



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, June 7, 2022 at 7:00 PM

Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 3, 2022.
- 4.2. Consideration and possible action on the proposed Bell Yard Farley Farm Final Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South.
- 4.3. Consideration and possible action on the proposed 9350 County Road 137 Final Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.
- 4.4. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Preliminary Plat Revision #2, 46.649 acres, more or less, of land, 3 industrial lots, located south of Limmer Loop and Innovation Boulevard.
- 4.5. Hold a public hearing and consider action on the proposed Hutto Crossing Phase 4 Section 11 Lot 1 Replat 1.588 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.
- 4.6. Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.
- 4.7. Hold a public hearing and consider action regarding a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425'.
- 4.8. Consideration and possible action on the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less.
- 4.9. Hold a public hearing for the proposed Star Ranch Parcel 19A Townhomes Preliminary Plat, 12.043 acres, more or less, of land, one residential lot, located on Elm Park Street.

5. **DEVELOPMENT SERVICES DIRECTOR REPORT**
6. **ADJOURNMENT**
7. **CERTIFICATION**

I certify that this notice of the June 7, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on June 3, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 3, 2022.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Agenda Minutes 5.3.2022



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 3, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL

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

3. PUBLIC COMMENT

No Public Comment.

4. AGENDA ITEMS

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

A motion was made by Commissioner Susanna Boyer to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 1, 2022 as written, seconded by Commissioner Bryan Lee. Motion passed 7 Ayes to 0 Nays.

- 4.2. TABLED - Hold a public hearing regarding the Planned Unit Development (PUD) zoning ordinance request for the property to be known as Meadow Brook Planned Unit Development (PUD), 87.834 acres, more or less, of land, located off of FM 1660. The land use proposal is attached and detached single-family residential.

No action.

- 4.3. TABLED - Hold a public hearing regarding the zoning change request for the property known as the Kirk Tract, 88.8 acres, more or less, of land, located off of FM 1660, from Ag (ETJ) to SF-1 (Single Family Residential). The land use proposal is single family residential uses.

No action.

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

Public hearing opened at 7:16 PM and closed at 7:16 PM.

Staff presented applicants request for recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses. Crystal Harris was present for questions.

A motion was made by Commissioner Randal Clark to accept staff recommendation to City Council for the proposed Planned Unit Development (PUD) zoning ordinance request for the property to be known as Village at Hutto Station Planned Unit Development (PUD), 30.595 acres, more or less, of land, located off of CR 138. The land use proposal is attached and detached multi-family uses, with the recommendation that the entrance is flipped to the opposite side and all amenities stipulated are provided, along with a connecting sidewalk, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking.

Public hearing opened at 7:32 PM and closed at 7:32 PM.

Staff presented applicants request for recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking. The applicant Dr. Poth was available for questions.

Commissioner Susanna Boyer made a motion to accept staff recommendation to City Council for a Specific Use Permit request for the property known as 201 FM 1660 N., to allow a medical office (chiropractor) and associated parking as presented, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- 4.6. Hold a public hearing and consider possible action on the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive.

Public hearing opened at 7:44 PM and closed at 7:44 PM.

Staff presented applicants request for the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive.

Commissioner Rick Hudson made a motion to accept the proposed Hutto Crossing Revised Preliminary Plat Phase 4 Sections 15 and 16, 37.24 acres, more or less, of land, 118 residential and commercial lots, located off of Carl Stern Drive, seconded by Commissioner Kurt Schwerdtfeger. Commissioner Rick Hudson stated he would

recommend denial of this project if he could and Commissioner Randal Clark, asked that applicant to consider a high noise-reducing wall to mitigate RR noise. Motion passed 7 Ayes to 0 Nays.

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

Staff presented applicants' request for recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park. Amanda Brown was there for a presentation and to answer all the questions.

Opened to the public at 8:38 PM, Steve Rogers at Wallin Farms Cove spoke of construction traffic issues and drainage issues at his storage unit currently and stated that he wanted to make sure this was corrected and not made worse. Elaine Prout of 1000 Wallin Farms Cove also spoke of the drainage and construction trucks being an issue. Closed to the public at 8:41 PM.

Commissioner Randal Clark made a motion to approve recommendation to City Council for the proposed Future Land Use Map revision request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from Commercial and High Density Residential to Light Industrial/Business Park as written, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- 4.8. Hold a public hearing and consider a recommendation to City Council for the zoning change request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from (ETJ) to LI (Light Industrial).

Public hearing was opened at 9:00 PM and closed at 9:00 PM.

Commissioner Susanna Boyer made a motion to accept recommendation to City Council for the zoning change request for the property known as the Ironwood Tract, 117.64 acres, more or less, of land, located off of Highway 79, from (ETJ) to LI (Light Industrial) as written, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- 4.9. Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South.

Staff Presented applicants request the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 152 residential lots, located on FM 1660 South. Staff recommends denial of this item due to outstanding comments not being addressed.

Commissioner Randal Clark made a recommendation of denial of this agenda item, seconded by Commissioner Susanna Boyer. Motion to deny 7 Ayes to 0 Nays.

- 4.10. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South.

Staff Presented applicants request the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 residential lots, located on FM 1660 South. Staff recommends denial of this item due to outstanding comments not being addressed.

Commissioner Susanna Boyer made a recommendation of denial of this agenda item, seconded by Commissioner Kurt Schwerdtfeger. Motion to deny 7 Ayes to 0 Nays.

- 4.11. Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.

Staff Presented applicants request the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South. Staff recommends denial of this item due to outstanding comments not being addressed.

Commissioner Jerica Lawyer made a recommendation of denial of this agenda item, seconded by Commissioner Randal Clark. Motion to deny 7 Ayes to 0 Nays.

- 4.12. Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres of land, more or less, 123 residential lots, located south of CR 132 and North of FM 1660 South.

Staff Presented applicants request the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres of land, more or less, 123 residential lots, located south of CR 132 and North of FM 1660 South. Staff recommends denial of this item due to outstanding comments not being addressed.

Commissioner Susanna Boyer made a recommendation of denial of this agenda item, seconded by Commissioner Bryan Lee. Motion to deny 7 Ayes to 0 Nays.

- 4.13. Consideration and possible action on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.

Staff Presented applicants request consideration and possible action on the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.

Commissioner Bryan Lee made a motion to accept the proposed Urbana at Cottonwood Creek Preliminary Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199 with conditions that the TIA cost participation determination be finalized prior to final plat, seconded by Commissioner David Meyer. Motion passed 7Ayes to 0 Nays,

- 4.14. Hold a public hearing on the proposed Titan Innovation Business Park Phase II Preliminary Plat Revision #2, 46.649 acres, more or less, of land, 3 industrial lots, located south of Limmer Loop and Innovation Boulevard.
The public hearing was opened at 9:38 PM and closed at 9:38 PM , No action taken.
- 4.15. Hold a public hearing and consideration of a possible recommendation to City Council for UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys.

Public hearing opened at 9:44 PM and closed at 9:44 PM.

Staff presented possible recommendations to the City Council for the UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys.

A motion was made by Commissioner Randal Clark to accept a recommendation the City Council for the UDC Amendment, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.406.3 Single household detached and two to four household residence design to amend requirements for garage door width and to add language for residential alleys, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Downtown plan and Comp plan was updated by Commissioner Randal Clark. This is also Commissioner Clark's last meeting.

6. ADJOURNMENT

The meeting was adjourned at 9:53 pm.

7. CERTIFICATION

I certify that this notice of the May 3, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 29, 2022 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Bell Yard Farley Farm Final Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for 10 residential lots, each planned for multiple homes. The site is the Aspen Heights PUD which was approved in August 2021. The preliminary plat was approved on November 9, 2021.

WEST: Single Family (SF-1), Brushy Creek Meadows

NORTH: Single Family (SF-1) Glenwood Subdivision

EAST: ETJ, Individual Homes

SOUTH: General Commercial (B-2), Proposed Convenience Store; Multi-family (MF) Proposed Carver Ridge Apartments; Hutto Narrows PUD, Multi-family and Convenience Store

SUMMARY OF REQUEST:

The Aspen Heights PUD has a base zoning of SF-2 and allows for 219 two, three and four-bedroom homes as a for-rent single family detached development. The Bell Yard Final Plat also provides approximately 6 acres of common open space as called out by landscape easements. The site provides four points of access, two connecting to the Glenwood neighborhood north and two onto FM 1660.

STAFF REVIEW:

The proposed Final Plat is in compliance with the approved Preliminary Plat, applicable subdivision regulations and the Aspen Heights PUD. Staff recommends approval of the proposed final plat.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

4.2.

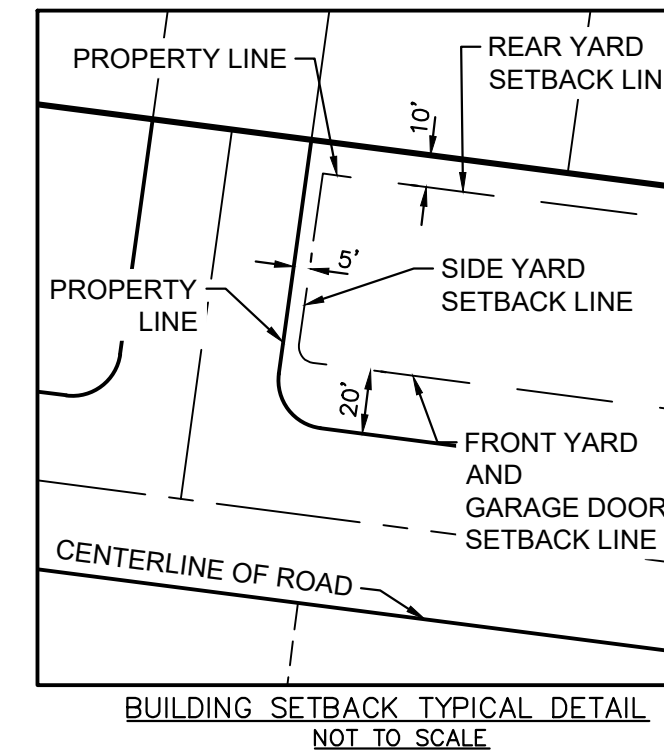
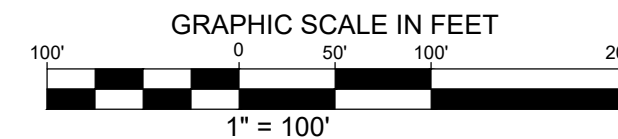
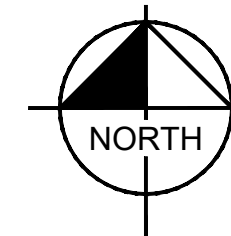


1. Bell Yard Farley Farm Final Plat
2. O-2021-044 -Amending Zoning Map Aspen Heights 8-19-21

BELL YARD FARLEY FARM

FINAL PLAT

36.624 ACRES WILLIAM GATLIN SURVEY No. 23, ABSTRACT
No. 271, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.



BENCH MARK LIST

TBM # 104 "MAG-NAIL WITH WASHER" SET ON
BACK OF CURVE AT THE EASTERLY SIDE OF
DAYMON COURT ±140 SOUTHERLY OF
STEWART DRIVE.
ELEVATION = 618.91 FEET (AS SHOWN)

TBM # 105 "MAG-NAIL WITH WASHER" SET ON
BACK OF CURVE AT THE EASTERLY SIDE OF
ANDROSS COURT ±127 SOUTHERLY OF
STEWART DRIVE.
ELEVATION = 617.51 FEET (AS SHOWN)

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
WPCR	WILLIAMSON COUNTY PLAT RECORD
ROW	RIGHT OF WAY
1/2" IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD SET WITH KHA CAP
1/2" IRF	IRON ROD FOUND
⊕	BENCHMARKS
⊗	BLOCK DESIGNATION
---	EASEMENT LINE
○	1/2" IRON ROD SET WITH KHA CAP UNLESS OTHERWISE NOTED
---	OVERALL BOUNDARY LINE
---	BLOCK LINE/RIGHT OF WAY
---	CENTER LINE
---	LIS PENDENCE LINE

OWNER:
BRECKENRIDGE SFR HUTTO, LLC
1301 S. CAPITAL OF TEXAS HWY, SUITE B201
AUSTIN, TEXAS 78748
PH: (512) 670-6577
CONTACT: T.C. SELMAN

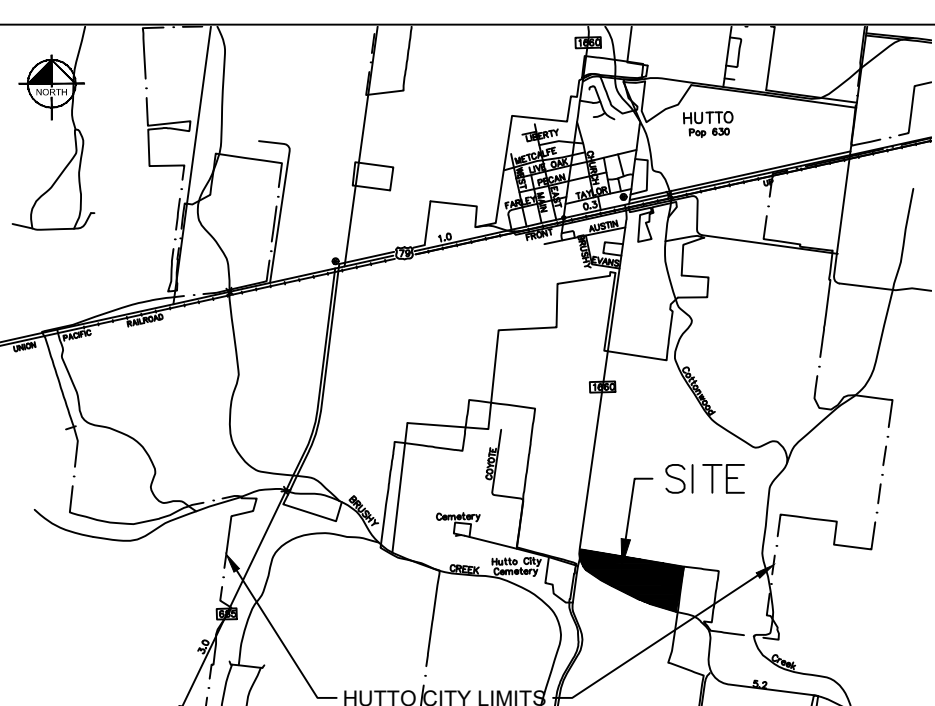
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

STREET NAME	LINEAR FT.	ACRES	WIDTH	CLASSIFICATION
WILDGRASS LANE.	2,080	2.980	55'	LOCAL
DAYMON COURT.	116	0.104	50'	LOCAL
ANDROSS COURT.	116	0.104	50'	LOCAL
NATIVE WILDFLOWER LANE.	1405	1.817	55'	LOCAL
BELL YARD DRIVE.	488	0.572	55'	LOCAL
FARM LANE.	600	0.660	55'	LOCAL
OLD FARMHOUSE DRIVE.	765	0.934	55'	LOCAL
BARNWOOD PLACE.	703	1.197	55'	LOCAL
FLOWER GARDEN WAY.	766	0.523	55'	LOCAL
PASTURE WAY.	424	0.472	55'	LOCAL
CORN MAZE LANE.	686	0.727	55'	LOCAL
TOTAL RIGHT-OF-WAY	6,071	10.090		

VICINITY MAP

NOT TO SCALE



CALLED EXHIBIT A-1 - 35.00 ACRES
BLI, INC.
DOC# 2008053089 OPRWC

PLAT INFORMATION:
TOTAL ACRES: 36.624
TOTAL NUMBER OF LOTS: 10
NUMBER OF BLOCK: 10
NUMBER OF OPEN SPACE & DRAINAGE EASEMENT: 6

PLAT PREPARATION DATE: NOVEMBER, 17, 2021
SUBMITTAL DATE: DECEMBER, 06 2021

Received 2/7/2022

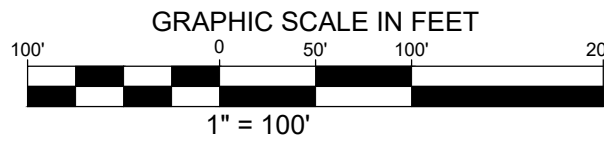
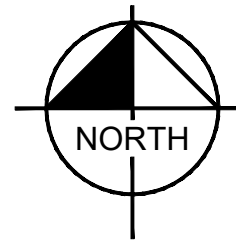


Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 100'	Drawn by MAV	Checked by JGM
Date 11/17/2021	Project No. 069241808	Sheet No. 1 OF 4

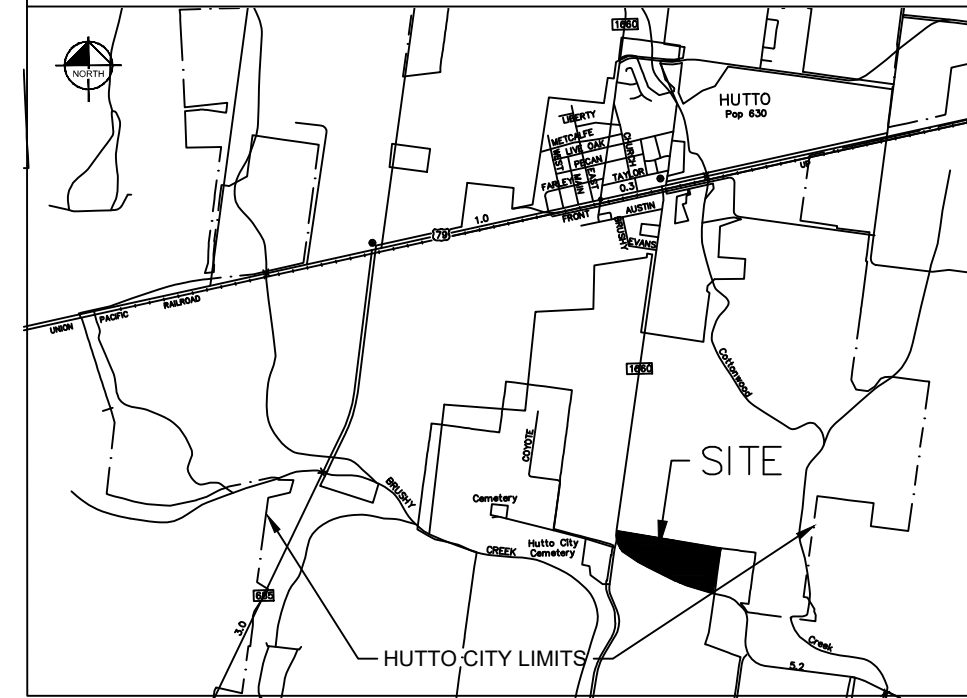
BELL YARD FARLEY FARM
FINAL PLAT

36.624 ACRES WILLIAM GATLIN SURVEY No. 23, ABSTRACT
No. 271, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.



VICINITY MAP

NOT TO SCALE



LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
WCPR	WILLIAMSON COUNTY PLAT RECORD
ROW	RIGHT OF WAY
1/2" IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD SET WITH KHA CAP
1/2" IRF	IRON ROD FOUND
+	BENCHMARKS
⊗	BLOCK DESIGNATION
- - -	EASEMENT LINE
○	1/2" IRON ROD SET WITH KHA CAP UNLESS OTHERWISE NOTED
—	OVERALL BOUNDARY LINE
- - -	BLOCK LINES/RIGHT OF WAY
- - -	CENTER LINE
- - -	LIS PENDENCE LINE

CURVE TABLE						CURVE TABLE																																												
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD																																							
C1	89°29'19"	15.00'	23.43'	N52°38'04"E	21.12'	C41	90°34'19"	15.00'	23.71'	N37°20'07"W	21.32'																																							
C2	17°36'52"	227.50'	69.94'	S88°34'17"W	69.67'	C42	89°25'41"	15.00'	23.41'	S52°39'53"W	21.11'																																							
C3	47°59'25"	15.00'	12.56'	S76°14'26"E	12.20'	C43	90°34'19"	15.00'	23.71'	S37°20'07"E	21.32'																																							
C4	290°30'11"	60.50'	306.75'	S17°29'49"E	68.97'	C44	89°25'41"	15.00'	23.41'	N52°39'53"E	21.11'																																							
C5	66°28'23"	15.00'	17.40'	S50°29'17"W	16.44'	C45	90°34'19"	15.00'	23.71'	N37°20'07"W	21.32'																																							
C6	13°39'14"	172.50'	41.11'	N89°26'54"W	41.01'	C46	89°25'41"	15.00'	23.41'	S52°39'53"W	21.11'																																							
C7	90°00'00"	15.00'	23.56'	N37°37'17"W	21.21'	C47	83°32'24"	15.00'	21.87'	S33°49'09"E	19.98'																																							
C8	55°44'33"	15.00'	14.59'	N35°15'00"E	14.02'	C48	96°27'36"	15.00'	25.25'	N56°10'51"E	22.37'																																							
C9	201°29'06"	60.50'	212.75'	S37°37'17"E	118.88'	C49	90°34'19"	15.00'	23.71'	N37°20'07"W	21.32'																																							
C10	55°44'33"	15.00'	14.59'	S69°30'27"W	14.02'	C50	89°25'41"	15.00'	23.41'	S52°39'53"W	21.11'																																							
C11	90°00'00"	15.00'	23.56'	N37°37'17"W	21.21'	C51	83°32'24"	15.00'	21.87'	S33°49'09"E	19.98'																																							
C12	15°42'34"	467.50'	128.18'	N15°14'00"E	127.78'	C52	96°27'36"	15.00'	25.25'	N56°10'51"E	22.37'																																							
C13	15°54'27"	532.50'	147.84'	N15°19'57"E	147.37'	C53	90°34'19"	15.00'	23.71'	N37°20'07"W	21.32'																																							
C14	90°00'00"	15.00'	23.56'	S52°22'43"W	21.21'	C54	0°49'31"	60.50'	0.87'	N17°39'51"E	0.87'																																							
C15	90°34'19"	15.00'	23.71'	N37°20'07"W	21.32'	C55	38°40'05"	60.50'	40.83'	S43°47'13"W	40.06'																																							
C16	56°44'37"	15.00'	14.86'	N36°19'21"E	14.26'	C56	88°22'11"	62.50'	96.40'	S20°30'34"W	87.12'																																							
C17	197°01'37"	62.50'	214.92'	S33°49'09"E	123.62'	C57	5°52'13"	1415.00'	144.98'	S71°15'25"E	144.91'																																							
C18	56°44'37"	15.00'	14.86'	S76°02'21"W	14.26'	C58	8°53'30"	15.00'	2.33'	N80°02'06"W	2.33'																																							
C19	90°00'00"	15.00'	23.56'	N30°35'21"W	21.21'	C59	20°28'11"	62.50'	22.33'	S29°04'50"E	22.21'																																							
C20	90°00'00"	15.00'	23.56'	S59°24'39"W	21.21'	C60	13°23'56"	62.50'	14.62'	N42°05'36"W	14.58'																																							
C21	56°44'37"	15.00'	14.86'	N47°13'03"W	14.26'	C61	17°51'28"	62.50'	19.48'	N55°45'56"E	19.40'																																							
C22	209°56'50"	62.50'	229.02'	N56°10'51"E	120.76'	C62	1°23'49"	1415.00'	34.50'	S74°53'27"E	34.50'																																							
C23	56°44'37"	15.00'	14.86'	S20°25'16"E	14.26'	C63	3°31'59"	685.00'	42.24'	S05°47'45"E	42.23'																																							
C24	56°44'37"	15.00'	14.86'	S36°19'21"W	14.26'	C64	117°19'41"	60.50'	123.89'	S69°05'26"W	103.35'																																							
C25	204°03'33"	62.50'	222.59'	N37°20'07"W	122.26'	C65	33°54'15"	200.00'	118.35'	S80°25'36"W	116.63'																																							
C26	56°44'37"	15.00'	14.86'	N69°00'25"E	14.26'	C66	6°27'36"	400.00'	45.10'	S11°10'51"W	45.08'																																							
C27	90°30'41"	15.00'	23.70'	S37°21'56"E	21.31'	<table><tr><th colspan="3">LINE TABLE</th></tr><tr><th>NO.</th><th>BEARING</th><th>LENGTH</th></tr><tr><td>L1</td><td>N82°37'17"W</td><td>26.29'</td></tr><tr><td>L2</td><td>S82°37'17"E</td><td>5.08'</td></tr><tr><td>L3</td><td>N82°37'17"W</td><td>19.83'</td></tr><tr><td>L4</td><td>S07°22'43"W</td><td>42.88'</td></tr><tr><td>L5</td><td>S36°10'47"E</td><td>15.35'</td></tr><tr><td>L6</td><td>S82°37'17"E</td><td>67.26'</td></tr><tr><td>L7</td><td>S82°37'17"E</td><td>0.29'</td></tr><tr><td>L8</td><td>N07°22'43"E</td><td>0.81'</td></tr><tr><td>L9</td><td>N07°22'43"E</td><td>0.81'</td></tr><tr><td>L10</td><td>N65°17'21"W</td><td>2.63'</td></tr><tr><td>L11</td><td>N65°17'21"W</td><td>2.35'</td></tr></table>						LINE TABLE			NO.	BEARING	LENGTH	L1	N82°37'17"W	26.29'	L2	S82°37'17"E	5.08'	L3	N82°37'17"W	19.83'	L4	S07°22'43"W	42.88'	L5	S36°10'47"E	15.35'	L6	S82°37'17"E	67.26'	L7	S82°37'17"E	0.29'	L8	N07°22'43"E	0.81'	L9	N07°22'43"E	0.81'	L10	N65°17'21"W	2.63'	L11	N65°17'21"W	2.35'
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C28	89°29'19"	15.00'	23.43'	N52°38'04"E	21.12'																																													
C29	90°30'41"	15.00'	23.70'	S37°21'56"E	21.31'																																													
C30	90°00'00"	15.00'	23.56'	S52°22'43"W	21.21'																																													
C31	90°00'00"	15.00'	23.56'	S37°37'17"E	21.21'																																													
C32	90°00'00"	15.00'	23.56'	N52°22'43"E	21.21'																																													
C33	90°00'00"	15.00'	23.56'	N37°37'17"W	21.21'																																													
C34	90°00'00"	15.00'	23.56'	S52°22'43"W	21.21'																																													
C35	90°00'00"	15.00'	23.56'	S37°37'17"E	21.21'																																													
C36	89°25'41"	15.00'	23.41'	N52°39'53"E	21.11'																																													
C37	90°34'19"	15.00'	23.71'	N37°20'07"W	21.32'																																													
C38	89°25'41"	15.00'	23.41'	S52°39'53"W	21.11'																																													
C39	83°32'24"	15.00'	21.87'	S33°49'09"E	19.98'																																													
C40	96°27'36"	15.00'	25.25'	N56°10'51"E	22.37'																																													

Received 2/7/2022



Kimley»Horn

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Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	11/17/2021	069241808	2 OF 4

BELL YARD FARLEY FARM
FINAL PLAT

36.624 ACRES WILLIAM GATLIN SURVEY No. 23, ABSTRACT
No. 271, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

A METES AND BOUNDS
DESCRIPTION OF A
36.624 ACRE TRACT OF LAND

BEING a 36.624 acre (1,595,340 square feet) tract of land situated in the William Gatlin Survey No. 23, Abstract No. 271, City of Hutto, Williamson County, Texas; and being a portion of a tract called 40.846 acres in instrument to Stuart Gregory Farley recorded in Document No. 2006032605 of the Official Public Records of Williamson County; said 40.846 acres being the same tract described by metes and bounds in Document No. 2003028462 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a Type II TxDOT right-of-way monument found on the easterly boundary F.M. 1660 (variable width public right-of-way) and the southerly boundary of Lot 7, Block H of Glenwood Subdivision Phase One, plat of which is recorded in Document No.2003022092 of the Official Public Records of Williamson County, marking the northeast corner of that certain 4.2031 acre Parcel 01 described in Lis Pendens as The State of Texas vs. Stuart Gregory Farley, recorded in Document No. 201602005 of the Official Public Records of Travis County, and marking the northwest corner of the herein described tract;

THENCE, South 82°37'17" East, 2312.18 feet along the southerly boundary of said Glenwood Subdivision Phase One to a 1/2-inch iron rod (w/cap stamped "AMERI SURVEYORS") found on the southerly boundary of Lot 26, Block F of Glenwood Subdivision Phase 2A, plat of which is recorded in Document No. 200500945 of the Official Public Records of Williamson County, marking the northwest corner of that certain 16.813 acre tract described in instrument to Francisco J. and Martha G. Perez, recorded in Document No. 2015079930 of the Official Public Records of Williamson County, and marking the northeast corner of the herein described tract;

THENCE, South 07°57'03" West; at 628.68 feet passing the northwest corner of that certain 0.623 acre tract described in instrument to Williamson County Emergency Services #3, recorded in Document No. 2005001732 of the Official Public Records of Williamson County; continuing for a total distance of 929.99 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set on the northeasterly right-of-way line of aforesaid F.M. 1660 marking the southern-most northeast corner of aforesaid 4.2031 acre Parcel 01, and marking the southeast corner of the herein described tract;

THENCE, over and across the aforesaid 40.846 acre tract, and along the northeasterly right-of-way line of said F.M. 1660, same being the northeasterly boundary of the said 4.2031 acre tract, the following ten (10) courses and distances:

- North 75°35'21" West 5.67 feet to a Type II TxDOT right-of-way monument found for corner;
- South 56°06'46" West 33.26 feet to a Type II TxDOT right-of-way monument found for corner;
- North 75°35'21" West 569.11 feet to a Type II TxDOT right-of-way monument found at a point of curvature;
- in a northwesterly direction along a tangent curve to the right having a central angel of 10°18'00", a radius of 1415.00 feet, a long chord bearing and distance of North 70°26'21" West, 254.03 feet, and a total arc length of 254.37 feet to a Type II TxDOT right-of-way monument found at a point of tangency;
- North 65°17'21"West; at 3.59 feet passing a found 1/2-inch iron rod (w/green plastic cap); continuing for a total distance of 614.73 feet to a Type II TxDOT right-of-way monument found for corner;
- North 20°17'21" West 35.36 feet to a Type II TxDOT right-of-way monument found for corner;
- North 65°17'21" West 70.00 feet to a Type II TxDOT right-of-way monument found for corner;
- South 69°42'39" West 35.36 feet to a Type II TxDOT right-of-way monument found for corner;
- North 65°17'21" West 304.17 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set at a point of curvature;
- in a northwesterly direction along a tangent curve to the right having a central angel of 61°15'35", a radius of 685.00 feet, a long chord bearing and distance of North 34°39'33" West 698.00 feet, and a total arc length of 732.39 feet to the **POINT OF BEGINNING** and containing 36.624 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

PLAT NOTES

- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS IF NOT MODIFIED BY THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS AS AMENDED.
- SIDEWALKS AND STREET TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
GAS (NATURAL OR PROPANE): ATMOS ENERGY
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
- THERE IS NO PORTION WITHIN THE BOUNDARIES OF THIS SUBDIVISION PHASE THAT IS WITHIN THE 100-YEAR FLOODPLAN AS DEFINED BY FIRM MAP NUMBER 48491C0520E DATED DECEMBER 20, 2019.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- AMENITY, LANDSCAPE, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE, GREENLINKS AND DRAINAGE EASEMENTS.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC IF NOT MODIFIED BY THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAKS RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- THIS SUBDIVISION IS ZONE AS THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT WITH A BASE ZONING OF SF-2.
- ALL ASPECTS NOT SPECIFICALLY COVERED BY THE ASPEN HEIGHTS PUD SHALL BE REGULATED BY THE SF-2 ZONING DISTRICT AS AMENDED. IF THERE IS A CONFLICT BETWEEN THE PUD AND UDC, THE PUD SHALL SUPERSEDE THE SPECIFIC CONFLICTING PROVISIONS OF THE UDC.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 54%.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- PER THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT, DRIVEWAY SEPARATION REQUIREMENTS AS ESTABLISHED IN THE CITY OF HUTTO UDC, SECTION 10.611.6 MAY BE MODIFIED ADMINISTRATIVELY BY THE PLANNING DIRECTOR, BUT IN NO INSTANCE SHALL INCLUDE MORE THAN FOUR (4) LOCATIONS.
- THE MAXIMUM NUMBER OF UNITS IS 219 PER THE ASPEN HEIGHTS PUD.
- ALL UNITS SHALL HAVE A MINIMUM 10' SEPARATION FROM THEIR FOUNDATION.
- 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED BY THE APPROVED PUD.
- THIS FINAL PLAT CONFORMS TO THE CONCEPTUAL PLAN IN THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT AS APPROVED BY CITY COUNCIL ON 08/19/2021.
- ONE CITY WATER METER AND WASTEWATER CONNECTION PER LOT/RESIDENTIAL ADDRESS. INDIVIDUAL METERING OF BUILDINGS WILL REQUIRE PRIVATE SUBMITTING.

