



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, July 5, 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. Elect Chair and Vice Chair
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 7, 2022.
- 4.3. Consideration and possible action on the proposed Urbana at Cottonwood Creek Final Plat, 43.52 acres, more or less, of land, one multi-family residential lot and one commercial lot, located off of CR 199.
- 4.4. 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.
- 4.5. Consideration and possible action on the proposed Mustang Creek Phase 8 Final Plat, 39.930 acres, more or less, of land, one public parkland and drainage lot, located on North FM 1660.
- 4.6. Consideration and possible action on the proposed Hutto Santamaria Replat, 0.653 acres, more or less, of land, one commercial lot, located at 208 West Austin Avenue and 201 West Front Street.
- 4.7. 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.
- 4.8. 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 feet.
- 4.9. 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.
- 4.10. Hold a public hearing and consider a recommendation to City Council for the zoning change request for the property known as the Stromberg Tract, 389.542 acres, more or

less, of land, located off of CR 132 from Agriculture to Single Family Village (SF-1) and General Business (B-2).

- 4.11. Hold a public hearing for the proposed Ironwood Industrial Preliminary Plat, 117.552 acres, more or less, of land, five light industrial lots, located off of US Highway 79 and Alliance Boulevard.
- 4.12. Planning and Zoning Commission discussion.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the July 5, 2022, Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 1, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 7, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, David Meyer, Bryan Lee, Kurt Schwerdtfeger, Susanna Boyer and Bart Hutchings. Jerica Lawyer was absent and Randal Clark has officially resigned from this board. 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 May 3, 2022.
A motion was made by Commissioner Susanna Boyer to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 3, 2022 with the correction of wording for the move of agenda item 4.13 to location 4.6, and add "legally" in the motion for Rick Hudson comment, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 6 Ayes to 0 Nays
- 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.
A motion was made by Chair Rick Hudson to table agenda item 4.2, per applicant - 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, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.
- 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.
Staff presented the applicants' request for 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.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Bryan Lee to accept staff recommendation and 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 as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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.
Staff presented applicants' request for 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.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Susanna Boyer to accept staff recommendations for 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 with corrections of item should say 2 industrial lots not 3 and that the condition that the off-site drainage is addressed, seconded by commissioner David Meyer. Motion passed 6 Ayes to 0 Nays.

- 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.

A public hearing opened at 7:16 PM and closed at 7:16 PM.

Staff presented applicants' request to 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.

Discussion ensued between staff and commissioners.

Commissioner Kurt Schwerdtfeger made a motion to accept staff recommendation 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 as written, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 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.

Open to the public at 7:22 PM, closed at 7:22 PM.

Staff presented applicants' request to 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.

Discussion ensued with staff, commissioners and builder. The applicant requested this item be tabled so they can reconfigure the current revised PUD zoning ordinance. Chair Rick Hudson made a motion to table this item, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 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'.

Open to the public at 7:53 PM, closed at 7:53 PM.

Staff presented applicants' request to 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'.

Discussion ensued with staff, commissioners and builder. The applicant requested this item be tabled so they can reconfigure. Chair Rick Hudson made a motion to table this item, seconded by Commissioner Susanne Boyer. Motion passed 6 Ayes to 0 Nays.

- 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. Chair Rick Hudson made a motion to table this item per applicants request, seconded by Commissioner Kurt Schwerdtsfeger. Motion passed 6 Ayes to 0 Nays

- 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.

The public hearing opened at 7:57PM.

Grady and Judy Summers 304 Finstown Street - concerns over increased taxes, decrease in current value of homes, parking on Elm, and drainage,
Stephanie Randolph - concerns about the drainage easements, ingress and egress in neighborhood.

There was no action taken on this item

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley introduced new Commissioner Bart Hutchings, welcomed new Council liaison Robin Sutton, and need to put the nomination of Chair and Vice Chair on either the July or August agenda.

6. ADJOURNMENT

The meeting adjourned at 8:11 pm.

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.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Planning and Zoning Commission

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

Meeting: Tuesday, July 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

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

A Development Agreement was approved with the City of Hutto on August 5, 2021. The property was annexed on September 16, 2021 and the original PUD was approved on September 16 as well. The original PUD included 310 residential units (base zoning MF) on 28.6 acres and 10.2 acres of General Commercial (B-2) on the northeast side of the property. The developer will dedicate the necessary right-of-way for the Front Street expansion to the east as shown in the Mobility Master Plan, as adopted in 2018. The Mobility Master Plan shows Front Street as project 'A55', a major collector roadway, which contains 44-feet of pavement within 69-feet of right-of-way.

The preliminary plat was approved on May 3, 2022.

Adjacent Property

NORTH - US 79

EAST - ETJ with Development Agreement

SOUTH - Cross Creek Planned Unit Development

WEST - Light Industrial (JRS and City of Hutto Public Works)

SUMMARY OF REQUEST:

The proposed Urbana at Cottonwood Creek Final Plat, 43.52 acres, more or less, of land, includes one multi-family residential lot and one commercial lot. The final plat conforms to the UDC and the approved preliminary plat.

AGENDA ITEM REPORT

4.3.



STAFF REVIEW:

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

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

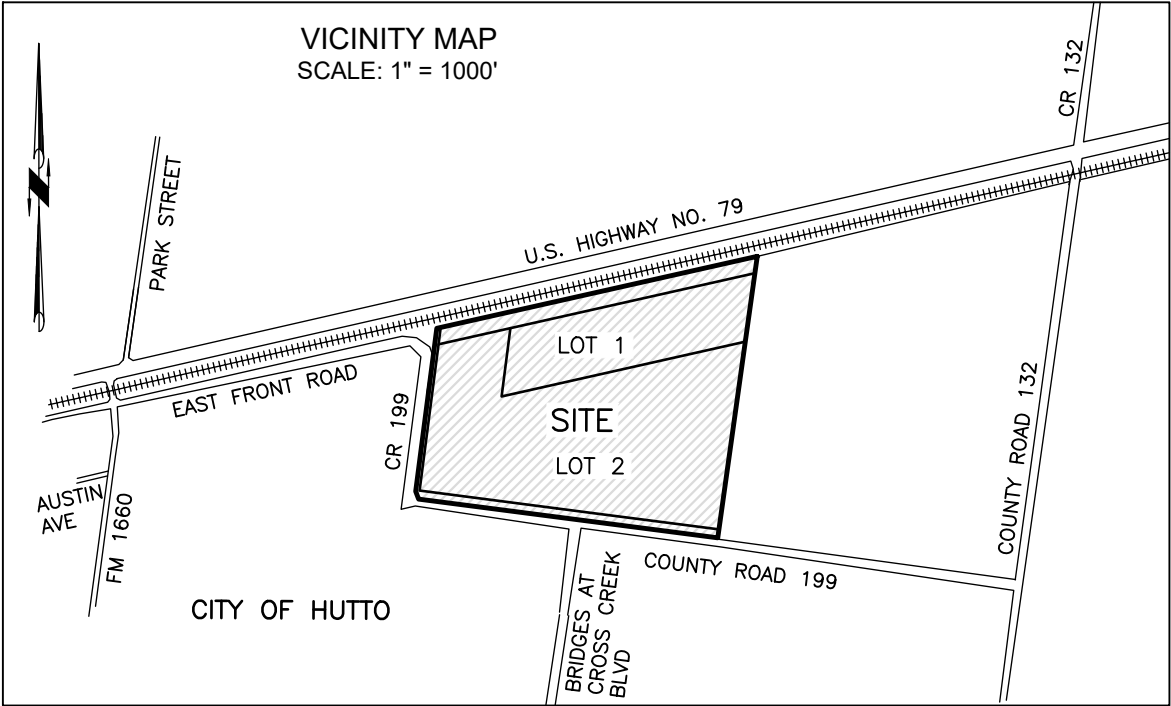
ATTACHMENTS:

1. Urbana Final Plat

FINAL PLAT
URBANA AT COTTONWOOD CREEK

43.52 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, 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.



ACREAGE: 43.520
LOT ACREAGE: 38.304
TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
COMMERCIAL: 1
RESIDENTIAL MULTIFAMILY: 1

ACREAGE: 43.520
LOT ACREAGE: 38.304
TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
COMMERCIAL: 1
RESIDENTIAL MULTIFAMILY: 1

LINEAR FEET OF NEW STREET: 1,690 FEET

LEGAL DESCRIPTION:

DESCRIPTION OF 43.520 ACRES OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 43.52 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA II COTTONWOOD CREEK LLC OF RECORD IN DOCUMENT NO. 2021190242, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 43.520 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH AN ILLEGIBLE PLASTIC CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A RIGHT-OF-WAY AS SHOWN ON THE WILLIAMSON CENTRAL APPRAISAL DISTRICT MAP AND REFERENCED IN SAID DOCUMENT NO. 2021190242, AT THE INTERSECTING EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 199, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF EAST FRONT ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAME BEING THE NORTHWEST CORNER OF THE SAID 43.520 ACRE TRACT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE N 77°20'08" E, LEAVING AN EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 199, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, WITH THE NORTH LINE OF THE SAID 43.520 ACRE TRACT, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 1,710.65 FEET TO A 1.25-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE SAID 43.520 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CERTAIN CALLED 36.58 ACRE TRACT OF LAND DESIGNATED AS THIRD TRACT AND DESCRIBED IN THE EXECUTOR'S DEED TO REBECCA LYNN TIECHELMAN BORGNE, ROXANA RUTH TEICHELMAN AND TIMOTHY DON TEICHELMAN OF RECORD IN DOCUMENT NO. 2015039011, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 07°59'50" W, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, WITH THE EAST LINE OF THE SAID 43.520 ACRE TRACT, WITH THE WEST LINE OF THE SAID 36.58 ACRE TRACT, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 1,480.38 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "GBI PARTNERS" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 199, AT THE SOUTHEAST CORNER OF THE SAID 43.520 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID 36.58 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE NORTH AND EAST RIGHT-OF-WAY LINES OF SAID COUNTY ROAD NO. 199, WITH THE SOUTH AND WEST LINES OF THE SAID 43.520 ACRE TRACT, WITH THE SOUTH AND WEST LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 82°37'38" W, A DISTANCE OF 1,570.55 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "WILLIAMSON COUNTY" FOUND AT A RE-ENTRANT CORNER OF THE RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 199, AT THE SOUTHWEST CORNER OF THE SAID 43.520 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN,
2. N 20°56'22" W, A DISTANCE OF 43.34 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "WILLIAMSON COUNTY" FOUND AT AN ANGLE POINT, AND
3. N 07°22'53" E, A DISTANCE OF 856.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.520 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

CITY PROJECT NUMBER: 1961-PLAT

SURVEY NOTES:

1. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999887.

BENCHMARK: NAVD 88 – OPUS

BM:1424_101: LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENT, 3-INCH DIAMETER ALUMINUM DISC STAMPED "CS05" SET IN CONCRETE FOUND NEAR THE RIGHT-OF-WAY BEND OF EAST FRONT ROAD TRANSITIONS TO COUNTY ROAD 199, APPROX. 62 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 654.76' (654.76', PUBLISHED ELEVATION PER LCRA)

BM:1424_300: MAG NAIL WITH A WASHER STAMPED "HALFF" FOUND ON A CONCRETE HEADWALL ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 199, APPROX. 36 FEET SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 648.63' (648.515', PUBLISHED ELEVATION PER DOC. #2021069843)

FLOOD NOTE:

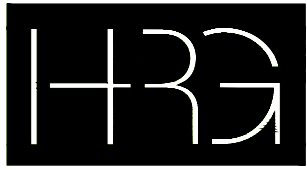
BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS (NO SCREEN/UNSHADED AREA), AREAS OF MINIMAL FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48491C0520F, DATED DECEMBER 20, 2019.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BLOCK	LOT NO.	AREA (ACRES)	USE	BASE DISTRICT
A	1	10.081	COMMERCIAL	NON-RESIDENTIAL (B-1)
A	2	28.223	RESIDENTIAL	MULTI-FAMILY (MF)
		5.216	R.O.W.	

FILE No: 1424

PLAT PREPARATION DATE: MAY 6, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:



DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512. 872. 6696
HRGREEN.COM

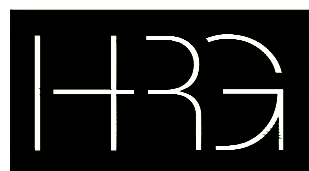
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
URBANA AT
COTTONWOOD CREEK
43.52 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

Received 6/16/2022



SHEET 1 OF 3



HRGreen®

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT URBANA AT COTTONWOOD CREEK

43.52 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

PLAT PREPARATION DATE: MAY 6, 2022			
APPLICATION SUBMITTAL DATE:			
No:	REVISION:	BY:	DATE:

CITY PROJECT NUMBER: 1961-PLAT

NOTES:

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED DURING THE MONTHS OF SEPTEMBER AND OCTOBER 2020 AND MARCH 2021.
- CONTOUR INTERVAL IS 1 FOOT.

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.

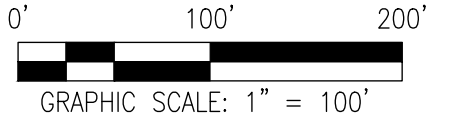
U.S. HIGHWAY NO. 79
(R.O.W. VARIES)

UNION PACIFIC RAILROAD COMPANY (AS REFERENCED PER WCAD AND DOC. NO. 2015039011)
I. & G. N. R. R. (AS REFERENCED PER VOL. 626, PG. 749)
MISSOURI PACIFIC RAILROAD (AS REFERENCED PER VOL. 626, PG. 749)

EAST FRONT ROAD
83' RIGHT-OF-WAY
10' P.U.E.

3.219 ACRES
RIGHT-OF-WAY HEREBY
DEDICATED BY THIS PLAT

Received 6/16/2022



THIRD TRACT [36.58 ACRES]
REBECCA LYNN TEICHELMAN BORGNE,
ROXANA RUTH TEICHELMAN, AND
TIMOTHY DON TEICHELMAN
EXECUTOR'S DEED
DOC. NO. 2015039011
O.P.R.W.C.TX.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 85°42'35" E	34.98'
L2	S 07°44'07" W	27.49'
L3	S 33°07'54" E	38.52'
L4	S 06°52'49" W	31.48'

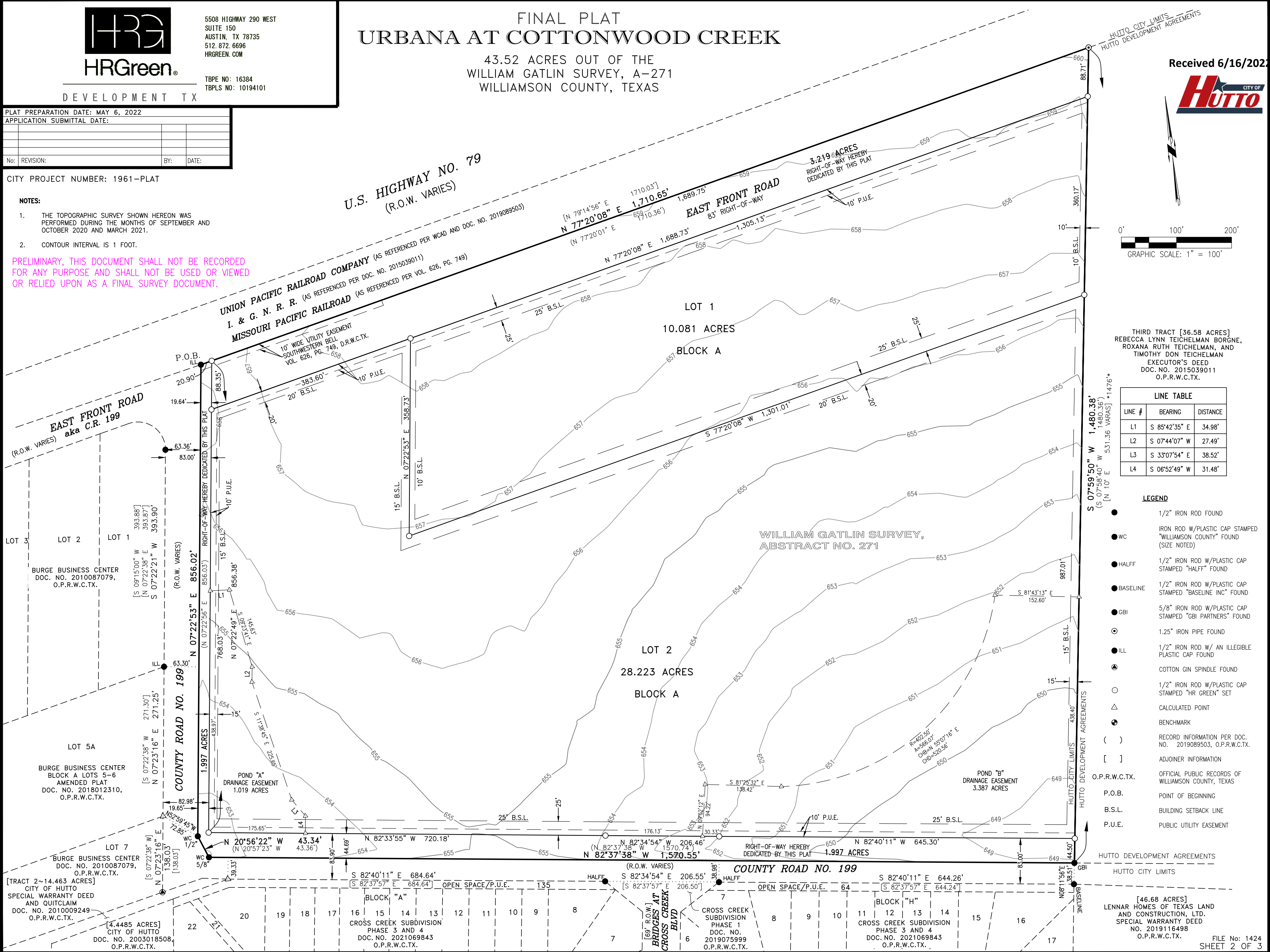
LEGEND

- 1/2" IRON ROD FOUND
- WC IRON ROD W/PLASTIC CAP STAMPED "WILLIAMSON COUNTY" FOUND (SIZE NOTED)
- HALFF 1/2" IRON ROD W/PLASTIC CAP STAMPED "HALFF" FOUND
- BASELINE 1/2" IRON ROD W/PLASTIC CAP STAMPED "BASELINE INC" FOUND
- GBI 5/8" IRON ROD W/PLASTIC CAP STAMPED "GBI PARTNERS" FOUND
- 1.25" IRON PIPE FOUND
- ILL 1/2" IRON ROD W/ AN ILLEGIBLE PLASTIC CAP FOUND
- COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD W/PLASTIC CAP STAMPED "HR GREEN" SET
- CALCULATED POINT
- BENCHMARK
- () RECORD INFORMATION PER DOC. NO. 2019089503, O.P.R.W.C.TX.
- [] ADJOINER INFORMATION
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT

HUTTO CITY LIMITS
HUTTO DEVELOPMENT AGREEMENTS

[46.68 ACRES]
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
SPECIAL WARRANTY DEED
NO. 2019116498
O.P.R.W.C.TX.

