it shall proceed directly to determination of the appropriate sanction(s). A violation of this article shall not be subject to criminal penalties under the city code. The commission may receive additional testimony or statements before considering sanctions but is not required to do so. If the city official or appointee named in the complaint acted in reliance upon a written opinion of the city attorney, the commission shall consider that fact.

(2) If the commission determines that a violation has occurred, it may impose or recommend the following sanctions:

(A) A letter of notification shall be the appropriate sanction when the violation is clearly unintentional, or when the official's or appointee's conduct complained of was made in reliance on a written opinion of the city attorney. A letter of notification shall advise the official or appointee to whom it is directed of any steps to be taken to avoid future violations. The commission may direct a letter of notification to any official or appointee covered by this article.

(B) A letter of admonition shall be the appropriate sanction in those cases in which the commission finds that the violation is minor and/or may have been unintentional but calls for a more substantial response than a letter of notification. The commission may admonish any official or appointee covered by this article.

(C) A reprimand shall be the appropriate sanction when the commission finds that a violation has been committed intentionally or through disregard of this article. The commission may reprimand any official or appointee covered by this article. A reprimand directed to a city official or board or commission member shall also be sent to the city council. A letter of reprimand directed to a city official or appointee shall be transmitted to the city secretary and published in the official newspaper of the city, and shall be sent to the city council.

(D) A letter of censure shall be the appropriate sanction when the commission finds that a serious or repeated violation(s) of this article has been committed intentionally or through culpable disregard of this article by a city official or appointee. A letter of censure directed to an elected city official shall be

transmitted to the city secretary, published in the official newspaper of the city and shall be sent to the city council.

Secs. 2.05.007-2.05.040 Reserved

Division 2. Financial Disclosure and Standards of Conduct

Sec. 2.05.041 Definitions

Notwithstanding any other term or provision in this article, as used in this division:

(1) The term “city official” shall include the mayor, members of city council, city manager, city attorney, members of the Hutto Economic Development Corporation (HEDC) board of directors, and the HEDC coordinator.

(2) The term “candidate for municipal office” shall include, unless otherwise provided in this division, any person who files for election or appointment to a position as the mayor, member of city council, city manager, city attorney, member of the HEDC board of directors, and the HEDC coordinator.

(3) The term “deliver” shall include transmitting by mail, personal delivery, or e-mail or any other means of electronic transfer.

Sec. 2.05.042 Financial statement required

(a) A city official or candidate for municipal office shall file a financial statement as required by this division.

(b) The statement must:

(1) be filed with the city secretary; and

(2) comply with Sections 572.022 and 572.023, Government Code.

Sec. 2.05.043 Filing dates; timeliness of filing

(a) Upon passage of this ordinance, the first city officials required to file the financial statement required by this division, shall file by not later than December 15, 2019, reflecting the city official’s financial situation as of December 1st of the current year and financial activity between January 1, 2019 and December 1, 2019 (“initial

filing”). After the initial filing, a city official shall file in accordance with subsection (b) of this Section.

(b) A city official shall file the financial statement as required by this division by not later than April 30th of each year reflecting the city official’s financial situation as of December 31st of the previous year and financial activity between January 1st and December 31st of the previous year.

(c) A candidate for municipal office filled by appointment shall file the financial statement required by this division by not later than the 45th day after the date on which the person assumes the duties of the position.

(d) A candidate for municipal office filled by election shall file the financial statement required by this division not later than the earlier of:

(1) the 20th day after the deadline for filing an application for a place on the ballot in the election; or

(2) the fifth day before the date of the election.

(e) A person is considered to have timely filed a financial statement under this division if:

(1) the statement is personally delivered not later than 5:00 p.m. of the last day designated for filing the statement;

(2) the city secretary has adopted rules and procedures to provide for the electronic filing of the statement and the statement is electronically filed in accordance with those rules and procedures not later than midnight of the last day for filing the statement; or

(3) the financial statement is timely filed if it is properly addressed and placed in the United States Post Office or in the hands of a common or contract carrier not later than the last day for filing the financial statement. The post office cancellation mark or the receipt mark of a common or contract carrier is prima facie evidence of the date the statement was deposited with the post office or carrier. The individual filing the statement may show by competent evidence that the actual date of posting was different from that shown by the marks.

- (f) If the deadline for filing the financial statement is a Saturday, Sunday, or a legal City, state, or national holiday, then the statement is timely if filed on the next regular business day.
- (g) A city official or candidate for municipal office filled by appointment may request the city secretary grant an extension of not more than 60 days for filing the statement. The city secretary shall grant the request if it is received before the filing deadline or if the official's physical or mental incapacity prevents the official from filing the statement or requesting an extension before the filing deadline. The city secretary may not grant more than one extension to a person in one year except for good cause shown.
- (h) The city secretary may not grant an extension to a candidate for municipal office filled by election.

Sec. 2.05.044 Form of statement

- (a) The PFS-LOCAL form designed by the Texas Ethics Commission under Chapter 572, Government Code, shall be used for filing the financial statement required under this division.
- (b) The city secretary shall deliver at least one copy of the form to each city official or candidate for municipal office filled by appointment who is required to file under this division not later than the 31st day before the deadline for filing the financial statement under section 2.05.043 (b) or (c).
- (c) The city secretary shall deliver a copy of the form to each candidate for municipal office filled by election who is required to file under this division not later than the 10th day before the deadline for filing the statement under Section 2.05.043 (d).
- (d) The city secretary may choose one or more methods to deliver the form.