LOT TABLE - BLOCK A			
LOT NO.	ACRES	SQ. FT.	OPEN SPACE AND DRAINAGE EASEMENT SQ. FT.
1	4.122	179,553	61,024

LOT TABLE - BLOCK B			
LOT NO.	ACRES	SQ. FT.	OPEN SPACE AND DRAINAGE EASEMENT SQ. FT.
1	2.501	108,944	40,623

LOT TABLE - BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	2.429	105,799

LOT TABLE - BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	1.834	79,877

LOT TABLE - BLOCK E			
LOT NO.	ACRES	SQ. FT.	OPEN SPACE AND DRAINAGE EASEMENT SQ. FT.
1	5.251	228,716	136,249

LOT TABLE - BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	2.281	99,339

LOT TABLE - BLOCK G		
LOT NO.	ACRES	SQ. FT.
1	1.675	72,968

LOT TABLE - BLOCK H		
LOT NO.	ACRES	SQ. FT.
1	1.446	62,973

LOT TABLE - BLOCK I		
LOT NO.	ACRES	SQ. FT.
1	1.563	68,083

LOT TABLE - BLOCK J			
LOT NO.	ACRES	SQ. FT.	OPEN SPACE AND DRAINAGE EASEMENT SQ. FT.
1	3.434	149,585	36,743

Received 2/7/2022



Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	11/17/ 2021	069241808	3 OF 4

BELL YARD FARLEY FARM
FINAL PLAT

36.624 ACRES WILLIAM GATLIN SURVEY No. 23, ABSTRACT
No. 271, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

OWNER CERTIFICATION

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

THAT STUART GREGORY FARLEY., OWNER OF THAT CERTAIN 36.624 ACRE TRACT OF LAND SHOWN HEREON, AND DESCRIBED AS A PORTION OF A TRACT CALLED 40.846 ACRES IN INSTRUMENT TO STUART GREGORY FARLEY RECORDED IN DOCUMENT NO. 2006032605 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 36.624 ACRE TRACT AS SHOWN HEREON, I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE, UNLESS OTHERWISE INDICATED, FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS BELL YARD FARLEY FARM, FINAL PLAT. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE _____ DAY OF _____, 20_____, A. D.

STUART GREGORY FARLEY.

BY: _____

NAME: _____

TITLE: _____

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__ A. D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

SURVEYOR CERTIFICATION

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

I JOHN G. MOSIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, ____.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

ENGINEER CERTIFICATION:

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

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0520 F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, _____, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20__ A. D.

JASON REECE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 127126
STATE OF TEXAS

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

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

LEIN HOLDER CERTIFICATION

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

THAT TEXAS BANK AND TRUST COMPANY., OWNER OF THAT CERTAIN 36.624 ACRE TRACT OF LAND SHOWN HEREON, AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021126841 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-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 BELL YARD FARLEY FARM.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE _____ DAY OF _____, 20_____, A. D.

JANINE MARSHALL, 300 E. WHALEY, LONGVIEW, TEXAS 75601

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__ A. D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY DEVELOPMENT SERVICES SIGNATURE

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

(CITY OF HUTTO STAFF SIGNATURE) DATE

PLANNING AND ZONING COMMISSION CHAIR

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

(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE) DATE

COUNTY CLERK'S APPROVAL:

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK, __ M, AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK ____ M. PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____. WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Received 2/7/2022



Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240				FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
1" = 100'	MAV	JGM	11/17/ 2021	069241808	4 OF 4		

ORDINANCE NO. O-2021-044

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 36.624 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS ASPEN HEIGHTS 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 4th day of May, 2021, and;

WHEREAS, on the 20th day of May, 2021, 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 SF-1 (Single Family Residential) Zoning District to now be designated as PUD (Planned Unit Development) Zoning District and is designated as the Aspen Heights 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

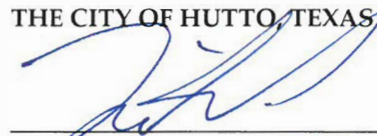
This ordinance shall take effect and be in force from and after its passage.

READ and **APPROVED** on first reading on this the **20th** day of **May, 2021** 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 **19th** day of **August, 2021** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS


Mike Snyder, Mayor ~~Pro Tem~~

Attest:


Holly Nagy, City Secretary



CITY OF HUTTO
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET
 APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Aspen Heights Residential Development

LOCATION: W of FM 1660 and Mager Ln

APPLICANT'S AGENT: Dawniele Metsker-Galarza, P.E. TELEPHONE NO.: 210-321-3431

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: X **EXISTING:**

PHASE NUMBER	BLDG SQ. FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS

PROPOSED

PHASE NUMBER	BLDG SQ. FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS	AM / PM RATE/EQ	AM TRIPS	PM TRIPS
1	231 DU	Residential Planned Unit Development	270	$\text{Ln}(T)=0.94\text{Ln}(x)+2.43$	1,893	AM: $\text{Ln}(T) = 0.88\text{Ln}(x)+0.26$ PM: $\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	156	227
Totals					1,893		156	227

ABUTTING ROADWAYS

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
FM 1660	Yes	Existing - 50 ft of pavement	Minor Arterial

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application. Therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

TRAFFIC STUDY

DATE: APRIL 27, 2021

TO: SAMUEL RAY, P.E.
CITY OF HUTTO

FROM: AMY AVERY, P.E., PTOE
KIMLEY-HORN

RE: ASPEN HEIGHTS DRIVEWAY AND TRAFFIC ANALYSIS



The purpose of this memorandum is to document the traffic analysis prepared for a proposed 231 dwelling unit residential planned unit development located on FM 1660 between CR 135 and Swindoll Lane in Hutto, Texas. Based on the trip generation and criteria in section 10.615.4 of the City of Hutto Unified Development Code, a TIA is not required for the subject site as the proposed development generates less than 2,000 daily trips. However, the City has requested this limited analysis traffic study based on section 10.312.11 as the development does generate at least 100 peak hour trips.

PROPOSED LAND USES

The site is currently undeveloped. The proposed development will consist of a 231 dwelling unit residential planned unit development. **Figure 1** shows the proposed site plan. Traffic projections were prepared for the proposed development based on the trip generation rates found in the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 10th Edition*. **Table 1** summarizes the land use and total number of trips that are expected to be generated by the proposed development during the AM and PM peak periods and on a daily basis. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 1: Proposed Land Use and Site Generated Trips

Land Use	ITE Code	Amount	Units	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Phase 1 - 2024										
Residential Planned Unit Development	270	231	Dwelling Units	1,894	34	122	156	111	60	171
Total Net New External Trips				1,894	34	122	156	111	60	171
Trip generation based on ITE's Trip Generation Manual, 10th Edition Passenger Trips Based on ITE's Trip Generation Manual, 10th Edition										

*Trip generation based on ITE's Trip Generation Manual, 10th Edition
Pass-by trips based on ITE's Trip Generation Manual, 10th Edition

PROPOSED SITE ACCESS POINTS

This site is anticipated to have three access points. Access A is a proposed at the existing intersection of FM 1660 & CR 135 and shall be restricted to emergency access only. Access B is a proposed full access driveway at the existing intersection of FM 1660 & CR 137, and Access C is another proposed full access driveway on FM 1660, approximately 1,050 feet east of Access B.

The proposed driveway spacing is consistent with TxDOT driveway spacing criteria, given the posted speed of 55 miles per hour on FM 1660. Preliminary coordination has occurred with TxDOT and the City of Hutto and approval of proposed access points is expected when driveway permit applications are submitted.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

The distribution and assignment of the build out site-generated traffic to the study area roadway network was performed to reflect the anticipated local traffic patterns. **Figure 2** shows the proposed distribution for the development.

The anticipated turning movement volumes were computed based on trip generation information and directional distribution assumptions. **Figure 3** shows the projected AM and PM peak hour site related trips.

The trip generation, directional distribution, and trip assignment are attached to this memorandum. No reduction will be taken for internal capture, transit, or pass-by.

TURN LANE EVALUATION

Based on TxDOT deceleration auxiliary lane thresholds, a deceleration lane is required when anticipated turning movements are 50 vehicles per hour or more and the posted speed limit is greater than 45 mph. At speeds less than or equal to 45 miles per hour a deceleration lane is required when anticipated turning movements are 60 vehicles per hour. The speed limit on FM 1660 is 55 miles per hour. **Table 2** summarizes the turn lane requirements for the proposed development access points.

Table 2: Anticipated Turn Lane Requirements

Turn Lane Location	Right-Turn Volume (vph)	Left-Turn Volume (vph)	Right-Turn Threshold Met?	Left-Turn Threshold Met?
Access A/CR 135 & FM 1660	-	-	-	-
Access B/CR 137 & FM 1660	3 (PM)	83 (PM)	No	Yes
Access C & FM 1660	2 (PM)	11 (PM)	No	No

Installation of a southbound left-turn deceleration lane is triggered at the intersection of Access B/CR 137 & FM 1660. Based on the speed limit of 50 miles per hour, a total deceleration length of 525 feet is required, of which 100 feet is taper, and 100 feet is storage. No additional pavement is required due to an existing two-way center left-turn lane on FM 1660. Whether or not the striping will require modification will be coordinated with TxDOT during the driveway permitting process.

IMPACT FEE CALCULATIONS

The City of Hutto recently passed an ordinance that grants the city the power to assess and collect Transportation Impact Fees from developments to fund capital projects that improve the transportation system. Table 3 summarizes the impact fee calculations associated with the proposed development.

When the impact fee study was completed in 2018 the land uses the study was based on were from the 9th edition of the ITE Trip Generation Manual. The land use most applicable to the proposed development that was included in the impact fee study is land use code 220 – Apartment/Multi-Family/Condominium.

The development is not adjacent to any of the projects identified in the impact fee CIP so the responsibility of the development is limited to the calculated transportation impact fee.

Table 3: Impact Fee Summary

Impact Fee Study Land Use (Based on 9th Edition ITE)	Number of Dwelling Units (DU)	Vehicle-Miles per DU	Adopted Transportation Impact Fee rate (per veh-mi)	Calculated Transportation Impact Fee
Apartment/Multi-family/Condominium	231	3.16	\$784.31	\$572,514.93

SUMMARY AND RECOMMENDATIONS

Based on the analysis performed in this technical memorandum, we offer the following conclusions and recommendations to support the development:

- Access A/CR 135 & FM 1660
 - Access A shall be restricted to emergency access only.
- Access B/CR 137 & FM 1660
 - Signalization of the westbound approach (Access B).
 - Installation of a southbound left-turn lane is recommended. Based on the speed limit of 50 miles per hour, a total deceleration length of 525 feet is required, of which 100 feet is taper, and 100 feet is storage. No additional pavement is required due to an existing two-way center left-turn lane on FM 1660. Whether or not the striping will require modification will be coordinated with TxDOT during the driveway permitting process.
- Access C & FM 1660
 - Access C requires no improvements to operate as full access.
- FM 1660 has been widened adjacent to the site previously. Therefore, the development is not subject to the border street requirements and is subject only to the adopted impact fee assessment of \$572,514.93.

Attachments:

1. Figure 1: Site Location
2. Figure 2: Site Plan
3. Figure 3: Trip Distribution
4. Figure 4: Trip Assignment
5. City of Hutto Study Scope Documentation

SHEET NUMBER

1

ASPEN HEIGHTS
RESIDENTIAL
DEVELOPMENT

SITE LOCATION

CHECKED BY	
DRAWN BY	
DESIGNED BY	
SCALE	AS SHOWN
DATE	APRIL 2021
PROJECT	069241808

FOR
REVIEW
ONLY

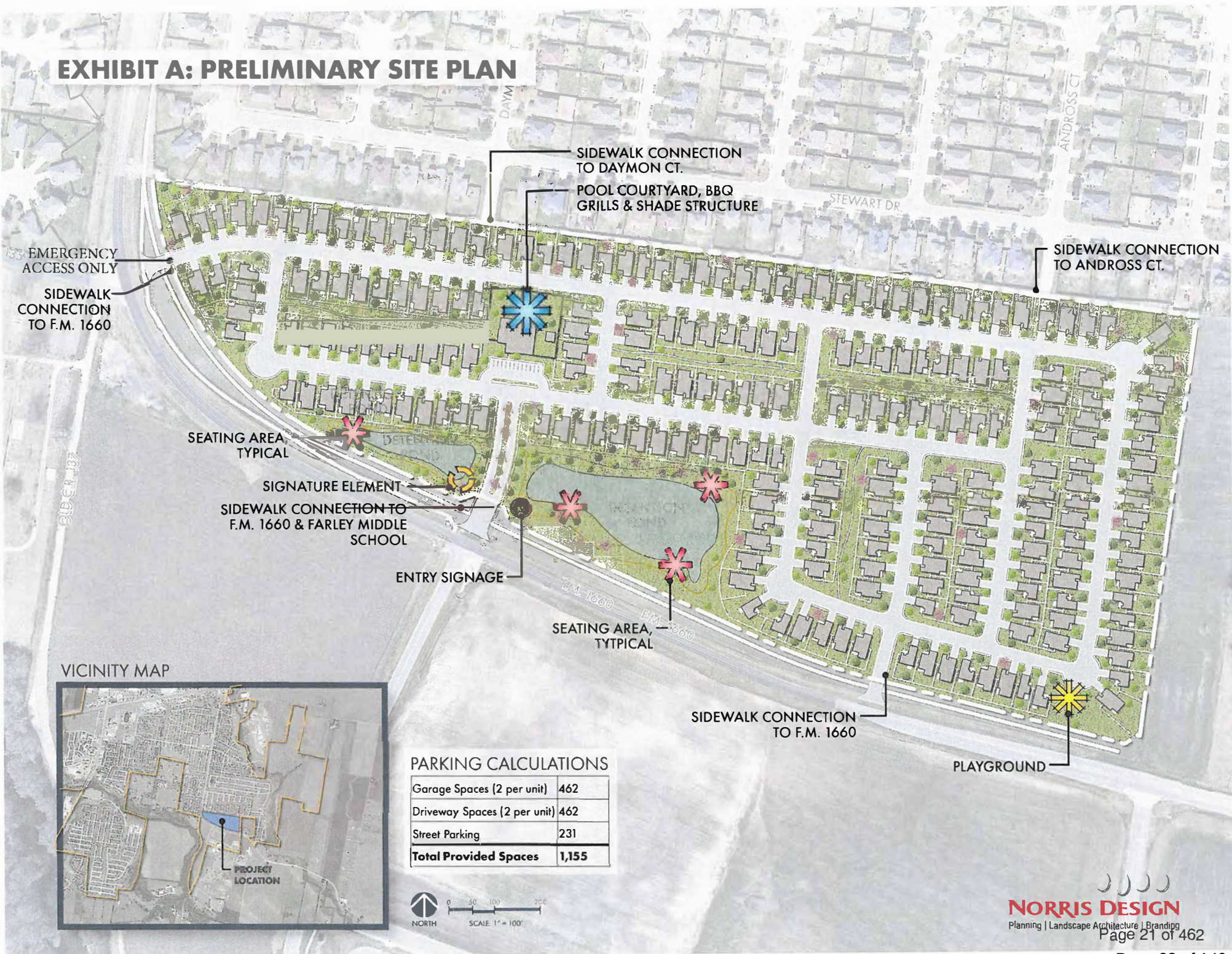
Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
801 NW LOOP 415, SUITE 200, SAN ANTONIO, TX 78214
PHONE 210-541-3166 FAX 210-541-8899
WWW.KIMLEY-HORN.COM TYPED FILE NO. 228

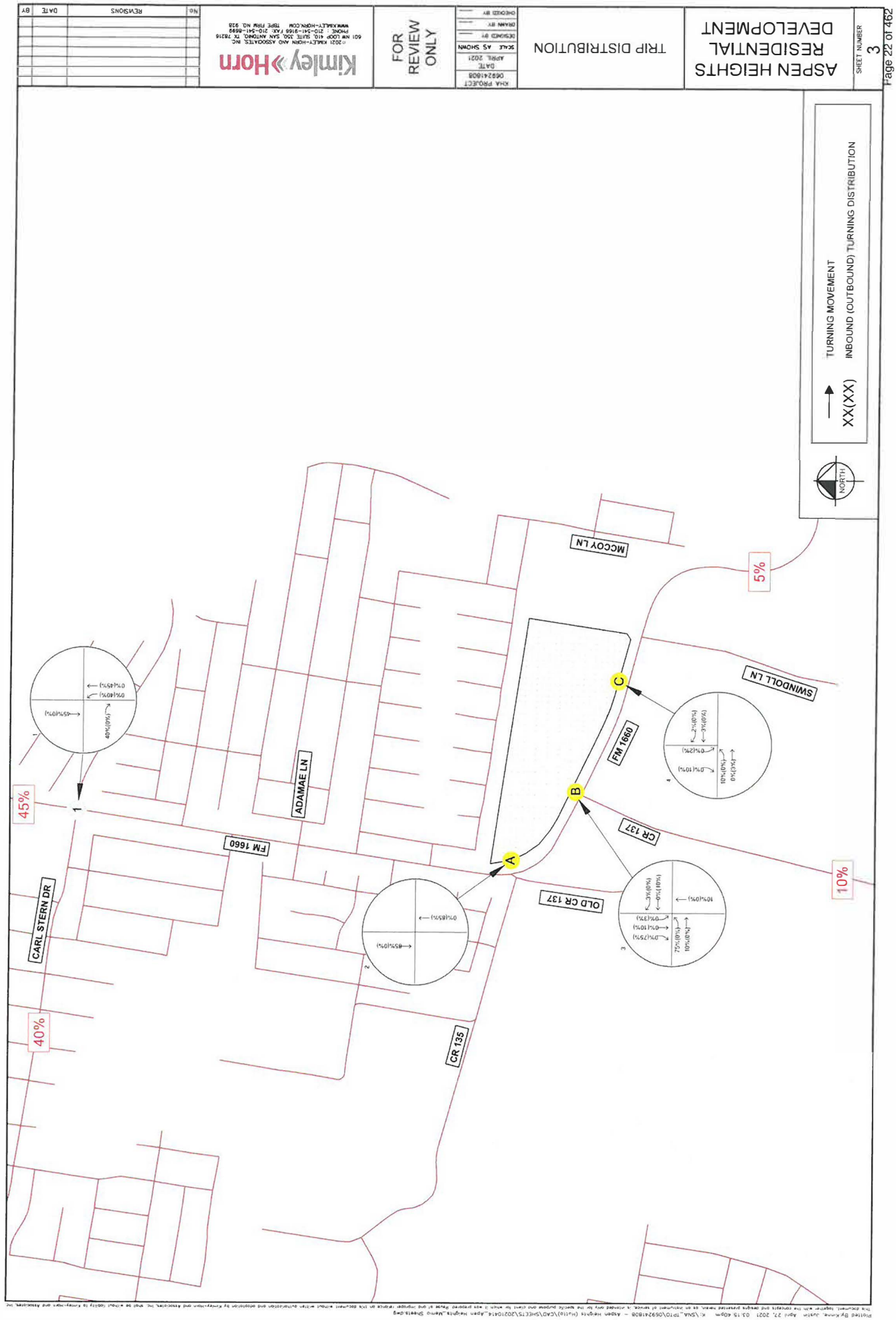
No.	REVISIONS	DATE	BY

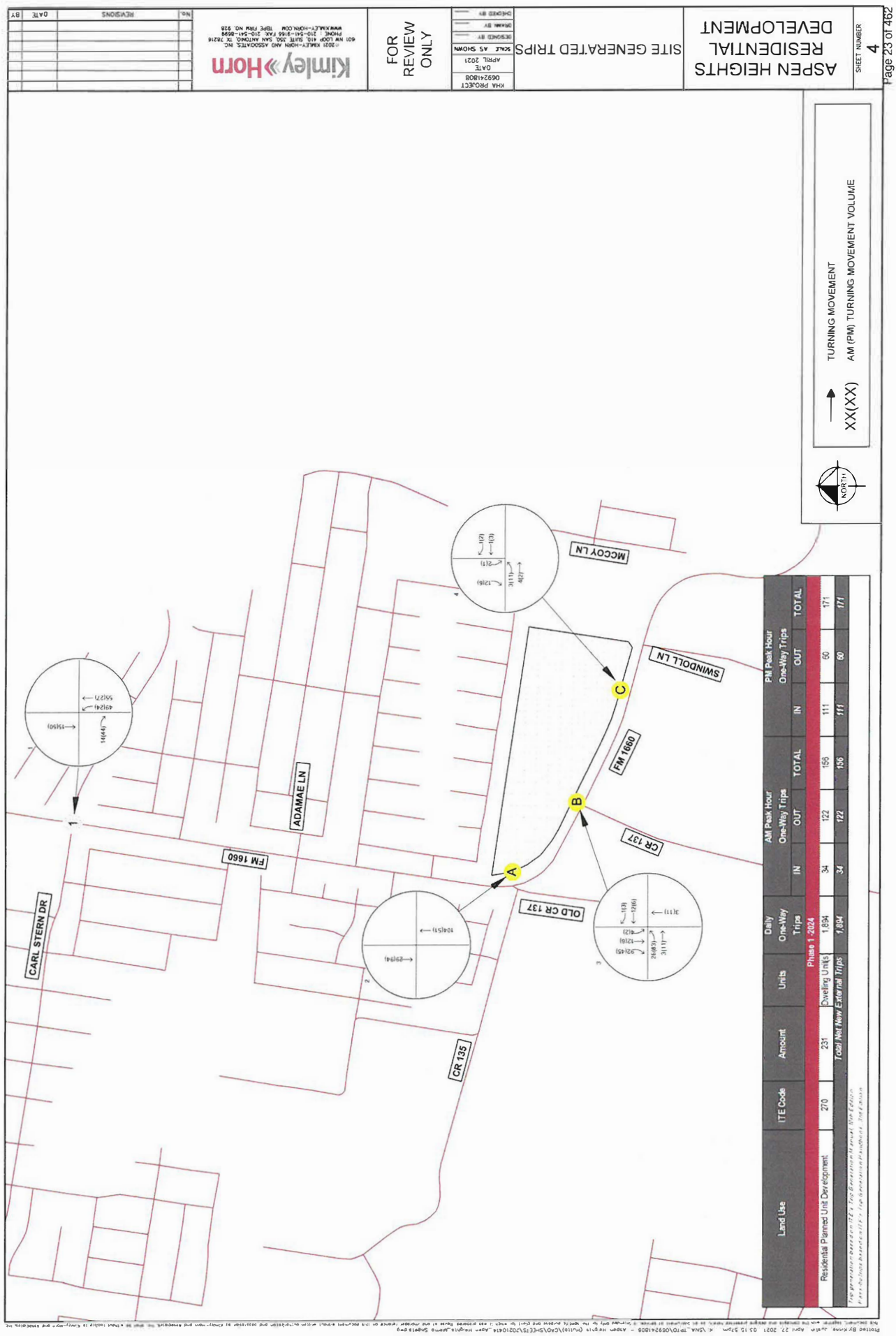


Printed By: jenkins, Austin, April 27, 2021, 03:19:29pm, K:\544\1070\069241808 - Aspen Heights (Final)\CAD\544\1070\069241808.dwg, User: jenkins, Plot: 069241808.dwg, Plot Device: HP DesignJet T1100e, Plot Size: 11x17, Plot Orientation: Landscape, Plot Scale: 1"=100', Plot Units: Feet, Plot Color: Black, Plot Lineweight: 0.25, Plot Linecolor: Black, Plot Shading: None, Plot Background: White, Plot Border: 0.25, Plot Title: 069241808.dwg, Plot Date: 4/27/2021, Plot Time: 3:19:29 PM, Plot User: jenkins, Plot Job: 069241808, Plot Path: K:\544\1070\069241808 - Aspen Heights (Final)\CAD\544\1070\069241808.dwg, Plot Size: 11x17, Plot Orientation: Landscape, Plot Scale: 1"=100', Plot Units: Feet, Plot Color: Black, Plot Lineweight: 0.25, Plot Linecolor: Black, Plot Shading: None, Plot Background: White, Plot Border: 0.25, Plot Title: 069241808.dwg, Plot Date: 4/27/2021, Plot Time: 3:19:29 PM, Plot User: jenkins, Plot Job: 069241808, Plot Path: K:\544\1070\069241808 - Aspen Heights (Final)\CAD\544\1070\069241808.dwg

EXHIBIT A: PRELIMINARY SITE PLAN









TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: Aspen Heights Residential Development
Location: FM 1660 between CR 135 & Swindoll Ln
Owner's Agent: Kimley-Horn & Associates, Inc.
Amy Avery, P.E., PTOE

Date: April 27, 2021

Phone: 210-321-3442

Scope must be approved and signed by staff prior to submittal of a Traffic Impact Analysis (TIA).

I. Data Collection

1. Background Information:

- a. A Study Area Map that specifies study intersections and points of access to the site for the TIA is shown as **Attachment A**.

2. Intersections Capacity Analysis:

Existing Intersections

- A. N/A

Future Intersections:

1. Access A/CR 135 & FM 1660 (turn lane evaluation only)
2. Access B/CR 137 & FM 1660 (turn lane evaluation only)
3. Access C & FM 1660 (turn lane evaluation only)

Segment Capacity Analysis:

- All internal site roadways shall be sized appropriately based on ADT range of different street classifications as shown in the UDC for Alley, Residential Local, or Residential Collector

Note: the TIA may be required to review and discuss the consequences of the following future build conditions:

- N/A

Site Boundary and Internal Roadways:

- For adjacent roadways not yet built to the cross section in UDC 10.511.12 for the functional classification defined in the 2018 Mobility Plan, roadway capacities for the 2018 Mobility Plan ultimate section will be compared with site traffic volumes on the same roadway segment to determine a pro-rata share of improving the roadway to the 2018 Mobility Plan ultimate section. Pro-rata will be capped

Aspen Heights – TIA scope

at 50% for roadway segments where the site borders the roadway on one side, and at 100% when the site borders both sides of a roadway alignment. Internal roadways shall be sized to accommodate site build out traffic based on ADT thresholds defined in the UDC 10.511.

- The following shall be used as the planning level cost of different street classifications on a per-mile basis to build the ultimate section from the 2018 Mobility Plan and UDC:
 - Residential Collector or Major Collector - \$5 million per mile
 - Minor Arterial - \$8 million per mile
 - Major Arterial - \$12 million per mile

II. Study Assumptions

1. **Data Assumptions:** The following assumptions must be included in the analysis. Any change in these assumptions must be approved prior to submittal of the TIA. The assumptions are based on data provided by ITE.
 - a. Trip Generation – ITE 10th Edition, attach trip generation to this scope with use of either average trip rate or equation for each land use and associated period (peak hour of generator, weekday AM, e.g.)
2. The following reduction factors are approved for the proposed land uses:
 - a. Internal trip capture rates: Consistent with guidance in the ITE Trip Generation Handbook, internal capture is not applicable for the proposed development.
 - b. Pass-by Trips: Consistent with guidance in the ITE Trip Generation Handbook, pass-by is not applicable for the proposed development.
 - c. Traffic Distribution Trip distribution for trips generated by the site should follow Section 3 of this scope.
 - d. Transit Trips: None.

3. **Trip Distribution:** The distribution of trips to/from the proposed development will be based upon the existing roadway network and traffic patterns. Where new roadways (and connections) are integral to the site, present these elements as part of the “build out” condition. Trip Distribution to be submitted for interim review and approval before capacity analysis is performed after collection of existing counts and comparison with existing distribution trends.

Direction	Roadway	Phase 1: 2024 Site Traffic To/From
West	Carl Stern Dr	40%
North	FM 1660	45%
South	FM 1660	5%
South	CR 137	10%

4. Other Considerations:

Build-Out year for Phase 1 of Development: **2024**

Demonstration of adequate sight distance, turn lane warrants, appropriate spacing, and queueing analysis shall be provided for all proposed site access points as applicable.

5. **Mitigations:** Proposed mitigations shall show a pro-rata percentage for the share of the improvement attributable to the site development.
 - a. For signal timing adjustments and deceleration left- or right-turn lanes into the site, pro-rata shall be 100%.
 - b. For new signals or full intersection control changes, pro-rata percentage shall be calculated as the site traffic entering the intersection divided by the total traffic entering the intersection for a given phase build-out.
 - c. For new turn lanes, pro-rata percentage shall be calculated for the approach for which the improvement is being made as the site traffic for the approach divided by the total traffic using the approach. Turn lanes cannot be achieved by restriping unless 12' lanes are maintained with a 4' shoulder on both sides of the roadway, when curb and gutter is not present. Mitigations shall be tied to each phase of development and pro-rata calculated for the phase in which the mitigation is required. Mitigations may be carried into subsequent phases of development as background improvements.
 - d. Pro-rata for site boundary and internal roadways shall follow method outlined in Section 2 with segment capacity analysis.