FILE No: 1424
SHEET 2 OF 3



FINAL PLAT
URBANA AT COTTONWOOD CREEK

43.52 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, 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.

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

WE, ATLANTIC URBANA II COTTONWOOD CREEK LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER'S
OF 43.520 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO.
271, IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 43.52 ACRE TRACT DESCRIBED
IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021190242, OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN
HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, 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:

URBANA AT COTTONWOOD CREEK

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

ATLANTIC URBANA II COTTONWOOD CREEK, LLC
ZACH HINMAN
345 E. CONGRESS STREET, SUITE 201
TUCSON, ARIZONA 85701
(480) 221-2083

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY
PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

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

I, GREG FORTMAN, A 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, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS _____ DAY
OF _____, 2022.

GREG FORTMAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 94619- STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
4201 W. PARKER LANE, SUITE C-100
AUSTIN, TEXAS 78727
512.872.6696
greg.fortman@hrgreen.com
TBPE FIRM NO. F-16384

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

I, ERNESTO NAVARRETE, 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 AUSTIN, TRAVIS, COUNTY TEXAS, THIS _____ DAY
OF _____, 2022.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM NO. 10194101

CITY PROJECT NUMBER: 1961-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 PUD REQUIREMENTS, ESTABLISHED IN URBANA AT COTTONWOOD
CREEK PUD (ORDINANCE O-2021-013) AS APPROVED BY CITY COUNCIL ON SEPTEMBER 16, 2021.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER,
SEWER, AND STORM SEWER.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINE FOR UTILITIES
OTHER THAN WATER, SEWER AND STORM SEWER LINES.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN
WATER, SEWER, AND STORM SEWER.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER
UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS
AMENDED.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN
ACCORDANCE WITH THE UDC, AS AMENDED.
9. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN
CONFORMANCE WITH THE UDC, AS AMENDED.
10. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER
THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF
HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO
SERVE THIS SITE.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST
ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE
AT A SLOPE OF $\frac{1}{2}$ " PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER:	CITY OF HUTTO
WASTEWATER:	CITY OF HUTTO
ELECTRIC:	ONCOR
GAS (NATURAL OR PROPANE):	ATMOS ENERGY

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

APPROVAL
CITY OF HUTTO

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING

COMMISSION CHAIR ON THIS _____ DAY OF _____, 20____.

PLANNING AND ZONING COMMISSION CHAIR

DATE

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE

_____ DAY OF _____, 20____.

ASHLEY LUMPKIN, DIRECTOR
OF DEVELOPMENT SERVICES

DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT
THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED
FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT
O'CLOCK, _____M., AND DULY RECORDED THIS THE _____ DAY OF _____,
20____, A.D., AT _____O'CLOCK, _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN
INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

Received 6/16/2022

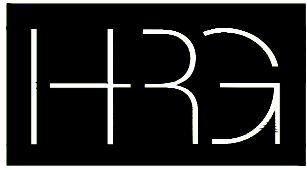


SHEET 3 OF 3

FILE No: 1424

PLAT PREPARATION DATE: MAY 6, 2022
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY:	DATE:



DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
URBANA AT
COTTONWOOD CREEK
43.52 ACRES OUT OF THE
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

AGENDA ITEM REPORT

4.4.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

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, July 5, 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.

To provide water service, offsite connections are required: two from the existing 8-inch water lines to the north of the development, and two from the existing 16-inch FM 1660.

To provide wastewater service, the 30" Glenwood Inceptor needs to be constructed, and the

AGENDA ITEM REPORT

4.4.



Glenwood LS needs to be decommissioned. The developer is responsible for upsizing of approximately 1,450 LF of existing 15" gravity sewer to 18" gravity sewer.

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:

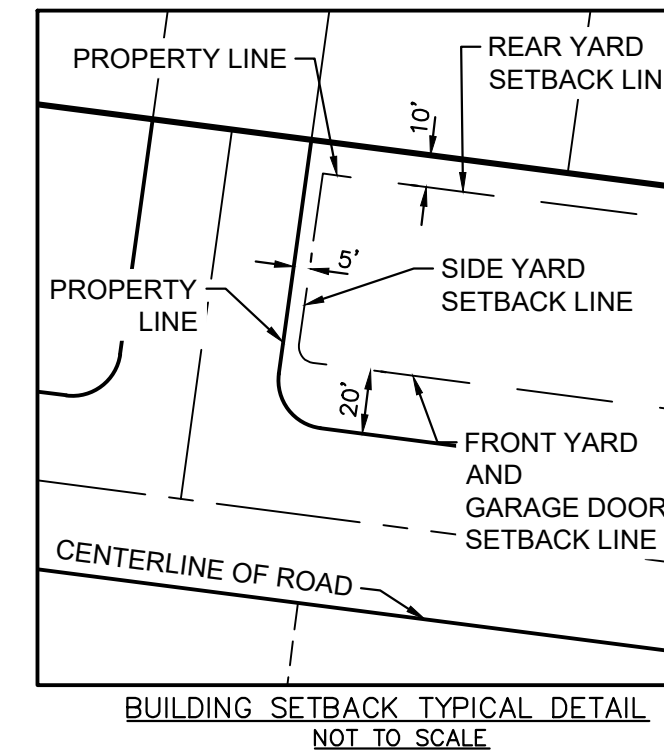
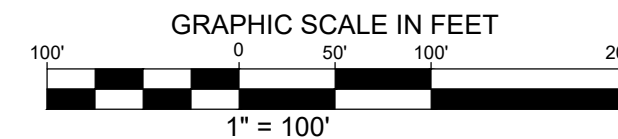
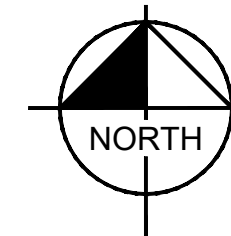
ATTACHMENTS:

1. Bell Yard Farley Farm Final Plat

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	1/2" IRON ROD SET 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

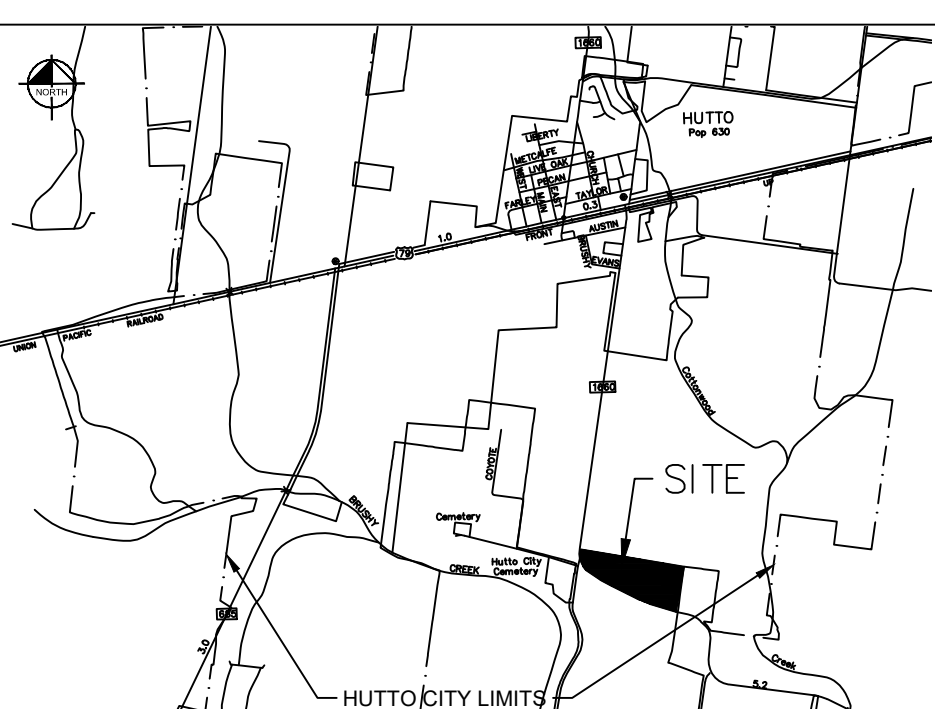
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

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



CALLLED 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

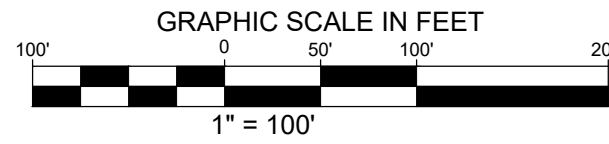
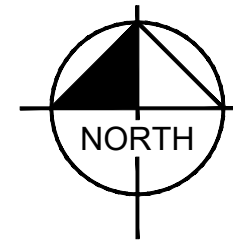


Kimley»Horn

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

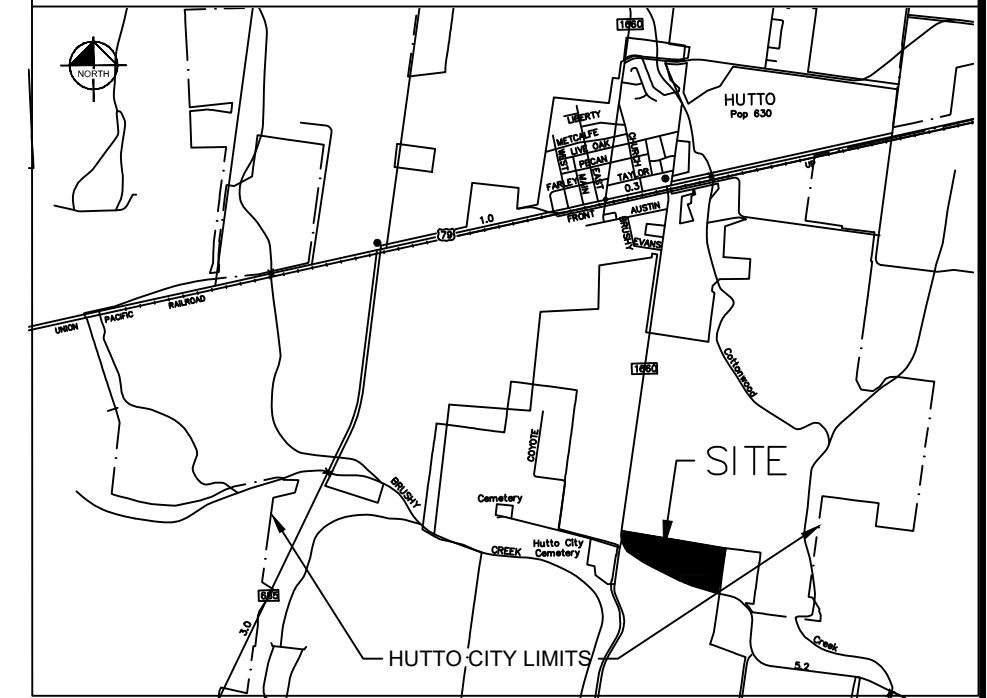
BELL YARD FARLEY FARM
FINAL PLAT

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
+	BENCHMARK
⊗	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'						
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'						

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'
L12	N75°35'21"W	20.50'
L13	S71°33'58"W	13.15'

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	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
Tel. No. (972) 770-1300
Fax No. (972) 239-3620
FIRM # 10115500

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

AGENDA ITEM REPORT

4.5.



This agenda item meets the following City's Pillars:(check all that apply)

☐ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: Planning and Zoning Commission

Subject: Consideration and possible action on the proposed Mustang Creek Phase 8 Final Plat, 39.930 acres, more or less, of land, one public parkland and drainage lot, located on North FM 1660.

Meeting: Tuesday, July 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

Mustang Creek Planned Improvement Development (PID) is a single-family residential subdivision containing 507 single family lots. Phase 8 will dedicate the remaining open space as Public Parkland in accordance with the approved Mustang Creek Preliminary Plat Revision No. 1.

The proposal consists of a final plat for one public parkland and drainage lot. The preliminary plat was approved on December 5, 2019.

WEST: Single Family (SF-1), Mustang Creek

NORTH: Single Family (SF-1), Mustang Creek

EAST: Single Family (SF-1), Mustang Creek

SOUTH: Single Family (SF-1), Mustang Creek

SUMMARY OF REQUEST:

The Mustang Creek Phase 8 tract is entirely outside of any mapped FEMA floodplain zone as defined by FIRM map number 48491C0510F effective 12/20/2019. The Parks Board considered this request on May 11, 2022. The site was shown as dedicated parkland in the original submittals. Board Member Sharon Dyer made a motion to accept parkland in the Mustang Creek subdivision, seconded by Board Member Katie Weiss. Motion passed 4 Ayes to 0 Nays.

STAFF REVIEW:

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

AGENDA ITEM REPORT

4.5.