Sec. 2.05.045 Duplicate or supplemental statements

If a person has filed a financial statement under one provision of this division covering the preceding calendar year, the person is not required to file a financial statement required under another provision of this division covering that same year if, before the deadline for filing the statement under the other provision, the person notifies the city secretary in writing that the person has already filed a financial statement under this division covering that year.

Sec. 2.05.046 Public access to statements; retention

- (a) Financial statements filed under this division are public records and shall be made available to the public in accordance with the Public Information Act. The city secretary shall maintain the statements in separate alphabetical files and in a manner that is accessible to the public during regular office hours. The filer of a financial statement may request that their address be redacted before their financial statement is provided pursuant to a Public Information Act request and/or posted on the City website.
- (b) The city secretary may, and on notification from a former city official or candidate shall, destroy any financial statements filed by the official or candidate after the second anniversary of the date the person ceases to be an official or candidate, as applicable.

Sec. 2.05.047 Notification to prosecuting attorney

The city secretary shall maintain a list of the city officials and candidates for municipal office required to file a financial statement under this division. Not later than the 10th day after each applicable filing deadline, the city secretary shall provide to the municipal attorney a copy of the list showing for each city official and candidate for municipal office:

- (1) whether the official or candidate timely filed a financial statement as required by this division;
- (2) whether the official or candidate timely requested and was granted an extension of time to file as provided for by Section 2.05.043 and the new due date for each such official or candidate; or
- (3) whether the official or candidate did not timely file a financial statement or receive an extension of time.

Sec. 2.05.048 Criminal Penalty

- (a) A city official or a candidate for a municipal office filled by election commits an offense if the official or candidate knowingly fails to file a financial statement as required by this division.

(b) An official or candidate that violates the provisions of this division shall be guilty of a class C misdemeanor and shall be subject to a fine in an amount not to exceed five hundred dollars (\$500.00).

(c) It is a defense to prosecution under this division that the official or candidate did not receive copies of the financial statement form required to be delivered to the official or candidate by this division.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUTTO AMENDING CHAPTER 2 (ADMINISTRATION AND PERSONNEL) OF THE CITY CODE OF ORDINANCES RELATING TO FINANCIAL DISCLOSURES AND STANDARDS OF CONDUCT; PROVIDING FOR AN OFFENSE AND PENALTY; AND PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETINGS CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

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

SECTION I.

That the Code of Ordinances (2014 Edition) Chapter 2 (Administration and Personnel), Article 2.05 (Standards of Conduct) is amended to include the changes described in the attached Exhibit A and incorporated herein:

SECTION II. PUBLICATION CLAUSE

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. SEVERABILITY CLAUSE

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. REPEALING CLAUSE

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. OPEN MEETING CLAUSE

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

SECTION VI. EFFECTIVE DATE

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

READ AND APPROVED the first reading on the _____ day of _____ 2019.

READ, APPROVED, AND ADOPTED the ordinance on the second reading this ____ day of _____ 2019.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lacie Hale, City Secretary

EXHIBIT A

Article 2.05 Standards of Conduct

Division 1. Generally

Sec. 2.05.004 Disclosure of interest

- (a) If any city official or appointee has a substantial interest in any real property or business entity involved in any decision pending before the body of which the city official or appointee is a member, the city official or appointee shall not vote or otherwise participate in the consideration of the matter.
- (b) In the case of a city official or appointee, the city official or appointee shall publicly disclose, verbally or in writing, the nature and extent of such interest to the body on which the city official or appointee serves prior to any discussion or determination of the matter to be considered or immediately upon discovery of the conflict of interest. The statement of disclosure shall be included in the official minutes of the body.
- (c) Within thirty (30) days of being appointed to the planning and zoning commission or board of adjustment and on each anniversary of that date, each member of such commission shall file with the city secretary a sworn statement identifying by street address and legal description all real property located within the city or its extraterritorial jurisdiction in which the member has a substantial interest.
- (d) Any person who appears before the city council or commission who has had business dealings in the immediately preceding twelve-month period involving one or more transactions of five hundred dollars (\$500.00) or more each, for a total of twenty-five hundred dollars (\$2,500.00) or more, with a councilmember, commissioner, or business entity in which a councilmember or commissioner has a substantial interest, shall disclose such business dealings at the time of the appearance. Any person who shall intentionally or knowingly fail to make the aforesaid disclosure shall be guilty of a misdemeanor and shall be fined in accordance with section 1.01.009 of this code.

Sec. 2.05.005 Ethics review commission

- (a) An ethics review commission (commission) is hereby established, to be composed of seven members, all of whom shall reside in the city.

- (b) Each commission member shall be appointed by the city council and shall occupy a position on the commission, such positions being numbered 1 through 7.
- (c) The commission members shall be appointed to three-year terms.
- (d) All vacancies shall be filled for the unexpired term. A member shall hold office until his successor has been appointed by the city council.
- (e) The commission shall elect a chairman and a vice-chairman to one-year terms. The vice-chairman shall act as chairman in the absence of the chairman.
- (f) The commission shall meet at least once a year to review this article and may make recommendations to the city council for amendments thereto.
- (g) The commission shall render advisory opinions on potential conflicts of interest or violation of this article at the request of a city official subject to the terms of this article. Such advisory opinion shall be rendered within a reasonable time, but in no event later than thirty (30) days after a request therefor is received by the commission.
- (h) It shall be a defense to an alleged violation of this article that the person accused previously requested an advisory opinion of the commission and acted on such opinion in good faith, unless material facts were omitted or misstated by the person requesting the opinion. Such advisory opinion shall also be binding on the commission in any subsequent charges concerning the person requesting the opinion.
- (i) Independent legal counsel shall be utilized to advise the commission and participate in hearings. The city council shall annually designate and retain independent counsel, who shall be a duly licensed attorney in the state.