Costs for mitigations shall be \$350 per linear foot for each lane of roadway or turn lane, \$350,000 for new signals, and \$5,000 for signal timing adjustments at each intersection. If a new turn lane or roadway requires relocation of sidewalks, overhead utilities, bridge expansions, retaining walls, or other street elements, additional cost shall be estimated for relocation or construction of these facilities based on the latest TxDOT 3 month Statewide average low bid unit prices with supporting documentation of calculations. Costs for other mitigations shall be coordinated with and approved by City of Hutto.

6. Submittal Requirements

- a. Submit electronic copies to City of Hutto, and coordinate with TxDOT regarding their requirements. Submit CD's or .zip files containing the following: PDF of the TIA, Excel spreadsheets for all calculations, and a CAD file for the site plan, if available.

Aspen Heights – TIA scope

Submittal Distribution is to be as follows:

City of Hutto: Electronic, Attention Sam Ray (Samuel.Ray@HuttoTX.gov)

TxDOT: Electronic, Attention Scott Cunningham (Scott.Cunningham@txdot.gov)

This scope and study is based upon the assumed development uses and intensities in the TIA Determination sheet in **Attachment B**. Any change in these assumptions may require a change in the scope. Preparation of the TIA shall follow City of Hutto Unified Development Code Chapter 10.515.4 requirements unless otherwise specified in this document.

Approved by (City of Hutto): _____ Phone: _____

Approved by (TxDOT): _____ Phone: _____

Attachment A



Existing Intersections

B. N/A

Future Intersections:

1. Access A/CR 135 & FM 1660 (turn lane evaluation only)
2. Access B/CR 137 & FM 1660 (turn lane evaluation only)
3. Access C & FM 1660 (turn lane evaluation only)

Attachment B



CITY OF HUTTO
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET
 APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Aspen Heights Residential Development

LOCATION: FM 1660 between CR 135 & Swindoll Ln

APPLICANT'S AGENT: Kimley-Horn & Associates, Inc. (Amy Avery, P.E., PTOE) PHONE #: 210-321-3441

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: _____

EXISTING:

PARCEL NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS

PROPOSED

TRACT NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS	AM / PM TRIP RATE/EQ	AM TRIPS	PM TRIPS
1 (Phase)	231 DU	Residential Planned Unit Development	210	$\text{Ln}(T)=0.94\text{Ln}(x)+2.43$	1894	AM: $\text{Ln}(T) = 0.88\text{Ln}(x)+0.26$ PM: $\text{Ln}(T)=0.97\text{Ln}(X)-0.14$	156	171
2 (Phase)								
Total					1894		156	171

ABUTTING ROADWAYS

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION*
FM 1660	Yes	48'	Major Collector

*Classification reflects Mobility Master Plan, 2018

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application. Therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

10.203.13.3 – Planned Unit Development Review 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 City's adopted Future Land Use Map designates this area as being intended for Commercial, however, at the time of annexation in 2006 the property was zoned single-family/SF-1. The proposal allows a for-rent, single-family home product on a common lot instead of the SF-1 district providing single-family homes on individual lots. The proposed PUD is utilizing the higher density setbacks, although modified, to provide detached on a common lot, which is currently not a consideration within the Unified Development Code (UDC).

The proposed use is generally consistent with the spirit of the community, neighborhood and is generally compatible with the character of adjacent developments in the area.

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

- The proposed single-family use is generally compatible with the surrounding land uses and the existing single-family zoning district.

- 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.**

- The proposed PUD provides a private amenity center for residents and trails around the detention ponds that front along FM 1660 South. There are two additional small trails provided within the development and two pocket parks internal to the development. The developer is proposing pedestrian connectivity throughout the development and surrounding the development, including vehicular access via the existing stub street and in compliance with the connectivity standards in the UDC.

- 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.**

- The proposed PUD provides standards for the single-family development and associated open space in compliance with the UDC.

- 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 PUD provides for full connectivity to adjacent developments in compliance with the UDC. The proposed PUD standards will not negatively affect the health, safety and general welfare of the community as they are in line with what is currently adopted within the UDC if this was to develop and a traditional, single-family development as zoned.

6. **The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.**
 - The proposed PUD will be served adequately by all utilities.
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 does not affect the existing infrastructure plans for the area. The TIA worksheet is attached to this item.
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.**
 - The proposed PUD does not allow for non-compatible development within the community. New construction must conform to the design guidelines within the PUD and UDC. The homes will all have board and batten siding, providing a modern farmhouse look to each unit.

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed 9350 County Road 137 Final Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for two commercial lots that are zoned B-2 General Commercial. The lots will have joint access from FM 1660 and CR 137. The access will be addressed at the site plan phase through separate instrument.

WEST: Hutto Narrows PUD - Proposed Multi-family
NORTH: Aspen Heights PUD – Proposed Single Family
EAST: Multi-Family MF – Proposed Carver Ridge Apartments
SOUTH: Multi-Family MF-1 – Proposed Carver Ridge Apartments

SUMMARY OF REQUEST:

STAFF REVIEW:

The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed final plat.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 9350 CR137 Final Plat

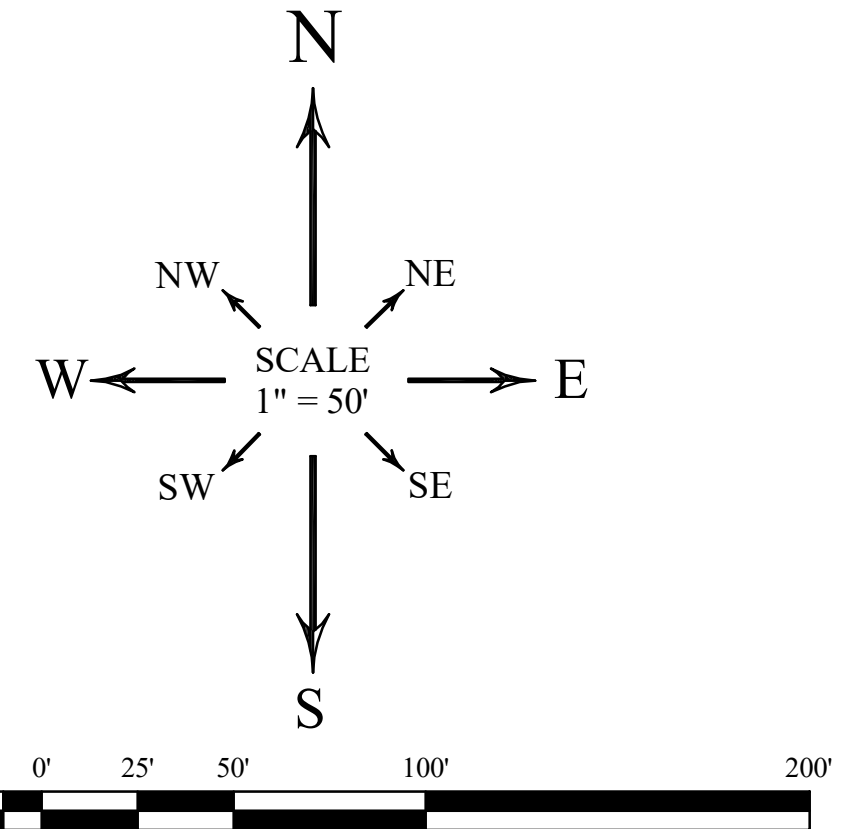
Received 4/4/2022



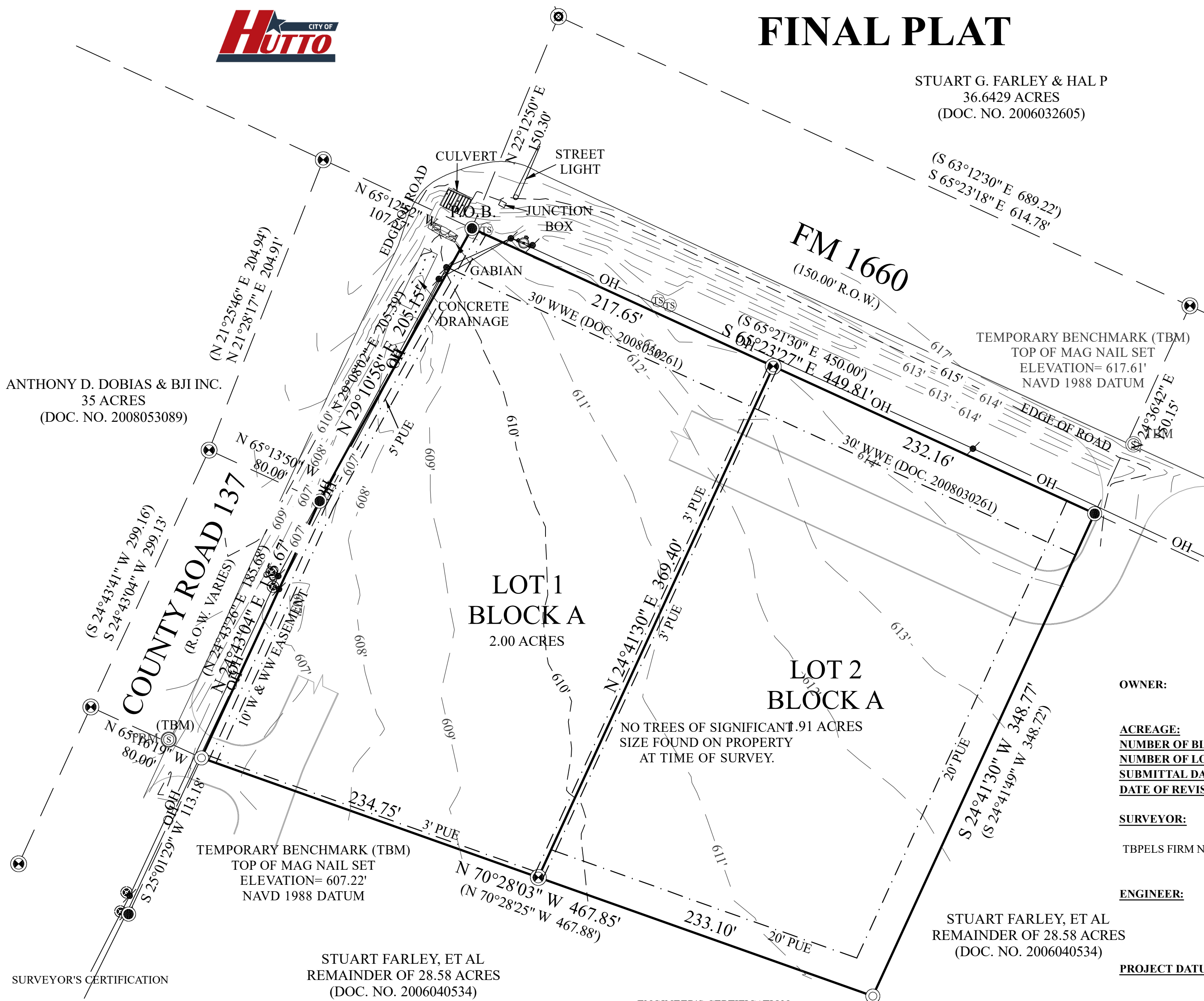
9350 COUNTY ROAD 137 PLAT FINAL PLAT

STUART G. FARLEY & HAL P
36.6429 ACRES
(DOC. NO. 2006032605)

LEGEND	
	1/2" ROD FOUND
	1/2" ROD W/CAP SET "ALLSTAR 5729"
	MAG NAIL SET
	CALCULATED POINT
BL	BUILDING LINE
PUE	PUBLIC UTILITY ESMT
WWE	WATER / WASTEWATER ESMT
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING



ANTHONY D. DOBIAS & BJI INC.
35 ACRES
(DOC. NO. 2008053089)



OWNER: 1660 REAL ESTATE, LLC.
550 S. FM 1660, HUTTO TEXAS, 78634

ACREAGE: 3.9156 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2
SUBMITTAL DATE: 11/29/2021
DATE OF REVISION: 11/29/2021

SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0711120

ENGINEER: PROFESSIONAL STRUCIVIL ENGINEERS
2205 W PARMER LANE #201
AUSTIN, TEXAS 78727
(512) 238-6422

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF WILLIAMSON:
I, EDWARD C. RUMSEY, REGISTERED PUBLIC SURVEY, NO. 5729, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY FOR THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.
THE FIELD WORK WAS COMPLETED ON JULY 23, 2021.
TO CERTIFY WHICH, WHITNESS MY HAND AND SEAL AT HUTTO, TEXAS, THIS 23rd. DAY OF JULY, 2021.

EDWARD C. RUMSEY R.P.L.S. # 5729
ALL STAR LAND SURVEYING
REF# A0711120

03/16/2022
DATE

KNOW ALL MEN BY THESE PRESENTS:

EDWARD C. RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

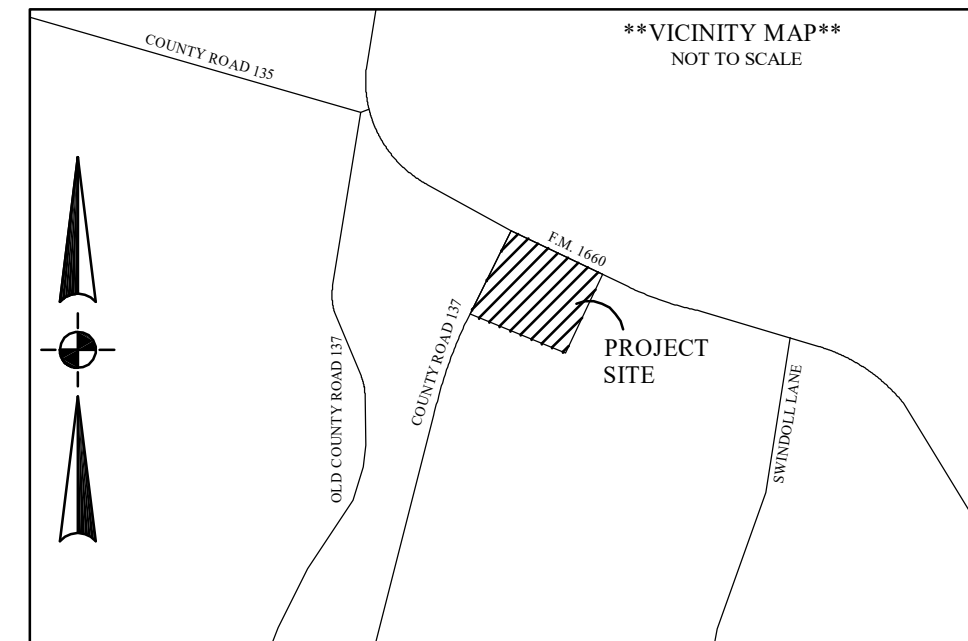
ENGINEER'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF WILLIAMSON:
I, MIRZA TAHIR BAIG, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXA.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT HUTTO, WILLIAMSON COUNTY, TEXAS, THIS THE 23rd. DAY OF JULY, 2021.

MIRZA TAHIR BAIG, P.E. NO. 82577
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD, SUITE NO. 390
AUSTIN, TEXAS 78759 (512) 238-6422

03/16/2022
DATE

KNOW ALL MEN BY THESE PRESENTS:

MIRZA TAHIR BAIG
82577
REGISTERED
PROFESSIONAL ENGINEER



ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

SCALE:	1" = 50'
DATE:	11/29/2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0711120

9350 COUNTY ROAD 137 PLAT
BEING 3.9156 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 186.17 ACRE TRACT CONVEYED BY DEEDS RECORDED IN DOC. NO. 9720120, OFFICIAL PUBLIC RECORDS, AND DOC. NO. 2003028462 & 2006040534, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.9156 ACRES BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X". RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.: 48491C0520F PANEL: 0520F DATED: 12/20/2019
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
1
OF 2

9350 COUNTY ROAD 137 PLAT
FINAL PLAT

STANDARD PLAT NOTES

- 1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
- 3. A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- 4. A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- 5. A 3' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER,SEWER, AND STORM SEWER LINES.
- 6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 9. JOINT USE ACCESS EASEMENT SHALL BE REQUIRED ALONG FM 1660 AND DRIVEWAY SPACING SHALL MEET TxDOT REQUIREMENTS. TO BE RECORDED BY SEPARATE DOCUMENT.
- 10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- 11. 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.
- 12. FLOODPLAIN NOTES:
- 13. EXISTING FLOODPLAIN NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481079C0520F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
- 14. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 16. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 18. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY LLC
- 19. THIS SUBDIVISION IS ZONED GENERAL COMMERCIAL (B-2).
- 20. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 80%.
- 21. AT TIME OF SITE DEVELOPMENT APPLICATION TO THE TRACT, CONNECTION TO THE PUBLIC WASTEWATER COLLECTION WILL BE REQUIRED.
- 22. WASTEWATER LINE ARE ALLOWED TO CROSS LOT LINES FOR PURPOSES OF CONNECTING TO THE PUBLIC WASTEWATER SYSTEM.

OWNER'S CERTIFICATION
STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, 1660 REAL ESTATE, LLC , ABID UMATIYA, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2018022871 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

"9350 COUNTY ROAD 137 SUBDIVISION"

TO CERTIFY WHICH, WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

1660 REAL ESTATE, LLC.
550 S. FM 1660
HUTTO TEXAS, 78634

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 1660 REAL ESTATE, LLC. _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

LIEN HOLDER CERTIFICATION:

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

I, FIRST LOCKHART NATIONAL BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018022871 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

"9350 COUNTY ROAD 137 SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.

FIRST LOCKHART NATIONAL BANK
319 W SLAUGHTER LANE
AUSTIN, TEXAS, 78748

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____,2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME MY COMMISSION EXPIRES

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

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

(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE) DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2022.

CITY OF HUTTO STAFF SIGNATURE DATE

FIELD NOTES:

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF FM 1660 AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137, SAME BEING THE NORTHWEST CORNER OF SAID, 28.58 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID, 3.9156 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF,

THENCE SOUTH 65 DEGREES 23 MINUTES 27 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF FM 1660, THE NORTHERLY LINE OF SAID 28.58 ACRE TRACT, AND THE NORTHERLY LINE OF SAID 3.9156 ACRE TRACT, 449.81 FEET TO AND IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID 3.9156 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF,

THENCE LEAVING THE RIGHT-OF-WAY OF SAID FM 1660, THROUGH SAID 28.58 ACRE TRACT, ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID 3.9156 ACRE TRACT, SOUTH 24 DEGREES 41 MINUTES 30 SECONDS WEST, 348.77 FEET, TO AN IRON ROD SET, FOR THE SOUTHEAST CORNER HEREOF, NORTH 70 DEGREES 28 MINUTES 03 SECONDS WEST, 467.85 FEET, TO AN IRON ROD SET, IN THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 137, IN THE WESTERLY LINE OF SAID 28.58 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.9156 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF,

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 137, THE WESTERLY LINE OF SAID 28.58 ACRE TRACT, AND THE WESTERLY LINE OF SAID 3.9156 ACRE TRACT, NORTH 24 DEGREES 43 MINUTES 04 SECONDS EAST, 185.67 FEET, TO AN IRON ROD FOUND, FOR AN ANGLE CORNER HEREOF, NORTH 29 DEGREES 10 MINUTES 58 SECONDS EAST, 205.15 FEET, TO THE POINT OF BEGINNING.

ALLSTAR

Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

SCALE:	1" = 50'
DATE	11/29/2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0711120

9350 COUNTY ROAD 137 PLAT

BEING 3.9156 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 186.17 ACRE TRACT CONVEYED BY DEEDS RECORDED IN DOC. NO. 9720120, OFFICIAL PUBLIC RECORDS, AND DOC. NO. 2003028462 & 2006040534, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.9156 ACRES BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE _____, RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.: 48491C0520F
PANEL: 0520F
DATED: 12/20/2019

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
2
OF 2

Received 4/4/2022



AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Titan Innovation Business Park Phase II Preliminary Plat Revision #2, 46.649 acres, more or less, of land, 3 industrial lots, located south of Limmer Loop and Innovation Boulevard.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The property is zoned LI (Light Industrial) and is part of the Titan Innovation Business Park. The original preliminary plat was approved July 2021 for two lots. Lot 1 Final Plat was approved and recorded in August 2021. The first revised preliminary plat was approved on October 12, 2021. It divided Lot 2 into Lots 2 and 3. Lot 2 was final platted in April. This second revised preliminary plat divides the previous Lots 3 into Lots 3-4.

WEST: Light Industrial – (Titan Innovation Boulevard Lot 1 and ETJ across street)
NORTH: Light Industrial and General Commercial B-2 north of Limmer Loop (vacant)
EAST: Light Industrial (Titan Innovation Business Park)
SOUTH: Light Industrial (Titan Innovation Business Park)

SUMMARY OF REQUEST:

STAFF REVIEW:

The public hearing was held on May 3, 2022. Public notices were sent out to nine neighbors and no responses were received. The proposed Revised Preliminary Plat is in compliance with the applicable subdivision regulations.

Staff recommends approval of the proposed Preliminary Plat with the condition off-site drainage concerns being addressed per engineering review.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

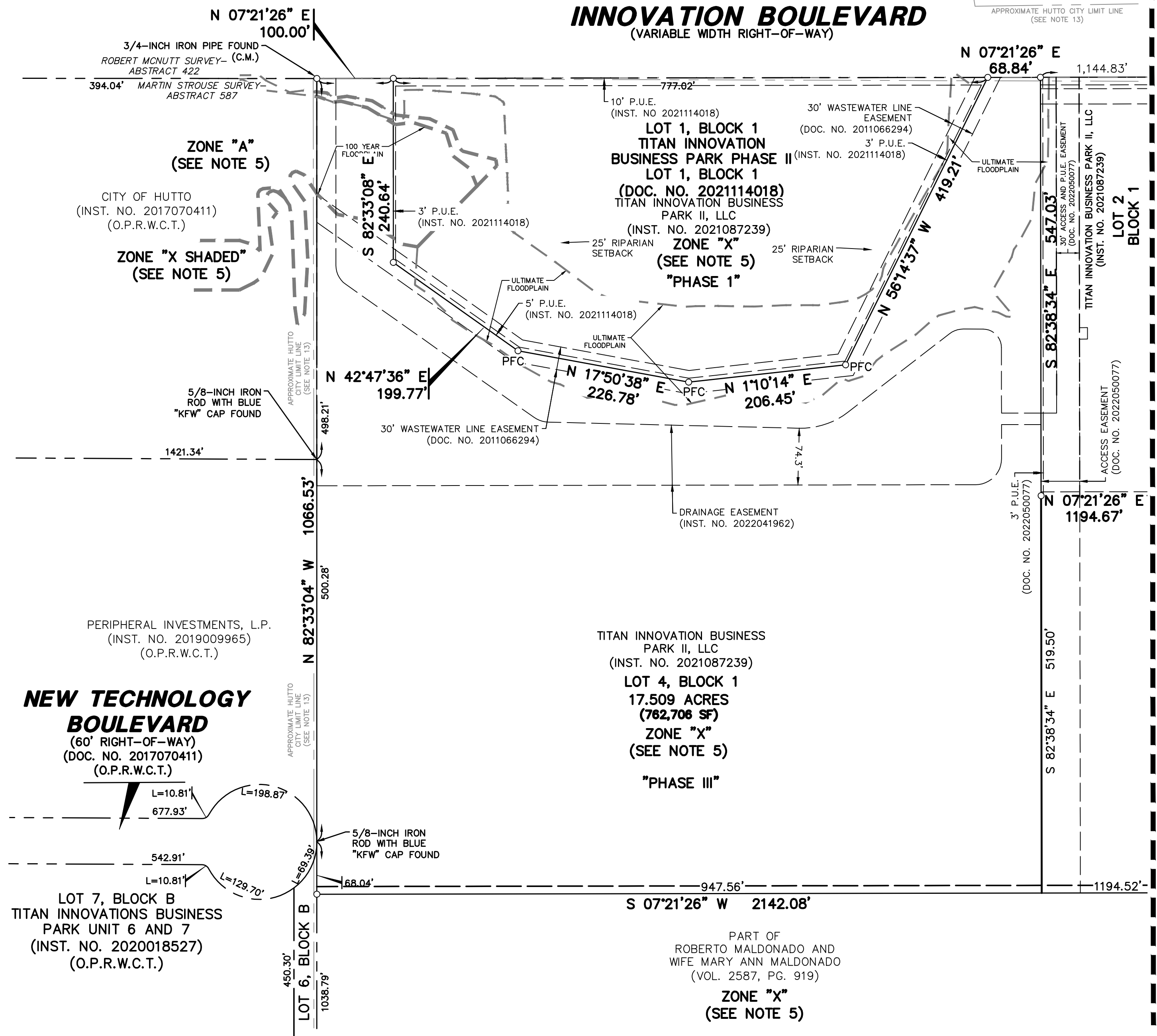
AGENDA ITEM REPORT

4.4.



1. Titan Innovation Phase II Revision #2 Preliminary Plat

AREA TABLE		
LOT	SF	ACRES
3	620,592	14.248
4	762,706	17.509
TOTAL	1,383,298	31.756



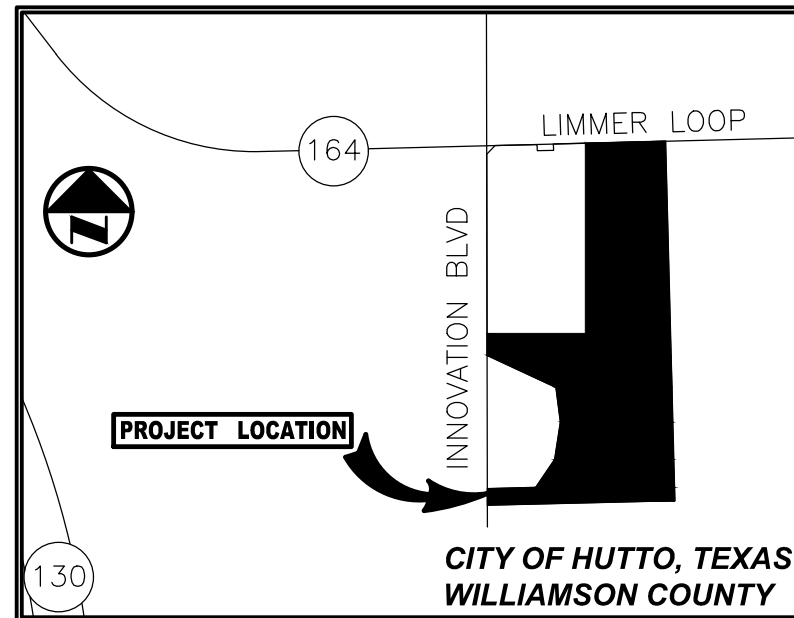
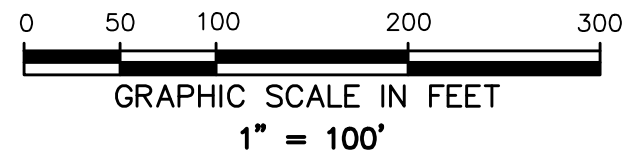
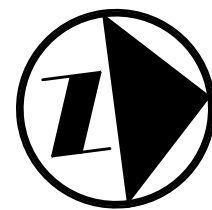
NUMBER OF BLOCKS: ONE (1)
NUMBER OF LOTS: FOUR (2)

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

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

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: JOE IANNAONE

OWNERS:
TITAN INNOVATION BUSINESS PARK, LLC
6300 RIVERSIDE PLAZA LANE NW, SUITE 200
ALBUQUERQUE, NM 87120
PH: 210-382-3049
CONTACT: BEN SPENCER



VICINITY MAP
(1"=2000')

LEGEND

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

TITAN INNOVATION BUSINESS PARK PHASE II

PRELIMINARY PLAT REVISION #2

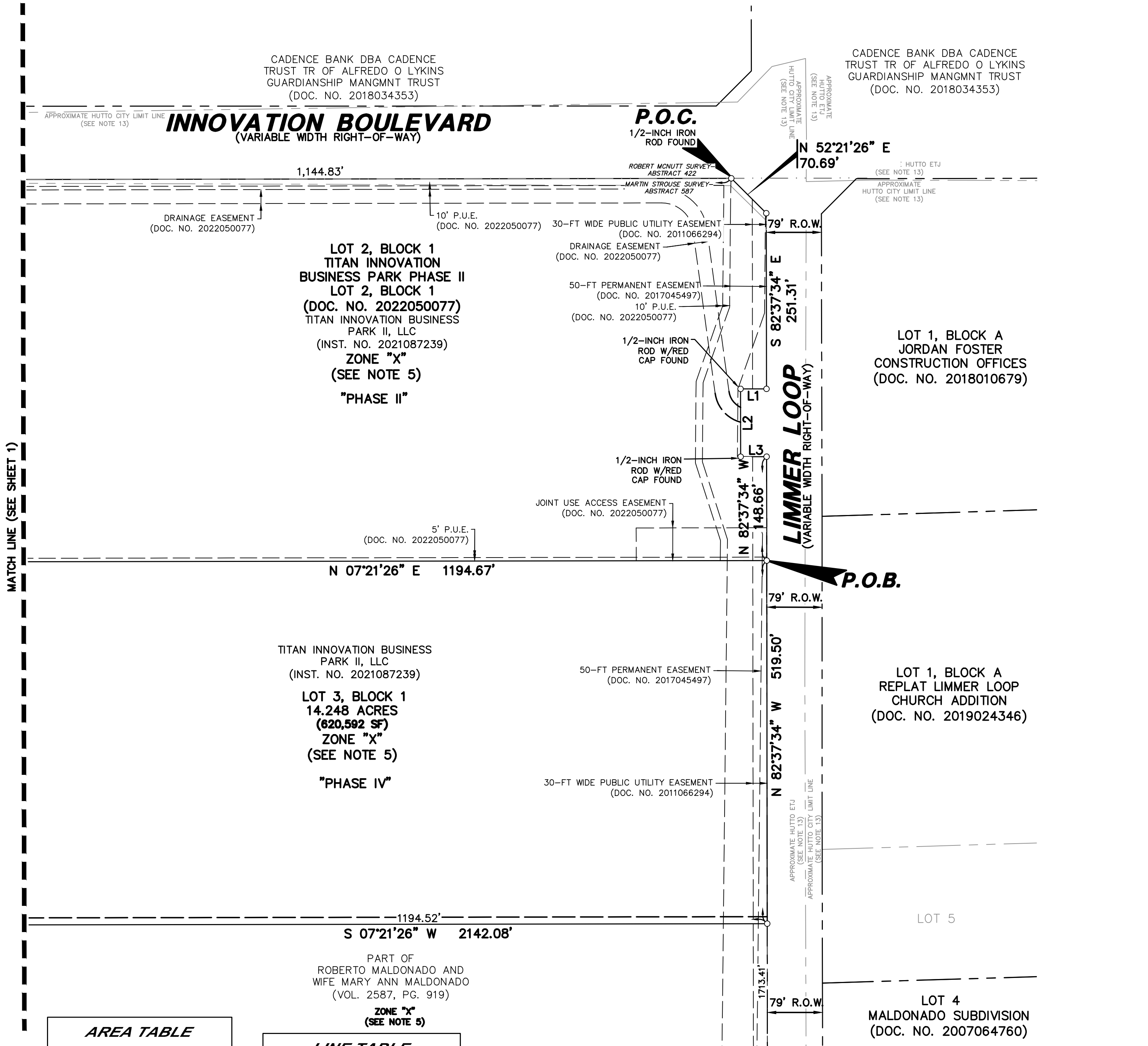
LOT 3 INTO LOTS 3-4
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 6



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

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

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AREA TABLE		
LOT	SF	ACRES
3	620,592	14.248
4	762,706	17.509
TOTAL	1,383,298	31.756

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

ENGINEER:
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AUSTIN, TEXAS 78759
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CONTACT: CLAYTON J. STROLLE

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7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: JOE IANNAONE

OWNERS:
TITAN INNOVATION BUSINESS PARK, LLC
6300 RIVERSIDE PLAZA LANE NW, SUITE 200
ALBUQUERQUE, NM 87120
PH: 210-382-3049
CONTACT: BEN SPENCER

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

VICINITY MAP
(1"=2000')

(C.M.)