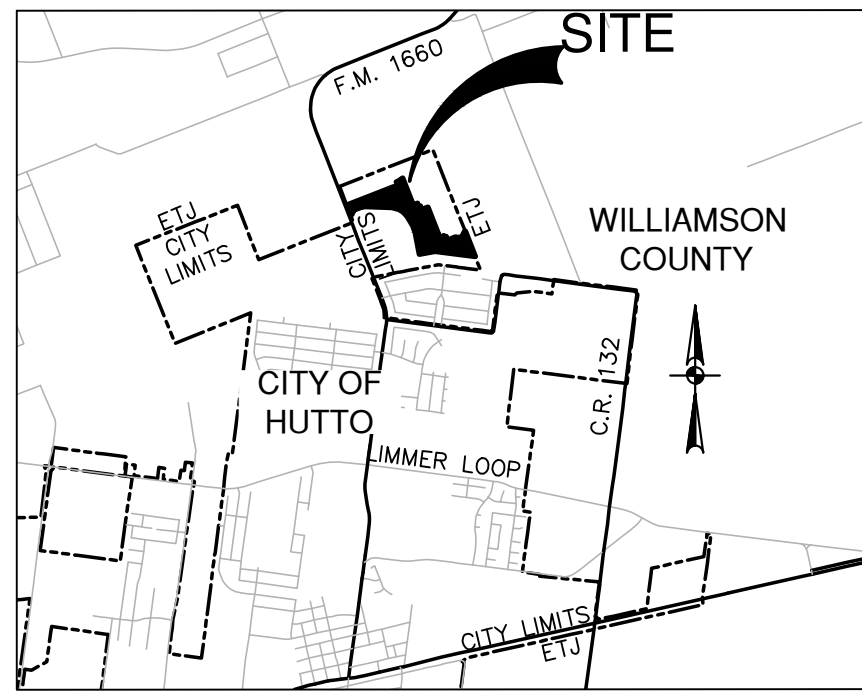


FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. MustangCrkPh8-FP-U1-Plat(6-8-22)
2. MustangCrkPh8-FP-U1-ParkDeed(6-8-22)
3. Resolution-R-19-12-05-10A-Approving the Plat Known as 'Mustang Creek Revision #1 Preliminary Plat'



LOCATION MAP
SCALE: 1" = 5,000'

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.,
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750
(512) 345-4663 P

ACREAGE: 39.930 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: JOHN DYKES SURVEY
ABSTRACT NO. 186

CCD CO. SURVEY
SECTION NO. 204
ABSTRACT NO. 693

NUMBER OF BLOCKS: 1
PARKLAND & DRAINAGE LOTS: 1

PLAT PREPARATION DATE: MARCH 30, 2022
SUBMITTAL DATE: APRIL 4, 2022

NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

TOTAL LINEAR FEET OF NEW STREETS: 0 LF

LEGEND

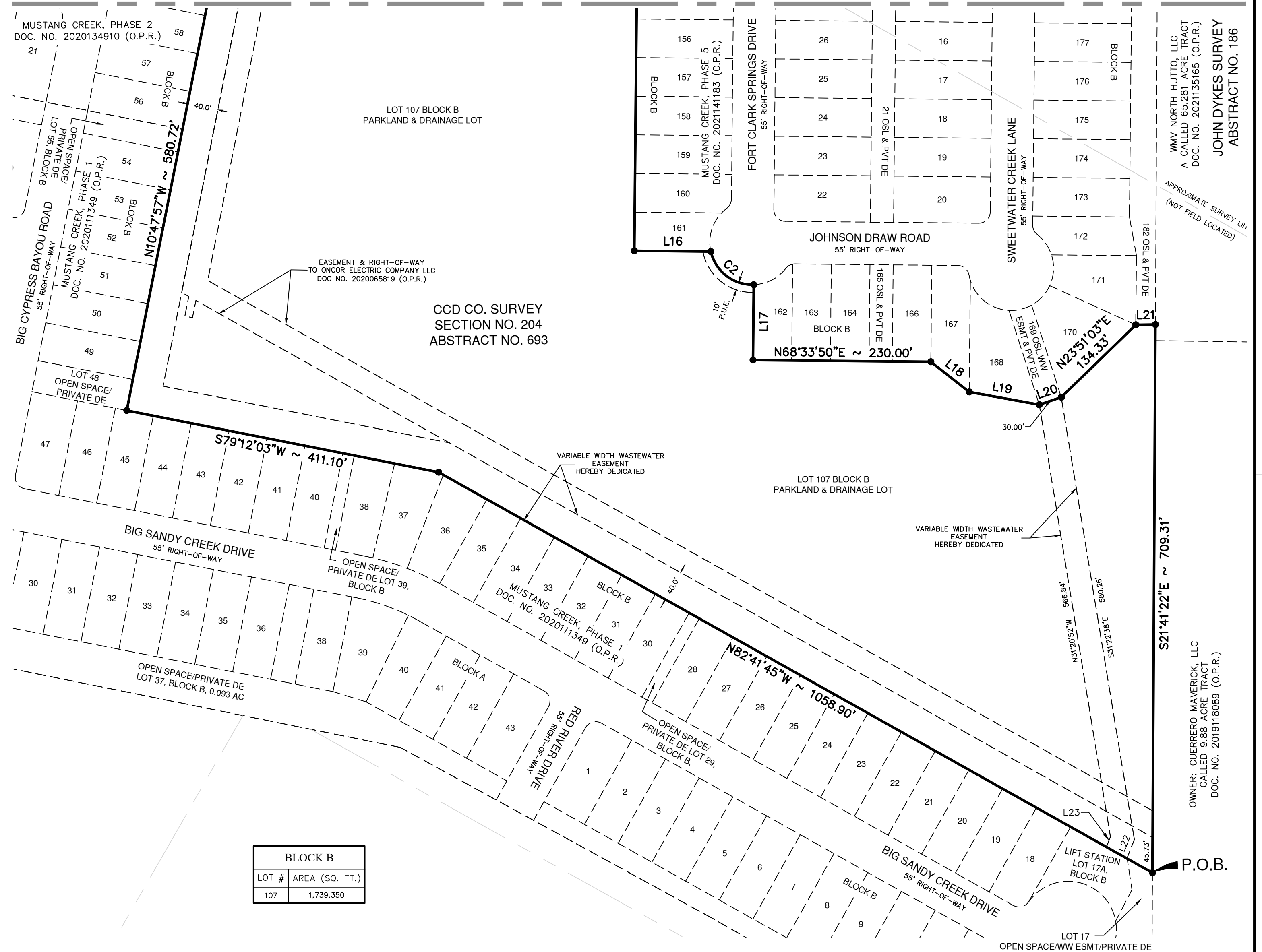
DOC. NO. DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
DE DRAINAGE EASEMENT
OSL OPEN SPACE LOT
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
PVT PRIVATE
WW WASTEWATER
ESMT EASEMENT
(SURVEYOR) ● FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)

FINAL PLAT OF MUSTANG CREEK, PHASE 8

A 39.930 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS.

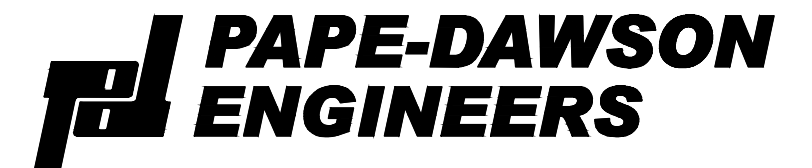


MATCHLINE SHEET 2 OF 5



BLOCK B	
LOT #	AREA (SQ. FT.)
107	1,739,350

Received 6/8/2022

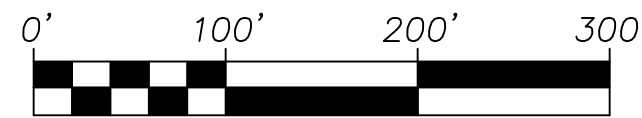
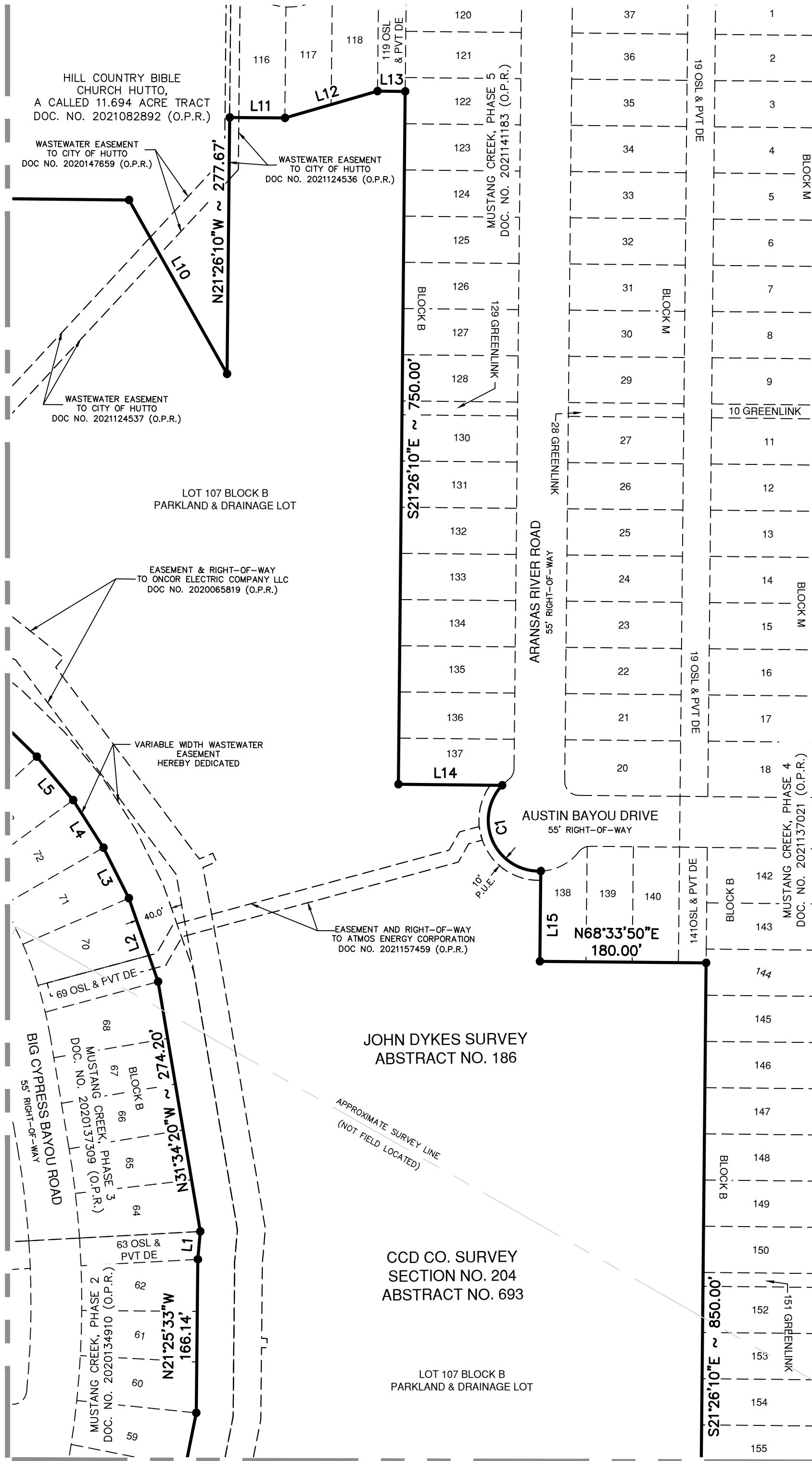


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

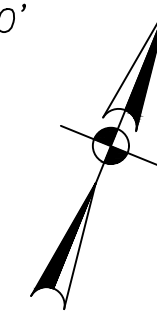
DATE OF PLAT PREPARATION: MARCH 30, 2022
DATE OF PLAT SUBMITTAL: APRIL 04, 2022

SHEET 1 OF 5

MATCHLINE SHEET 3 OF 5



SCALE: 1" = 100'



LEGEND

- DOC. NO. DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
DE DRAINAGE EASEMENT
OSL OPEN SPACE LOT
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
PVT PRIVATE
WW WASTEWATER EASEMENT
ESMT (SURVEYOR) FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)

LINE TABLE

LINE #	BEARING	LENGTH
L1	N16°57'44"W	30.31'
L2	N41°20'10"W	95.75'
L3	N48°40'10"W	61.14'
L4	N54°29'38"W	61.18'
L5	N61°52'37"W	61.18'
L6	N67°42'05"W	61.14'
L7	N74°02'43"W	61.14'
L8	N79°52'11"W	69.74'
L9	S68°55'09"W	29.71'
L10	S51°25'33"E	216.15'
L11	N68°33'50"E	59.82'
L12	N51°51'52"E	104.40'
L13	N68°33'50"E	30.00'
L14	N68°33'50"E	112.27'
L15	S21°26'10"E	97.56'
L16	N68°33'50"E	98.94'
L17	S21°26'10"E	97.56'
L18	S73°51'17"E	63.09'
L19	N78°15'41"E	92.09'
L20	N49°13'07"E	30.00'
L21	N67°07'27"E	25.45'
L22	S00°17'49"E	26.11'
L23	N00°17'49"W	13.98'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	55.00'	135°35'28"	S46°14'45"E	101.84'	130.16'
C2	55.00'	079°28'07"	S74°18'25"E	70.32'	76.28'

Received 6/8/2022



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

DATE OF PLAT PREPARATION: MARCH 30, 2022
DATE OF PLAT SUBMITTAL: APRIL 04, 2022

SHEET 2 OF 5

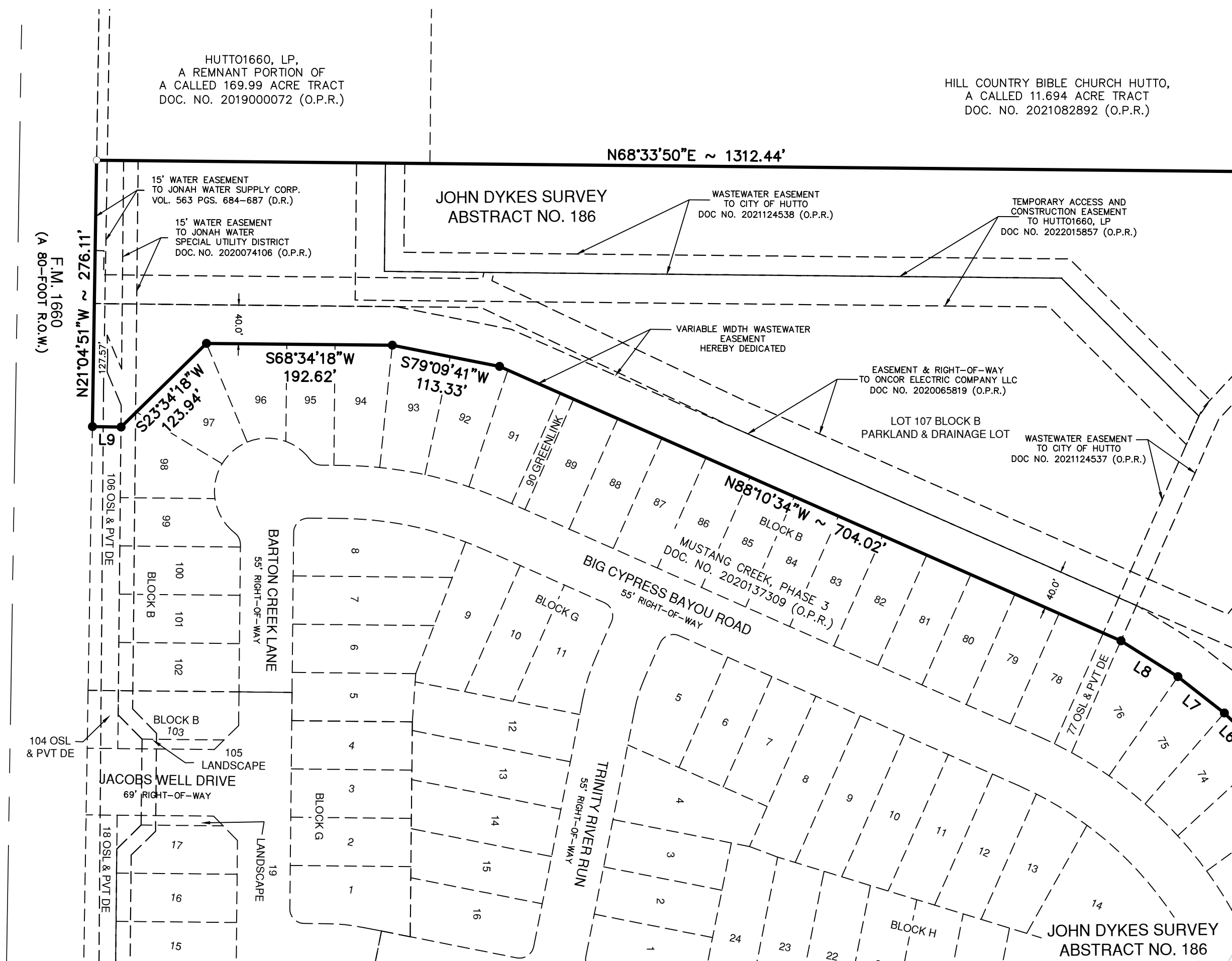
MATCHLINE SHEET 1 OF 5

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. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
7. SIDEWALKS SHALL BE 5' IN WIDTH.
8. UTILITY NOTES:
 - A. WITHIN CCN
 - I. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - B. OUTSIDE CCN
 - I. WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. FLOODPLAIN NOTES:
 - A. ULTIMATE FLOODPLAIN
 - I. NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - B. EXISTING FLOODPLAIN
 - I. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK – FLOOD STUDY DATED MARCH 18, 2019 BY PAPE-DAWSON ENGINEERS.
12. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
13. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD88 (GEOID03).
BEARINGS BASED ON N.A.D. 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
SCALE FACTOR OF 0.99988, ORIGIN (0,0).
15. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	JONAH SUD
WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
GAS (NATURAL)	ATMOS
16. THIS SUBDIVISION WILL BE ZONED: SF-1.
17. RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.03 HAS BEEN GRANTED WITH THE PRELIMINARY PLAN IN ACCORDANCE WITH THE MUSTANG CREEK DEVELOPMENT AGREEMENT.
18. THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC RIGHT OF WAY.
19. LOT 107, BLOCK B- PARKLAND & DRAINAGE, SHALL BE OWNED BY THE CITY OF HUTTO AND MAINTAINED BY THE HOA.

A 39.930 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND CDD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS.



DOC. NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT
OSL	OPEN SPACE LOT
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
WW	WASTEWATER
EMST	EASEMENT
(SURVEYOR)	● FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE) ○ SET 1/2" IRON ROD (PD)



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SHEET 3 OF 5

FINAL PLAT
OF
MUSTANG CREEK, PHASE 8

A 39.930 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS.