Sec. 2.05.006 Disposition of alleged violations

- (a) Form of complaint. A sworn complaint based on personal knowledge alleging a violation(s) of this article shall specify the provision(s) of this article alleged to have been violated, and shall name the city official, candidate, or appointee being charged.

THE STATE OF TEXAS:

COUNTY OF WILLIAMSON:

TO: THE ETHICS REVIEW COMMISSION OF THE CITY OF HUTTO, TEXAS:

COMES NOW (complainant), and makes this complaint, UPON HIS/HER PERSONAL KNOWLEDGE AND UNDER OATH against (name of person complained against), and would show the Commission that:

On or about the _____ day of _____, 200____,

(insert date of the action, or omission, complained of)

_____,

(name of person complained against)

a/an (insert appropriate designation; city official, candidate, board or commission member) of the City of Hutto, Texas, violated the following provision(s) of chapter 2, article 2.05, Code of Ordinances, City of Hutto, Texas, to wit: (specify by section, subsection and paragraph number the provision(s) alleged violated) by committing the following act, or omission, to wit:

(Describe above, the action, or omission, alleged to violate each code provision cited. You may attach additional pages if more space is required.)

- (b) Effect of complaint; complaints filed on initiative of commission or by member of commission. Upon the aforesaid sworn complaint of any person being filed with the city secretary's office, or on its own initiative, the commission shall consider possible violations of this article by city officials, candidates and appointees. A complaint shall not be deemed to be filed on the initiative of the commission save and except the complaint be signed and sworn to by two (2) members of the commission, one of whom is the chairman of the commission, after consultation with the legal counsel of the commission. A complaint filed by an individual member of the commission shall be deemed to have been filed in the commission member's capacity as a private citizen and, in such event, the member of the commission filing the complaint shall not thereafter participate in a commission meeting at which such complaint is considered save and except that the commissioner filing the complaint may participate as a complainant at such meeting.

- (c) Time limit for filing complaint. A complaint alleging a violation of this article must be filed with the city secretary within two (2) years from the commission of the action alleged as a violation, and not afterward.
- (d) Receipt of complaint; distribution of copies; notifications. Not later than three (3) working days after the city secretary receives a sworn complaint, the city secretary shall acknowledge the receipt of the complaint to the complainant, and provide a copy of the complaint to the city attorney, the independent counsel, the commission and the person complained against. Not later than ten (10) working days after receipt of a complaint, the commission shall notify in writing the person who made the complaint and the person complained against of a date for a preliminary hearing. If the commission does not hold a preliminary hearing within twenty (20) working days of receipt of the complaint, it shall notify the person who made the complaint of the reasons for the delay and shall subsequently give him the appropriate notification.
- (e) Procedure when complaint filed by commission. The commission may consider possible violations of this article on its own initiative. Within seven (7) days of the commission's decision to consider a possible violation of this article, the commission shall draft a written complaint specifying the provision(s) of this article alleged to have been violated and shall file a copy with the city secretary, and provide a copy to the city attorney, the independent counsel, and the person complained against. Not later than fifteen (15) days after the drafting of the complaint, the commission shall notify in writing the person complained against of the date for the preliminary hearing.
- (f) Communications by commission members. After a complaint has been filed and during the pendency of a complaint before the commission, a member of the commission may not communicate directly or indirectly with any party or person about any issue of fact or law regarding the complaint, except at a meeting of the commission; provided that a member may consult with the attorney or the staff liaison for the commission as to process, procedure and legal issues.
- (g) Preliminary hearing. As soon as reasonably possible, but in no event more than sixty (60) days after receiving a complaint, the commission shall conduct a preliminary hearing.
 - (1) The issue at a preliminary hearing shall be the existence of reasonable grounds to believe that a violation of this article has occurred. The person filing a complaint, or the independent counsel in cases considered upon the commission's own initiative, shall state the alleged violation and shall describe in narrative form the testimony and other evidence which would be presented to prove the alleged violation as stated in the

written complaint. Statements at a preliminary hearing shall be under oath, but there shall be no cross-examination or requests for persons or evidence issued for the hearing. Members of the commission may question the complainant, the independent counsel for the commission, or the city official or appointee named in the complaint.

(2) The city official or appointee named in the complaint shall have the opportunity to respond but is not required to attend or make any statement. The official or appointee may describe in narrative form the testimony and other evidence which would be presented to disprove the alleged violation. If the official or appointee agrees that a violation has occurred, he may so state and the commission may consider the appropriate sanction.

(3) The complainant and the city official or appointee named in the complaint shall have the right of representation by counsel.

(4) At the conclusion of the preliminary hearing, the commission shall decide whether a final hearing should be held; provided the commission may proceed to determine the appropriate sanction if the charged city official or appointee does not object and admits the charged violation, and the commission determines that there are no fact issues to be resolved. If the commission determines that there are reasonable grounds to believe that a violation of this article has occurred, it shall schedule a final hearing. If the commission does not determine that there are reasonable grounds to believe that a violation of this article has occurred, the complaint shall be automatically dismissed. A decision to conduct a final hearing is not a finding that a violation has occurred.