CONTROLLING MONUMENT

SUBJECT PROPERTY LINE

SHARED PROPERTY LINE

PROPERTY LINE

EXISTING EASEMENT LINE

LIMITS OF FLOOD ZONE

EXIST CONTOUR

SURVEY ABSTRACT LINE

CITY LIMITS LINE

○

5/8-INCH IRON ROD W/
"PACHECO KOCH" CAP FOUND
UNLESS OTHERWISE NOTED

R.O.W.

RIGHT-OF-WAY

P.U.E.

PUBLIC UTILITY EASEMENT

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCING

NUMBER OF BLOCKS: ONE (1)

NUMBER OF LOTS: FOUR (2)

TITAN INNOVATION
BUSINESS PARK
PHASE II

PRELIMINARY PLAT REVISION #2

LOT 3 INTO LOTS 3-4

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

SHEET 2 OF 6

Pacheco Koch

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

DRAWN BY
LMG

CHECKED BY
LMG

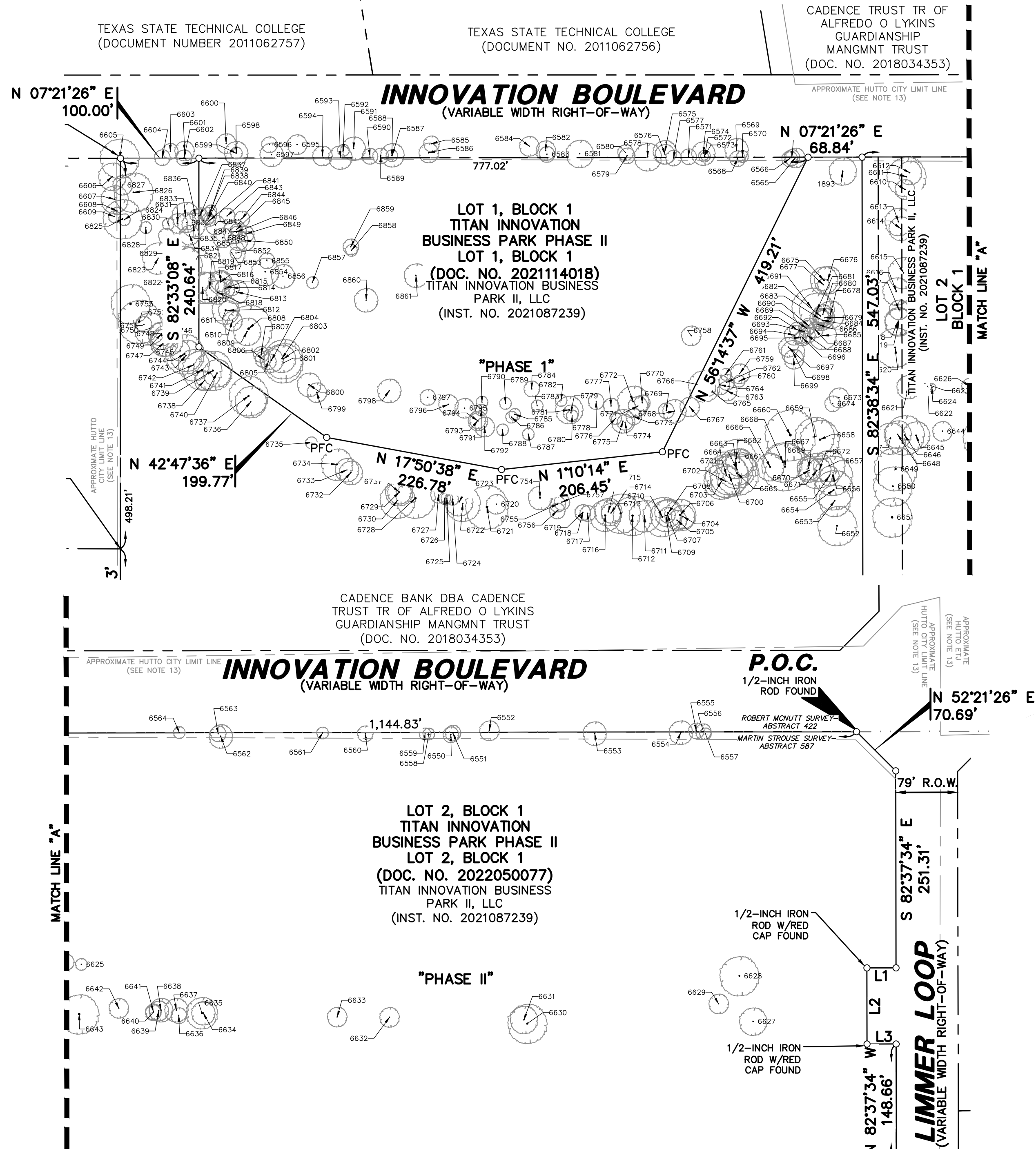
SCALE
1"=100'

DATE
APRIL 2022

JOB NUMBER
4703-21.089

Page 40 of 149

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**TITAN INNOVATION
BUSINESS PARK
PHASE II**

PRELIMINARY PLAT REVISION #2

LOT 3 INTO LOTS 3-4

LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 6

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

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CONTACT: JOE IANNAONE

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ALBUQUERQUE, NM 87120
PH: 210-382-3049
CONTACT: BEN SPENCER

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000			
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	
LMG	LMG	1"=100'	APRIL 2022	4703-21.089	

PRELIMINARY PLAT #2 - TITAN INNOVATION BUSINESS PARK PHASE II

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5/19/2022 7:34 AM
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TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
1893	14" MULTI-TRUNK WILLOW	14'
6550	12" MULTI-TRUNK HACKBERRY	12'
6551	10" OAK	10'
6552	12" MULTI-TRUNK HACKBERRY	12'
6553	10" HACKBERRY	10'
6554	10" MULTI-TRUNK HACKBERRY	10'
6555	8" MULTI-TRUNK HACKBERRY	8'
6556	6" HACKBERRY	6'
6557	6" HACKBERRY	6'
6558	6" MULTI-TRUNK HACKBERRY	6'
6559	6" HACKBERRY	6'
6560	6" MULTI-TRUNK HACKBERRY	6'
6561	8" MULTI-TRUNK HACKBERRY	8'
6562	12" MULTI-TRUNK HACKBERRY	12'
6563	6" HACKBERRY	6'
6564	6" HACKBERRY	6'
6565	10" MULTI-TRUNK HACKBERRY	10'
6566	6" HACKBERRY	6'
6567	8" HACKBERRY	8'
6568	6" HACKBERRY	6'
6569	10" MULTI-TRUNK HACKBERRY	10'
6570	6" HACKBERRY	6'
6571	10" MULTI-TRUNK HACKBERRY	10'
6572	6" HACKBERRY	6'
6573	6" HACKBERRY	6'
6574	8" MULTI-TRUNK HACKBERRY	8'
6575	12" HACKBERRY	12'
6576	8" HACKBERRY	8'
6577	6" HACKBERRY	6'
6578	10" HACKBERRY	10'
6579	6" HACKBERRY	6'
6580	8" HACKBERRY	8'
6581	10" HACKBERRY	10'
6582	6" HACKBERRY	6'
6583	8" HACKBERRY	8'
6584	6" HACKBERRY	6'
6585	8" HACKBERRY	8'
6586	10" MULTI-TRUNK HACKBERRY	10'
6587	10" MULTI-TRUNK HACKBERRY	10'
6588	6" HACKBERRY	6'
6589	8" MULTI-TRUNK HACKBERRY	8'
6590	8" HACKBERRY	8'
6591	10" MULTI-TRUNK HACKBERRY	10'
6592	8" MULTI-TRUNK HACKBERRY	8'
6593	10" MULTI-TRUNK HACKBERRY	10'
6594	8" MULTI-TRUNK HACKBERRY	8'
6595	8" HACKBERRY	8'
6596	6" HACKBERRY	6'
6597	8" HACKBERRY	8'
6774	9" OAK	9'
6775	8" RED BUD	8'
6776	6" RED BUD	6'
6777	8" RED BUD	8'
6778	6" HACKBERRY	6'
6779	8" RED BUD	8'
6780	6" MULTI-TRUNK HACKBERRY	6'
6781	20" MULTI-TRUNK ASH	20'
6782	6" HACKBERRY	6'
6783	8" RED BUD	8'
6784	12" MULTI-TRUNK CEDAR ELM	12'
6785	7" OAK	7'
6786	8" OAK	8'
6787	6" HACKBERRY	6'
6788	8" MULTI-TRUNK RED BUD	8'
6789	6" ASH	6'

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

TREE TABLE		
POINT NO.	DESCRIPTION	CRITICAL ROOT ZONE (CRZ)
6835	12" RED BUD	12'
6838	12" OAK	12'
6839	6" ASH	6'
6840	9" RED BUD	9'
6841	6" RED BUD	6'
6842	16" RED BUD	16'
6843	8" MULTI-TRUNK RED BUD	8'
6844	10" MULTI-TRUNK RED BUD	10'
6845	8" RED BUD	8'
6846	8" OAK	8'
6847	10" RED BUD	10'
6848	12" RED BUD	12'
6849	8" HACKBERRY	8'
6850	10" RED BUD	10'
6851	16" MULTI-TRUNK OAK	16'
6852	7" RED BUD	7'
6853	12" RED BUD	12'
6854	16" RED BUD	16'
6855	6" RED BUD	6'
6856	8" RED BUD	8'
6857	6" WILLOW	6'
6858	8" MULTI-TRUNK WILLOW	8'
6859	8" MULTI-TRUNK WILLOW	8'
6860	10" MULTI-TRUNK WILLOW	10'
6861	8" MULTI-TRUNK WILLOW	8'
6617	12" HACKBERRY	12'
6618	12" HACKBERRY	12'
6619	12" HACKBERRY	12'
6620	24" MULTI-TRUNK HACKBERRY	24'
6621	12" HACKBERRY	12'
6622	6" HACKBERRY	6'
6623	6" HACKBERRY	6'
6624	6" HACKBERRY	6'
6625	10" MULTI-TRUNK OAK	10'
6626	6" HACKBERRY	6'
6627	14" MULTI-TRUNK HACKBERRY	14'
6628	20" MULTI-TRUNK MESQUITE	20'
6629	8" WILLOW	8'
6630	24" HACKBERRY	24'
6631	14" HACKBERRY	14'
6632	10" HACKBERRY	10'
6633	8" HACKBERRY	8'
6634	10" HACKBERRY	10'
6635	24" MULTI-TRUNK HACKBERRY	24'
6636	8" HACKBERRY	8'
6637	12" MULTI-TRUNK HACKBERRY	12'
6638	12" MULTI-TRUNK HACKBERRY	12'
6639	14" MULTI-TRUNK HACKBERRY	14'
6640	8" HACKBERRY	8'
6641	6" HACKBERRY	6'
6642	8" HACKBERRY	8'
6643	30" MULTI-TRUNK HACKBERRY	30'
6644	10" HACKBERRY	10'
6645	16" HACKBERRY	16'
6646	18" MULTI-TRUNK HACKBERRY	18'
6647	20" MULTI-TRUNK HACKBERRY	20'
6648	12" HACKBERRY	12'
6649	24" HACKBERRY	24'
6650	20" MULTI-TRUNK HACKBERRY	20'
6651	30" HACKBERRY	30'
6652	20" HACKBERRY	20'
6653	12" HACKBERRY	12'
6654	20" HACKBERRY	20'
6655	8" HACKBERRY	8'
6656	30" MULTI-TRUNK HACKBERRY	30'

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

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

**TITAN INNOVATION
BUSINESS PARK
PHASE II**
PRELIMINARY PLAT REVISION #2
LOT 3 INTO LOTS 3-4
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 6



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

DRAWN BY
LMG

CHECKED BY
LMG

SCALE
NONE

DATE
APRIL 2022

JOB NUMBER
4703-21.089

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

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

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: JOE IANNAONE

OWNERS:
TITAN INNOVATION BUSINESS PARK, LLC
6300 RIVERSIDE PLAZA LANE NW, SUITE 202
ALBUQUERQUE, NM 87120
PH: 210-382-3049
CONTACT: BEN SPENCER

DESCRIPTION OF PROPERTY:

DESCRIPTION of a 31.757 acre (1,383,298 square foot) tract of land situated in the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Titan Innovation Business Park II, LLC recorded in Instrument Number 2021087239 of the Official Public Records of Williamson County, Texas; said 31.757 acre (1,383,298 square foot) tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found at the south end of a right-of-way corner clip at the intersection of the south right-of-way line of Limmer Loop (a variable width right-of-way) and the east right-of-way line of Innovation Boulevard (a variable width right-of-way); said point also being the northwest corner of Lot 2, Block 1, Titan Innovation Business Park Phase II Lot 2, Block 1 an addition to the City of Hutto, Texas according to the plat recorded in Document Number 2022050077 of the said Official Public Records; said point also being the northwest corner of the said Titan Innovation tract;

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

THENCE, along the said south line of Limmer Loop, the north line of the said Lot 2 and the north line of the said Titan Innovation tract the following six (6) calls:

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

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

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

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

South 82 degrees, 37 minutes, 34 seconds East, a distance of 148.66 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for the POINT OF BEGINNING:said point being the northeast corner of the said Lot 2;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 519.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for the northeast corner of the said Titan Innovation tract;

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

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

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

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

THENCE, into and across the said said Titan Innovation tract and along the east line of the Lot 1, Block 1 the following four (4) calls:

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

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

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

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

THENCE, North 07 degrees, 21 minutes, 26 seconds East, along the said east line of Innovation Boulevard and the west line of the said Titan Innovation tract, a distance of 68.84 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the southwest corner of the said Lot 2;

THENCE, South 82 degrees, 38 minutes, 34 seconds East, departing the said east line of Innovation Boulevard, the west line of the said Titan Innovation tract and along the south line of the said Lot 2 a distance of 547.03 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for the southeast corner of said Lot 2;

THENCE, North 07 degrees, 21 minutes, 26 seconds East along the east line of the said Lot 2 a distance of 1,194.67 feet to the POINT OF BEGINNING;

CONTAINING: 31.757 acres or 1,383,298 square feet or of land, more or less.

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

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

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: JOE IANNAONE

OWNERS:
TITAN INNOVATION BUSINESS PARK, LLC
6300 RIVERSIDE PLAZA LANE NW, SUITE 200
ALBUQUERQUE, NM 87120
PH: 210-382-3049
CONTACT: BEN SPENCER

OWNER'S CERTIFICATION

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS

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

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

BY: TIBP PHASE II MANAGEMENT, LLC
ITS MANAGER

BY: TITAN LONE STAR, LLC
ITS MANAGER

BY: _____
BEN SPENCER, MANAGER

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

PLANNING AND ZONING COMMISSION CHAIR SIGNATURES

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ___ DAY OF _____, 2022.

(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE

DATE

TITAN INNOVATION
BUSINESS PARK
PHASE II

PRELIMINARY PLAT REVISION #2

LOT 3 INTO LOTS 3-4
LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 6



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

DRAWN BY
LMG

CHECKED BY
LMG

SCALE
NONE

DATE
APRIL 2022

JOB NUMBER
4703-21.089

CSTROLLE
6/1/2022 3:29 PM
M:\DWG-47\4703-21.089\DWG\SURVEY C3D 2018\4703-21.089PP-2.DWG

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES
 - a. WITHIN CCN
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:
 - a. ULTIMATE FLOODPLAIN
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN
 - iii. A PORTION OF THIS TRACT IS 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 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. THIS SUBDIVISION WILL BE ZONED: INDUSTRIAL.
11. DETENTION FOR LOT 1, BLOCK 1, SHALL BE PROVIDED ON LOT 4, BLOCK 1 AND PROPOSED POND SHALL BE A DRAINAGE EASEMENT. IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE IMPERVIOUS COVER IS PLACED ON LOT 1.
12. THE DETENTION POND IN LOT 4, BLOCK 1 SHALL BE OWNED BY THE OWNERS OF LOT 4, BLOCK 1 AND SHALL BE MAINTAINED BY THE OWNERS OF LOT 1, 2, 3 AND 4, BLOCK 1.

NOTES CONTINUED

13. SEE SHEET 3 OF 5 FOR TREE TABLE.
14. CITY LIMIT AND ETJ LINES ARE APPROXIMATE, INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (https://www.huttotx.gov/departments/gis/gis_layers.php), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
15. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
16. A 10' P.U.E. IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
17. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
18. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
 - WATER: CITY OF HUTTO
 - SEWER: CITY OF HUTTO
 - ELECTRIC: ONCOR ELECTRIC DELIVERY
20. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
21. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED ON LOT 4 TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
23. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
24. JOINT USE ACCESS EASEMENT IS NEEDED IF ACCESS ONTO LIMMER LOOP.
25. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

TITAN INNOVATION
BUSINESS PARK
PHASE II

PRELIMINARY PLAT REVISION #2

LOT 3 INTO LOTS 3-4

LOCATED IN THE CITY OF HUTTO
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 6 OF 6

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

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

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: JOE IANNAcone

OWNERS:
TITAN INNOVATION BUSINESS PARK, LLC
6300 RIVERSIDE PLAZA LANE NW, SUITE 200
ALBUQUERQUE, NM 87120
PH: 210-382-3049
CONTACT: BEN SPENCER



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

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

PRELIMINARY PLAT #2 - TITAN INNOVATION BUSINESS PARK PHASE II

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider action on the proposed Hutto Crossing Phase 4 Section 11 Lot 1 Replat 1.588 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Hutto Crossing Phase 4 is a proposed mixed-use subdivision, being a portion of the Hutto Crossing holdings east of SH 130.

Hutto Crossing Phase 4 preliminary plat was approved by the City in February 2016. The final plat for Phase 4 Section 11 two commercial lots (Kiddie Academy) along Chris Kelley Boulevard was approved in June 2019. This replat proposes to divide Lot 1 into two commercial lots.

WEST: Hutto Crossing, North Creek Apartments

NORTH: Hutto Crossing, Circle K Convenience Store with Gas

EAST: FM 685, Big Red Carwash and Golden Chick Restaurant

SOUTH: Hutto Crossing, North Creek Apartments

The site has utilities available and no additional access from FM 685 will be permitted.

SUMMARY OF REQUEST:

STAFF REVIEW:

Notice of the public hearing was sent to 7 adjacent property owners and to date no responses have been received.

This replat has been reviewed and all City comments have been addressed. The replat is in compliance with the applicable subdivision regulations and in conformance with the PUD.

Staff recommends approval of the proposed replat.

FINANCIAL IMPACT:

AGENDA ITEM REPORT

4.5.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hutto Crossing Phase 4 Sec 11 Lot 1 Replat
2. Aerial View

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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

PLANNING AND ZONING COMMISSIONER CHAIR SIGNATURE	DATE
--	------

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

CITY OF HUTTO STAFF SIGNATURE _____ DATE _____

DRWCT = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
OPRWCT = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
● = IRON PIN FOUND
○ = SET 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM
#5348 PROP. COR." UNLESS OTHERWISE NOTED
C = CENTERLINE ROAD

NOTE: PLAT NOTES (SEE PAGE 2 OF 2)
APPLY TO EACH SHEET OF THIS MULTIPLE
PAGE PLAT

A north arrow pointing upwards and a graphic scale bar. The scale bar is marked with 0, 40', and 80'. Below the scale bar, the text reads: SCALE: 1"=40'.



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

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

STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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

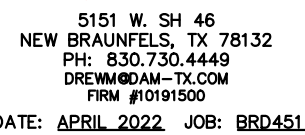


WGL
WGLinc.com

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

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

DEPUTY

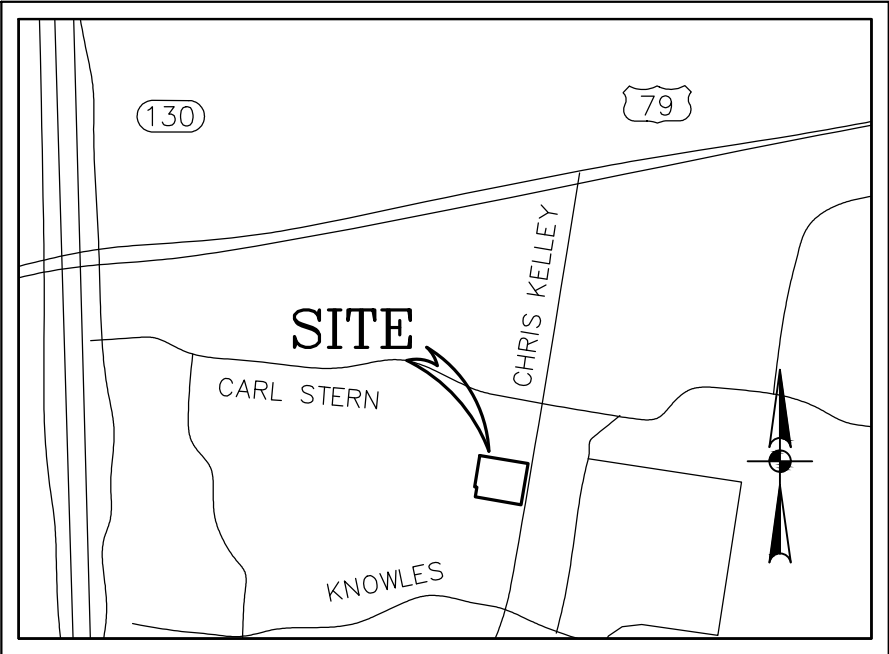


Drawing Name: C:\Users\Mandi\Dropbox (DAM Survey)\Jen\PROJECTS\BRD\BRD451 - HUTTO LOT 1\PLAT\BRD451 - HUTTO LOT 1\ADVANCE- PLAT- REV 052622.dwg User: Mandi May 26, 2022 - 8:14am

RESUBDIVISION PLAT ESTABLISHING

"HUTTO CROSSING PHASE 4, SECTION 11, LOT 1"

BEING A 1.588 ACRE TRACT OF LAND SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS,
BEING THAT SAME CERTAIN TRACT OF LAND PREVIOUSLY PLATTED AS LOT 1, BLOCK "A", HUTTO
CROSSING PHASE 4, SECTION 11 FINAL PLAT, AND RECORDED IN DOCUMENT NO. 2019076242, OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO HUTTO CROSSING PUD REQUIREMENTS, AS AMENDED.
3. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE HUTTO CROSSING PUD REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE HUTTO CROSSING PUD REQUIREMENTS, AS AMENDED.
7. 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.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO, TEXAS

WASTEWATER: CITY OF HUTTO, TEXAS

ELECTRIC: ONCOR

GAS SERVICE: ATMOS ENERGY

10. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
12. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
13. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85% PER THE HUTTO CROSSING PUD (3.5.3.2).
14. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. # _____.
15. THIS SUBDIVISION IS ZONED HUTTO CROSSING PUD ORDINANCE O-19-04-187A
16. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE HUTTO CROSSING PUD, AS AMENDED.

LEGEND:

- DRWCT = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
OPRWCT = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
● = IRON PIN FOUND
○ = SET 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
℄ = CENTERLINE ROAD

DAMAWYER
LAND SURVEYING
5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREW@DAM-TX.COM
FIRM #10191500

DATE: APRIL 2022 JOB: BRD451

NOTE: PLAT NOTES APPLY TO EACH SHEET
OF THIS MULTIPLE PAGE PLAT



AGENDA ITEM REPORT

4.6.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a 4.3 acre parcel that is part of the Emory Farms Commercial Addition, more particularly Lots 2, 3, 4 and 5, Block A that was platted in 2007. In July of 2019 a Specific Use Permit (SUP) was approved for a hotel in the B-1 zoning district with a maximum height of 35'. The SUP expired in July 2020.

The same applicants requested a Planned Unit Development (PUD) zoning change for B-1 plus lodging, restaurants and daycare to be permitted with a SUP. The original PUD was approved in February 2020. The PUD included a 111 room 4-story hotel. However, the height limit remained at 35'. The hotel was oriented perpendicular to Ed Schmidt Boulevard, limiting the exposure to the adjacent Emory Farms subdivision to the west.

WEST: Emory Farms Subdivision
NORTH: Amazing Explorers Academy
EAST: Hutto Discovery Church
SOUTH: Commercial Multi-tenant Building

SUMMARY OF REQUEST:

The current proposal is to amend the original development standards in the PUD to add the appropriate height requirements for Lots 4 and 5 to permit a four-story hotel. Lots 2 and 3 remain at 35' height. They have also included an additional height of 12' for parapets. The SUP requirement for lodging has been removed at the request of staff due to the redundancy it would create with the PUD. The parking for lodging has been decreased to one space per unit to allow for a complete reduction of parking along the adjacent residential lots.

The proposed site plan has been altered, but maintains the perpendicular alignment to Ed Schmidt Boulevard. The parking has been removed along the back fence and a 62' distance has been maintained from the structure and the Emory Farm subdivision.

AGENDA ITEM REPORT

4.6.



The spacing between driveways is 170' which is less than the required driveway spacing of 425' for speed limits of 50 miles per hour. The applicants are requesting a driveway variance and a replat of Lots 4 and 5.

STAFF REVIEW:

75 property owners within 600' were notified of the request and to date, staff has received three in favor and two in opposition.

The PUD request meets the PUD criteria as outlined below:

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

Staff recommends approval of the PUD revision.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.6.



ATTACHMENTS:

1. 421 Ed Schmidt Blvd - PUD - Development Plan
2. 421 Ed Schmidt Blvd - PUD - Existing PUD Redline
3. Favor(HuttoVMA)
4. Favor(Magnum)
5. Oppose (Reeves)
6. Oppose Ollervidez
7. 600' Buffer Map

Emory Farms Commercial

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

Development Plan

March 7th, 2022

Applicant:

Jack Zanger

Applicant Representative:

None

Table of Contents

1. GENERAL PROVISIONS

1.1	Title.....
1.2	Purpose and Intent.....
1.3	Applicability of City Ordinances.....
1.4	Severability.....
1.5	Amendments to Ordinance.....
1.6	Definitions.....

2. DEVELOPMENT PLAN and LAND USES

2.1	Permitted Uses in the PUD.....
2.2	Use Descriptions and Standards.....

3. DEVELOPMENT STANDARDS

3.1	General Standards.....
3.2	Landscaping.....
3.3	Streets.....
3.4	Common Open Space.....
3.5	Walls and Fencing.....
3.6	Outdoor Lighting.....

4. Exhibits

Legal Description - Exhibit A
Survey - Exhibit B
Site Plan - Exhibit C
Elevations - Exhibit D

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	
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)	Lots 4&5 = Lots 50.18 ft.(d) Lots 4&5 Parapets not to exceed 12' Lots 2&3 = 35 ft.(d)
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.
- (d) For each One (1) foot of building height, the building must be set back One (1) foot from the rear property line.

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 business service shop, print shop, retail store	1 per 400 sq. ft. GFA
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 per room

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

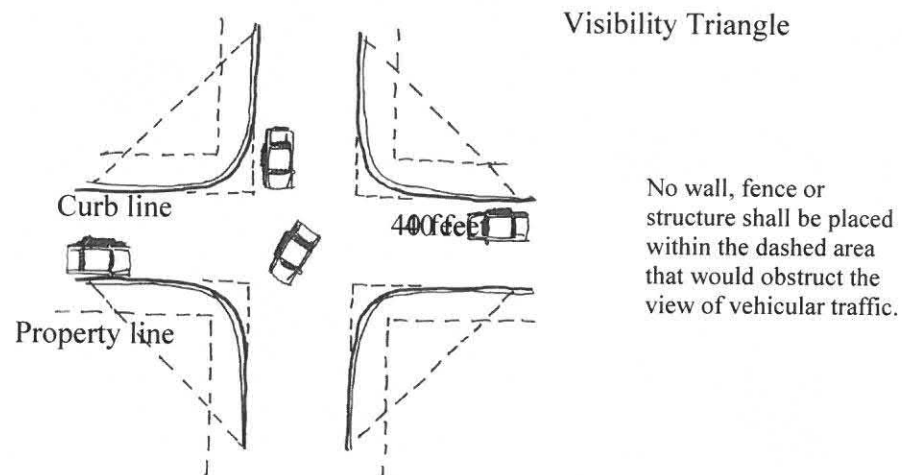
Fractional results will be rounded up when computing the number of required parking spaces.

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 compactors 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.