FIELD NOTES
FOR

A 39.930 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND IN THE CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS. SAID 39.930 ACRE TRACT BEING MORE FULLY DESCRIBED AS FELLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a ½” iron rod with yellow cap marked “Pape–Dawson” found in west boundary line of a called 9.88 acre tract, recorded in Document No. 2019118089 of said Official Public Records, said point being a northeast corner of Mustang Creek, Phase 1, a subdivision according to the plat recorded in Document no. 2020111349 of said Official Public Records, same being southeast corner of the Remnant Portion of said 153.340 acre tract for the southeast corner and POINT OF BEGINNING hereof;

THENCE, departing the west boundary line of said 9.88 acre tract, with the north boundary line of said Mustang Creek, Phase 1, same being the south boundary line of the Remnant Portion of said 153.340 acre tract, the following two (2) courses and distances:

- 1.N 82°41’45” W, a distance of 1058.90 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof, and
- 2.S 79°12’03” W, a distance of 411.10 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found on an interior ell corner of said Mustang Creek, Phase 1, same being a southwest corner of the Remnant Portion of said 153.340 acre tract, for the southernmost southwest corner hereof,

THENCE, with the east boundary line of said Mustang Creek Phase 1, in part with the east boundary line of Mustang Creek, Phase 2, a subdivision according to the plat recorded in Document No. 2020134910 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 153.340 acre tract, the following three (3) courses and distances:

- 1.N 10°47’57” W, a distance of 580.72 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 2.N 21°25’33” W, a distance of 166.14 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof, and
- 3.N 16°57’44” W, a distance of 30.31 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found on the southeast corner of Mustang Creek, Phase 3, a subdivision according to the plat recorded in Document No. 2020137309 of said Official Public Records, said point being the northeast corner of said Mustang Creek, Phase 2 for an angle point hereof,

THENCE, departing the north boundary line of said Mustang Creek, Phase 2, continuing with the west boundary line of the Remnant Portion of said 153.340 acre tract, with the north and east boundary lines of said Mustang Creek, Phase 3 the following thirteen (13) courses and distances:

- 1.N 31°34’20” W, a distance of 274.20 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 2.N 41°20’10” W, a distance of 95.75 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 3.N 48°40’10” W, a distance of 61.14 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 4.N 54°29’38” W, a distance of 61.18 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 5.N 61°52’37” W, a distance of 61.18 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 6.N 67°42’05” W, a distance of 61.14 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 7.N 74°02’43” W, a distance of 61.14 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 8.N 79°52’11” W, a distance of 69.74 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 9.N 88°10’34” W, a distance of 704.02 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 10.S 79°09’41” W, a distance of 113.33 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 11.S 68°34’18” W, a distance of 192.62 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 12.S 23°34’18” W, a distance of 123.94 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 13.S 68°55’09” W, a distance of 29.71 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found on the east right–of–way line of Farm to Market (F.M.) Road 1660, an 80 foot right–of–way, said point being the northwest corner of said Mustang Creek, Phase 3, same being a southwest corner of the Remnant Portion of said 153.340 acre tract for an angle point hereof,

THENCE N 21°04’51” W, departing the north boundary line of said Mustang Creek, Phase 3, with the east right–of way line of said F.M. 1660, same being the west boundary line of the Remnant portion of said 153.340 acre tract, a distance of 276.11 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set on the southwest corner of the Remnant Portion of a called 169.99 acre tract, recorded in Document No. 2019000072 of said Official Public Records, same being a northeast corner of the Remnant Portion of said 153.340 acre tract for the northernmost northwest corner hereof,

THENCE, departing the east right–of–way line of said F.M. 1660, with the south boundary line of the Remnant Portion of said 169.99 acre tract, in part with the south and east boundary lines of a called 11.649 acre tract, recorded in Document No. 2021082892 of said Official Public Records, same being the north boundary line of the Remnant Portion of said 153.340 acre tract, the following three (3) courses and distances:

- 1.N 68°33’50” E, a distance of 1312.44 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 2.S 51°25’33” E, a distance of 216.15 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof, and
- 3.N 21°26’10” W, a distance of 277.67 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found on a southwest corner of Mustang Creek, Phase 5, a subdivision according to plat recorded in Document No. 2021141183 of said Official Public Records, same being a north west corner of the Remnant Portion of said 153.340 acre tract for an angle point hereof,

THENCE, departing the east boundary line of said 11.694 acre tract, with the south and west boundary lines of said Mustang Creek, Phase 5, same being the north and east boundary lines of the Remnant Portion of said 153.340 acre tract, the following seven (7) courses and distances:

- 1.N 68°33’50” E, a distance of 59.82 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 2.N 51°51’52” E, a distance of 104.40 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 3.N 68°33’50” E, a distance of 30.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 4.S 21°26’10” E, a distance of 750.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 5.N 68°33’50” E, a distance of 112.27 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for a point of non–tangent curvature hereof,
- 6.along the arc of a curve to the left, having a radius of 55.00 feet, a central angle of 135°35’28”, a chord bearing and distance of S 46°14’45” E, 101.84 feet, an arc length of 130.16 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for a point of non–tangency hereof, and
- 7.S 21°26’10” E, a distance of 97.56 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,

THENCE N 68°33’50” E, continuing with the south boundary line of said Mustang Creek, Phase 5, in part with the south boundary line of Mustang Creek, Phase 4, a subdivision according to the plat recorded in Document No. 2021137021 of said Official Public Records, same being a north boundary line of the Remnant Portion of said 153.340 acre tract, a distance of 180.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,

THENCE, departing the south boundary line of said Mustang Creek, Phase 4, with the west and south boundary lines of said Mustang Creek, Phase 5, same being the east and north boundary lines of the Remnant Portion of said 153.340 acre tract, the following ten (10) courses and distances:

- 1.S 21°26’10” E, a distance of 850.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 2.N 68°33’50” E, a distance of 98.94 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for a point of non–tangent curvature hereof,
- 3.along the arc of a curve to the left, having a radius of 55.00 feet, a central angle of 79°28’07”, a chord bearing and distance of S 74°18’25” E, 70.32 feet, an arc length of 76.28 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for a point of non–tangency hereof,
- 4.S 21°26’10” E, a distance of 97.56 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 5.N 68°33’50” E, a distance of 230.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 6.S 73°51’17” E, a distance of 63.09 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 7.N 78°15’41” E, a distance of 92.09 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 8.N 49°13’07” E, a distance of 30.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof,
- 9.N 23°51’03” E, a distance of 134.33 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found for an angle point hereof, and
- 10.N 67°07’27” E, a distance of 25.45 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found on the west boundary line of a called 65.281 acre tract, recorded in Document No. 2021135165 of said Official Public Records, said point being the southeast corner of said Mustang Creek, Phase 5, same being a northeast corner of the Remnant Portion of said 153.340 acre tract for an angle point hereof,

THENCE S 21°41’22” E, departing the south boundary line of said Mustang Creek, Phase 5, with the west boundary line of said 65.281 acre tract, in part with the west boundary line of a said 9.89 acre tract, same being the east boundary line of the Remnant Portion of said 153.340 acre tract, a distance of 709.31 feet to the POINT OF BEGINNING and containing 39.930 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape–Dawson Engineers, Inc. under Job No. 51048–06.

Received 6/8/2022



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DATE OF PLAT PREPARATION: MARCH 30, 2022
DATE OF PLAT SUBMITTAL: APRIL 04, 2022

FINAL PLAT
OF
MUSTANG CREEK, PHASE 8

A 39.930 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 153.340 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 39.930 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTES AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, 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 MUSTANG CREEK, PHASE 8.

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

CONTINENTAL HOME OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____
JOHN SPARROW, ASSISTANT SECRETARY

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB KHOURY, 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 TEXAS

NOTARY PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MUSTANG CREEK, PHASE 8) PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 6TH DAY OF JUNE, 2022.



DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, 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 TRAVIS, COUNTY, TEXAS THIS 6th DAY OF JUNE, 2022.



VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

APPROVAL
CITY OF HUTTO

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

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR

DATE

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

ASHLEY LUMPKIN
EXECUTIVE DIRECTOR

DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

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

BY: _____, DEPUTY

DATE OF PLAT PREPARATION: MARCH 30, 2022
DATE OF PLAT SUBMITTAL: APRIL 04, 2022

Received 6/8/2022



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SHEET 5 OF 5

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

SPECIAL WARRANTY DEED
(PARKLAND)

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

THAT **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership ("**Grantor**"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto **CITY OF HUTTO**, a Texas home-rule city and municipal corporation, with its address at 500 Live Oak Street, Hutto, Texas 78634 ("**Grantee**"), the following described tract of land situated in Williamson County, Texas:

Lot 107, Block B (Public Parkland & Drainage Lot), in MUSTANG CREEK, PHASE 8, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded as Document No. _____, Official Public Records of Williamson County, Texas;

together with all improvements, buildings and fixtures thereon and all rights, ways, privileges and appurtenances pertaining thereto, including, without limitation, all right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors, and assigns, forever; and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject, however, to the exceptions set forth on Exhibit "A" attached to and incorporated in this Deed by reference (the "**Permitted Exceptions**").

CONDITIONS: Grantor conveys this Property to Grantee on the condition that by accepting this conveyance, Grantee dedicates the Property for park and recreational purposes for the use by the general public and owners of lots in Mustang Creek, a residential community located in Williamson County, Texas, subject to the Permitted Exceptions which must be construed as being prior in time to the dedication of the Property for park and recreational purposes, and subject to the rules and regulations promulgated, modified, and amended by Grantee from time to time governing the use of park and recreational property.

Grantor and Grantee hereby expressly acknowledge, stipulate and agree that the doctrine of merger shall not apply to any rights, interests, restrictions, or encumbrances granted to or enjoyed by Grantee with respect to the Property prior to the date of this Special Warranty Deed (collectively, the ***“Existing Grantee Interests”***) and that the Existing Grantee Interests shall remain in effect separately from the title to the Property conveyed in this Special Warranty Deed, even though the underlying fee ownership of the Property, or any parts thereof, and the ownership of the Existing Grantee Interests are now or hereafter vested in one party or entity.

Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien, either express or implied, is retained.

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EXECUTED AND DELIVERED this _____ day of _____, 2022.

GRANTOR

Continental Homes of Texas, L.P.
(a Texas limited partnership)

By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, this ____ day of _____, 2022, by _____, _____ of CHTEX of Texas, Inc., a Delaware corporation, as general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and limited partnership.

[SEAL]

Notary Public ★ State of Texas

[Signatures Continue on Following Page]

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

GRANTEE

(a home rule municipality in the State of Texas)

Title: _____

§

[SEAL]

Notary Public ★ State of Texas

After Recording Return To:

EXHIBIT "A"
PERMITTED EXCEPTIONS

RESOLUTION NO. R-19-12-05-10A

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

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

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

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

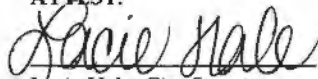
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

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

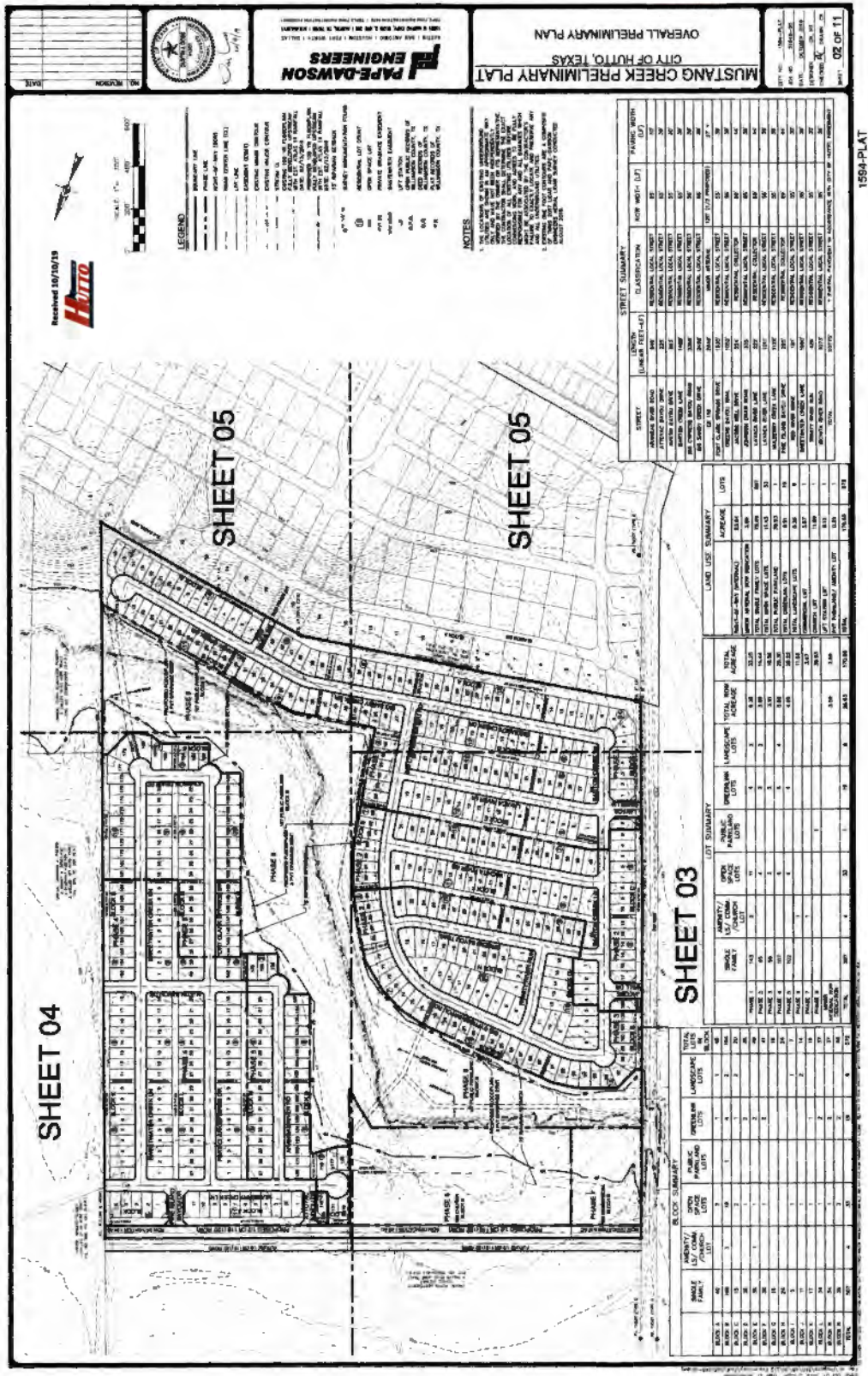
that the Hutto City Council hereby approves the resolution for the plat known as "Mustang Creek Revision #1 Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

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

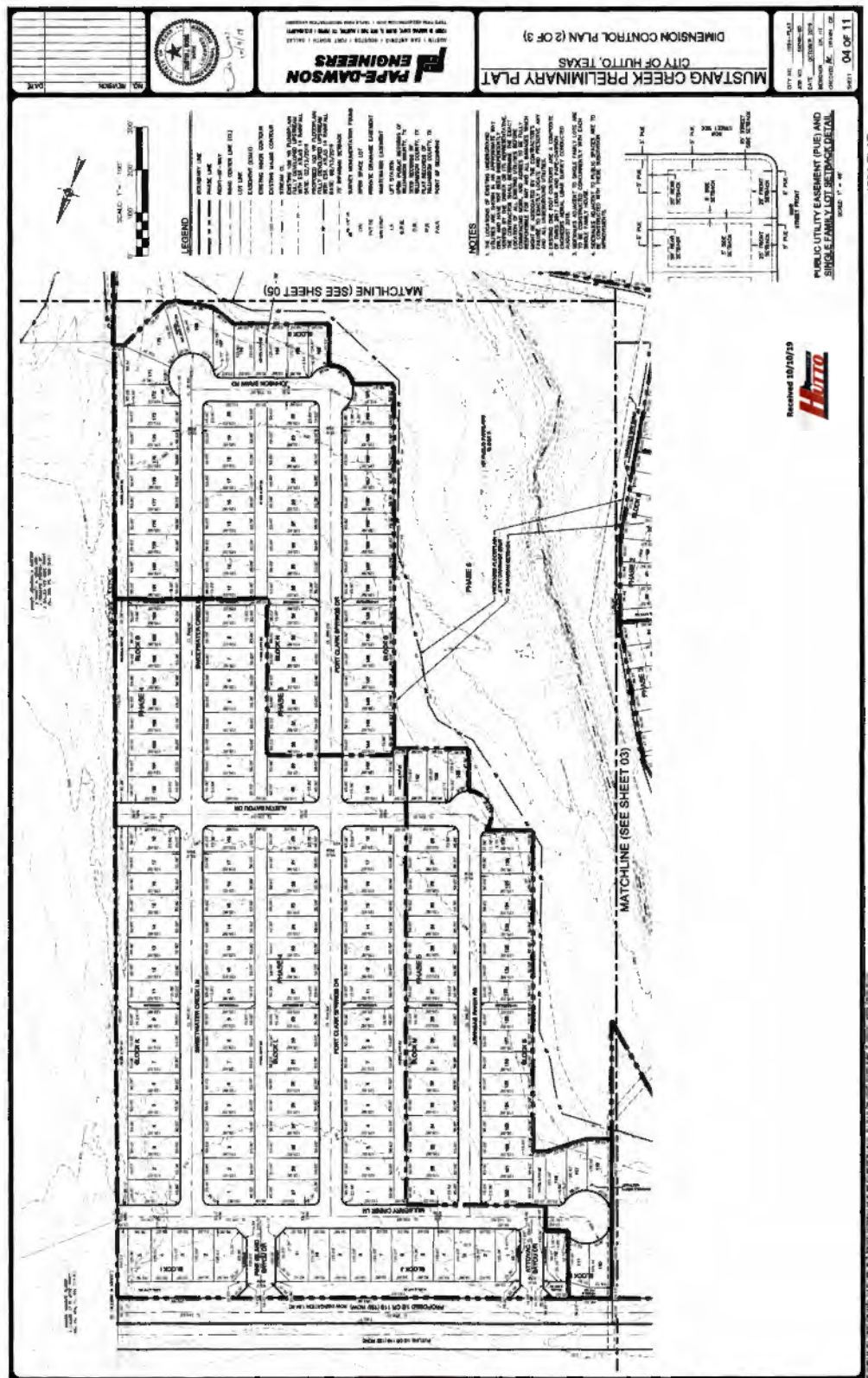
THE CITY OF HUTTO, TEXAS

ATTEST:

Lacie Hale, City Secretary









AGENDA ITEM REPORT

4.6.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Planning and Zoning Commission

Subject: Consideration and possible action on the proposed Hutto Santamaria Replat, 0.653 acres, more or less, of land, one commercial lot, located at 208 West Austin Avenue and 201 West Front Street.