(5) The commission, at any time during the preliminary hearing, may also dismiss a complaint if the complaint does not allege conduct which would be a violation of this article. Before a complaint is dismissed for failure to allege a violation, the complainant shall be permitted one opportunity, within ten (10) days of such preliminary hearing, to revise and resubmit the complaint.

(6) The complainant, the independent counsel, and the city official or appointee named in the complaint may ask the commission at a preliminary hearing to request certain persons and evidence for a final hearing, if one is scheduled.

(h) Final hearing.

(1) The final hearing shall be held as expeditiously as possible following the determination by the commission that there are reasonable grounds to believe that a violation of this article has occurred, but in no event shall it be held more than thirty

(30) days after said determination. The commission may grant two (2) postponements, not to exceed fifteen (15) days each, upon the request of the city official or appointee named in the complaint.

(2) The issue at a final hearing shall be whether a violation of this article has occurred. The commission shall make its determination based on clear and convincing evidence in the record. All witnesses shall make their statements under oath. If the commission determines that a violation has occurred, it shall state its findings in writing, shall identify the particular provision(s) of this article which have been violated, and within five (5) working days shall deliver a copy of the findings to the complainant, if any, the person named in the complaint and the city secretary.

(3) If a complaint proceeds to a final hearing, the commission may request witnesses to attend and testify, administer oaths and affirmations, take evidence and request the production of books, papers, records, or other evidence needed for the performance of the commission's duties or exercise of its powers, including its duties and powers of investigation.

(i) Sanctions.

(1) If the commission determines that a violation of this article has occurred, it shall proceed directly to determination of the appropriate sanction(s). A violation of this article shall not be subject to criminal penalties under the city code. The commission may receive additional testimony or statements before considering sanctions but is not required to do so. If the city official or appointee named in the complaint acted in reliance upon a written opinion of the city attorney, the commission shall consider that fact.

(2) If the commission determines that a violation has occurred, it may impose or recommend the following sanctions:

(A) A letter of notification shall be the appropriate sanction when the violation is clearly unintentional, or when the official's or appointee's conduct complained of was made in reliance on a written opinion of the city attorney. A letter of notification shall advise the official or appointee to whom it is directed of any steps to be taken to avoid future violations. The commission may direct a letter of notification to any official or appointee covered by this article.

(B) A letter of admonition shall be the appropriate sanction in those cases in which the commission finds that the violation is minor and/or may have been

unintentional but calls for a more substantial response than a letter of notification. The commission may admonish any official or appointee covered by this article.

(C) A reprimand shall be the appropriate sanction when the commission finds that a violation has been committed intentionally or through disregard of this article. The commission may reprimand any official or appointee covered by this article. A reprimand directed to a city official or board or commission member shall also be sent to the city council. A letter of reprimand directed to a city official or appointee shall be transmitted to the city secretary and published in the official newspaper of the city, and shall be sent to the city council.

(D) A letter of censure shall be the appropriate sanction when the commission finds that a serious or repeated violation(s) of this article has been committed intentionally or through culpable disregard of this article by a city official or appointee. A letter of censure directed to an elected city official shall be transmitted to the city secretary, published in the official newspaper of the city and shall be sent to the city council.

Secs. 2.05.007-2.05.040 Reserved

Division 2. Financial Disclosure and Standards of Conduct

Sec. 2.05.041 Definitions

Notwithstanding any other term or provision in this article, as used in this division:

- (1) The term “city official” shall include the mayor, members of city council, city manager, city attorney, members of the Hutto Economic Development Corporation (HEDC) board of directors, and the HEDC coordinator.
- (2) The term “candidate for municipal office” shall include, unless otherwise provided in this division, any person who files for election or appointment to a position as the mayor, member of city council, city manager, city attorney, member of the HEDC board of directors, and the HEDC coordinator.
- (3) The term “deliver” shall include transmitting by mail, personal delivery, or e-mail or any other means of electronic transfer.

Sec. 2.05.042 Financial statement required

- (a) A city official or candidate for municipal office shall file a financial statement as required by this division.
- (b) The statement must:
 - (1) be filed with the city secretary; and
 - (2) comply with Sections 572.022 and 572.023, Government Code.

Sec. 2.05.043 Filing dates; timeliness of filing

- (a) Upon passage of this ordinance, the first city officials required to file the financial statement required by this division, shall file by not later than December 15, 2019, reflecting the city official's financial situation as of December 1st of the current year and financial activity between January 1, 2019 and December 1, 2019 ("initial filing"). After the initial filing, a city official shall file in accordance with subsection (b) of this Section.
- (b) A city official shall file the financial statement as required by this division by not later than April 30th of each year reflecting the city official's financial situation as of December 31st of the previous year and financial activity between January 1st and December 31st of the previous year. Upon passage of this ordinance, the first city officials required to file the financial statement required by this division, shall file by not later than December 15, 2019, reflecting the city official's financial situation for the preceding 12 months ("initial filing"). After the initial filing, a city official shall file in accordance with subsection (b) of this Section.
- (c) A candidate for municipal office filled by appointment shall file the financial statement required by this division by not later than the 45th day after the date on which the person assumes the duties of the position.
- (d) A candidate for municipal office filled by election shall file the financial statement required by this division not later than the earlier of:
 - (1) the 20th day after the deadline for filing an application for a place on the ballot in the election; or
 - (2) the fifth day before the date of the election.
- (e) A person is considered to have timely filed a financial statement under this division if:

(1) the statement is personally delivered not later than 5:00 p.m. of the last day designated for filing the statement;

(2) the city secretary has adopted rules and procedures to provide for the electronic filing of the statement and the statement is electronically filed in accordance with those rules and procedures not later than midnight of the last day for filing the statement; or

(3) the financial statement is timely filed if it is properly addressed and placed in the United States Post Office or in the hands of a common or contract carrier not later than the last day for filing the financial statement. The post office cancellation mark or the receipt mark of a common or contract carrier is prima facie evidence of the date the statement was deposited with the post office or carrier. The individual filing the statement may show by competent evidence that the actual date of posting was different from that shown by the marks.