4. Exhibits

Legal Description – Exhibit A

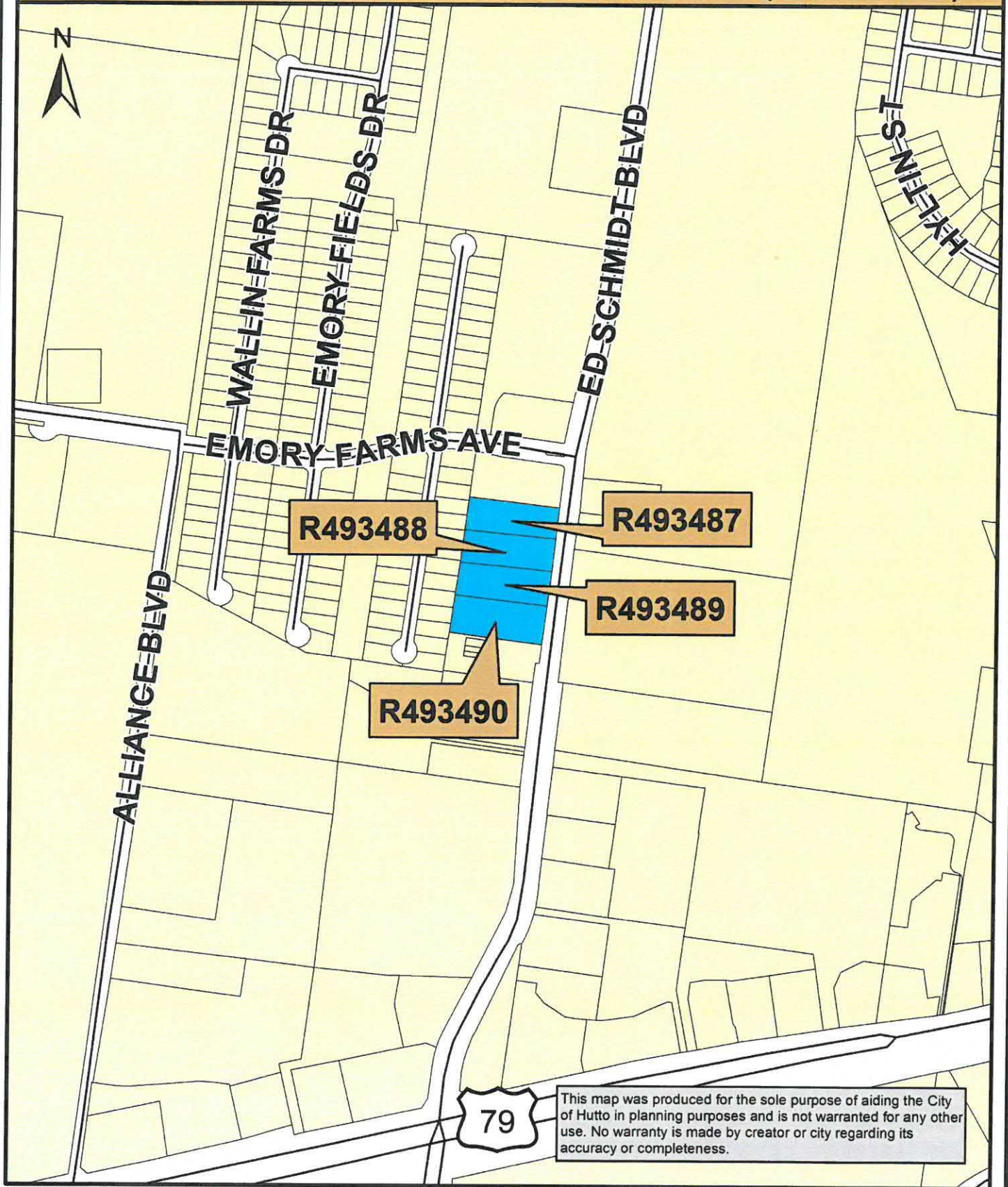
Survey – Exhibit B

Site Plan - Exhibit C

Elevations – Exhibit D

Exhibit A – Legal Description

411, 421, 431, 441 Ed Schmidt Boulevard (4.30 Acres)



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

Maps\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

12/12/2019 -- 1:41:45 PM



0 250 500 1,000
Feet

411, 421, 431, 441 Ed Schmidt Boulevard (4.30 Acres)

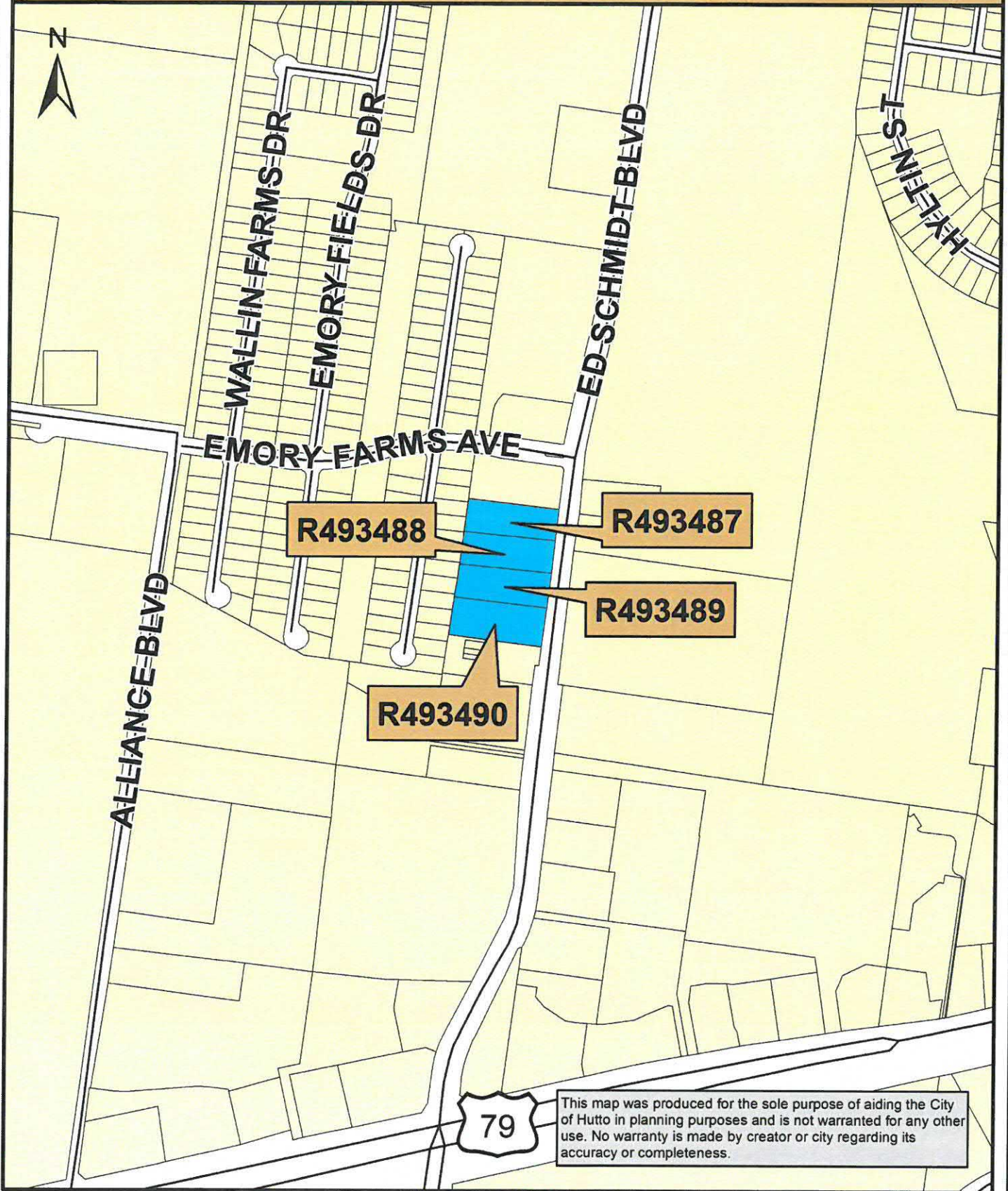
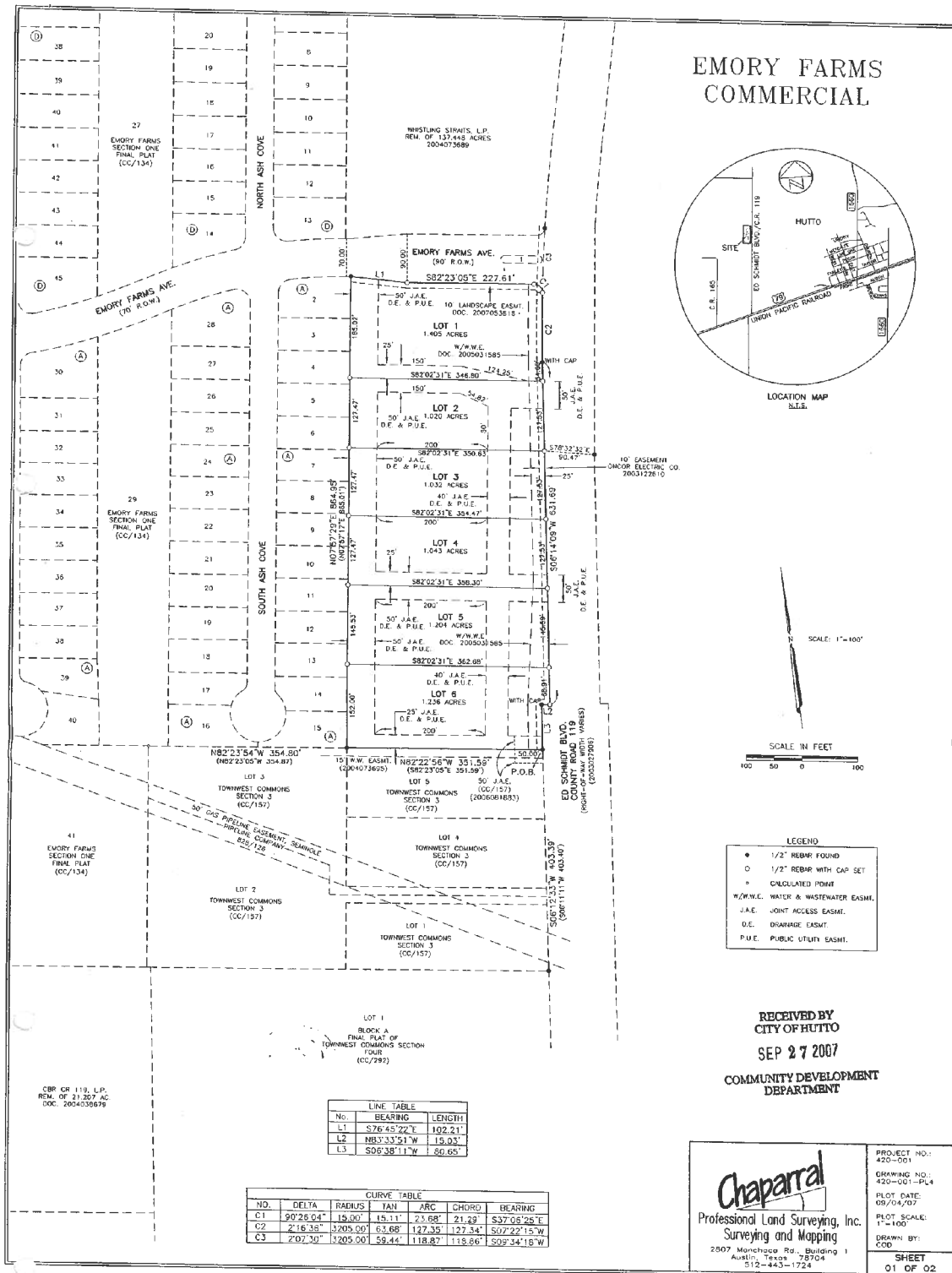


Exhibit B – Survey



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

THAT CDR 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. 2004073888 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
CDR CR 119, L.P.
519 TRADESMAN'S PARK DRIVE
HUTTO, TX 78044
512-759-2753

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.

Laura J. Kelley
LAURA J. KELLEY, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SIGNATURE AND DATE

3/1/11 DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS

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 DURING DANIEL'S COMPLIANCE WITH THE SURVEYING ORDINANCES OF THE CITY OF HUTTO, TEXAS.

Clark O. Daniel, Jr.
CLARK O. DANIEL, JR., R.L.S. NO. 3581

9-09-2007
DATE



STATE OF TEXAS

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, 1994, AND SHOWN HEREON.

Barry Campbell
BARRY CAMPBELL, P.E.
TEXAS REGISTRATION NO.
7115 PARKVIEW ROAD, SUITE 212
AUSTIN, TEXAS 78757
512-452-4008



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, 1983/83 HARN VALUES FROM LOCAL 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 ONE-SIDE 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. (CR 119) AND EMORY FARMS AVE IS RESTRICTED TO LOCATIONS SHOWN. RECIPROCAL ACCESS AGREEMENT DOCUMENT IS RECORDED IN 2004073888, 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
KENNETH L. LOVE

9/5/2007
DATE

Debbie Gault
CITY SECRETARY DEBBIE GAULT

9-8-07
DATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

I, NANCY WINTER, 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 2ND DAY OF JULY 2007, AT 1:25 O'CLOCK P.M., AND DULY RECORDED THIS 2ND DAY OF SEPTEMBER 2007, A.D., AT 1:25 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.

BY: *William W. Huhling*
WILLIAM W. HUHLING, 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 CDR CR 119, L.P., BY SPECIAL WARRANTY DEED DATED SEPTEMBER 15, 2004 AND RECORDED SEPTEMBER 20, 2004 IN DOCUMENT NO. 2004073888 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 southwest 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°22'30" 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 southwest 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°57'25" 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 804.95 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 northeast 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 79°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 23.60 feet and chord which bears South 77°06'29" East, a distance of 21.29 feet to a 1/2" rebar with cap set for a point of curvature in the east 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 3305.00 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 08°14'06" West, a distance of 631.69 feet to a 1/2" rebar with cap set;
6. North 83°33'31" West, a distance of 15.03 feet to a 1/2" rebar with cap found;
7. South 08°18'11" West, a distance of 30.65 feet to the POINT OF BEGINNING, containing 6.940 acres of land, more or less.

CABINET DD

SLIDE 337

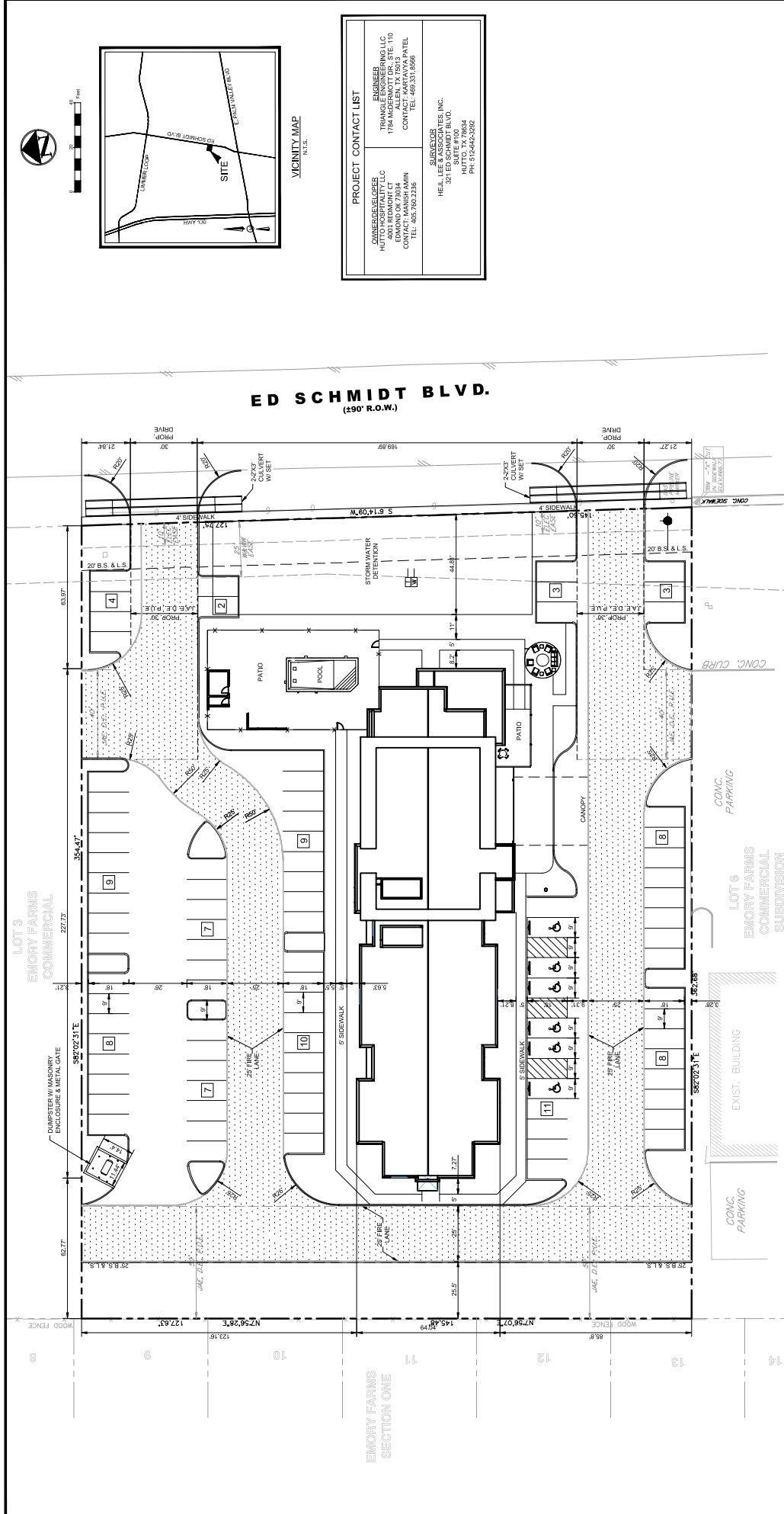
RECEIVED BY
CITY OF HUTTO
SEP 27 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Monchoff Rd., Building 1
Austin, Texas 78706
512-443-1724

PROJECT NO.:
420-001
DRAWING NO.:
420-001-R-4
PLOT DATE:
09/04/07
PLOT SCALE:
1"=100'
DRAWN BY:
COD
SHEET
02 OF 02

Exhibit C – Site Plan



SITE LEGEND	
CONCRETE CURB	WOODMENTYPOLY SIGN
SAWCUT LINE	HANDICAP SIGN
FENCE	HANDICAP SIGN
FIRE LANE	BOLLARD
STRIPING	TRAFFIC ARROW
PARKING SPACES	FIRE HYDRANT
DUMPSTER	
LIGHT POLE	

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS	1
GROSS SITE AREA	2.24 ACRES OR 97,873 S.F.
EXISTING ZONING	PUD
PROPOSED ZONING	RETIRED PUD
BUILDING AREA	4
NUMBER OF STORIES	4
BUILDING HEIGHT	52.1 FT
REGULAR PARKING REQUIRED	107 PARKING SPACES
(1 PER ROOM)	
REGULAR PARKING PROVIDED	107 PARKING SPACES
(1 PER ROOM)	
HANDICAP PARKING PROVIDED	6 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	107 PARKING SPACES

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
PUBLIC UTILITY EASEMENT	P.U.E.
ACCESS EASEMENT	A.E.
SEWER EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICITY EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.

Know what's below.
Call before you dig.

811

Call before you dig.

811

Call before you dig.

811

Call before you dig.

SITE PLAN	
TOWNPLACE SUITES	411 ED SCHMIDT BLVD.
CITY OF HUTTO	WILLIAMSON, TEXAS
Triangle Engineering Construction Management 11000 Highway 101, Suite 100, Houston, TX 77060 T: 408.333.0001 F: 408.333.0001 E: info@triangle-engineering.com	
DATE	05-12-2022
SCALE	AS SHOWN
PROJECT NO.	005-20
SHEET NO.	3

PROJECT CONTACT LIST	
OWNER/DEVELOPER	TRIANGLE ENGINEERING, LLC
1754 N. GERRITT ST., STE. 110	
EDMONT, OK 73120	
CONTACT: KYLE PATTEL	
TEL: 405.760.2238	
OWNER/DEVELOPER	HEIL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD.	
HUTTO, TX 78634	
PH: 512.442.3282	

VICINITY MAP	

PROJECT CONTACT LIST	
OWNER/DEVELOPER	TRIANGLE ENGINEERING, LLC
1754 N. GERRITT ST., STE. 110	
EDMONT, OK 73120	
CONTACT: KYLE PATTEL	
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TEL: 405.760.2238	
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321 ED SCHMIDT BLVD.	
HUTTO, TX 78634	
PH: 512.442.3282	

Exhibit D – Elevations

[illegible]

Information contained on this drawing and in all digital files associated is authorized for use on the project named herein only and is the property of MISHRA ARCHITECTURE PLLC and may not be reproduced in any manner without express written or verbal permission from authorized individuals. Original drawing is 24"x36" and scales are as indicated. © 2020 MISHRA ARCHITECTURE PLLC

Hutto Hospitality
LLC

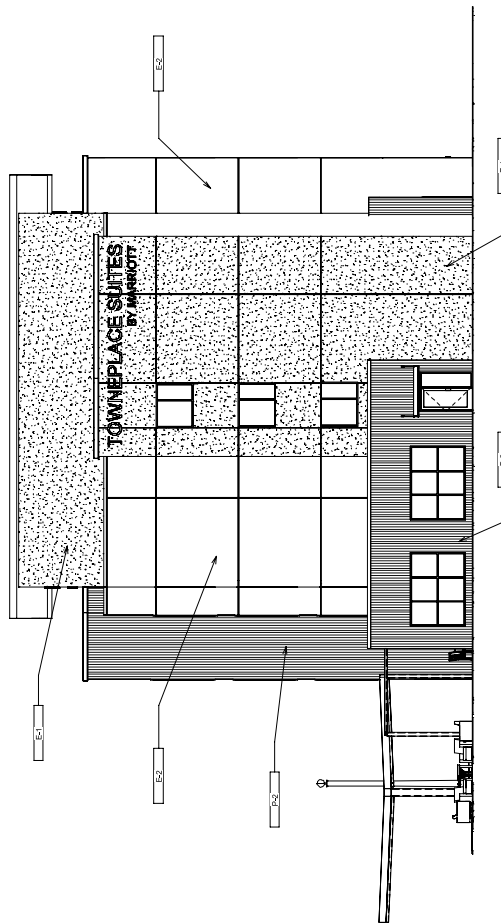
TownePlace Suites
by Marriott

421 Ed Schmidt Blvd.

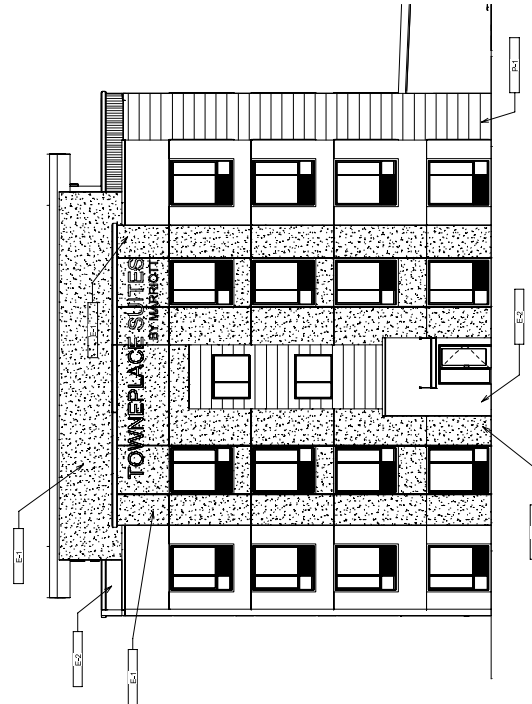
Drawing Title
Exterior ElevationsPhase
Schematic Design

Sheet No. **A302**

Published for
Review



① East Elevation
1' 8" = 1'-0"



② West Elevation
 $1\frac{1}{8}" = 1'-0"$

EXTERIOR WALL LEGEND

- A-1 E-1 F-1 FINE FINISH COLOR: BENJAMIN MOORE "WEIMARANER" NO. 4F-155
P-1 FIBER CEMENT: NICHHA ILLUMINATION SERIES PREFINISHED "CARRIAGE RED" BACOW 250
A-2 E-2 F-2 FINE FINISH COLOR: BENJAMIN MOORE "SHAKESPEARE TAN" NO. 228
P-2 FIBER CEMENT: NICHHA ROUGH SAWN SERIES PREFINISHED "TOBACCO" EPC47N
A-1 FIBER CEMENT: ALUMINUM COPING: AAMA 2605 TO MATCH BENJAMIN MOORE "BUCKHORN" NO. 387
P-1 PREFINISHED ALUMINUM COPING: AAMA 2605 TO MATCH ADJACENT WALL COLOR
A-3 PREFINISHED ALUMINUM COPING: AAMA 2605 TO MATCH NICHHA "WHITE DIAMOND" EDR83-CUS
P-3 PREFINISHED ALUMINUM COPING: AAMA 2605 TO MATCH ADJACENT WALL COLOR

GENERAL CONTRACTOR TO SUBMIT ALL EXTERIOR MATERIAL SAMPLES TO ARCHITECT AND MARRIOTT FOR APPROVAL BEFORE ORDERING OR INSTALLATION

CITY OF HUTTO, TEXAS

ORDINANCE NO. O-20-02-06-12A

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 4.30 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS 411, 421, 431, 441 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 7th day of January, 2020, and;

WHEREAS, on the 16th day of January, 2020, 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 411, 421, 431, 441 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.

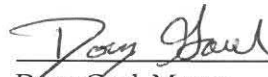
SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **16th** day of **January, 2020** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **6th** day of **February, 2020** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS



Doug Gaul, Mayor

Attest:

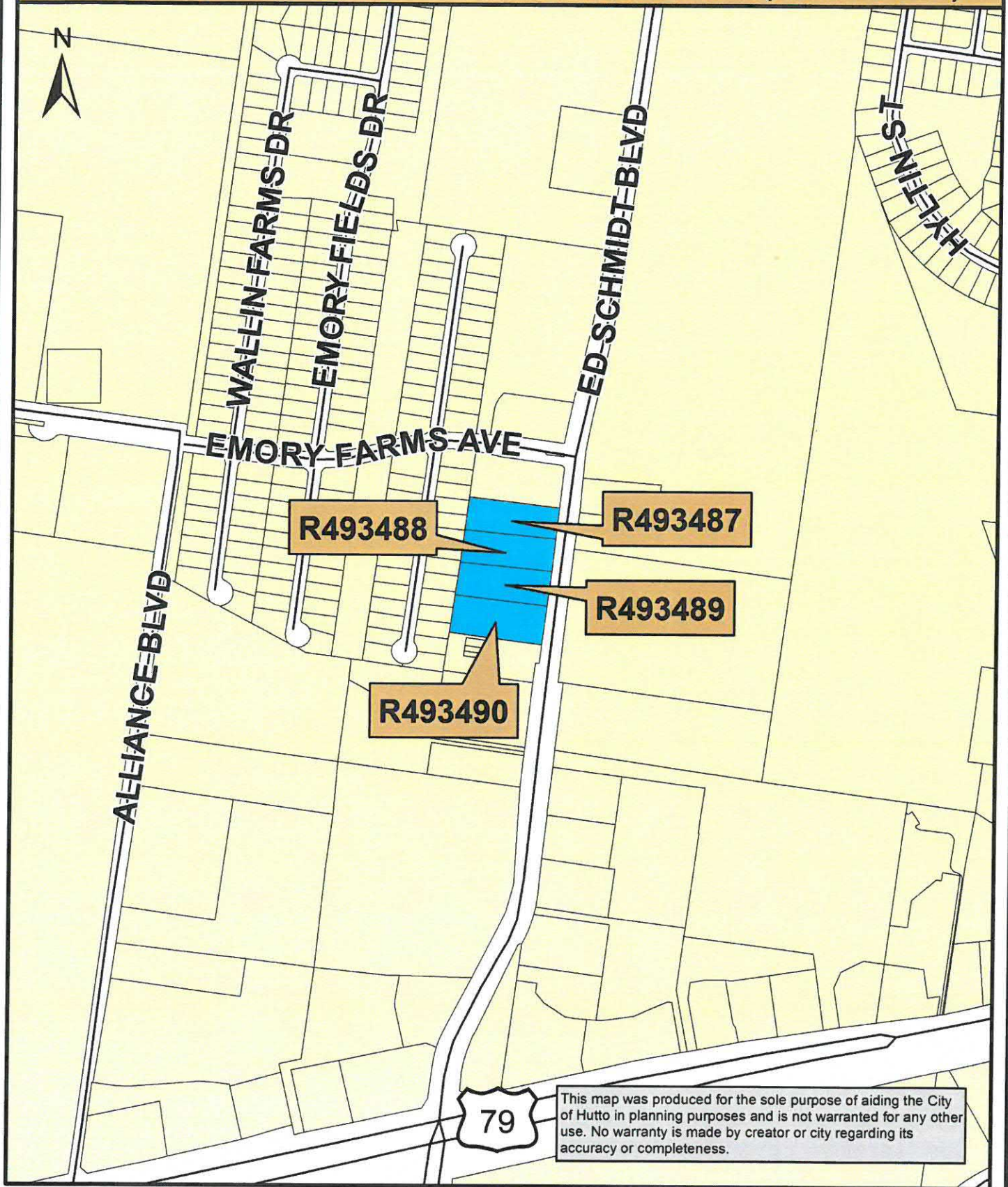


Stacy Schmitt, Appointed City Secretary



Exhibit A – Legal Description

411, 421, 431, 441 Ed Schmidt Boulevard (4.30 Acres)



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

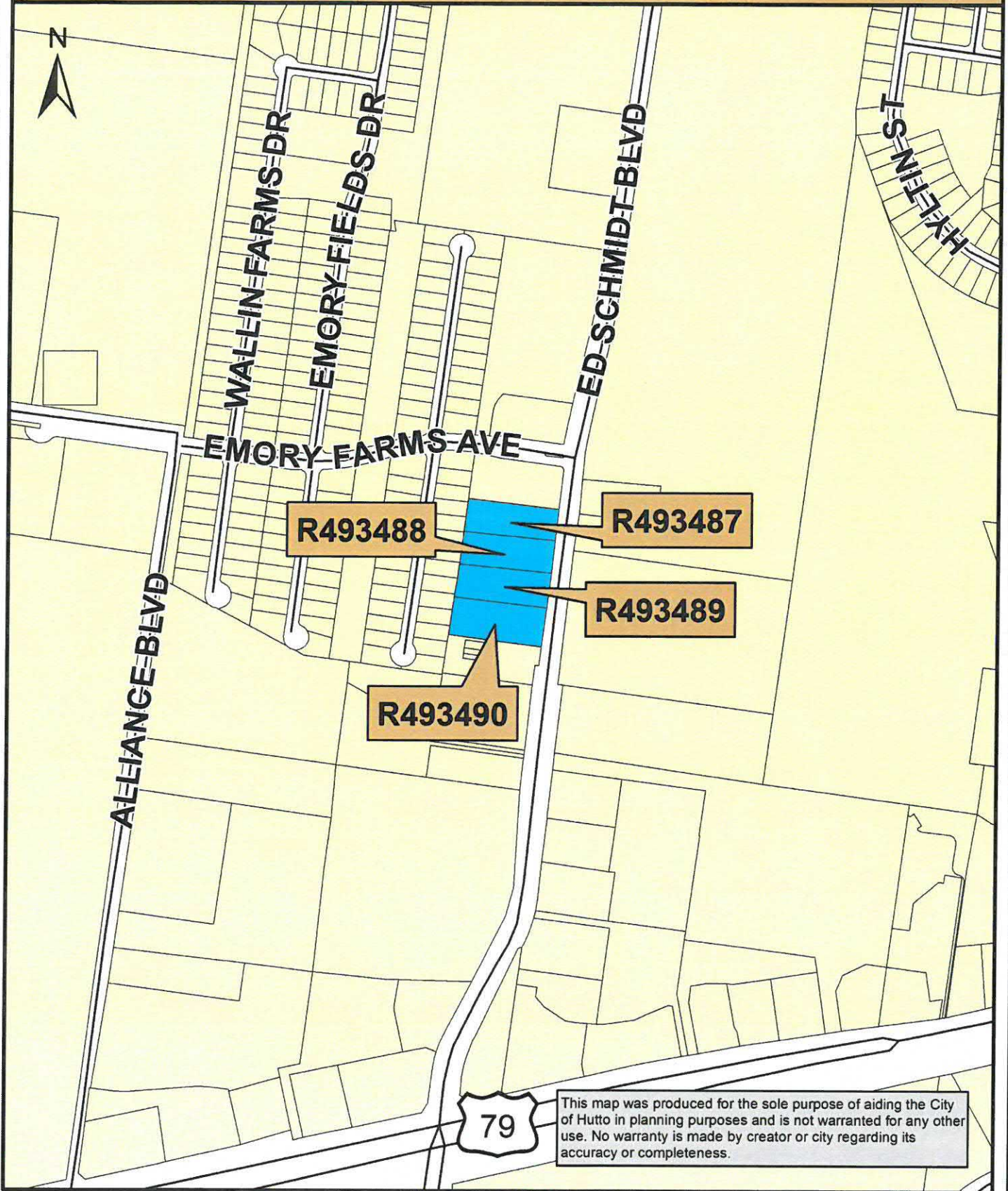
Maps\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

12/12/2019 -- 1:41:45 PM



0 250 500 1,000
Feet

411, 421, 431, 441 Ed Schmidt Boulevard (4.30 Acres)



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\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

12/12/2019 - 1:41:45 PM

Page 38 of 52

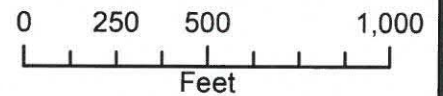


Exhibit B – Survey

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EMORY FARMS COMMERCIAL

CABINET DD



LOCATION MAP

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SLIDE 336



LEGEND	
●	200' IRON PILE
○	100' IRON PILE
—	CALCULATED POINT
—	WATER & WASH PILE
—	WATER & WASH PILE
—	WATER & WASH PILE
—	WATER & WASH PILE
—	WATER & WASH PILE

Doc. # 2007082402

CURVE TABLE	
NO.	BEARING
1	S89°45'22"E
2	N88°53'51"W
3	S05°38'11"W

CURVE TABLE	
NO.	BEARING
1	S89°45'22"E
2	N88°53'51"W
3	S05°38'11"W

Professional Land Surveying, Inc.
Surveying and Mapping

2007082402

SHEET
01 OF 02

Exhibit C – Site Plan

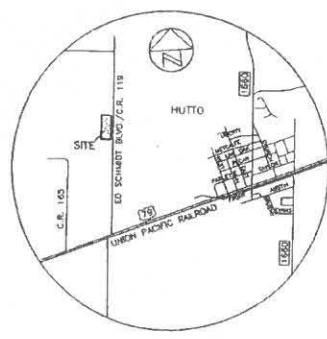
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CABINET DD

SLIDE 336

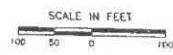
DOC. # 2007082402

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.