Meeting: Tuesday, July 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of an approximately .63 acre parcel, collectively made up of several lots and an alleyway in the City of Hutto Addition. The property is zoned Special District (SD-A) and is in the Old Town Overlay District.

WEST: SD-A, Hutto Police Station

NORTH: Railroad and Highway 79

EAST: SD-A, Residential Property

SOUTH: SD-A, Commercial Space

SUMMARY OF REQUEST:

The applicant is proposing an approximately 12,000 sq ft office, showroom and warehouse. On February 1, 2022, the Planning and Zoning Commission recommended approval for the proposed Specific Use Permit request for the property known as 208 West Austin Avenue and 201 West Front Street, to allow a warehouse use (UDC 10.304.7) with the conditions that HPC must grant Certificate of Appropriateness, applicant must meet all site design criteria, only one driveway is permitted off of West Austin Ave, the replat is approved and recorded prior to the site plan permit issuance, and there is no open storage. The City Council Public Hearing for the SUP was held on March 3, 2022 and approved on April 21, 2022.

STAFF REVIEW:

AGENDA ITEM REPORT

4.6.



Staff sent notices to 9 adjacent property owners within 200' and to date has received no responses.

Staff recommends approval of the replat as presented.

FINANCIAL IMPACT:

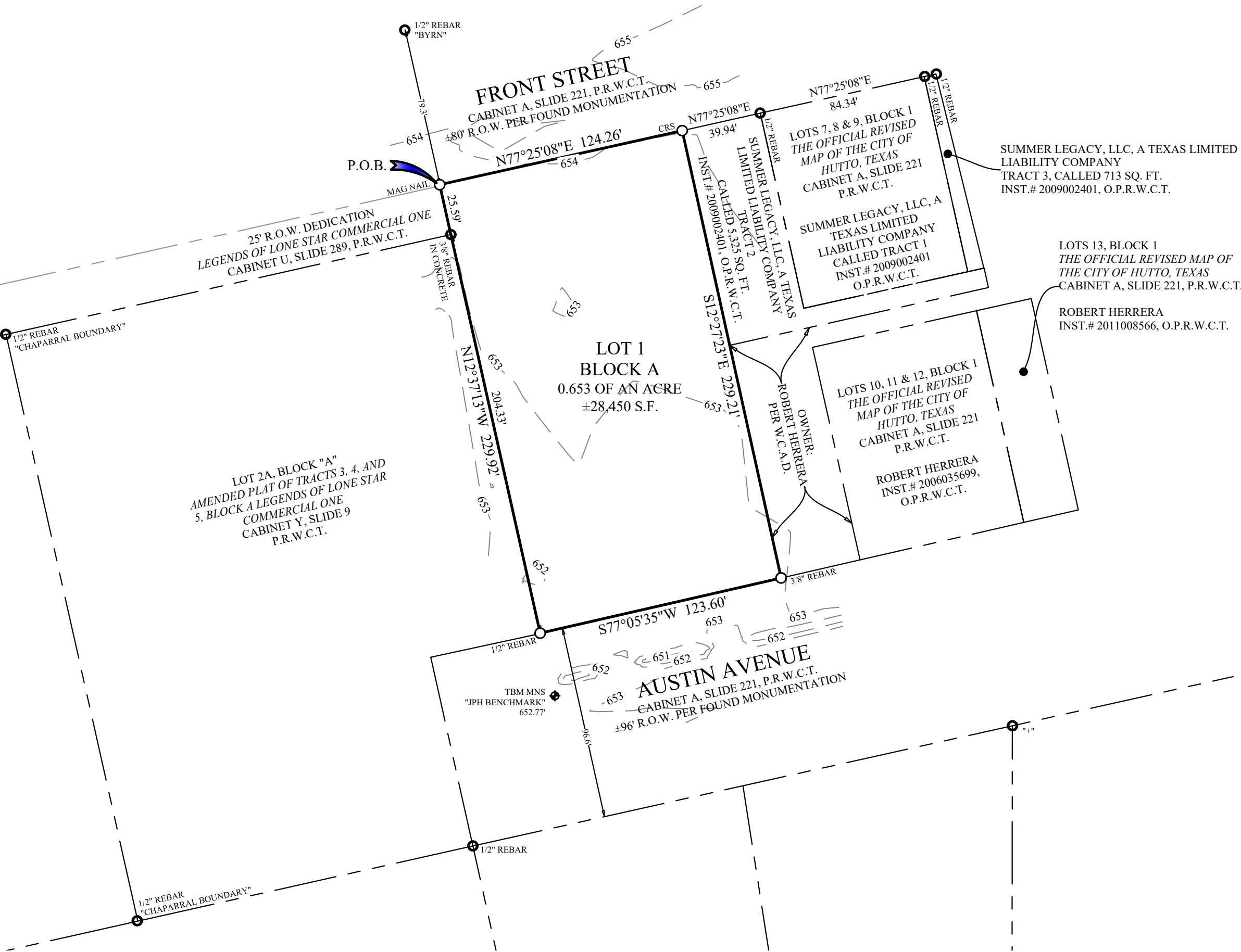
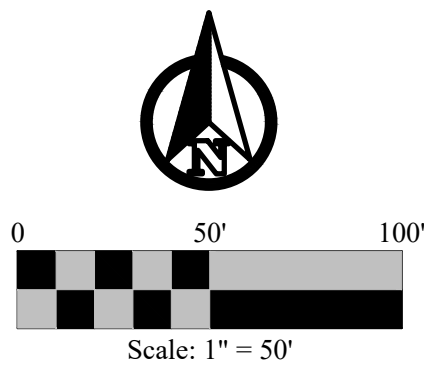
POLICY IMPLICATIONS:

ATTACHMENTS:

1. HuttoSantamariaAdditionFP-U1-Plat(6-1-22)

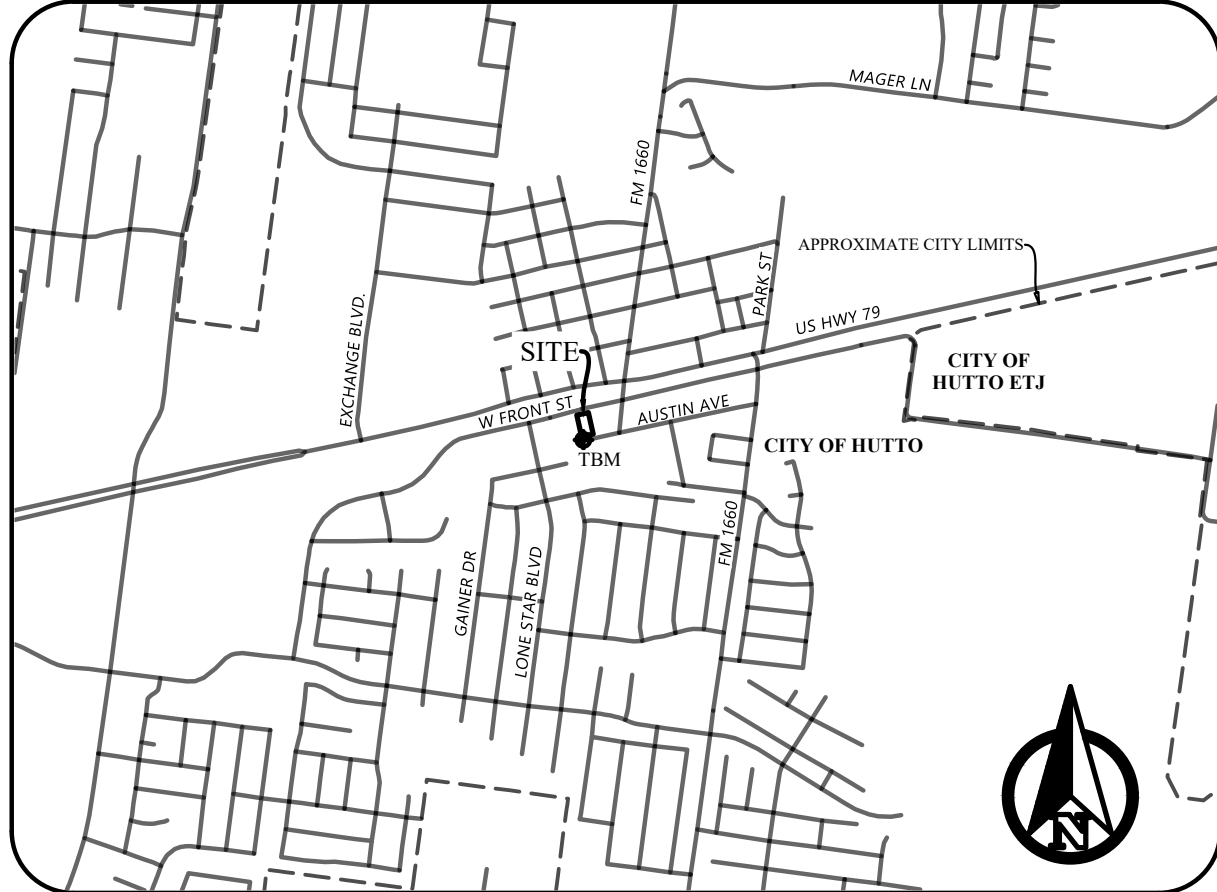
PLAT NOTES:

- No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
- Building setbacks shall conform to UDC requirements, as amended.
- A Ten (10) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer.
- A five (5) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer.
- 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.
- No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site
- No lot in this subdivision is encroached by a Special Flood Hazard Area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map 48491C0520F, dated 2019/12/20, for Williamson County, Texas.
- In order to promote drainage away from a structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
- All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- Utility providers for this development are:
Water: City of Hutto
Wastewater: City of Hutto
Electric: Oncor Electric Delivery
Gas: Atmos Energy
- This subdivision is zoned: Special District Arterial (SD-A).
- Street lighting shall be provided by the developer in conformance with the UDC requirements, as amended.
- Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- Trees shall be installed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended
- The maximum impervious coverage per non-residential lot is 75%.
- On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.
- All drainage lots shall be owned and maintained by the property owner.
- Amenity, open space and greenlink lots will be owned and maintained by the property owner.



VICINITY MAP

Scale: 1" = 2000'



FINAL PLAT

OF

HUTTO SANTAMARIA ADDITION REPLAT

BEING A REPLAT OF
LOTS 1, 2, 3, 18, 19 AND 20, BLOCK 2, A VACATED PORTION OF WASHINGTON
STREET, AND A PORTION OF A 20' WIDE ALLEY
OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS
CABINET A, SLIDE 221, P.R.W.C.T.

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

A SUBDIVISION OF 0.653 OF AN ACRE
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

PREPARED ON: OCTOBER 4, 2021
SUBMITTAL DATE: DECEMBER 8, 2021

OWNER:

Joaquin Santamaria
10112 Hammerly Blvd., Suite F
Houston, Texas 77080

LIEN HOLDER:

BancorpSouth Bank, a Mississippi
State Chartered Bank
505 E. Palm Valley Blvd., Suite 100
Round Rock, Texas 78664

SURVEYOR:

JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

ENGINEER:

Hagood Engineering Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546

SURVEYOR'S NOTES:

- The site benchmark is a mag nail with metal washer stamped "JPH BENCHMARK" set in asphalt on the north margin of Austin Avenue, located approximately 56 feet northeasterly from the west terminus of Austin Avenue, and approximately 32 feet southeasterly from the north right-of-way line of Austin Avenue. Benchmark Elevation = 652.77' (NAVD'88). See vicinity map for general location.
- According to Ordinance No. 06-007-00, recorded under Instrument Number 2007000259, O.P.R.W.C.T., Washington Street and the 20' alley between Lots 1, 2, and 3 and Lots 18, 19, and 20, Block 2 as shown on the Hutto Old Town Addition have been released and vacated by the City of Hutto, Texas.
- This property is subject to Easements recorded in Volume 354, Page 289 and Volume 833, Page 633, D.R.W.C.T., further affected by Assignment of Conveyance recorded in Volume 848, page 279, D.R.W.C.T. These easements are blanket in nature and cannot be accurately plotted hereon.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ◆ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
"+ " ○ "+ " mark in concrete found

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

Field: CY 2021/08/12 CTX4392
Drafter: RDG 2021/10/06
Revision: RDG 2022/01/06
Revision:
Revision:



JPH Job/Drawing No. (see below)
2021.245.001 CTX4392 208 W Austin Ave, Hutto, Williamson Co, TX-FINAL PLAT.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

FINAL PLAT
OF
HUTTO SANTAMARIA ADDITION REPLAT

METES AND BOUNDS DESCRIPTION:

Being all that certain tract or parcel of land containing 0.653 of an acre, situated in Williamson County, Texas; being Lots 1, 2, 3, 18, 19, and 20, Block 2, Washington Street (an approximately 80' wide unimproved right-of-way vacated by Ordinance No. 06-007-00, and recorded under Instrument Number 2007000259, Official Public Records, Williamson County, Texas), and the 20-foot alley located between Lots 1, 2 and 3 and Lots 18, 19 and 20, Block 2, *THE OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS*, an addition to the City of Hutto, recorded in Cabinet A, Slide 221 of the Plat Records, Williamson County, Texas; same being that tract described in a Warranty Deed with Vendor's Lien to Juaquin Santamaria, recorded under Instrument No. 2021123499 of the Official Public Records, Williamson County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a Mag nail found in concrete in the south right-of-way line of Front Street (known to be approximately a 80 foot wide right-of-way per found monumentation as shown on said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS* at the northwest corner of said Lot 3, Block 2;

THENCE NORTH 77° 25' 08" EAST with the common line of said Lots 1, 2 and 3, Block 2 and of said Copper & Stone Tract 2, and of said Front Street, a distance of 124.26 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the common north corner of said Washington Street and that tract described in a Warranty Deed with Vendor's Lien to Summer Legacy, LLC, a Texas limited liability company (hereinafter referred to as Summer Legacy Tract), recorded under Instrument No. 2009002401 of said Official Public Records, Williamson County, Texas; from which a 1/2-inch rebar found at the northwest corner of Lot 9, Block 1 of said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO* bears NORTH 77° 25' 08" EAST, a distance of 39.94 feet; continuing along same line, a distance of 84.34 feet to a 1/2-inch rebar found at the northeast corner of Lot 7, Block 1 of said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO*;

THENCE SOUTH 12°27'23" EAST with the east line of said Washington Street a distance of 229.21 feet to a 3/8-inch rebar found in the north line of Austin Avenue (known to be approximately a 96 foot wide right-of-way per found monumentation as shown on said *OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS* for the southeast corner of said Washington Street;

THENCE SOUTH 77° 05' 35" WEST, with the north right-of-way line said Austin Avenue, at a distance of 39.47 feet passing a 1/2-inch rebar with illegible cap found at the common south corner of said Washington Street and said Lot 20, Block 2, continuing with the common line of said Lots 18, 19 and 20 and said Austin Avenue a total distance of 123.60 feet to a 1/2-inch rebar found at the common south corner of Lot 2A, Block A, *AMENDED PLAT OF TRACTS 3, 4, AND 5, BLOCK A LEGENDS OF LONE STAR COMMERCIAL ONE*, an addition to the City of Hutto, recorded in Cabinet Y, Slide 9 of said Plat Records, Williamson County, Texas and said Lot 18;

THENCE NORTH 12° 37' 13" WEST, with the common line of said Lot 2A, said Lot 18, said portion of alley, and said Lot 3, at 204.33 feet passing a 3/8-inch rebar found at the common east corner of a 25 foot wide right-of-way dedication as shown on *LEGENDS OF LONE STAR COMMERCIAL ONE*, an addition to the City of Hutto, recorded in Cabinet U, Slide 289 and said Lot 2A, continuing with the common line of said 25 foot wide right-of-way dedication, in part, and said Lot 3, a total distance of 229.92 feet to the POINT OF BEGINNING, enclosing 0.653 of an acre of land.

CITY DEVELOPMENT SERVICES APPROVAL

This subdivision is located within the City of Hutto, this the ____ day of _____, 20____ A.D.