- (f) If the deadline for filing the financial statement is a Saturday, Sunday, or a legal City, state, or national holiday, then the statement is timely if filed on the next regular business day.
- (g) A city official or candidate for municipal office filled by appointment may request the city secretary grant an extension of not more than 60 days for filing the statement. The city secretary shall grant the request if it is received before the filing deadline or if the official's physical or mental incapacity prevents the official from filing the statement or requesting an extension before the filing deadline. The city secretary may not grant more than one extension to a person in one year except for good cause shown.
- (h) The city secretary may not grant an extension to a candidate for municipal office filled by election.

Sec. 2.05.044 Form of statement

- (a) The PFS-LOCAL form designed by the Texas Ethics Commission under Chapter 572, Government Code, shall be used for filing the financial statement required under this division.
- (b) The city secretary shall deliver at least one copy of the form to each city official or candidate for municipal office filled by appointment who is required to file under this

division not later than the 31st day before the deadline for filing the financial statement under section 2.05.043 (b) or (c).

- (c) The city secretary shall deliver a copy of the form to each candidate for municipal office filled by election who is required to file under this division not later than the 10th day before the deadline for filing the statement under Section 2.05.043 (d).
- (d) The city secretary may choose one or more methods to deliver the form.

Sec. 2.05.045 Duplicate or supplemental statements

If a person has filed a financial statement under one provision of this division covering the preceding calendar year, the person is not required to file a financial statement required under another provision of this division covering that same year if, before the deadline for filing the statement under the other provision, the person notifies the city secretary in writing that the person has already filed a financial statement under this division covering that year.

Sec. 2.05.046 Public access to statements; retention

- (a) Financial statements filed under this division are public records and shall be made available to the public in accordance with the Public Information Act. The city secretary shall maintain the statements in separate alphabetical files and in a manner that is accessible to the public during regular office hours. The filer of a financial statement may request that their address be redacted before their financial statement is provided pursuant to a Public Information Act request and/or posted on the City website.
- (b) The city secretary may, and on notification from a former city official or candidate shall, destroy any financial statements filed by the official or candidate after the second anniversary of the date the person ceases to be an official or candidate, as applicable.

Sec. 2.05.047 Notification to prosecuting attorney

The city secretary shall maintain a list of the city officials and candidates for municipal office required to file a financial statement under this division. Not later than the 10th day after each applicable filing deadline, the city secretary shall provide to the municipal attorney a copy of the list showing for each city official and candidate for municipal office:

- (1) whether the official or candidate timely filed a financial statement as required by this division;
- (2) whether the official or candidate timely requested and was granted an extension of time to file as provided for by Section 2.05.043 and the new due date for each such official or candidate; or
- (3) whether the official or candidate did not timely file a financial statement or receive an extension of time.

Sec. 2.05.048 Criminal Penalty

- (a) A city official or a candidate for a municipal office filled by election commits an offense if the official or candidate knowingly fails to file a financial statement as required by this division.
- (b) An official or candidate that violates the provisions of this division shall be guilty of a class C misdemeanor and shall be subject to a fine in an amount not to exceed five hundred dollars (\$500.00).
- (c) It is a defense to prosecution under this division that the official or candidate did not receive copies of the financial statement form required to be delivered to the official or candidate by this division.

Regular City Council
AGENDA ITEM
12.A.



To:
Subject: Consideration and possible action to adopt a resolution of the City of Hutto, Texas, authorizing and creating the Covered Bridge Public Improvement District within the City of Hutto pursuant to Chapter 372 Texas Local Government Code.
Meeting: Regular City Council - 05 Dec 2019
Department:
Staff Contact:

RECOMMENDATION:

City Manager recommends this request be denied pursuant to advice of Financial Advisor and Legal Counsel attached.

12325 Hymeadow Drive
Suite 2-100
Austin, Texas 78750



Phone: (512) 250-0411
Fax: (512) 250-0749
TexasMunicipalLawyers.com

November 18, 2019

Sharon Smith
Senior Counsel
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744

Via CMRRR# 7019 1120 0001 0446 1896
Via Email: ssmith@abaustin.com

RE: Covered Bridge Public Improvement District

Dear Ms. Smith,

I have been asked to write you on behalf of City Manager Odis Jones regarding two main concerns the City has in supporting the formation of the Covered Bridge Public Improvement District, ("PID") pursuant to Tex. Gov't Code § 372.003(a). In forming the PID, a finding must be made that the PID promotes the interests of the municipality.

The financing of the PID indicates that the value of the taxable property does not provide sufficient cushion over the value of the land. The appraisal shows that the value of the land to the lien is 2.23 to 1 and 2.5 to 1. Most PIDs that have been created in Texas have a value to lien ratio of either 5 to 1 or 3 to 1 with the land acting as the credit. This value to lien ratio does not support the formation of the PID and does not promote the interests of the municipality.