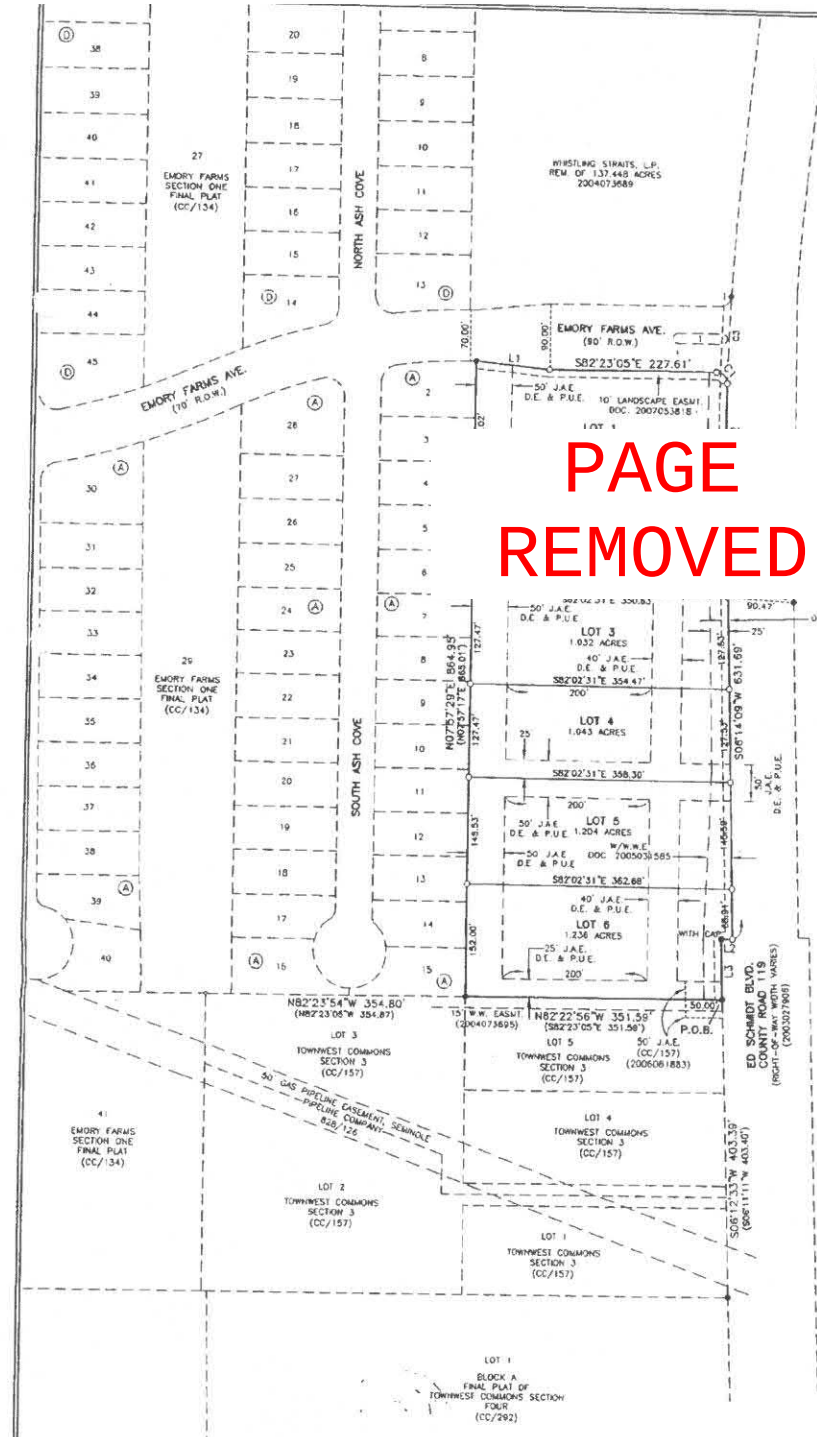
RECEIVED BY
CITY OF HUTTO
SEP 27 2007

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:	COO
SHEET	01 OF 02

PAGE
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LINE TABLE

No.	BEARING	LENGTH
L1	S76°45'22"E	102.21'
L2	N83°33'51"W	15.03'
L3	S05°38'11"W	80.65'

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	90°26'04"	15.00'	15.11'	23.68'	21.29'	S37°09'25"E
C2	2°16'35"	3205.00'	63.66'	127.35'	127.34'	S07°22'15"W
C3	2°07'30"	3205.00'	59.44'	118.87'	118.86'	S09°34'18"W

CBR CR 119, L.P.
REV. OF 21.207 AC.
DOC. 2004030679

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT CDR 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, WILLAMSON COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED, DATED SEPTEMBER 20, 2004, OF RECORD IN DOCUMENT NO. 2004073688 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON 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
CDR CR 119, L.P.
319 TRADESMAN'S PARK DRIVE
HUTTO, TX 78634
512-759-3783

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.

Laura J. Kelley NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SIGNATURE AND DATE

3/1/11 PRINTED NAME OF NOTARY AND NOTARY STAMP

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 SUBDIVISION 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. 5881

9-09-2007
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 PREPARE THE ENGINEERING AND DESIGN POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN OF THE CITY OF HUTTO, TEXAS.

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

9/8/07
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, 1983/83 MAGN 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 INTERFUSION 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. (CR 119) AND EMORY FARMS AVE. IS RESTRICTED TO LOCATIONS SHOWN. RECIPROCAL ACCESS AGREEMENT DOCUMENT IS RECORDED IN 2007022103, WILLAMSON 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 WILLAMSON COUNTY, TEXAS.

Kenneth L. Love
MAYOR KENNETH L. LOVE

9/8/2007
DATE

Debbie Chaff
CITY SECRETARY DEBBIE CHAFF

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 1:00 O'CLOCK P.M., AND DULY RECORDED THIS THE 26th DAY OF SEPTEMBER, 2007 A.D., AT 1:23 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET D.D., 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 WILLAMSON COUNTY, TEXAS.

BY *William A. Helling* DEPUTY



EMORY FARMS COMMERCIAL

METES AND BOUNDS DESCRIPTION

6,940 ACRES
NATHANIEL EDWARDS SURVEY

A DESCRIPTION OF 6,940 ACRES (302301 5/7) OF LAND IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLAMSON COUNTY, TEXAS, BEING A PORTION OF A 7,005 ACRE TRACT OF LAND DESCRIBED TO CDR CR 119, L.P., BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 15, 2004 AND RECORDED SEPTEMBER 20, 2004 IN DOCUMENT NO. 2004073688 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS; SAID 6,940 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" rebar with found in the west right-of-way line of Ed Schmidt Boulevard (CR 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 157 of the Plat Records of Williamson County, Texas;

THENCE North 82°22'35" West, with the south line of the 7,005 acre tract and the north line of said Lot 5, a distance of 331.50 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 northeast 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 23.60 feet and chord which bears South 37°06'25" 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 (CR 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:

- a. radius of 3205.00 feet, an arc length of 127.35 feet and chord which bears of 127°34' feet to a 1/2" rebar with cap found;
- of 631.68 feet to a 1/2" rebar with cap set;
- of 15.03 feet to a 1/2" rebar with cap found;
- of 80.65 feet to the POINT OF BEGINNING, containing 6,940 acres of

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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

CABINET DD

SLIDE 337

Exhibit D – Elevations

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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 - TAN

Address: 3874 Limmer

Phone: _____ Email: _____

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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

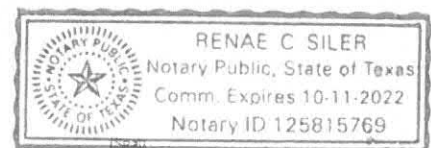
COUNTY OF Williamson

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, 2019 A.D.

Renee C. Siler
Notary Public Signature

Renee 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 request.
- ☐ List of all property owners (names and addresses) of property.

ADDITIONAL REQUIREMENTS

- ☐ Pre-application meeting with Planning and Zoning (P&Z) ZONING: SD#3 (Fire District) staff. **(Mandatory)**
- ☐ Color copy of complete plan. **REPLACED** 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 De
- Written summary for,
 - Proposed sequen
 - Proposed commu
 - Proposed transect
 - Proposed thoroughfare standards, vehicular lanes and public frontages
 - Proposed density calculations
 - Proposed special requirements
 - Proposed natural drainage standards

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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 aesthetic value, and shall outweigh any adverse impacts.
- ☐ PUD controls external effects of development including accumulation and litter; noise, 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.

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Emory Farms Commercial

City of Hutto, Texas
Planned Unit Development (PUD)

Development Plan

~~August 13, 2019~~

March 7th, 2022

Applicant:

~~Please Provide~~

Jack Zanger

Applicant Representative:

~~Please Provide~~

None

Table of Contents

1. GENERAL PROVISIONS

1.1	Title.....
1.2	Purpose and Intent.....
1.3	Applicability of City Ordinances.....
1.4	Severability.....
1.5	Amendments to Ordinance.....
1.6	Definitions.....

2. DEVELOPMENT PLAN and LAND USES

2.1	Permitted Uses in the PUD.....
2.2	Use Descriptions and Standards.....

3. DEVELOPMENT STANDARDS

3.1	General Standards.....
3.2	Landscaping.....
3.3	Streets.....
3.4	Common Open Space.....
3.5	Walls and Fencing.....
3.6	Outdoor Lighting.....

4. Exhibits

Legal Description - Exhibit B	Legal Description - Exhibit A
Land Use Plan - Exhibit C	Survey - Exhibit B
Open Space Plan - Exhibit D	Site Plan - Exhibit C
Street Cross Sections - Exhibit E	Elevations - Exhibit D

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	+
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. (d) Lots 4&5 = Lots 50.18 ft.(d) Lots 4&5 Parapets not to exceed 12' Lots 2&3 = 35 ft.(d)
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.
- (d) For each One (1) foot of building height, the building must be set back One (1) foot from the rear property line.

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 business service shop, print shop, retail store	1 per 400 sq. ft. GFA
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

1 per room

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

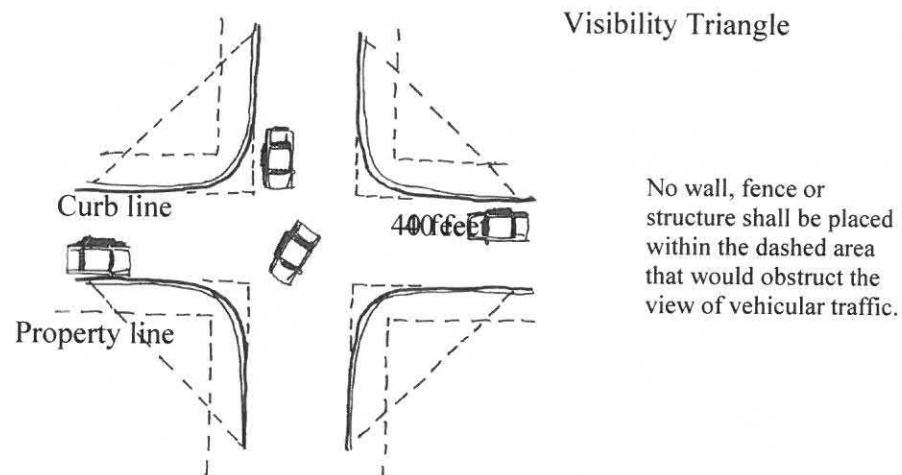
Fractional results will be rounded up when computing the number of required parking spaces.

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 compactors 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.

4. ~~3.~~ Exhibits

Legal Description – Exhibit A

Survey – Exhibit B

Site Plan - Exhibit C

Elevations – Exhibit D

These drawings were prepared by the Architect under contract to the Client. They are to be used for the purpose intended and are not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the construction of the building or for the performance of the building after it has been constructed.

FAIRFIELD INN & SUITES
 10000 W. 100th Ave.
 Suite 100
 Minneapolis, MN 55438
 (612) 938-1000

FAIRFIELD
 INN & SUITES
 Marriott

Design: Guideline Drawings
 DATE: 05/21/16
 DRAWING NO.: 10000 W. 100th Ave.
 EXTERIOR PERSPECTIVES

210

NOT FOR CONSTRUCTION
 REF: 10000 W. 100th Ave.



1 EXTERIOR PERSPECTIVE - SLATE GRAY SCHEME
 NO SCALE



2 EXTERIOR PERSPECTIVE - RICK SCHEME
 NO SCALE



3 EXTERIOR PERSPECTIVE - SOUTHWEST SCHEME
 NO SCALE

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1 FRONT EVALUATION

211

NOT FOR CONSTRUCTION

CRITERIA NOTES

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

[illegible]

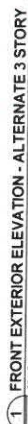
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EP1	EP2	EP3	EP4	EP5	EP6	EP7	EP8	EP9	EP10	EP11	EP12	EP13	EP14

NOT FOR CONSTRUCTION

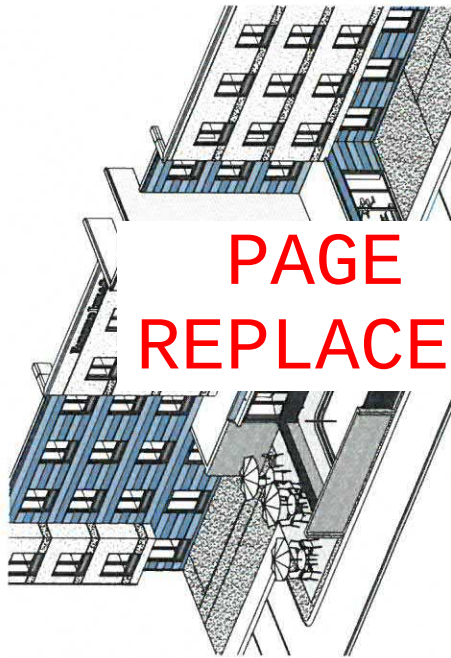
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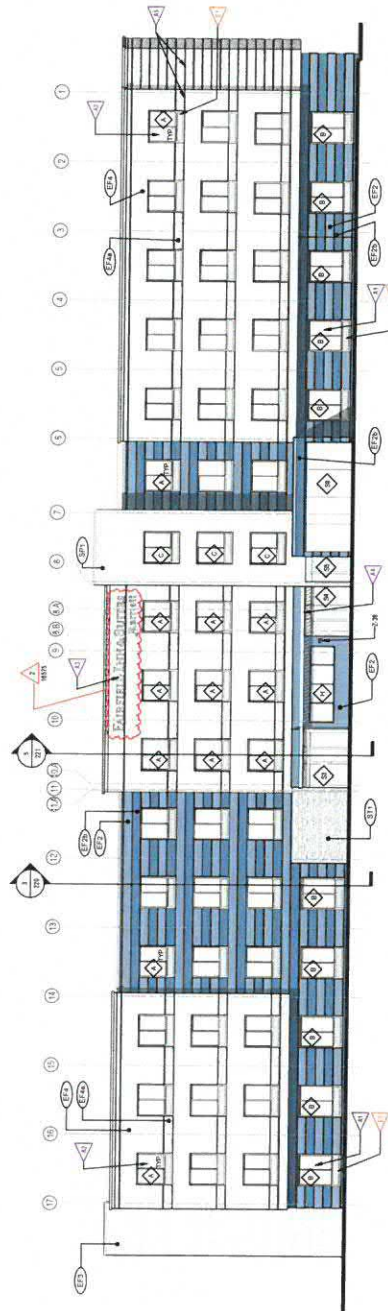


PLEASE NOTE: THE ELEVATIONS DEPICTED HERE ARE TO ILLUSTRATE THE EXTERIOR APPEARANCE FOR THE ALTERNATE 3 STORY AND 70/82 UNIT PROTOTYPE. REFER TO SHEET 211 FOR ADDITIONAL INFORMATION ON EXTERIOR ELEVATIONS.



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3D VIEW - OUTDOOR POOL



1. REAR ELEVATION - OUTDOOR POOL CONDITION
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

- A. REFER TO THE ARCHITECT'S SPECIFICATIONS FOR THE BUILDING EXTERIOR FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED.
- B. REFER TO THE EXTERIOR FINISHES FOR MATERIALS AND FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED.
- C. REFER TO THE EXTERIOR FINISHES FOR MATERIALS AND FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED.

GENERAL NOTES

- 1. THE EXTERIOR FINISHES SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES TO BE USED.
- 2. PROVIDE CONTRACTOR WITH COLORED PRINTS OF EXTERIOR FINISHES FOR ADDITIONAL CLARITY.
- 3. CONTRACTOR SHALL PROVIDE COLORED PRINTS OF EXTERIOR FINISHES FOR ADDITIONAL CLARITY.
- 4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

CRITERIA NOTES

- 1. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 2. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 3. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 4. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 5. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 6. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 7. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 8. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 9. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 10. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR

EXTERIOR FINISH KEY

- 1. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 2. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 3. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 4. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 5. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 6. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 7. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 8. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 9. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR
- 10. TYPICAL EXTERIOR WINDOW @ SPACING FLOOR

FAIRFIELD
INN & SUITES
Marriott.

Design Guidelines Drawings
DATE: 08-18-15
REVISED: 08-18-15
PROJECT: EXTERIOR ELEVATIONS

212

NOT FOR CONSTRUCTION
BLUE LINE MANUFACTURING

1 REAR ELEVATION - INDOOR POOL CONDITION

Referenced from 2024)

SCALE 392 = 1.0°

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Journal compilation © 2006 Blackwell Publishing Ltd

12

A REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MANUFACTUREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

- B. REFER TO EXTERIOR FINISHES FOR MATERIALS AND COLORS AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOWER COLOR, DOOR FRAME, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MAINTENANCE EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

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

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.

5.1 ORIGINAL EXTENDED GUESTROOM TOWER ABOVE INDOOR POOL. SEE ALSO SHEETS 207A, 201A-apt. 211 AND 211A FOR ADDITIONAL INFORMATION.

5.2 ALIGN AND COORDINATE REVEAL ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.

5.3 CONTRAIL REVEAL ALONG EXTENDED EDGE OF BUILDING.

011	TRANSLUCENT ACCENT EPS FRESH	016	TRANSLUCENT ACCENT EPS FRESH
012	DAVE EPS FRESH/COLOR	017	DAVE EPS FRESH/COLOR
013	ACCENT EPS COLOR	018	ACCENT EPS COLOR
014	DAVE EPS FRESH/COLOR - TEXTURED	019	DAVE EPS FRESH/COLOR - TEXTURED
015	STAR TONER BITE COLOR	020	STAR TONER BITE COLOR
021	MAN MADE EPS COLOR	026	MAN MADE EPS COLOR
022	ACCENT EPS COLOR	027	ACCENT EPS COLOR
023	CULURED STONE	028	CULURED STONE
024	CORING	029	CORING
025	INTERIOR ACCENT FRESH AT RANDOMEN	030	INTERIOR ACCENT FRESH AT RANDOMEN
	- SOLID PINK/ROSE BERRY STAIN		- SOLID PINK/ROSE BERRY STAIN
	- CEMENT BOARD BROWN (OPTION)		- CEMENT BOARD BROWN (OPTION)
	ACCENT - ALUM. ROOF SHANK		ACCENT - ALUM. ROOF SHANK
	PAINTS, ETC.		PAINTS, ETC.

VIEW - OPT GUESTROOM TOWER AT INDOOR POOL
CONDITION

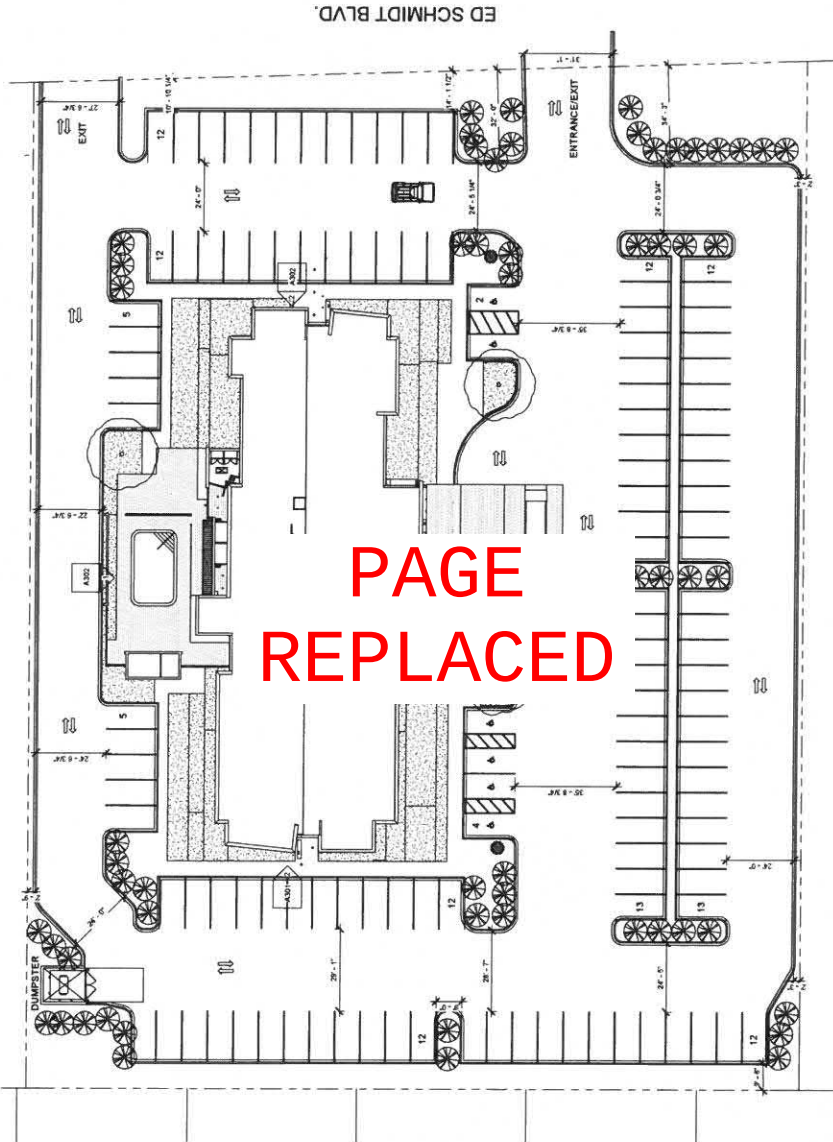
1 REAR ELEVATION - W/ OPTIONAL EXTENDED GUESTROOM TOWER AT INDOOR POOL CONDITION



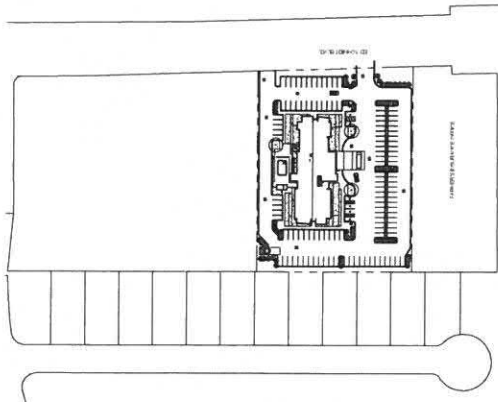
3 SIDE ELEVATION - W/ OPTIONAL EXTENDED
GUESTROOM TOWER AT INDOOR POOL CONDITION



PLEASE NOTE: AREA DEFINED BY BLUE AND YELLOW ARROWS INDICATES WHERE OPTIONAL ELEMENTS OCCUR. REMAINDER OF BUILDING REMAINS AS INDICATED ON SHEETS 212 AND 212A.