City of Hutto Staff signature Date

PLANNING AND ZONING COMMISSION CHAIR APPROVAL

This plat was approved for recording by the Planning and Zoning Commission Chair on the ____ day of _____, 20____ A.D.

Planning and Zoning Chair, City of Hutto Date

OWNER'S CERTIFICATION

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

I, Joaquin Santamaria, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2021123499 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as *HUTTO SANTAMARIA ADDITION*.

Witness my hand at _____ County, Texas, this ____ day of _____, 20____.

Joaquin Santamaria
10112 Hammerly Blvd., Ste. F
Houston, Texas 77080

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Joaquin Santamaria, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: _____

SURVEYOR'S CERTIFICATION

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

That I, **Chris Henderson**, Registered Public Surveyor, No. 6831, 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 property markers and monuments were placed under my supervision on the ground. The field work was completed on August 18, 2021.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20____.

Chris Henderson
Registered Professional
Land Surveyor, No. 6831
chris@jphls.com
Date:

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.

~RELEASED FOR REVIEW TO ON JANUARY 6, 2022.

ENGINEER'S CERTIFICATION

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

I, Terry R. Hagood, 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, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20____.

Terry Hagood
Licensed Professional Engineer No. 52960
State of Texas
Date:_____

LIEN HOLDER'S DEDICATION

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

That BancorpSouth Bank, a Mississippi State Chartered Bank, Lien Holder of the certain tract on land shown hereon and described in a Deed of Trust recorded in Document Number 2021123500, 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 *HUTTO SANTAMARIA ADDITION*.

TO CERTIFY WHICH, witness by my hand this ____ day of _____, 20____.

BancorpSouth Bank, a Mississippi State Chartered Bank
505 E. Palm Valley Road, Suite 100
Round Rock, Texas 78664

By:

_____, its _____

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: _____

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

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication was filed for record in my office on the ____ day of _____, 20____, A.D. at ____ O'clock__M., and duly recorded on the ____ day of _____, 20__, A.D. at ____ O'clock__M, in the Plat Records of said County in Instrument Number _____.

To certify which, witness my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last written above.

Nancy Rister, Clerk, County Court
of Williamson County, Texas

BY: _____
Deputy

Received 6/1/2022



AGENDA ITEM REPORT

4.7.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Planning and Zoning Commission

Subject: 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, July 5, 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

AGENDA ITEM REPORT

4.7.



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.

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.

The public hearing was held on June 7, and the item was tabled to address issues concerning windows facing west and access. The applicants have resubmitted the PUD with the following additions:

- Fourth floor windows on the west side of the building will be opaque
- Removed 3.4 Common Open Space that did not apply
- Added right in right out on the north driveway
- Added the High Level Bufferyard C for Lots 4 & 5 (30' wide planting area or 25' wide planting area with 6' masonry wall; two tall trees and 1 short tree every 50')

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.

AGENDA ITEM REPORT

4.7.



- 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 as provided.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 421 Ed Schmidt Blvd - PUD - Development Plan
2. 421 Ed Schmidt Blvd - PUD - Existing PUD Markup
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

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1.3	Applicability of City Ordinances.....
1.4	Severability.....
1.5	Amendments to Ordinance.....
1.6	Definitions.....

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2.2	Use Descriptions and Standards.....

3. DEVELOPMENT STANDARDS

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3.2	Landscaping.....
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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)	Lots 2&3 25 ft. Lots 4&5 High level buffer yard "c" according to UDC Sec 10.403.6.3
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) 4th floor windows on the west side of the building will be opaque.
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

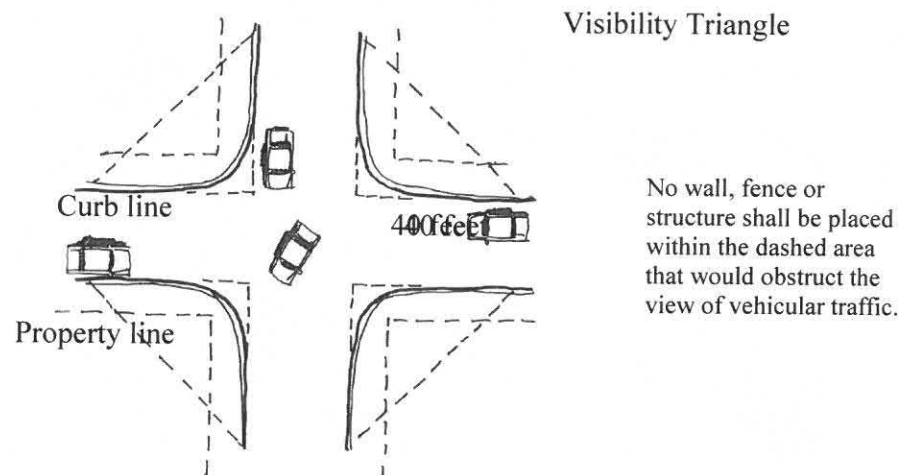
Fractional results will be rounded up when computing the number of required parking spaces.

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

3.5 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

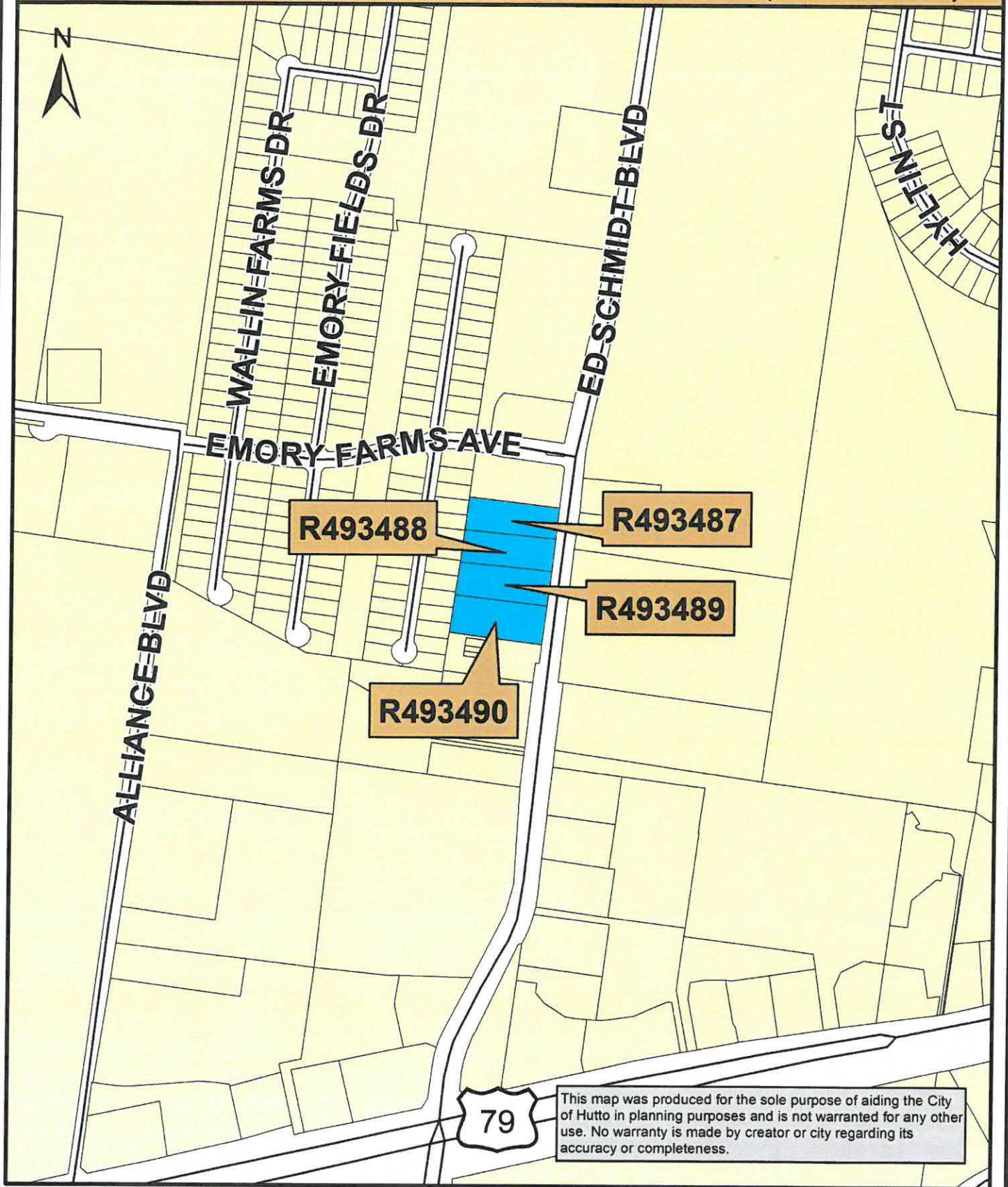
Survey – Exhibit B

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)

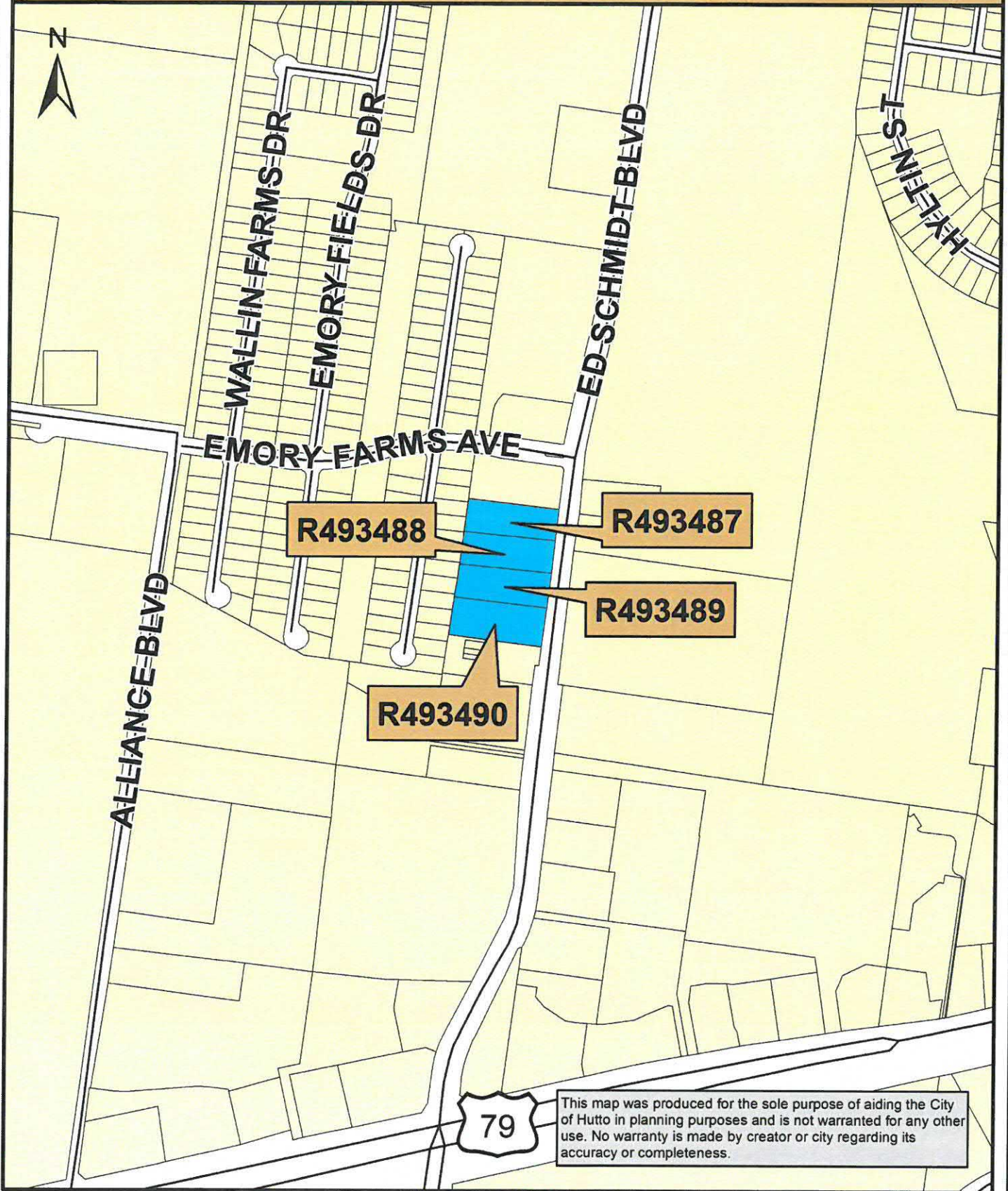


Exhibit B – Survey

CABINET DD



SCALE IN FEET



- 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.

COMMUNITY DEVELOPMENT
DEPARTMENT

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

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	90°26'04"	15.00'	15.11'	23.68'	21.29'	S37°06'25"E
C2	2°16'36"	3205.00'	63.68'	127.35'	127.34'	S07°22'15"W
C3	2°07'30"	3205.00'	58.44'	118.87'	118.86'	S09°34'18"W

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 TRADESMEN'S PARK DRIVE
HUTTO, TX 78648
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 SUBDIVISION IN 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 48491C0246C, EFFECTIVE DATE SEPTEMBER 27, 1994, AS SHOWN HEREON.

Barry Campbell
BARRY CAMPBELL, P.E.
TEXAS REGISTRATION NO. 7115
PINEVIEW 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 2007026123 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.

Robert L. Love
ROBERT 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 THE 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 9' 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°57'29" 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 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°23'00" 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°06'29" 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

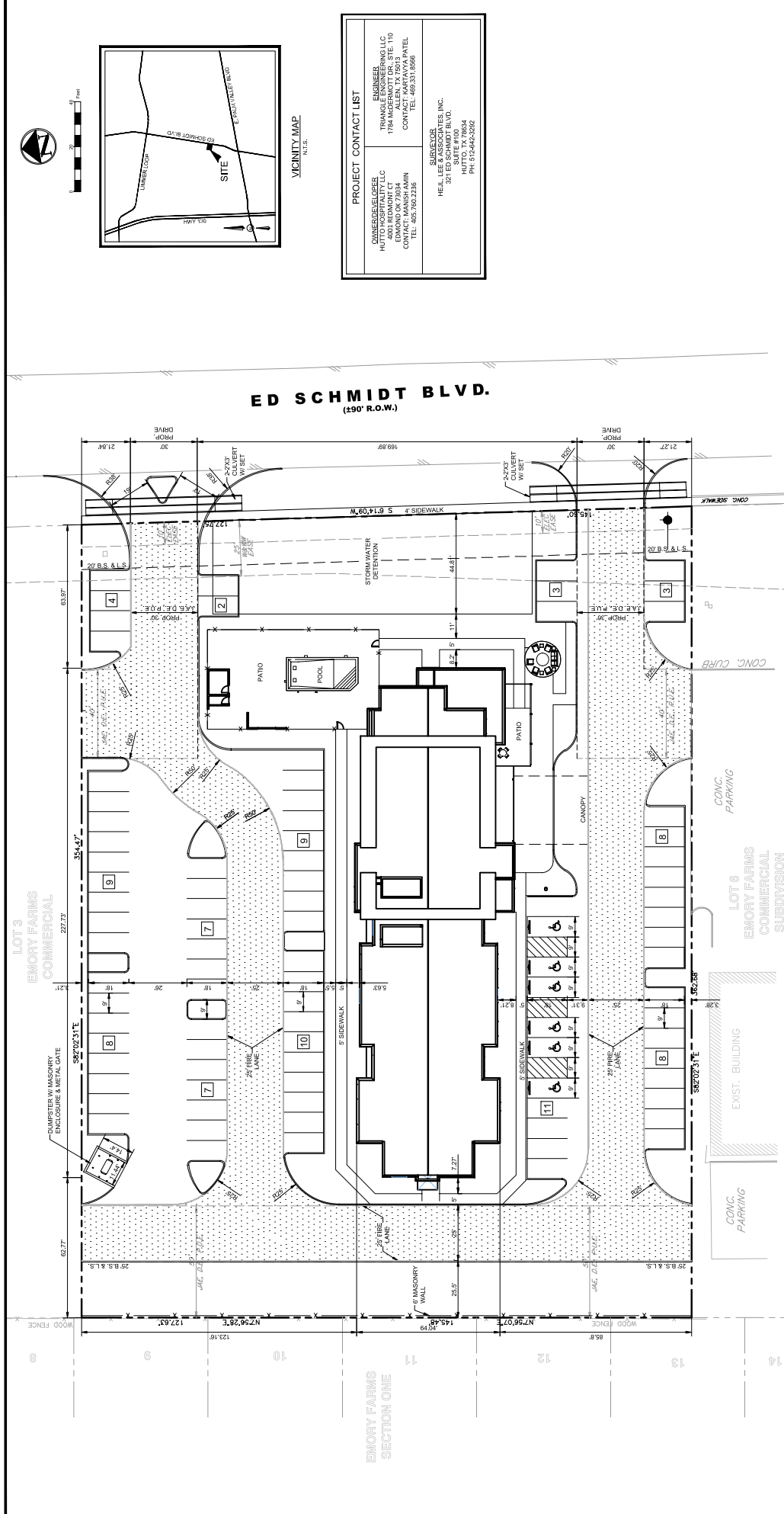
SEP 27 2007

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: CDD
SHEET 02 OF 02

Exhibit C – Site Plan



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

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS	1
GROSS SITE ACRES	2.247 ACRES OR 97,873 S.F.
EXISTING ZONING	PUD
PROPOSED ZONING	REZONED PUD
BUILDING AREA	4
NUMBER OF STORIES	4
BUILDING HEIGHT	42' 10"
REGULAR PARKING REQUIRED	107 PARKING SPACES
(1 PER ROOM)	
REGULAR PARKING PROVIDED	107 PARKING SPACES
HANDICAP PARKING PROVIDED	6 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	107 PARKING SPACES

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



SITE PLAN	
TOWNPLACE SUITES	
411 ED SCHMIDT BLVD.	
CITY OF HUTTO	
WILLIAMSON, TEXAS	

PROJECT INFORMATION	
DATE	06/20/2022
SCALE	AS SHOWN
PROJECT NO.	002-20
SHEET NO.	3

PROJECT CONTACT LIST	
OWNER/DEVELOPER	EMORY FARMS COMMERCIAL LLC
ENGINEER	TRIANGLE POWERHOUSE
ARCHITECT	HEIL, LEE & ASSOCIATES, INC.
CONTACT NAME	TRAVIS LEE
CONTACT PHONE	409.331.6596
CONTACT EMAIL	travis@trianglepowerhouse.com

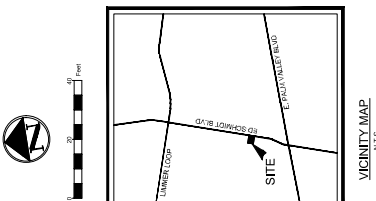


Exhibit D – Elevations



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.