If you have any comments, please respond to me in writing.

Sincerely,

A handwritten signature in blue ink that reads "Dorothy Palumbo". The signature is written in a cursive, flowing style.

Dorothy Palumbo
Of Counsel, Bojorquez Law Firm, P.C.

cc: Odis Jones, City Manager



111 Congress Ave
Suite 2150
Austin, Texas 78701

512.472.7194 Tel
512.472.0932 Fax
www.pfm.com

December 2, 2019

Memorandum

To: Mayor and City Council of the City of Hutto
Odin Jones, CEO/City Manager
Michel Sorrell, Assistant City Manager/Chief Financial Officer
Jessica Geray, Director of Economic Development

From: Blake Roberts, PFM Financial Advisors LLC – Municipal Advisor to the City of Hutto

Re: Covered Bridge PID and General PID Financing Considerations

Dear Mayor Gaul and City Council Members:

We have been requested, in our capacity as a financial advisor (“FA”) to the City of Hutto (the “City”) to provide our observations on a public improvement district (“PID”) being considered for approval by the City. We have previously provided this type of similar analysis to the City Manager for certain prior PID financings authorized by the City. The purpose of this memorandum is to (1) provide an overview of PFM’s role and our observations on the Covered Bridge PID financing, specifically, and (2) provide suggested alternatives for the City Council’s consideration with respect to the authorization and financing of future PID financings, specific to the Covered Bridge PID, and more broadly.

PFM Background

PFM is proud of our deep ties to the City of Hutto. We enjoyed a long relationship with the City as its FA from 1992 to 2015 and we are privileged to have been re-engaged by the City as an FA to the City in December 2018. PFM is the nation’s leading FA firm and we work with many communities in central Texas, across the state, and nationally on traditional bond financing and economic development financing, including PIDs.

Hutto PID Background

Since the City authorized its first PID financing in 2018 with the creation and financing of the Hutto Co-Op PID, the City has taken care to structure PID financings in a manner that (1) does not encumber or pledge City general revenue (2) and creates clear separation between the City’s name and PID financings, which are non-rated and carry more credit risk than traditional City debt. The City has authorized prior PID financings with the goal of striking a balance between achieving strategic City development objectives and limiting bondholder/lender recourse to the City. Where higher financial leverage was deemed to be acceptable by the City in order to advance development objectives for prior PID financings, the City elected to use an indirect PID financing approach – including the use of out-of-state conduit bond issuances and direct loans with a sophisticated investor – in order to create separation between the City’s name and the PID financing.

We do not believe prior PID financing processes should necessarily be precedent setting for how the City of Hutto engages with future PIDs, and believes the City has the opportunity to consider how it evaluates future PID financings.

We believe that the rapid pace of development occurring in Hutto, the finite resources of City staff, and the continued requests by developers for additional PID financing, has, in our view, led to an opportunity for the City Council to pause and thoughtfully assess how it wishes to engage with development and PID financings going forward.

nanc

Covered Bridge Project Background

PFM has reviewed the draft Service and Assessment Plan and financing models prepared by the developer's consultant, as well as early drafts of certain legal documents, to inform our analysis of the Covered Bridge PID. Our role as FA, to date, has been limited to our review of these documents since, early on, the City expressed its intent to finance the PID improvements for the Covered Bridge Project through a direct loan between its LGC and a single sophisticated buyer, rather than as a PID bond issued directly by the City.

- Project Plan: The project plan has evolved and now is intended to be a mixed-use development to occur over 91 acres to include:
 - 139 single family lots
 - 150 townhome units
 - 162 assist living/nursing facility beds
 - 348 multifamily unites
 - 39,000 square feet of retail/commercial
 - 150 hotel keys
- Financing Structure: A \$10.75 million PID financing structured as a direct loan between the City's LGC (the "Borrower") and a single investor experienced with the purchase of PID bonds/loans (the "Lender"), with an interest rate to be determined. Proceeds from the loan will be made available by the LGC to fund qualified improvements in the PID. The loan will be repaid from special assessments levied on property owners in the PID. In this PID financing, the land and future special assessments are pledged as security for the financing – the City is not encumbering its general ledge or credit as security for the PID debt.
- Authorized Improvements to be Funded: The Covered Bridge PID financing will be used to support the funding of the costs of authorized PID improvements, including (1) offsite water lines, (2) right of way acquisition, (3) roadway improvements, (4) sewer improvements, (5) drainage improvements, (6) park signage, trails, and right of way (7) engineering, soft costs, and project management and (8) PID creation costs.
- Developer Background: The developer is P4 Development, LLC. PFM has limited information about the Developer, the overall project budget and the developer's internal and external sources of financing to support the overall project budget not being funded by PID funds. We therefore do not have a view on the ability of the Developer that would substantiate its ability to fund the build-out of this project. We would urge the City to require this information be provided and that the City be comfortable with the Developer before moving forward.
- Appraisal and Value to Lien: The value to lien ratio ("VTL") is a measure of leverage present in the PID financing. An appraisal, dated October 10, 2019, was ordered on the property, and **the projected VTL ratio of the financing is projected to be 2.23x based on the "at completion" appraisal amount of \$23.9 million.** We note that municipalities in Texas have differing requirements for minimum VTLs, with some communities requiring a minimum of 3 to 1. We also note that there have been successful development deals with lower 2 to 1 VTLs. The VTL is a single data point, and must be considered in the context of a number of other factors,

including the overall project plan, financial capacity and track record of the developer, project demand in the current market, and time to build-out and absorption.