PAGE
REPLACED

[illegible]

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

FLOOR	AREA/SQUARE FEET
First Floor	11,474
Second Floor	11,694
Third Floor	11,694
Fourth Floor	11,694

GRAND TOTAL: 46,540

TOTAL NUMBER OF ROOMS: 82
TOTAL PARKING: 176 (INCLUDING 4 HANDICAP ACCESSIBLE)
TOTAL NUMBER OF FLOORS: FOUR
OCCUPANCY CLASSIFICATION: R1
TYPE OF CONSTRUCTION: V.A. WOOD FRAMED WITH FLOOR
JOISTS AND GYPOTYPE (FULLY SPRINKLERED)
TOTAL SITE AREA IN ACRES: 2.24



CEP
Civil Consulting Engineers
305-D Queen City Drive
Raleigh, NC 27608
Phone (704) 399-3343
e-mail: cep@civil-engineers.com

[illegible]

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Fairfield Inn and Suites

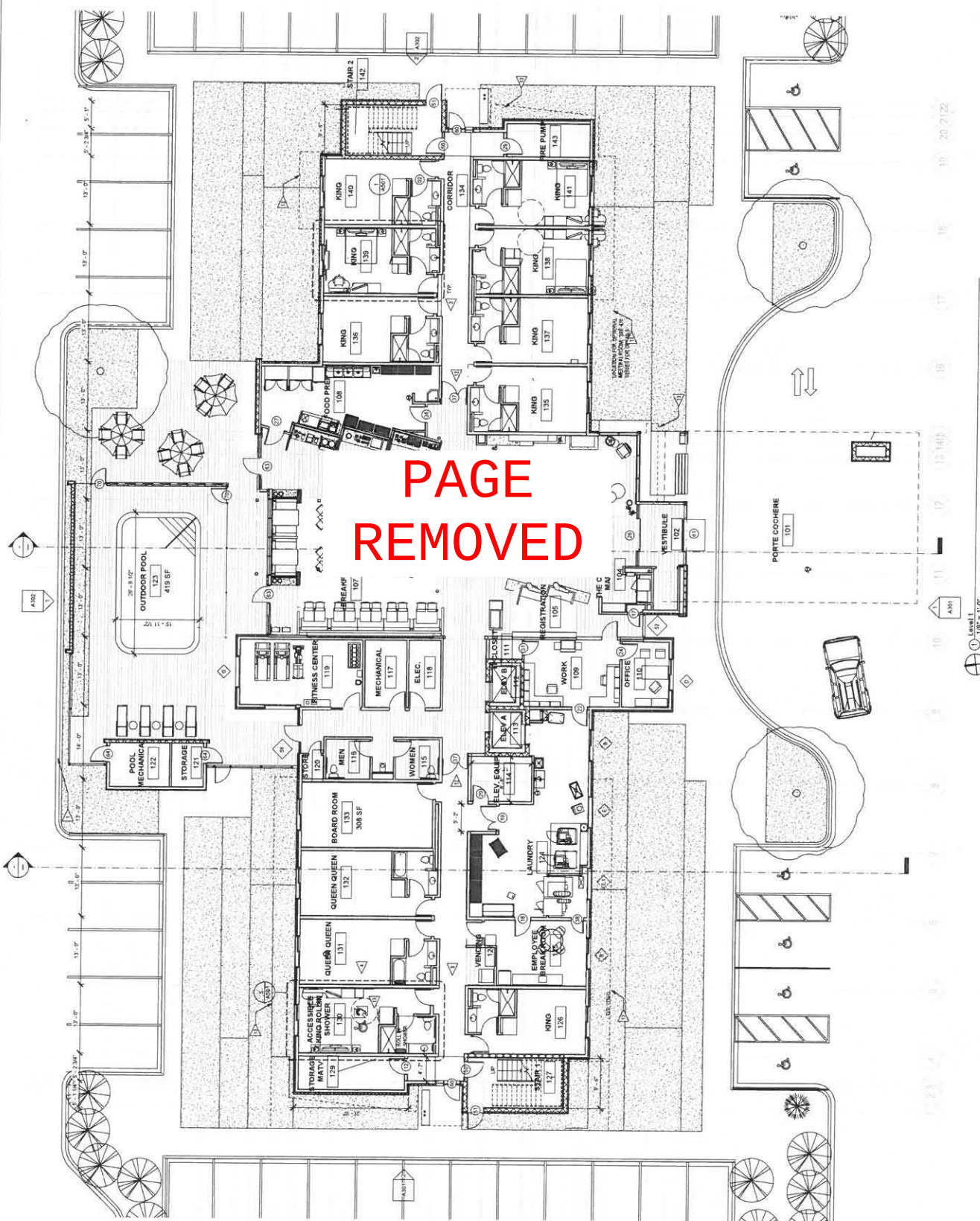
1111 Ed Schmidt Blvd,
Lubbock, TX 79634

First Floor Plan

Page
References

Serial No.	15-XXXX
Entered by	Author
Checked by	Checker
Date	May 28, 2019

Sheet No. A101



PAGE
REMOVED

Level 1
1/8" = 1'-0"

[illegible]

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

4111 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title: **Second Floor Plan**

0110

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

Released for
 Review

Sheet No. A102

① Level 2
 $1/8" = 1'-0"$

[illegible]

KEY PLAN

Project No.	15-33X
Requested by	Author
Checked by	Checker
Date	May 26, 2019

Classified by _____
Declassify on: _____

Sheet No. _____
A103

PAGE
REMOVED



M I S H R
ARCHITECTURE P L

6800 S Creek Rd. Charlotte, NC 282
PH (704) 625-6554 FAX (704) 919-6558
EMAIL mishrarchitect.com
WEB www.mishrarchitect.com

526

STRUCTURAL
Whitworth Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone (803) 957-4006
Email: bill@westlex.com

MED
Allied Consulting Engineers
3900-D Queen City Drive
Charlotte, NC 28208
Phone (704) 399-3843
Email don@allied-engineers.com

[illegible]

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KEY PLAY

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78534

Drawing Title
Fourth Floor Plan

Phase	Submaterials
-------	--------------

Project No.	19-000X
Prepared by	Author
Checked by	Checker
Date	May 28, 2019

Sheet No. A104

Relevant for
Review

Page 52 of 52

5/28/2019 4:55:15 PM



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

PLANNING & ZONING COMMISSION ON: **APRIL 5, 2022**
CITY COUNCIL ON: **MAY 5, 2022**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as **411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD)**, 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Revised Planned Unit Development (PUD) zoning ordinance request for the property known as **411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD)**, 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Name:

Hutthovna LLC

Address:

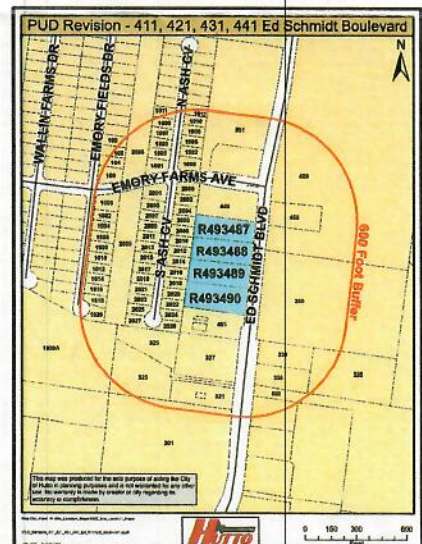
4001 Redmont Ct Edmond OK 73034

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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

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Name:

Magnum Development- LLC

Address:

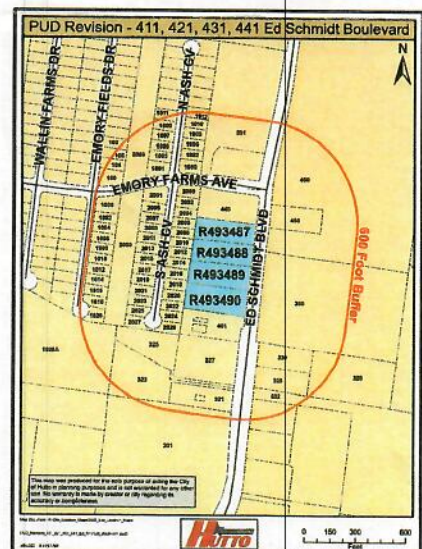
4401 Redmont Ct Edmond OK 73034

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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

PLANNING & ZONING COMMISSION ON: **APRIL 5, 2022**
CITY COUNCIL ON: **MAY 5, 2022**
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MEETING TIME: **7:00 PM**

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

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Revised Planned Unit Development (PUD) zoning ordinance request for the property known as **411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD)**, 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Name: BRANSON REEVES SR.

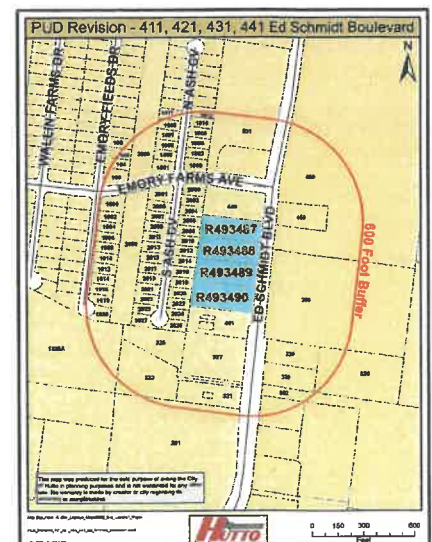
Address: 2027 S. Ash Cove

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Autumn Speer

From: collervidez@austin.rr.com
Sent: Sunday, March 27, 2022 1:26 PM
To: Planning
Subject: Surrounding Property Owner's Response - City of Hutto | Public Hearings

Surrounding Property Owner's Response

Project Name: Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Name: Cris Ollervidez
Address: 2012 S Ash Cv, Hutto, TX 78634

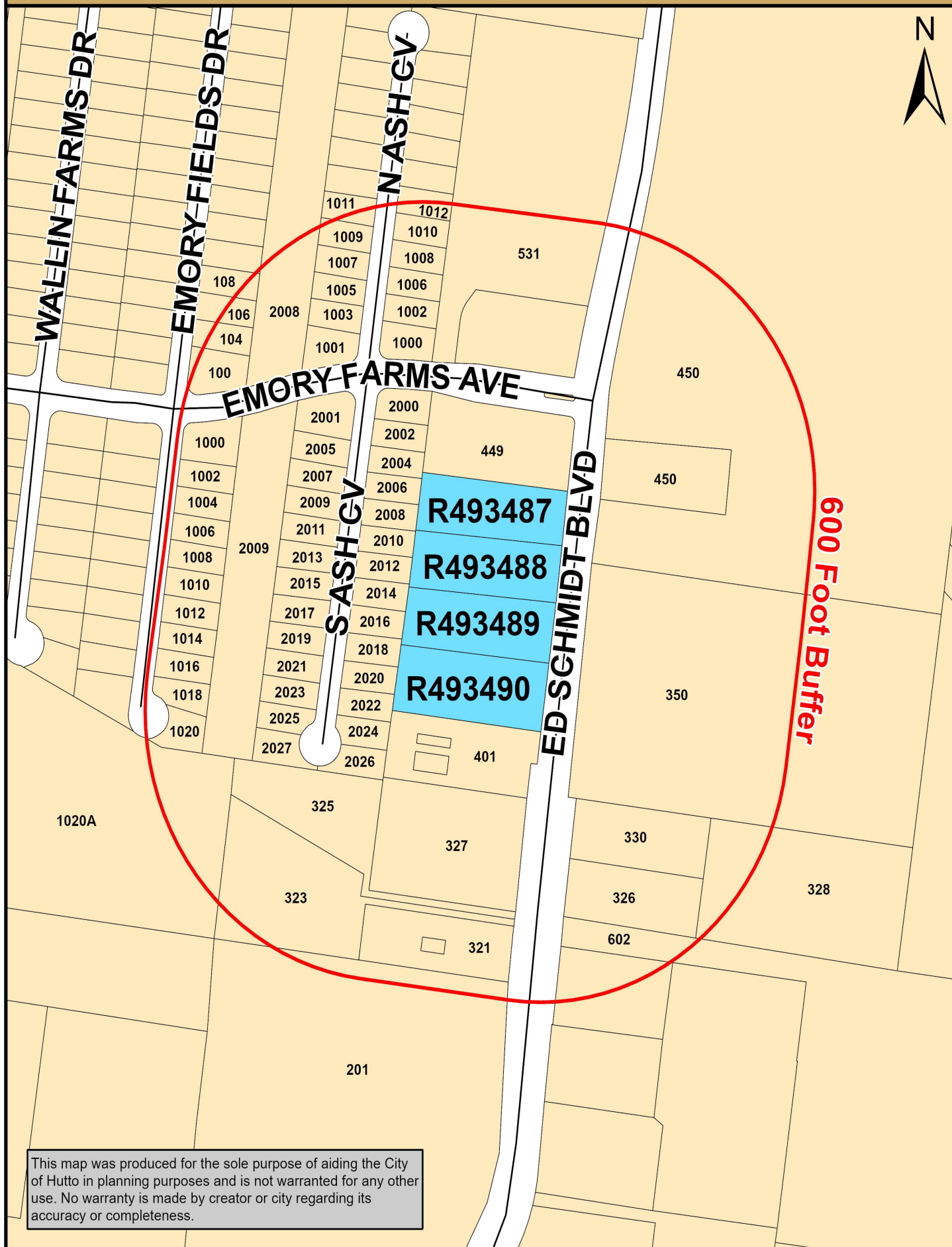
I OBJECT

I am concerned with the planning and zoning of this land. I OBJECT to any business development that will generate noise pollution, bright exterior lighting and property privacy concerns. Businesses that operate earlier than 8:00 AM and beyond 5:00 PM most often generate noisy conditions. I appreciate only distant road noise currently as is. The recently developed Day Care on the corner of Emory Farms Avenue and Ed Schmidt Boulevard has bright lighting left on ALL NIGHT. These bright conditions prompted me on spending money on items to assist with blocking the extra lighting during evening times. An additional business or businesses will elevate the brightness during evening times which one needs to retire at the end of day. I am also concerned with the privacy between my property and any future business developments. A 6 foot privacy fence and 5 to 10 feet of easement is hardly adequate for property privacy.

I pray these concerns are seriously taken into consideration being a **Property TAX Paying** home owner in the City of Hutto.

Respectfully,
Cris Ollervidez
B.S. Business Management

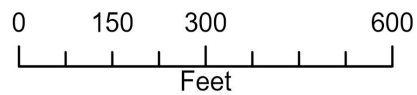
PUD Revision - 411, 421, 431, 441 Ed Schmidt Boulevard



Map Document: (K:\Site_Location_Maps\2022_Site_Location_Maps\

PUD_Revision_411_421_431_441_Ed_Schmidt_Boulevard.mxd)

3/8/2022 -- 8:41:07 AM



AGENDA ITEM REPORT

4.7.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider action regarding a subdivision variance request for the property known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, of land, for driveway spacing less than 425'.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a 2.25 acre parcel that is part of the Emory Farms Commercial Addition, more particularly Lots 4 and 5, Block A that was platted in 2007. In July of 2019 a Specific Use Permit (SUP) was approved for a hotel in the B-1 zoning district with a maximum height of 35'. The SUP expired in July 2020.

The same applicants requested a Planned Unit Development (PUD) zoning change for B-1 plus lodging, restaurants and daycare to be permitted with a SUP. The original PUD was approved in February 2020. The PUD included a 111 room 4-story hotel. However, the height limit remained at 35'. The hotel was oriented perpendicular to Ed Schmidt Boulevard, limiting the exposure to the adjacent Emory Farms subdivision to the west.

The existing driveway spacing allowed by plat separates the driveways by 271' to the south and 325' to the north.

The applicants are proposing a revision to the PUD to allow for the hotel uses, but they require this driveway spacing variance to provide access. The north to south cross access remains and there will be four total drives accessing the Emory Farms Commercial addition, rather than the three original. However, the approval of the conceptual plan of the PUD in 2020 included two driveways onto these lots.

WEST: Emory Farms Subdivision
NORTH: Amazing Explorers Academy
EAST: Hutto Discovery Church
SOUTH: Commercial Multi-tenant Building

SUMMARY OF REQUEST:

The applicants are requesting a variance from UDC 10.611.12 commercial driveway spacing requirement of 425' at 50 mph. They require two driveways for the TownePlace Suites development. The existing driveway spacing allowed by plat separates the driveways by 271' to the south and 325' to the north. The proposed driveway spacing would have 170' between driveways on the property,

AGENDA ITEM REPORT

4.7.



162' to the south and 235' to the north.

The applicants are also requesting a revision to the PUD and a replat of Lots 4 and 5.

STAFF REVIEW:

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

Staff recommends approval of the proposed Driveway Variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Request Letter
2. Driveway(Existing)
3. Driveway(Proposed)



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

Development Services
500 W Live Oak Street
Hutto, TX 78634

RE: Variance Request Letter - Replat Application

It is our pleasure to submit this Variance Request Letter for Lots 4 & 5 of Emory Farms Commercial Subdivision for 4.30 acres of property at 411 & 421 Ed Schmidt Blvd, Hutto TX, currently owned by Hutto Hospitality LLC.

Variance Request Summary

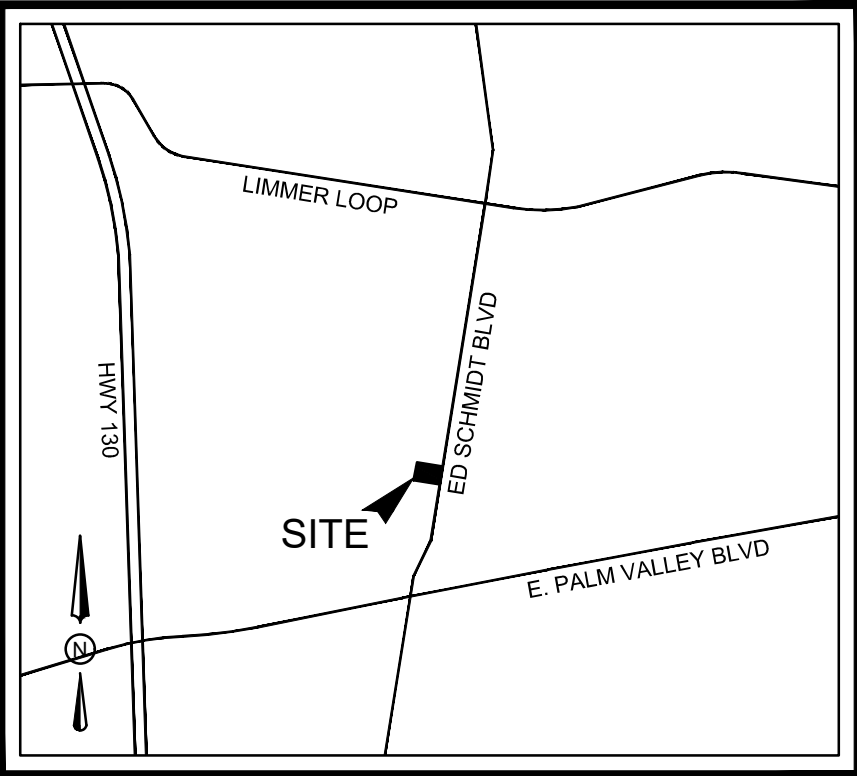
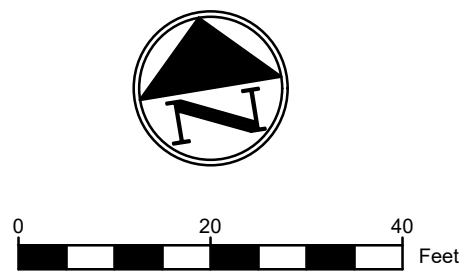
We are requesting a variance from UDC 10.611.12 commercial driveway spacing requirement of 425' at 50 mph. We need two driveways for the TownePlace Suites development. The existing driveway spacing allowed by plat separates the driveways by 271' to the south and 325' to the north. The proposed driveway spacing would have 170' between driveways on the property, 162' to the south and 235' to the north.

We appreciate your assistance with this and look forward to working with you and the City of Hutto on this project.

Thank you

A handwritten signature in black ink, appearing to read "J. Zanger".

Jack Zanger
Project Manager
Triangle Engineering LLC
JZanger@triangle-engr.com
469.331.8566 Ext. 113



VICINITY MAP
N.T.S.

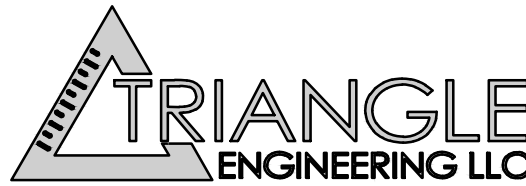
PROJECT CONTACT LIST

OWNER/DEVELOPER HUTTO HOSPITALITY LLC 4001 REDMONT CT EDMOND OK 73034 CONTACT: MANISH AMIN TEL: 405.760.2236	ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX 75013 CONTACT: KARTAVYA PATEL TEL: 469.331.8566
SURVEYOR HEJL, LEE & ASSOCIATES, INC. 321 ED SCHMIDT BLVD. SUITE #100 HUTTO, TX 78634 PH: 512-642-3292	



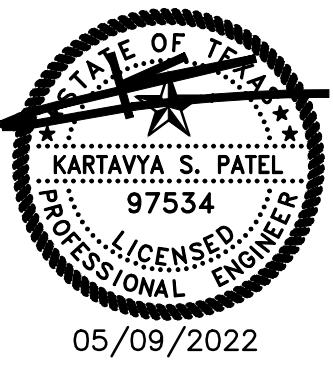
EXISTING DRIVEWAY SPACING EXHIBIT

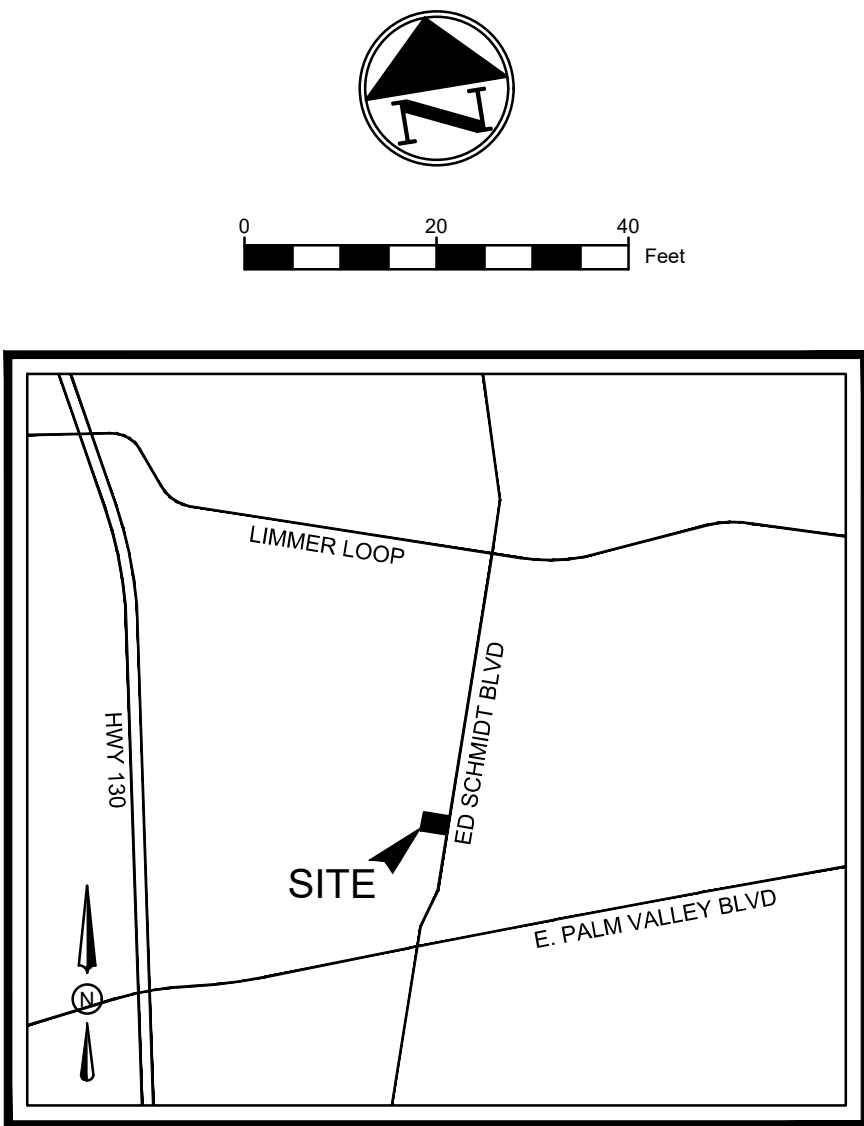
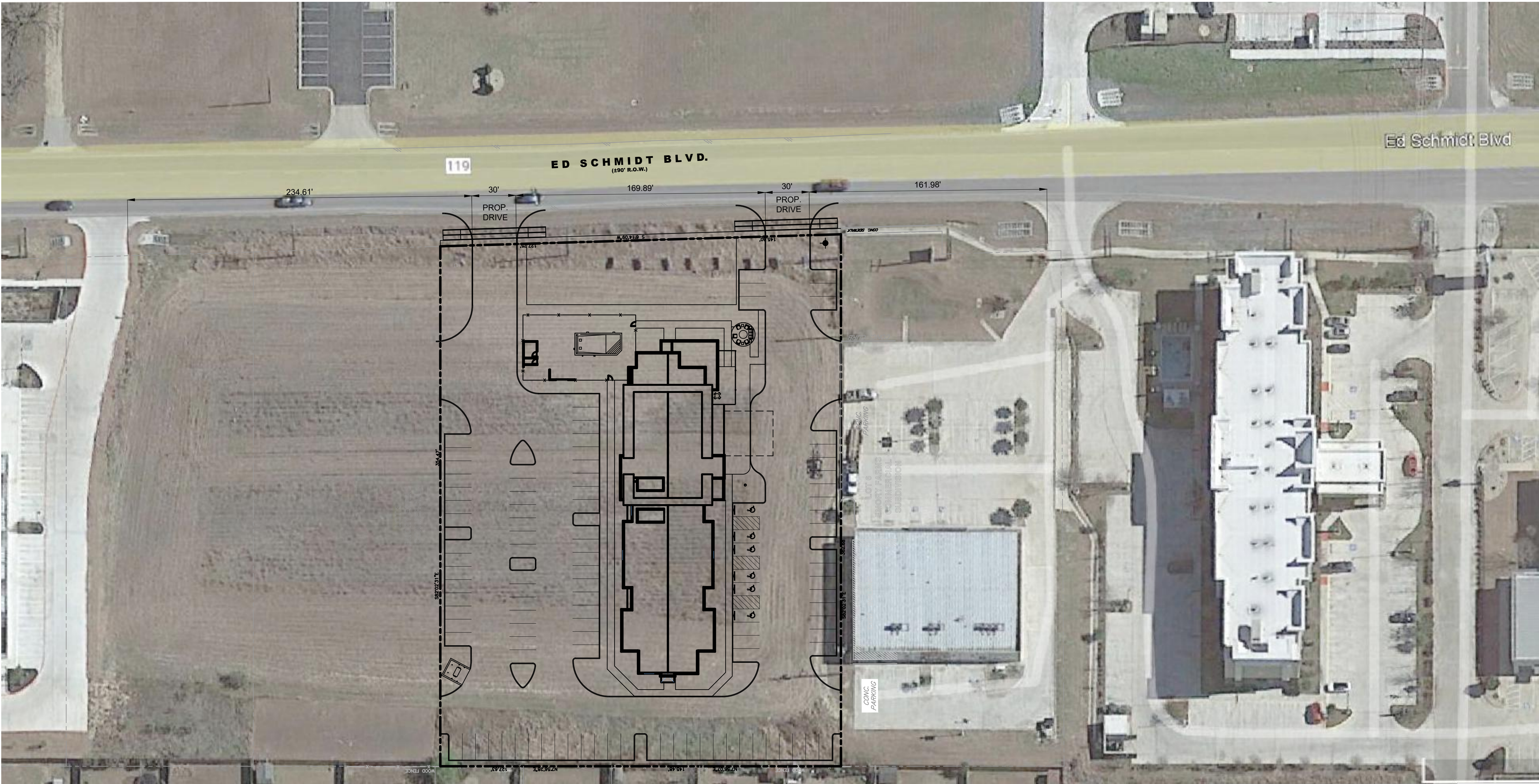
TOWNEPLACE SUITES
411 ED SCHMIDT BLVD.
CITY OF HUTTO
WILLIAMSON, TEXAS



Planning Civil Engineering Construction Management				
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	05/09/22	020-20	3
TX PE FIRM #11525				

NO.	DATE	DESCRIPTION	BY
1	05-09-2022	1ST SUBMITTAL	KP





VICINITY MAP
N.T.S.

PROJECT CONTACT LIST

OWNER/DEVELOPER
HUTTO HOSPITALITY LLC
4001 REDMONT CT
EDMOND OK 73034
CONTACT: MANISH AMIN
TEL: 405.760.2236

ENGINEER
TRIANGLE ENGINEERING LLC
1784 McDERMOTT DR., STE. 110
ALLEN, TX 75013
CONTACT: KARTAVYA PATEL
TEL: 469.331.8566

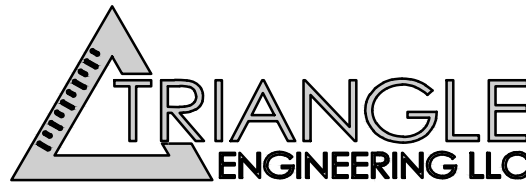
SURVEYOR
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD.
SUITE #100
HUTTO, TX 78634
PH: 512-642-3292



Know what's below.
Call before you dig.

PROPOSED DRIVEWAY SPACING EXHIBIT

TOWNEPLACE SUITES
411 ED SCHMIDT BLVD.
CITY OF HUTTO
WILLIAMSON, TEXAS

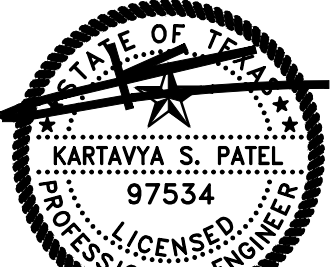


Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	05/09/22	020-20	3

TX PE FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	05-09-2022	1ST SUBMITTAL	KP



05/09/2022

AGENDA ITEM REPORT

4.8.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a 2.25 acre parcel that is part of the Emory Farms Commercial Addition, more particularly Lots 4 and 5, Block A that was platted in 2007. The applicants are proposing a hotel on the site and an amended plat is required to combine the two lots into one and abandon and revise portions of the joint access easements and public utility easements.

WEST: Emory Farms Subdivision
NORTH: Amazing Explorers Academy
EAST: Hutto Discovery Church
SOUTH: Commercial Multi-tenant Building

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the proposed amended plat with conditions (Staff is allowing additional time to clear comments. Final conditions and plat will be provided at the meeting)

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT - EmoryFarmsComLots4-5AP-Init-Plat(5-9-22)

Amended Plat

LOT 4 AND 5, OF EMORY FARMS COMMERCIAL, AN ADDITION IN AND TO THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 336-337, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



TBELS FIRM NO. 10194601
206 CRESTON ST. HUTTO TX
DATE: 03-16-2022
WWW.RRPSURVEYING.COM



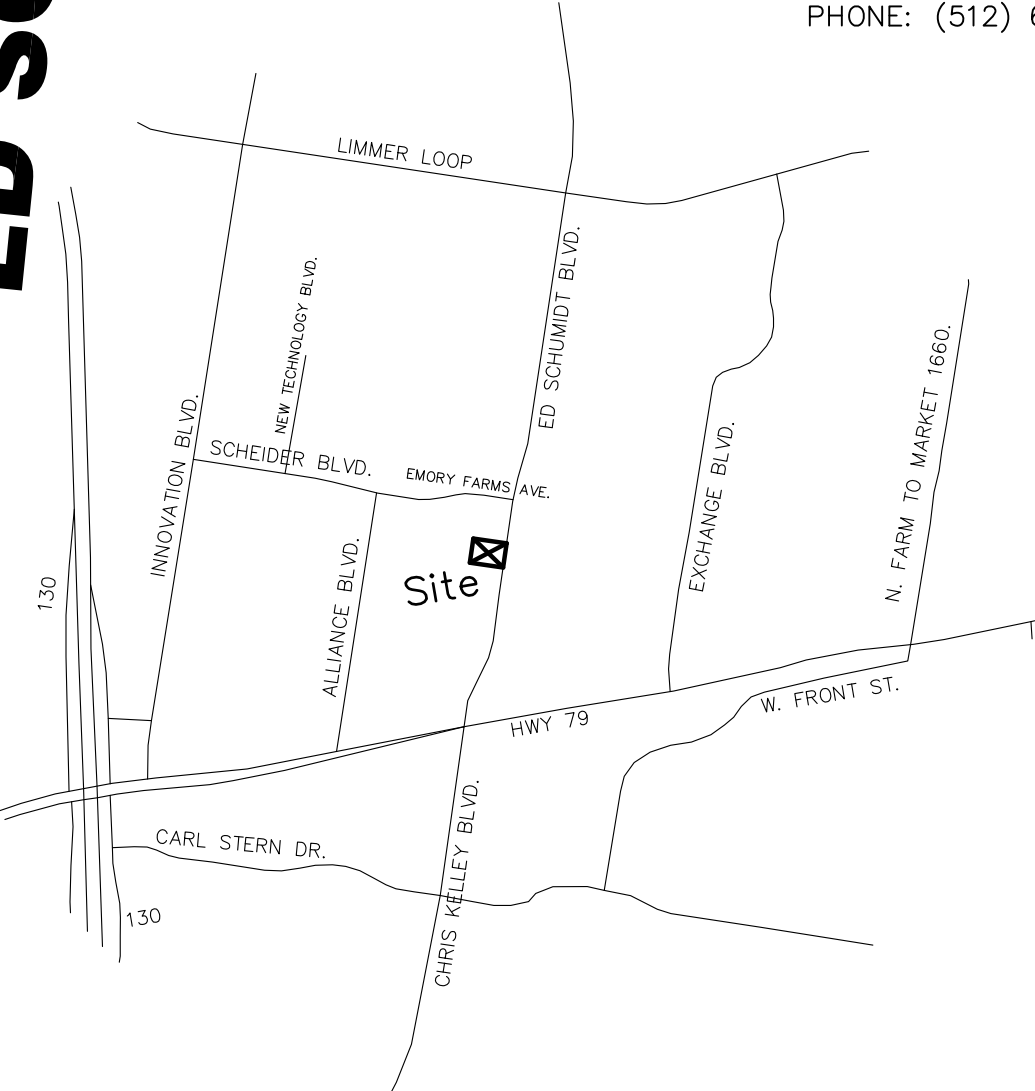
- LEGEND
- IRON ROD FOUND
 - IRON ROD SET

STREET L.F. = 0
LOTS = 1
TOTAL ACREAGE = 2.247

OWNER:
HUTTO HOSPITALITY LLC
4001 REDMONT CT.
EDMOND OKLAHOMA 73034

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
PHONE: (512) 638-0220

ED SCHMIDT BLVD.