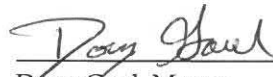
SECTION VI. Effective Date

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:

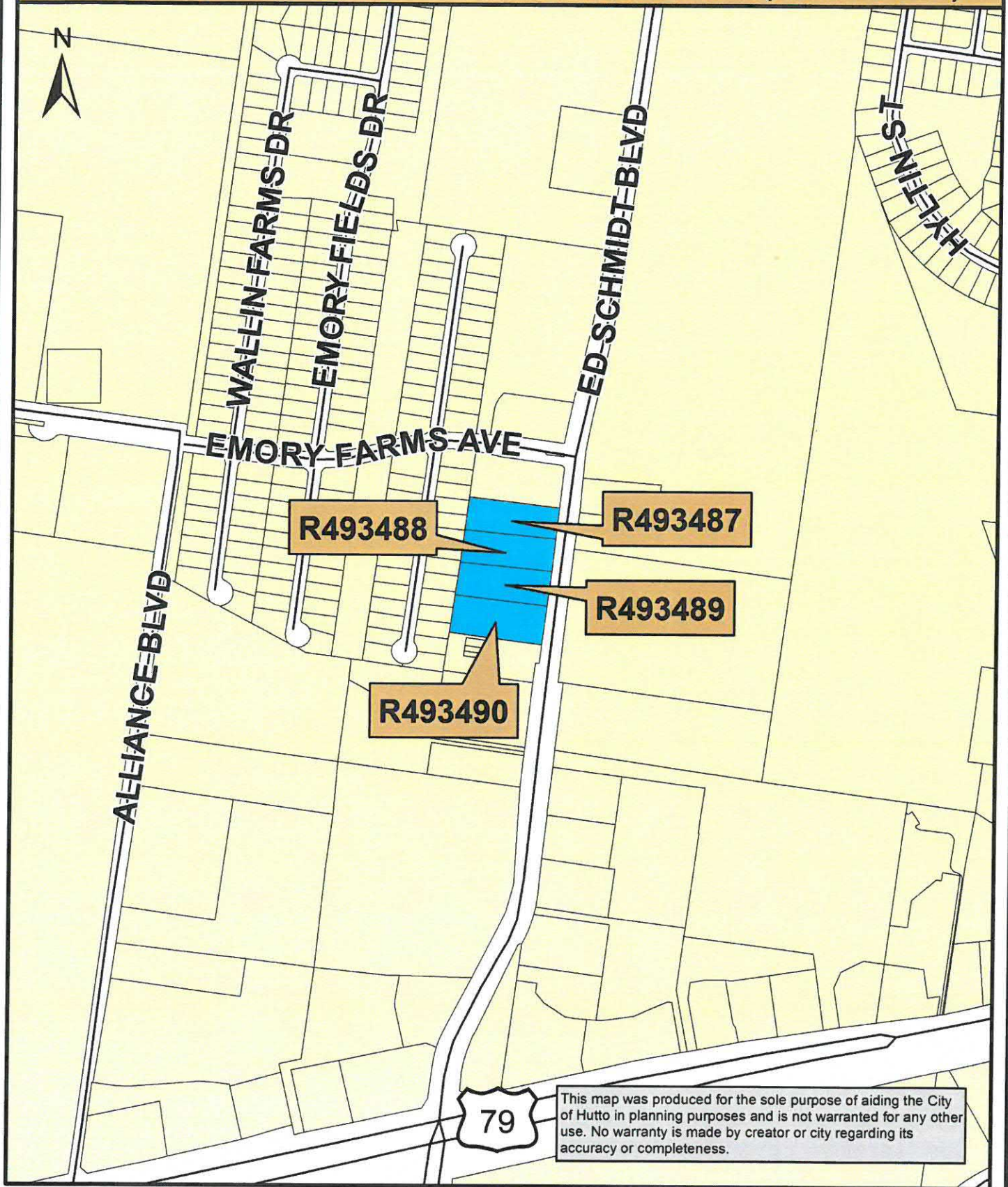


Stacy Schmitt, Appointed City Secretary



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)

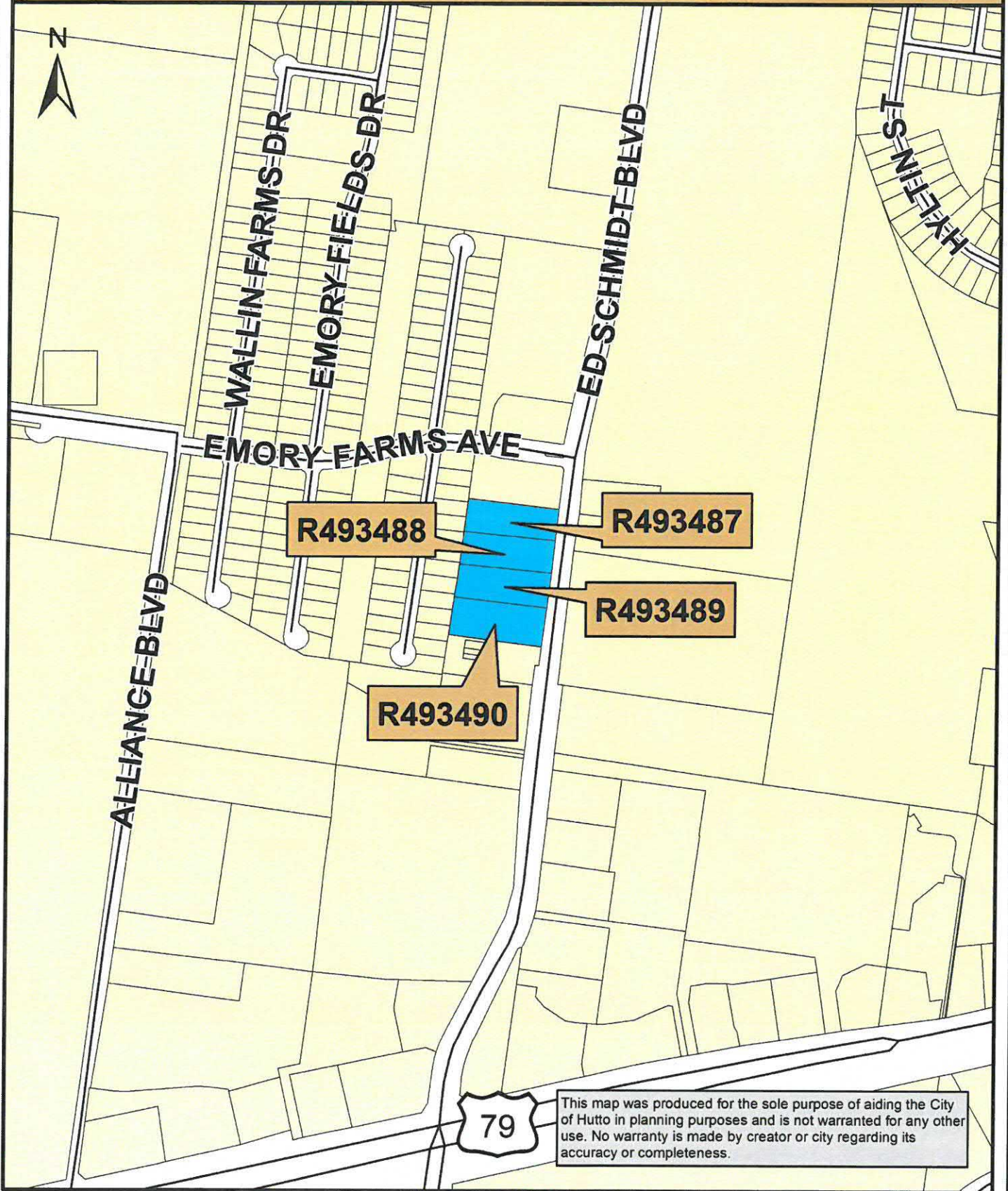


Exhibit B – Survey

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EMORY FARMS COMMERCIAL



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LEGEND	
•	1/2" IRON PIN
—	1/2" IRON ROD (1/2" DIA.)
—	CALCULATED POINT
—	WATER & GAS TAPPING POINT
—	EXIST. UTILITY (WATER, GAS)
—	EXIST. DRAINAGE
—	EXIST. EASEMENT

TIE TABLE	
NO.	BEARING
1	S89°45'22"E 292.21'
2	N88°53'51"W 150.83'
3	S05°38'11"W 80.45'

CURVE TABLE					
NO.	BEARING	CHORD	ARC	CHORD	BEARING
1	S89°45'22"E	13.07'	3.11'	27.49'	S89°45'22"E
2	N88°53'51"W	61.68'	127.16'	127.16'	N88°53'51"W
3	S05°38'11"W	52.44'	118.83'	118.83'	S05°38'11"W

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

THESE MEASUREMENTS WERE OBTAINED BY
ANALYZING THE FOLLOWING DATA:
SHEET 01 OF 02

CABINET DD

SLIDE 336

Doc. # 2007082402

Exhibit C – Site Plan

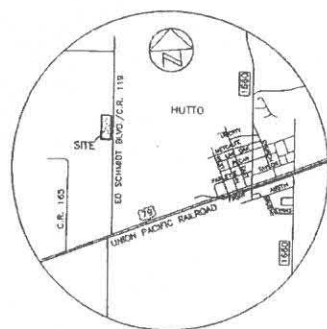
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CABINET DD

SLIDE 336

DOC. # 2007082402

EMORY FARMS COMMERCIAL



LOCATION MAP
N.T.S.

SCALE: 1"=100'

SCALE IN FEET
100 50 0 50 100

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

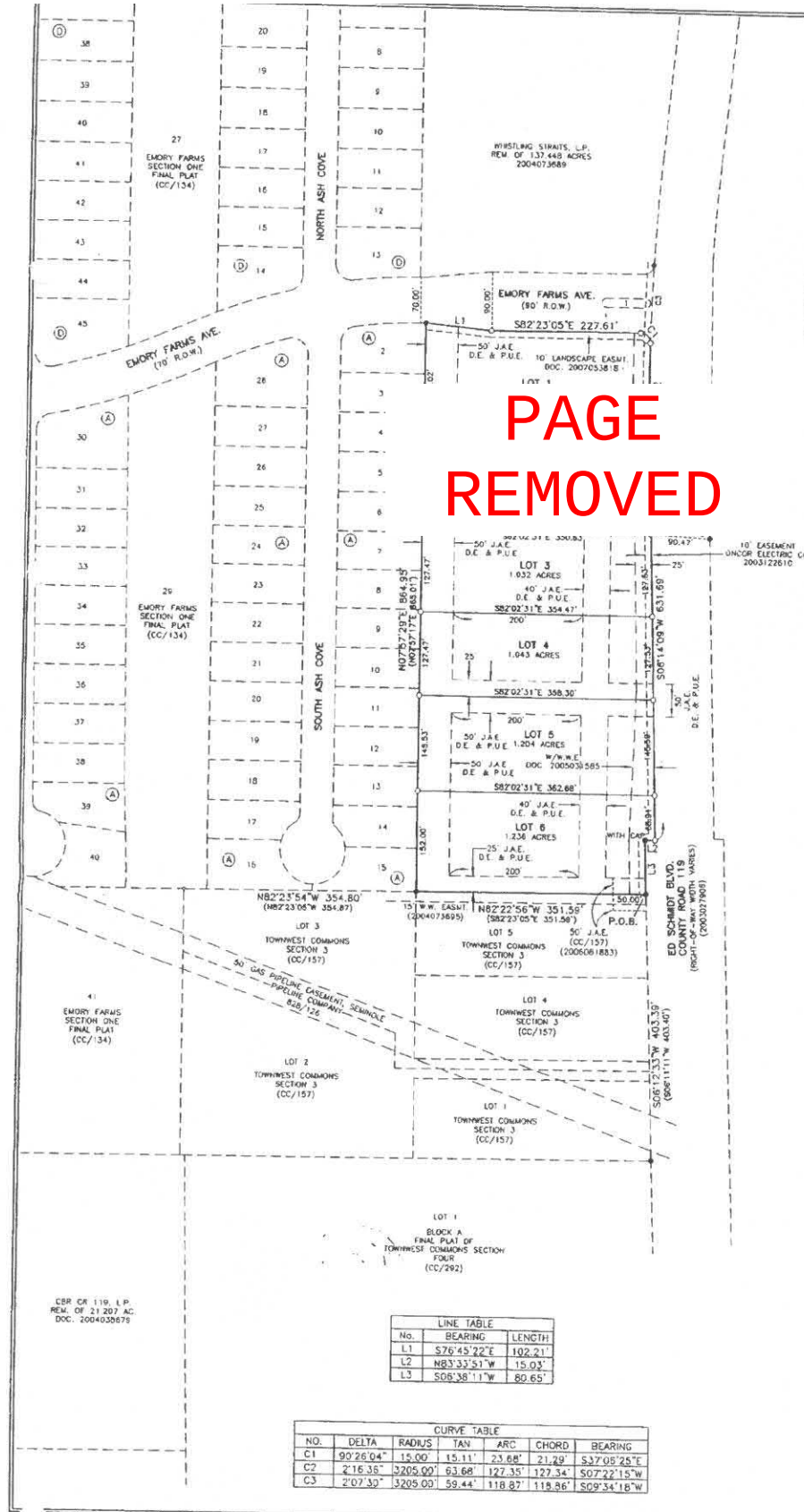
SEP 27 2007

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:
CDD
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

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, IF 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

Laura J. Kelley PRINTED NAME OF NOTARY AND NOTARY STAMP

3/1/11 DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, CLARK O. DANIEL, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2003, THAT ALL CORNER MONUMENTS WERE RECOVERED OR SET IN THE FOREGOING 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 INTERIOR 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 9/8/2007 *Debbie Chaff* 9-8-07
MAYOR KENNETH L. LOVE DATE CITY SECRETARY DEBBIE CHAFF 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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CABINET DD

SLIDE 337

RECEIVED BY
CITY OF HUTTO
SEP 27 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

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

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

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

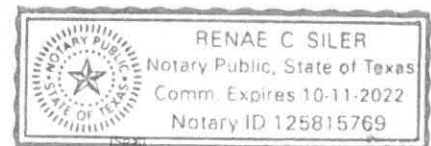
COUNTY OF Williamson

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. **PAGE 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 but not limited to: accumulation and litter; noise, and vibration; traffic; 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

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1. GENERAL PROVISIONS

1.1 Title

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

1.2 Purpose and Intent

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

1.3 Applicability of City Ordinances

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

1.4 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.5 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

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

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

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

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

1.6 Definitions

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

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

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

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

Non Residential: B-1

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

PERMITTED USES

Use	Conditions
Multi-Family	
Government Facilities	
Park	
Amenity/Recreation Center	
Restaurant/Bar	1
Food Catering (accessory or secondary to restaurant or bakery)	
Library	
Live/Work Units	
Lodging Establishment	+
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. Lots 2&3 25 ft. Lots 4&5 High level buffer yard "c" according to UDC Sec 10.403.6.3
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) 4th floor windows on the west side of the building will be opaque.
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

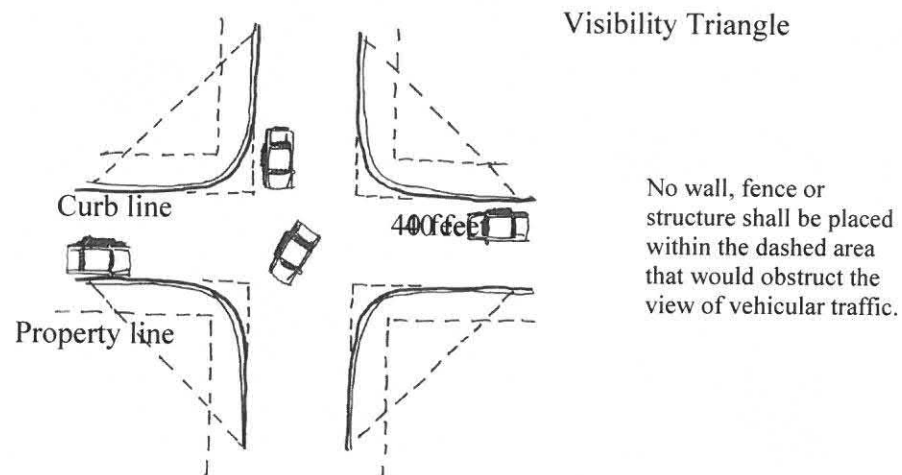
Fractional results will be rounded up when computing the number of required parking spaces.