- **Issuance Structure:** Because of the lower VTL contemplated with this project, the financing structure preliminary contemplated by the City is a direct PID loan placed with a single institutional buyer rather than as a PID bond issuance marketed to a group of investors. We do not, as of the date of this memo, have a sense of what the required interest rate would be. PFM is indifferent to the preferred financing method as long as the City understands that a PID financing with a higher VTL, less certain development prospects, and directly placed as a loan/bond with a single investor, while providing more upfront funding to the developer, is also likely to carry a higher interest rate (and higher assessment costs) since it will not be broadly marketed to investors.

Covered Bridge PID - Risk Assessment

- **No guarantees of development success (non-recourse does not mean risk free).** The primary risk of this project, as is the case with all development financings, is that it fails to develop as expected, resulting in delinquency or non-payment of assessments and/or default on any financing (PID loan or PID bonds). While the direct financial risks from a development failure leading to a loan/bond default are primarily borne by the developer and lender/bondholders, if development failure were to occur, the City would need to be prepared to confront the responsibility of being a party to devising a workout solution. Even without any direct encumbrance of City general funds to support the PID debt, a failed project would leave the city with a tract of land being monetized to satisfy bond investor claims.
- **Mixed-use component and evolving project plan.** We understand that the current development plan has evolved from its initial conception and now consists of a mixed-use and hotel component, which is typically more sensitive to market demand (and shifts in market demand) than traditional residential. Neither PFM nor City staff are equipped to opine upon the viability of the project. As such, we would suggest a third-party validation of the developer's absorption and demand assumptions and affordability assumptions for equivalent tax rate targets in order to substantiate project and financing viability. Potential bond investors/lenders will conduct their own diligence, but this third-party report would provide the City with greater clarity as to the likelihood of project success.
- **Limited developer information.** As of the date of this memo, we understand that the developer has provided some information as part of the financing due diligence process. Before any financing is considered, we would encourage the City to require the developer provide a full project budget that clearly documents the developer's internal and external financing sources to support development build-out and substantiate its ability to fund the private costs of the development.
- **Lower VTL.** The VTL of the proposed financing is estimated at 2.2 to 1 based on the appraisal and proposed financing amounts. A common required VTL is 3 to 1, although we acknowledge that there have been successful assessment financings done at lower VTLs, and that the City has previously authorized prior PIDs at similar VTLs. We do want to point out that higher VTL (commonly defined at a level of 3 to 1) provides greater incentive and comfort to the City that the landowner(s) will be more likely to pay assessments when due since there is greater cushion on value in the event of a real estate downturn.

PFM's Suggested Actions for City Council

With respect to the authorization of future City PIDs, including the proposed Covered Bridge PID, we would suggest the following:

1. ***Pause all future PID approvals until a PID policy is in place¹***. We suggest the City pause the approval of any future PIDs, including the proposed Covered Bridge PID, until the City is able to develop, formalize and adopt a PID Policy that puts guidelines in place that will assist the City with its evaluation and approval process for future PIDs and PID financings. The PID Policy should address City requirements for value to lien ratios, equivalent tax rates, developer documentation, the use of independent market studies, preferred financing structures, and the ability of the City to consider PIDs as part of an overall development plan.
2. ***Require a third-party market/feasibility report on the Project***. The City should consider requiring a third-party feasibility report for the Covered Bridge PID and for any future projects with a mixed-use component. The mixed-use (commercial, hotel) component of the Covered Bridge PID makes project viability more sensitive to market drivers and shifts in market demand for the site plan components than traditional residential development.
3. ***Demand more developer financial information and full project budget***. If not already provided, City should demand that the developer involved with the Covered Bridge PID provide satisfactory evidence of funding sources to fund its portion of the development costs and substantiate its record of success with other similar development projects.
4. ***Consider a full evaluation of all alternative PID financing structures to include the current model (direct PID loan) as well as third-party conduit bond issuances, City LGC bond issuances, or direct City PID bond issuances***. We acknowledge the City's strong desire to maintain PID financings as non-recourse to the City's general credit and we commend the City for its bold and innovative approach with taking steps to accomplish this on prior PID financings. We suggest that, at the outset of any proposed PID financing, a full evaluation of the financing alternatives is considered by City staff to determine the financing approach in the best interest of the City and future landowners in the PID, who will ultimately pay the PID assessments. There may be project characteristics that drive a PID financing to a conduit issuance and pre-defined buyers, whereas other projects may be better served as a bond issuance marketed to a broad group of investors. There are benefits and considerations to each form of financing.

¹ This pause on future PID approvals should not be applied to the Perfect Game PID approval that is already in process since we understand that this project represents a strategic priority of City Council and since the financing for this project is already being marketed to investors with an expectation that a PID will be established.

Regular City Council
AGENDA ITEM
12.B.



To:

Subject: Consideration and possible action to adopt a resolution of the City of Hutto, Texas, accepting a preliminary service and assessment plan for the Covered Bridge Public Improvement District, setting and approving the publication of notice of a public hearing to consider an ordinance levying assessments on property located within the public improvement district that is specially benefited by the improvements being financed; directing the publication and mailing of notice of the public hearing; resolving other matters incident and related thereto; and providing an effective date.

Meeting: Regular City Council - 05 Dec 2019

Department:

Staff Contact:

RECOMMENDATION:

City Manager recommends this request be denied pursuant to advice of Financial Advisor and Legal Counsel attached.