LOCATION MAP
(N.T.S.)

Received 5/9/2022



EMORY FARMS SUBDIVISION

Williamson County, Texas

SCALE: 1"= 30'	DATE: 05/04/22
REVISED:	DISK:
DRAWN BY: A.P.	
FILE NAME: EMORY FARMS Plat	
APPROVED BY: S.W.	
PROJECT NO.: 242	

SHEET
1
OF 2

FIELD NOTES

2.247 ACRES OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, NO. 225, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOTS 4 AND 4, EMORY FARMS COMMERCIAL SUBDIVISION OF RECORD IN CABINET DD, SLIDE 336 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING at an iron rod found on the westerly right-of-way of Ed Schmidt Blvd. at the southeast corner of Lot 3 of the referenced subdivision, being also the northeast corner of the referenced tract, for the northeast corner and Point of Beginning of the herein described tract;

Thence S 06 deg 14 min 21 sec W 127.77 feet to an iron rod found and S 06 deg 09 min 28 sec W to an iron rod set at the northeast corner of Lot 6, for the southeast corner of the herein described tract;

Thence N 82 deg 02 min 31 sec W 362.68 feet to an iron set at the northwest corner of said Lot 6, for the southwest corner of the herein described tract;

Thence N 07 deg 58 min 11 sec E 145.58 feet to an iron rod found and N 07 deg 54 min 07 sec E 127.53 feet to an iron rod found at the southwest corner of said Lot 3, for the northwest corner of the herein described tract;

Thence S 82 deg 04 min 27 sec E 354.37 feet to Point of Beginning, and containing 2.247 Acres of land, more of less.

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.

2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.

3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.

4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

6. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

7. THIS PLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE DEED RESTRICTONS RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

8. WATER SERVICE WILL BE PROVIDED BY _____

9. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY _____

10. EXISTING SLOPES ARE 0% – 15%.

11. THERE ARE NO DRAINWAYS OR WATERCOURSES ON THIS PROPERTY.

12. THE PROPERTY HAS POSITIVE DRAINAGE.

13. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH A TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

14. THE USE OF CONCRETE "DIP TYPE" DRIVEWAYS IS ENCOURAGED. THE MAXIMUM GRADE BREAK AT THE VERTICAL LOW POINT OF INTERSECTION SHALL BE 15% (9" RISE OR FALL IN 10 FEET). CONCRETE WILL BE 3000PSI WITH A MINIMUM THICKNESS OF FOUR INCHES. MINIMUM REINFORCEMENT SHALL BE #3 AT 18" OCEW. AS AN ALTERNATIVE, A DRIVEWAY DRAINPIPE WITH A MINIMUM SIZE OF 18" ROUND OR 21"x15" ELLIPTICAL AND A MINIMUM LENGTH OF 22 FT. WILL BE ACCEPTABLE. DRIVEWAY DRAINAGE SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER. CERTIFICATION OF A REGISTERED PROFESSIONAL ENGINEER AS TO THE SIZE OF THE DRIVEWAY DRAINAGE PIPES FOR EACH LOT/DRIVEWAY IN A SUBDIVISION SHALL BE SHOWN ON THE PLAT. SIZE (18" MIN) (12" PER GTCSS), LENGTH (22' MIN) AND INVERT ELEVATIONS OF DRIVEWAY CULVERTS MUST BE SHOWN FOR EACH LOT IN A TABLE ON THE PLAT AND IN ALL DEED RESTRICTIONS. LARGER OR LONGER DRAINPIPES SHALL BE INSTALLED IF NECESSARY, TO HANDLE DRAINAGE BASED UPON A 25-YEAR FLOW FREQUENCY. USE OF "DIP TYPE" DRIVEWAYS ARE PERMITTED AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%. CULVERTS SHALL INCLUDE A SAFETY END TREATMENT.

15. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

16. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

17. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LEINS.

18. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

19. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

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

THAT THE UNDERSIGNED, BEING THE SOLE OWNER OF LOT 4 AND 5, OF EMORY FARMS COMMERCIAL, AN ADDITION IN AND TO THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 336-337, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO ME BY DEED RECORDED IN DOCUMENT NO. 2021068261 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "AMENDED PLAT OF EMORY FARMS COMMERCIAL SUBDIVISION".

BY: _____
MAGNUM DEVELOPMENT LLC
4001 REDMONT CT.
EDMOND, OK 73034

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

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____.MY COMMISSION EXPIRES ON _____
PRINTED NAME OF NOTARY

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

CITY OF HUTTO APPROVAL:

ADMINISTRATOR, CITY OF HUTTO, TEXAS DATE

ATTEST:

CITY SECRETARY, CITY OF HUTTO, TEXAS DATE

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THE 20th DAY OF JANUARY, 2021 A.D.

OSSF

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

J. Terron Evertson, PE, DR, CFM Date
County Engineer

Addressing

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, BILL GRAVELL, Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "OLIVE RANCH SUBDIVISION", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, Jr., COUNTY JUDGE, DATE

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20 _____ A.D., AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20 _____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDES _____.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Received 5/9/2022



EMORY FARMS SUBDIVISION

Williamson County, Texas

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5043
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

SCALE: 1"= 30'	DATE: 05/04/22
REVISED:	DISK:
DRAWN BY: A.P.	
FILE NAME: EMORY FARMS Plat	
APPROVED BY: S.W.	
PROJECT NO.: 242	

SHEET
2
OF 2

AGENDA ITEM REPORT

4.9.



To: Planning and Zoning Commission
Subject: Hold a public hearing for the proposed Star Ranch Parcel 19A Townhomes Preliminary Plat, 12.043 acres, more or less, of land, one residential lot, located on Elm Park Street.
Meeting: Tuesday, June 7, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

No action - Public hearing only

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT - SRParcel19ATHPrelim-Init-Plat

PRELIMINARY PLAT OF
STAR RANCH PARCEL 19A TOWNHOMES
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION:

A DESCRIPTION OF 12.043 ACRES OF LAND IN THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING ALSO A PART OF THAT 11.0980 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004019476, OPRWC; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH "ATS ENGINEERS" CAP FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT ON THE SOUTH RIGHT-OF-WAY OF ELM PARK STREET (60' WIDE RIGHT-OF-WAY PER THE PLAT OF STAR RANCH SECTION 7 PHASE 6 RECORDED IN DOCUMENT NO. 2018045811, OPRWC) AT THE NORTHEAST CORNER OF LOT 35, BLOCK R OF SAID STAR RANCH SECTION 7 PHASE 6;

THENCE NORTHEASTERLY ALONG SAID CURVE, ACROSS SAID 325.34 ACRE TRACT, WITH THE SOUTH RIGHT-OF-WAY OF SAID ELM PARK STREET, AN ARC LENGTH OF 286.75 FEET, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 30°59'59", AND A CHORD BEARING N52°39'52"E, 283.27 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND ON SAID SOUTH RIGHT-OF-WAY BEARS THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 51.42 FEET, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 05°33'31", AND A CHORD BEARING N34°23'07"E, 51.40 FEET;
2. S22°31'29"E A DISTANCE OF 0.19 FEET;

THENCE ACROSS SAID 325.34 ACRE TRACT, S52°50'07"E A DISTANCE OF 140.33 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, SAME BEING THE WEST ARC OF THAT 1.0265 ACRE TRACT (PARCEL L) CONVEYED TO STAR GOLF PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004037056, OPRWC, FROM WHICH A 1/2" IRON ROD WITH "CAPITAL" CAP FOUND AT AN ANGLE POINT OF SAID 1.0265 ACRE TRACT BEARS NORTHEASTERLY ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.21 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 30°42'59", AND A CHORD BEARING N52°31'22"E, 39.73 FEET;

THENCE WITH THE WEST ARC AND SOUTH LINE OF SAID 1.0265 ACRE TRACT, ACROSS SAID 325.34 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 174.57 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 133°21'49", AND A CHORD BEARING S29°31'02"E, 137.75 FEET, FROM WHICH A 1/2" IRON ROD WITH "CAPITAL" CAP FOUND BEARS S70°02'29"E A DISTANCE OF 0.34 FEET;
2. N83°48'04"E A DISTANCE OF 185.01 FEET TO A 1/2" IRON ROD WITH "CAPITAL" CAP FOUND FOR THE NORTHWEST CORNER OF SAID 11.0980 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 1.0265 ACRE TRACT, SAME ALSO BEING AN ANGLE POINT ON THE WEST LINE OF THAT 26.2193 ACRE TRACT (PARCEL D) CONVEYED TO STAR GOLF PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004037056, OPRWC;

THENCE WITH THE NORTH AND EAST LINES OF SAID 11.0980 ACRE TRACT, WITH AN INTERIOR LINE OF SAID 26.2193 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N83°50'26"E A DISTANCE OF 662.14 FEET TO A 1/2" IRON ROD SET;
2. N77°35'22"E A DISTANCE OF 162.96 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE SOUTHEAST CORNER OF THE ROBERT MCNUITT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY N36°23'21"E A DISTANCE OF 268 FEET;
3. S23°05'46"W A DISTANCE OF 460.78 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ACROSS SAID 11.0980 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 118.07 FEET, HAVING A RADIUS OF 232.18 FEET, A CENTRAL ANGLE OF 29°08'11", AND A CHORD BEARING S11°57'47"E, 116.80 FEET TO A 1/2" IRON ROD SET;
2. S73°03'43"W A DISTANCE OF 107.80 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 11.0980 ACRE TRACT AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE WEST LINE OF SAID 11.0980 ACRE TRACT, SAME BEING AN INTERIOR LINE OF SAID 26.2193 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 187.16 FEET, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 71°29'19", AND A CHORD BEARING N32°23'35"W, 175.25 FEET TO A 1/2" IRON ROD WITH "CAPITAL" CAP FOUND;
2. N50°49'27"W A DISTANCE OF 75.44 FEET TO A 1/2" IRON ROD WITH "CAPITAL" CAP FOUND;
3. N88°05'36"W A DISTANCE OF 69.05 FEET TO A 1/2" IRON ROD WITH "CAPITAL" CAP FOUND;
4. S65°51'16"W A DISTANCE OF 75.49 FEET TO A 1/2" IRON ROD FOUND;
5. S48°38'14"W A DISTANCE OF 366.11 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF VILLAS AT STAR RANCH SECTION 22 CONDOMINIUMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018028795, OPRWC (SEE ALSO THE PLAT OF STAR RANCH SECTION 7 PHASE 3 RECORDED IN DOCUMENT NO. 2018043970, OPRWC), SAME BEING AN ANGLE POINT ON THE WEST LINE OF SAID 11.0980 ACRE TRACT;

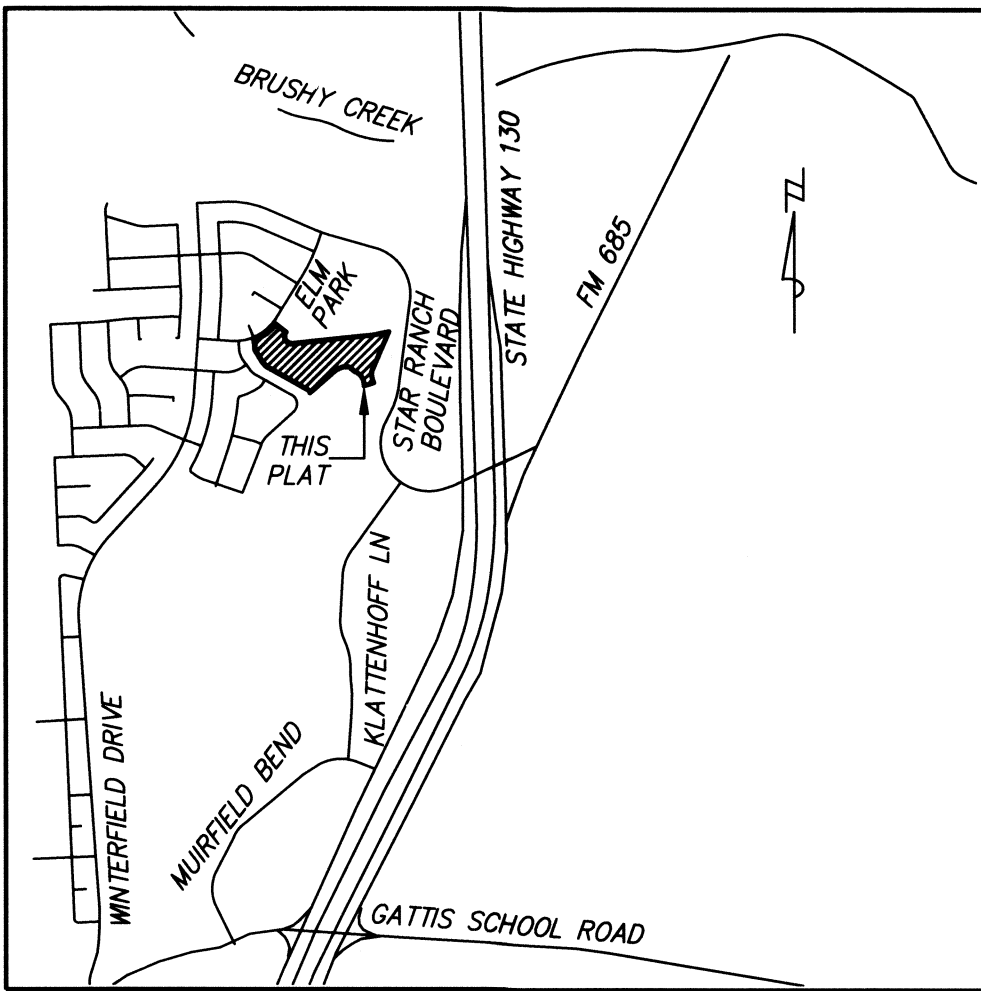
THENCE WITH THE WEST LINE OF SAID 11.0980 ACRE TRACT, SAME BEING THE EAST LINE OF SAID VILLAS AT STAR RANCH SECTION 22 CONDOMINIUMS, N00°46'13"E A DISTANCE OF 22.62 FEET, FROM WHICH A "PK" NAIL FOUND ON A CONCRETE RETAINING WALL BEARS S82°02'43"E A DISTANCE OF 0.26 FEET;

THENCE WITH THE EAST LINE OF SAID VILLAS AT STAR RANCH SECTION 22 CONDOMINIUMS, PARTIALLY WITH THE SOUTH LINE AND WITH THE EAST LINE OF SAID LOT 35, BLOCK R, ACROSS SAID 325.34 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. N60°38'47"W (BEARING BASIS) A DISTANCE OF 523.54 FEET TO A CHISELED "X" ON A CONCRETE RETAINING WALL FOUND;
2. N41°04'20"W A DISTANCE OF 63.29 FEET TO A CHISELED "X" ON A CONCRETE RETAINING WALL FOUND;
3. N31°14'00"W A DISTANCE OF 151.31 FEET, FROM WHICH A FOUND 4"x4" WOOD FENCE POST BEARS N73°55'11"E A DISTANCE OF 0.33 FEET;
4. N73°55'11"E A DISTANCE OF 4.23 FEET, FROM WHICH A FOUND 1/2" IRON ROD WITH "ATS ENGINEERS" CAP BEARS N85°53'26"E A DISTANCE OF 0.26 FEET;
5. N05°52'04"W A DISTANCE OF 94.16 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 12.043 ACRES OF LAND, MORE OR LESS.

ALL IRON RODS SET HAVE AN "RJ SURVEYING" CAP UNLESS NOTED OTHERWISE.
ALL BEARINGS ARE BASED ON THE EAST LINE OF SAID VILLAS AT STAR RANCH SECTION 22 CONDOMINIUMS, CALLED AS N60°38'47"W ON SAID PLAT RECORDED IN DOCUMENT NO. 2018028795, OPRWC, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020885 AND R372465.



SURVEYOR'S CERTIFICATION:

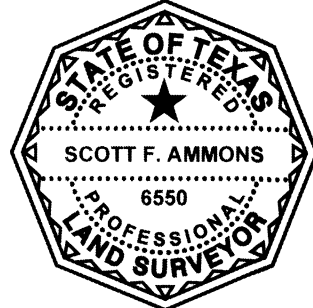
STATE OF TEXAS }
COUNTY OF WILLIAMSON }
I, SCOTT F. AMMONS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 5th DAY OF MAY, 2022.

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

BY: SCOTT F. AMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6550
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 10015400



556

ENGINEER'S CERTIFICATION:

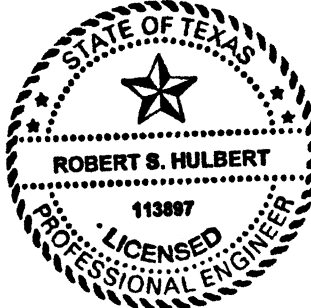
STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, ROBERT S. HULBERT, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 5th DAY OF MAY, 2022.

BY: ROBERT S. HULBERT
LICENSED PROFESSIONAL ENGINEER NO. 113897
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 9784



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	286.75'	530.00'	030°59'59"	N52°39'52"E	283.27'
C2	174.57'	75.00'	133°21'49"	S29°31'02"E	137.75'
C3	118.07'	232.18'	029°08'11"	S11°57'47"E	116.80'
C4	187.16'	150.00'	071°29'19"	N32°23'35"W	175.25'
C5	51.42'	530.00'	005°33'30"	N34°23'07"E	51.40'
C6	40.21'	75.00'	030°42'59"	S52°31'22"W	39.73'
C7	87.68'	173.00'	029°02'16"	N33°54'32"W	86.74'
C8	61.63'	75.00'	047°04'47"	S19°23'24"E	59.91'
C9	19.43'	14.50'	076°46'10"	S57°46'29"E	18.01'
C10	15.38'	14.50'	060°46'41"	S53°27'05"W	14.67'
C11	102.83'	60.50'	097°23'00"	N71°45'15"E	90.89'
C12	10.10'	14.50'	039°54'17"	N79°30'24"W	9.90'
C13	8.07'	14.50'	031°54'13"	S64°35'21"W	7.97'
C14	74.67'	60.50'	070°42'59"	N83°59'44"E	70.02'
C15	24.52'	60.50'	023°13'07"	S49°02'13"E	24.35'
C16	95.03'	60.50'	090°00'00"	S07°34'20"W	85.56'
C17	19.05'	60.50'	018°02'16"	S61°35'28"W	18.97'
C18	22.78'	14.50'	090°00'00"	N25°36'36"E	20.51'
C19	64.36'	127.00'	029°02'16"	N33°54'32"W	63.68'
C20	45.73'	530.00'	004°56'35"	N39°38'10"E	45.71'
C21	4.56'	14.50'	018°02'16"	S61°35'28"W	4.55'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C22	20.70'	14.50'	081°48'01"	N68°29'24"W	18.99'
C23	72.40'	60.50'	068°34'11"	S61°52'28"E	68.16'
C24	30.17'	14.50'	119°13'19"	N36°32'55"W	25.02'
C25	24.65'	14.50'	097°23'00"	N71°45'15"E	21.78'
C26	42.14'	60.50'	039°54'17"	N79°30'24"W	41.29'
C27	33.69'	60.50'	031°54'13"	S64°35'21"W	33.25'
C28	17.90'	14.50'	070°42'59"	N83°59'44"E	16.78'
C29	5.88'	14.50'	023°13'07"	S49°02'13"E	5.84'
C30	22.78'	14.50'	090°00'00"	S07°34'20"W	20.51'
C31	7.49'	14.50'	029°36'26"	N37°51'58"E	7.41'
C32	50.73'	150.00'	019°22'38"	N06°20'14"W	50.49'
C33	5.90'	14.50'	023°18'32"	N82°15'52"E	5.86'
C34	17.11'	530.00'	001°51'01"	N67°14'21"E	17.11'
C35	229.55'	537.50'	024°28'08"	N54°20'05"E	227.81'
C36	81.07'	552.50'	008°24'26"	S46°17'23"W	81.00'
C37	144.73'	552.50'	015°00'31"	S59°33'12"W	144.31'
C38	100.69'	530.00'	010°53'08"	N62°43'17"E	100.54'
C39	51.10'	530.00'	005°31'28"	N54°30'59"E	51.08'
C40	161.54'	593.50'	015°35'40"	N59°37'44"E	161.04'
C41	82.76'	547.50'	008°39'40"	N63°09'08"E	82.68'
C42	23.86'	14.50'	094°17'49"	N11°40'24"E	21.26'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	75.440	N50° 49' 27"W
L2	69.050	N88° 05' 36"W
L3	75.490	S65° 51' 18"W
L4	22.624	N00° 46' 13"E
L5	63.288	N41° 04' 20"W
L6	151.314	N31° 14' 00"W
L7	4.235	N73° 55' 11"E
L8	94.163	N05° 52' 04"W
L9	4.093	N52° 50' 07"W
L10	53.394	S48° 25' 40"E
L11	15.650	S19° 23' 24"E
L12	46.000	S06° 09' 34"E
L13	10.949	N83° 50' 26"E
L14	38.249	N37° 25' 40"W
L15	29.157	N70° 36' 36"E
L16	55.930	S48° 25' 40"E
L17	29.924	N70° 36' 36"E
L18	12.000	S06° 09' 34"E
L19	67.000	N83° 50' 26"E
L20	12.000	N06° 09' 34"W
L21	10.000	N30° 26' 45"E
L22	58.000	N59° 33' 15"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L23	10.000	S30° 26' 45"W
L24	37.575	N59° 33' 15"W
L25	61.642	N60° 38' 47"W
L26	12.000	S29° 21' 13"W
L27	40.000	S60° 38' 47"E
L28	12.000	N28° 21' 13"E
L29	38.249	N73° 25' 40"W
L30	76.867	N02° 49' 35"E
L31	20.040	S78° 14' 08"W
L32	29.467	N66° 56' 15"W
L33	18.767	S68° 03' 45"W
L34	21.107	N23° 03' 45"E
L35	7.867	S05° 58' 42"E
L36	35.850	S66° 56' 15"E
L37	12.011	N76° 14' 08"E
L38	40.235	N13° 38' 27"W
L39	52.956	N05° 20' 22"E
L40	48.903	N05° 58' 17"W
L41	15.001	S48° 25' 40"E
L42	11.503	S30° 17' 04"E
L43	15.000	S59° 42' 56"W
L44	41.757	N65° 14' 20"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L45	32.956	N57° 25' 56"E
L46	44.135	N16° 20' 35"E
L47	30.948	N20° 15' 18"W
L48	33.097	N60° 26' 46"E
L49	28.987	S06° 09' 34"E
L50	4.267	S83° 50' 26"W
L51	94.298	S50° 42' 32"W
L52	15.000	N39° 17' 28"W
L53	91.272	N50° 42' 32"E
L54	18.080	N06° 09' 34"W
L56	16.647	S19° 23' 24"E
L57	10.000	S70° 36' 36"W
L58	17.830	N19° 23' 24"W
L59	10.497	N30° 17' 04"W
L60	2.196	N35° 28' 31"W
L61	32.322	S37° 57' 04"E
L62	31.114	N37° 57' 04"W
L63	6.395	N58° 46' 00"E
L64	25.000	S31° 14' 00"E
L65	27.869	S58° 46' 00"W
L66	46.003	N23° 14' 59"W
L67	69.901	S05° 58' 42"E

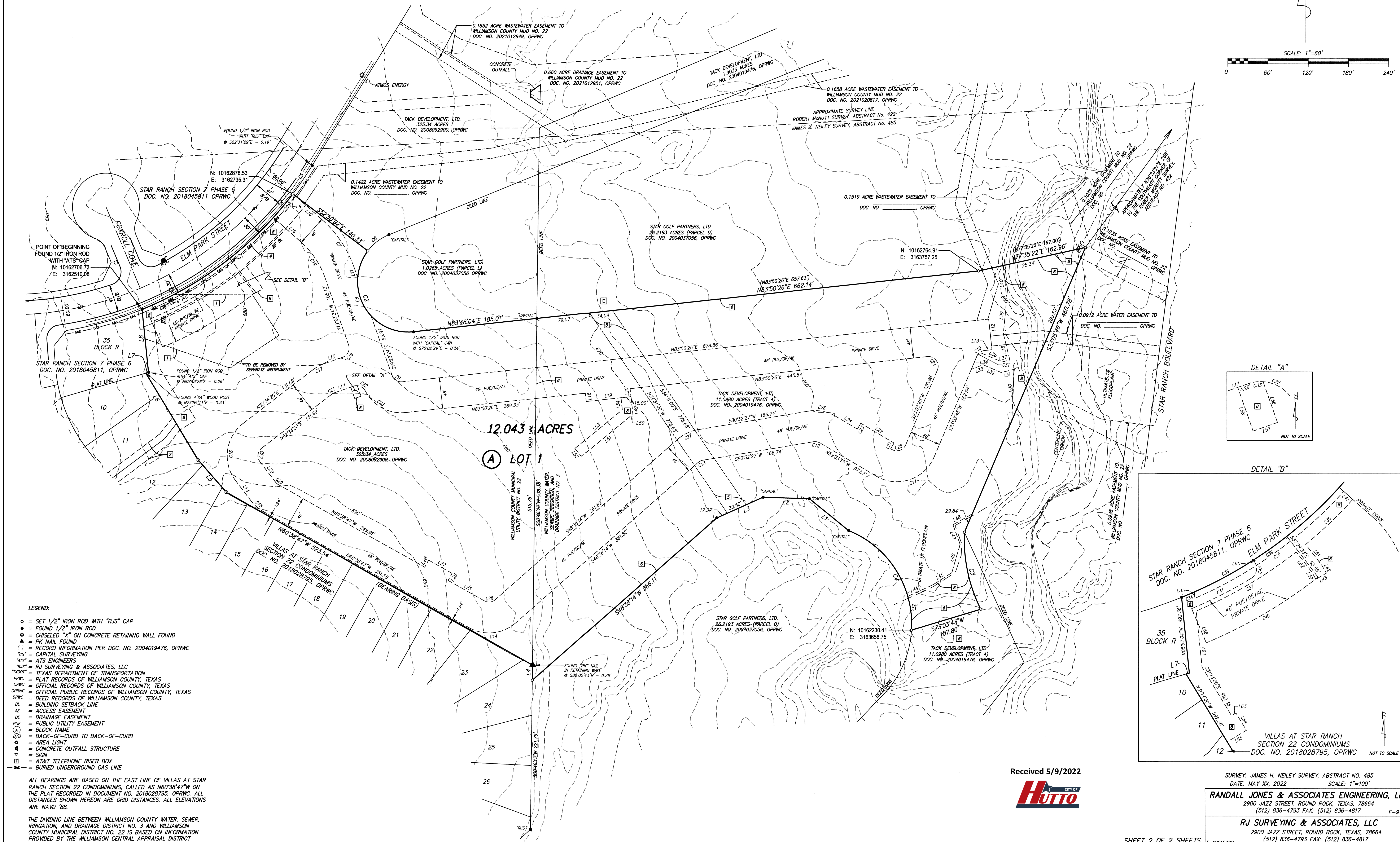
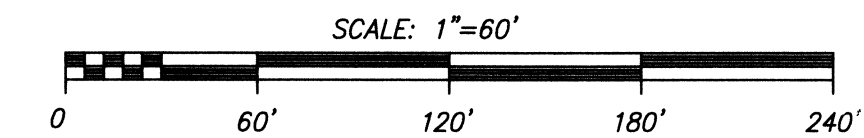
PLAT NOTES:

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 CONFORM TO THE APPLICABLE DEVELOPMENT AGREEMENT.
3. A 10' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE APPLICABLE DEVELOPMENT AGREEMENT.
8. THIS LOT IS RESTRICTED TO MULTI-FAMILY USE, UNLESS OTHERWISE INDICATED.
9. UTILITY PROVIDERS: WATER AND WASTEWATER – WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 AND WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3; GAS – ATMOS, AND ELECTRIC – ONCOR.
10. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 AND/OR THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3 AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. NEITHER WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 NOR WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3 ASSUMES ANY OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, GENERAL ACCEPTED ENGINEERING STANDARDS, AND THE DEVELOPMENT AGREEMENT, AS APPLICABLE.
12. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDAED 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. A PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ULTIMATE FLOODPLAIN BASED ON A FLOODPLAIN STUDY CONDUCTED BY RANDALL JONES & ASSOCIATES ENGINEERING, LLC DATED _____ 2021.
16. THE MINIMUM FINISHED FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 1% FLOODPLAIN.
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. THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 AND WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3. DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
19. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
20. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
21. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
22. ALL ELEVATIONS SHOWN HEREON ARE BASED ON LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOID12B-GRS80 (NAVD '88).
23. ACCESS TO THE PROPERTY WILL BE BY MEANS OF ELM PARK STREET PER DOCUMENT NO. 2018045811, OPRWC.
24. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 AND THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT(S) IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE APPROPRIATE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT(S) MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
25. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL BE BUILT AT LEAST ONE FOOT (1') 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.
26. THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARY OF THE UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT.
27. ALL DRIVES WITHIN THIS SUBDIVISION ARE PRIVATE DRIVES.

EASEMENT AND ENCUMBRANCE LIST:

1. 0.3623 ACRE DRAINAGE EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 – DOCUMENT NO. 2021012950, OPRWC – AFFECTS THE SUBJECT TRACT. SHOWN ON PLAT.
- 2.

PRELIMINARY PLAT OF
H PARCEL 19A
WILLIAMSON COUNTY, TEXAS



Received 5/9/2022



SURVEY: JAMES H. NEILEY SURVEY, ABSTRACT NO. 485
DATE: MAY XX, 2022 SCALE: 1"=100'

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 2 SHEETS F-10015400