12325 Hymeadow Drive
Suite 2-100
Austin, Texas 78750



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Fax: (512) 250-0749
TexasMunicipalLawyers.com

November 18, 2019

Sharon Smith
Senior Counsel
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744

Via CMRRR# 7019 1120 0001 0446 1896
Via Email: ssmith@abaustin.com

RE: Covered Bridge Public Improvement District

Dear Ms. Smith,

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If you have any comments, please respond to me in writing.

Sincerely,

A handwritten signature in blue ink that reads "Dorothy Palumbo". The signature is written in a cursive, flowing style.

Dorothy Palumbo
Of Counsel, Bojorquez Law Firm, P.C.

cc: Odis Jones, City Manager



111 Congress Ave
Suite 2150
Austin, Texas 78701

512.472.7194 Tel
512.472.0932 Fax
www.pfm.com

December 2, 2019

Memorandum

To: Mayor and City Council of the City of Hutto
Odin Jones, CEO/City Manager
Michel Sorrell, Assistant City Manager/Chief Financial Officer
Jessica Geray, Director of Economic Development

From: Blake Roberts, PFM Financial Advisors LLC – Municipal Advisor to the City of Hutto

Re: Covered Bridge PID and General PID Financing Considerations

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3. ***Demand more developer financial information and full project budget***. If not already provided, City should demand that the developer involved with the Covered Bridge PID provide satisfactory evidence of funding sources to fund its portion of the development costs and substantiate its record of success with other similar development projects.
4. ***Consider a full evaluation of all alternative PID financing structures to include the current model (direct PID loan) as well as third-party conduit bond issuances, City LGC bond issuances, or direct City PID bond issuances***. We acknowledge the City's strong desire to maintain PID financings as non-recourse to the City's general credit and we commend the City for its bold and innovative approach with taking steps to accomplish this on prior PID financings. We suggest that, at the outset of any proposed PID financing, a full evaluation of the financing alternatives is considered by City staff to determine the financing approach in the best interest of the City and future landowners in the PID, who will ultimately pay the PID assessments. There may be project characteristics that drive a PID financing to a conduit issuance and pre-defined buyers, whereas other projects may be better served as a bond issuance marketed to a broad group of investors. There are benefits and considerations to each form of financing.

¹ This pause on future PID approvals should not be applied to the Perfect Game PID approval that is already in process since we understand that this project represents a strategic priority of City Council and since the financing for this project is already being marketed to investors with an expectation that a PID will be established.

Regular City Council
AGENDA ITEM
12.C.



To:

Subject: Consideration and possible action on a resolution approving the budgets for the fiscal year beginning October 1, 2018 and ending September 30, 2019 and for the fiscal year beginning October 1, 2019 and ending September 30, 2020 for the River Creek Development Corporation and the Cottonwood Development Corporation.

Meeting: Regular City Council - 05 Dec 2019

Department:

Staff Contact:

RESOLUTION NO. R-_____

**A RESOLUTION APPROVING THE BUDGETS FOR THE
RIVER CREEK DEVELOPMENT CORPORATION AND
THE COTTONWOOD DEVELOPMENT CORPORATION**

RESOLVED, that the budgets for the fiscal year beginning October 1, 2018 and ending September 30, 2019 and for the fiscal year beginning October 1, 2019 and ending September 30, 2020 for the River Creek Development Corporation and the Cottonwood Development Corporation, previously approved by the Boards of the two corporations, are approved.

CONSIDERED AND RESOLVED ON THIS THE 5TH DAY OF DECEMBER, 2019.

CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

COTTONWOOD DEVELOPMENT CORPORATION

	2018-19 BUDGET
REVENUES	
Other Revenue Sources (Butler Loan)	4,516,223
	-
Total Revenues	4,516,223
EXPENDITURES	
Megasite Land	4,500,544
Interest	15,679
Total Expenditures	4,516,223
TRANSFERS	
Total Transfers	-
NET CHANGE IN FUND BALANCE	(0)
BEGINNING FUND BALANCE	-
ENDING FUND BALANCE	(0)

COTTONWOOD DEVELOPMENT CORPORATION

	2019-20 BUDGET
REVENUES	
PID Assessment	-
	-
Total Revenues	-
EXPENDITURES	
PID Assessment to Trustee	-
	-
Total Expenditures	-
TRANSFERS	
Transfers From Hotel Fund (24)	-
	-
Total Transfers	-
NET CHANGE IN FUND BALANCE	-
BEGINNING FUND BALANCE	-
ENDING FUND BALANCE	-

RIVER CREEK DEVELOPMENT CORPORATION

	2019-20 BUDGET
REVENUES	
PID Assessment	144,828
	-
Total Revenues	144,828
EXPENDITURES	
PID Assessment to Trustee	144,828
	-
Total Expenditures	144,828
TRANSFERS	
Transfers From Hotel Fund (24)	-
	-
Total Transfers	-
NET CHANGE IN FUND BALANCE	-
BEGINNING FUND BALANCE	-
ENDING FUND BALANCE	-

RIVER CREEK DEVELOPMENT CORPORATION

	2018-19 BUDGET
REVENUES	
PID Assessments	86,720
	-
Total Revenues	86,720
EXPENDITURES	
PID Assessments to Trustee	86,720
Total Expenditures	86,720
TRANSFERS	
Total Transfers	-
NET CHANGE IN FUND BALANCE	-
BEGINNING FUND BALANCE	-
ENDING FUND BALANCE	-