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~~

Section 3.4 removed

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 Owner. They are to be used for the purpose intended and are not to be construed as a warranty or representation of any kind. The Architect assumes no responsibility for the construction of the building or for the performance of the building after it has been completed.

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

FAIRFIELD
 INN & SUITES
 Marriott

Design: Guideline Drawings
 DATE: 03/23/16
 DRAWING NO.: 100-0000-01
 PROJECT NO.: 100-0000-01
 EXTERIOR
 PERSPECTIVES

210

NOT FOR CONSTRUCTION
 REF: 100-0000-01



1 EXTERIOR PERSPECTIVE - SLATE GRAY SCHEME
 NO SCALE



2 EXTERIOR PERSPECTIVE - RICK SCHEME
 NO SCALE



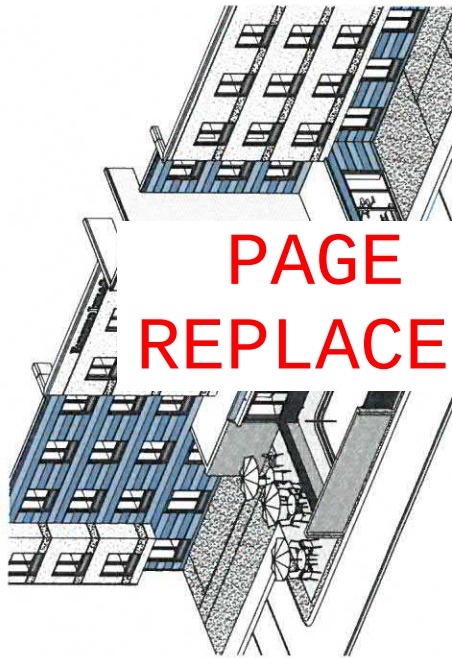
3 EXTERIOR PERSPECTIVE - SOUTHWEST SCHEME
 NO SCALE

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1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
Referenced to

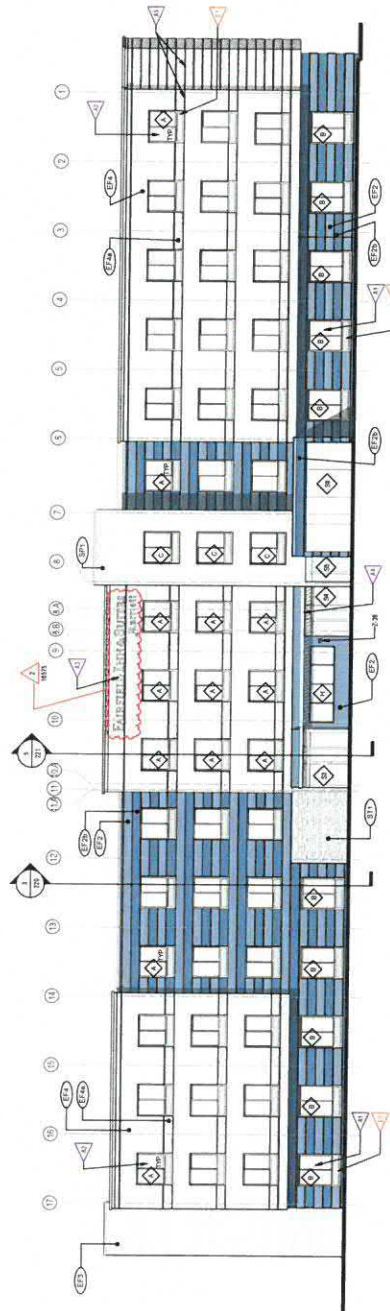
211

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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. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 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. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
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GENERAL NOTES

- 1. THE EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 2. PROVIDE CONTRACTOR WITH COPIES OF FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 3. CONTRACTOR SHALL PROVIDE FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 4. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.

CRITERIA NOTES

- 1. THE EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
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- 4. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.

EXTERIOR FINISH KEY

- 1. THE EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 2. PROVIDE CONTRACTOR WITH COPIES OF FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 3. CONTRACTOR SHALL PROVIDE FINISHES. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.
- 4. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS. THE ARCHITECT IS RESPONSIBLE FOR THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES. THE ARCHITECT'S SPECIFICATIONS SHALL BE USED TO DETERMINE THE FINISHES.

FAIRFIELD
INN & SUITES
Marriott.

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

212

NOT FOR CONSTRUCTION
REVISION: 08-18-15

A REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR REQUIREMENTS 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; 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 OF FINISHES OF ELEVATIONS FOR ADDITIONAL CLARITY.
- C. CONTRAST FINISH TO INSIDE CORNER VERSUS FINISH TRANSLATIONS AT OUTSIDE CORNER.
- D. ALL DIMENSIONS ARE MEASURED TO FACE UNLESS NOTED OTHERWISE.

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.

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

ALIGN AND COORDINATE REVEAL S/LONG FACADE OF
BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.

CONTINUE REVEAL S/LONG EXTENDED EDGE OF
BUILDING.

[illegible]VIEW - OPT GUESTROOM TOWER AT INDOOR POOL
CONDITION

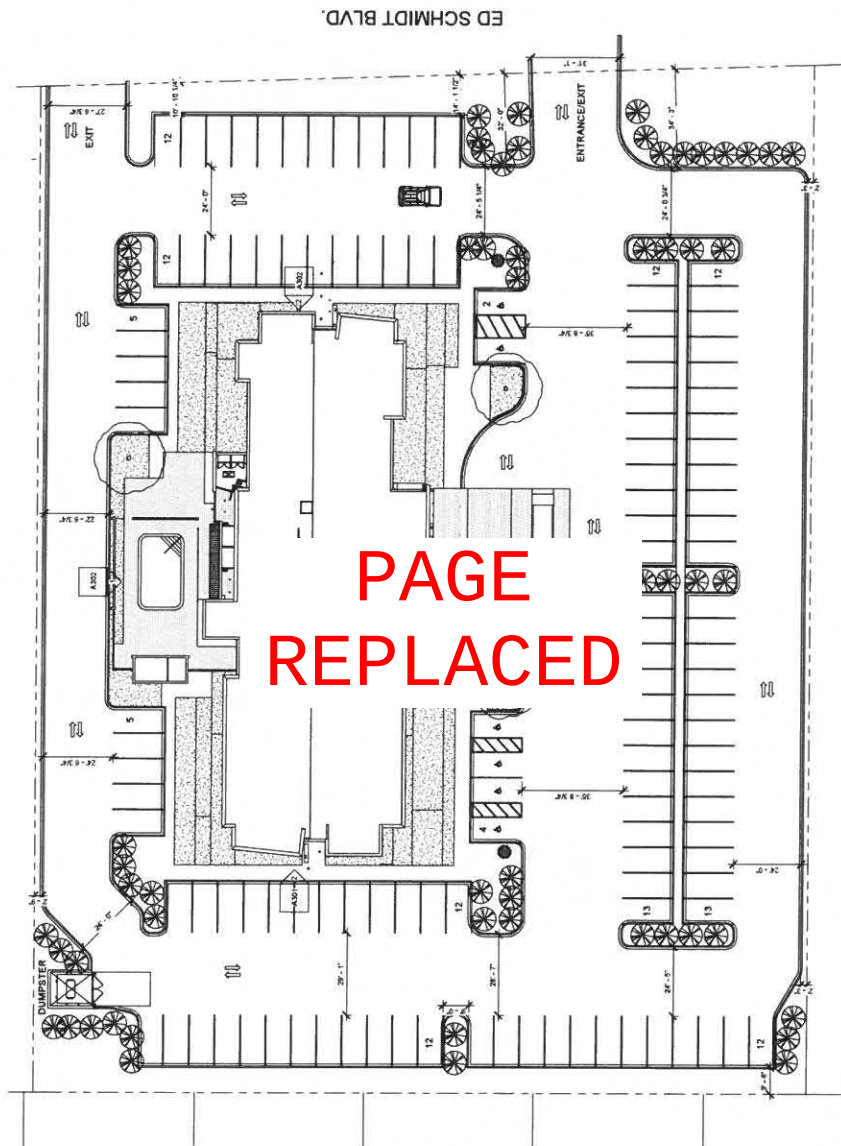
1 REAR ELEVATION - W/ OPTIONAL EXTENDED GUESTROOM TOWER AT INDOOR POOL CONDITION



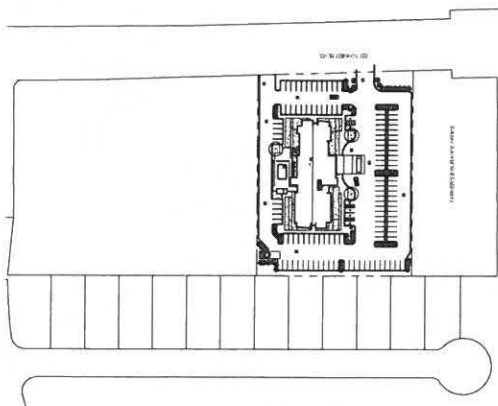
3 SIDE ELEVATION - W/ OPTIONAL EXTENDED
GUESTROOM TOWER AT INDOOR POOL CONDITION
SCALE: 3/32" = 1' - 0"
Referenced from 201 A.spt



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



2 Site Overall

[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: 46.541



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

Source: *U.S. Census Bureau, 1990*

Report No.	15-XXX
Prepared by	Author
Checked by	Checker
Date	May 28, 2019

PAGE
REMOVED

① Level 1
1/8" = 1'-0"

No.	Date	Description
1	02/21/2019	Initial Drawing
2	02/21/2019	Revised Drawing
3	02/21/2019	Revised Drawing
4	02/21/2019	Revised Drawing
5	02/21/2019	Revised Drawing
6	02/21/2019	Revised Drawing
7	02/21/2019	Revised Drawing
8	02/21/2019	Revised Drawing
9	02/21/2019	Revised Drawing
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99	02/21/2019	Revised Drawing
100	02/21/2019	Revised Drawing

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02/21/2019

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78334

Second Floor Plan

02/21/2019

Project No.	15-000	Drawn By	Manish Amin
Project Name	Fairfield Inn and Suites	Checked By	Manish Amin
Project Location	Hutto, TX	Released For	Permit
Project Date	May 28, 2019		

[illegible]

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KEY PLAN

Fairfield Inn and Suites

4111 Ed Schmidt Blvd.,
Hutto, TX 78634

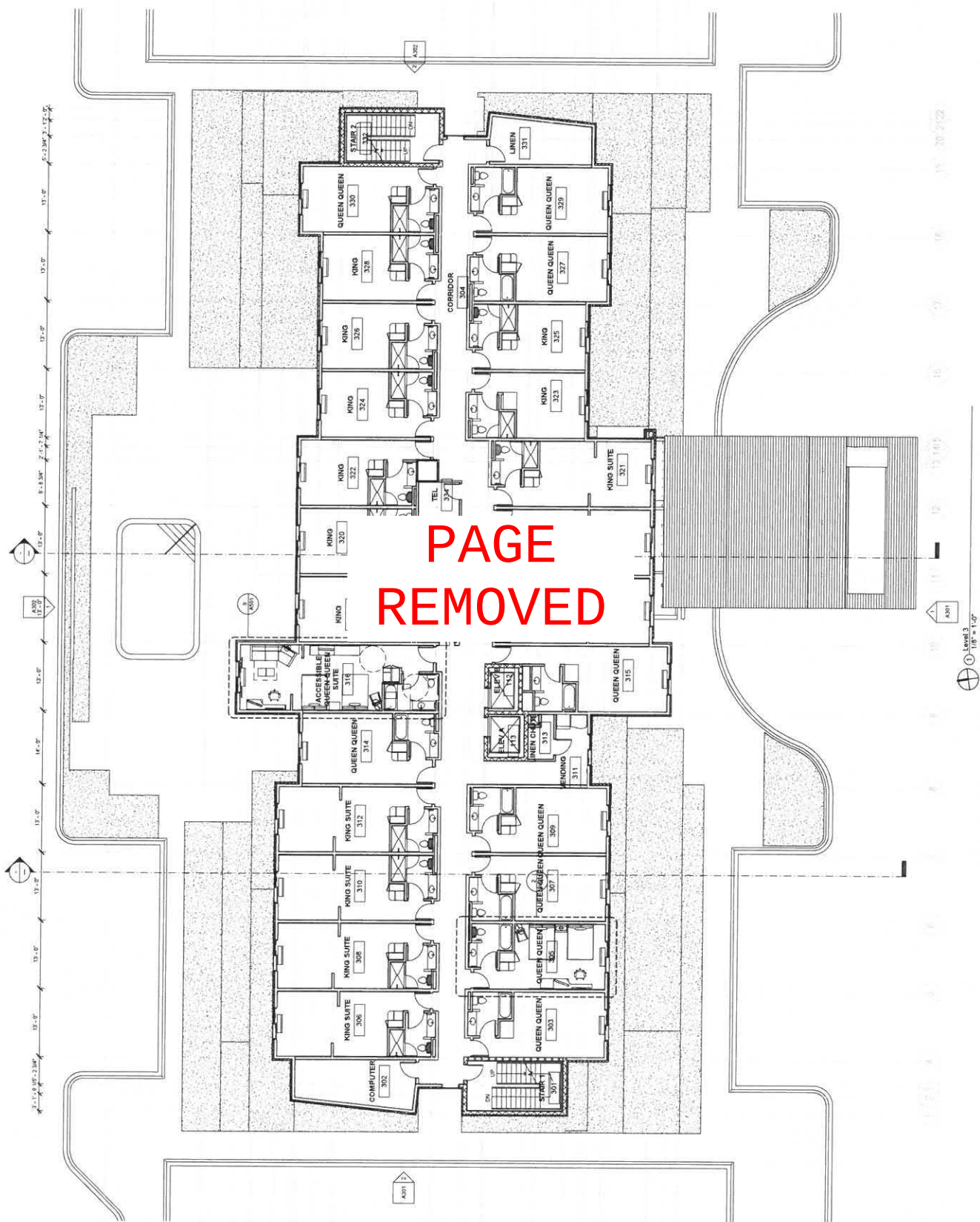
Drawing Title
Third Floor Plan

See Information on

Project No.	19-XXX
Requested by	Author
Reviewed by	Checker
Date	May 26, 2019

Classified by
Declassify on:

Sheet No. A103





M I S H R
ARCHITECTURE P L L C
6800 S Creek Rd. Charlotte, NC 282
PH (704) 625-6556 FAX (704) 919-56
EMAIL info@misraarch.com
WEB www.misraarch.com

526

STRUCTURAL
Whitson Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone (803) 957-4005
Email bill@wvsnr.com

MED:
Allied Consulting Engineers
2905-D Queen City Drive
Charlotte, NC 28208
Phone (704) 399-3343
Email doyle@allied-engineers.com

[illegible]

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2019 MISHRA ARCHITECTURE PLLC



KEY PLAY

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Fourth Floor Plan

Phase	Sub-parameters
-------	----------------

Project No.	19-JJXX
Prepared by	AUDY
Checked by	Checker
Date	May 28, 2019

Sheet No. A104

Related to 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:

HuttoVMA LLC

Address:

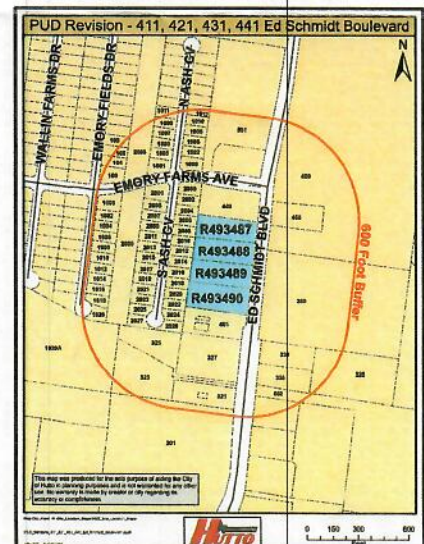
4001 Redmont Ct Edmond OK 73034

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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Name:

Magnum Development- LLC

Address:

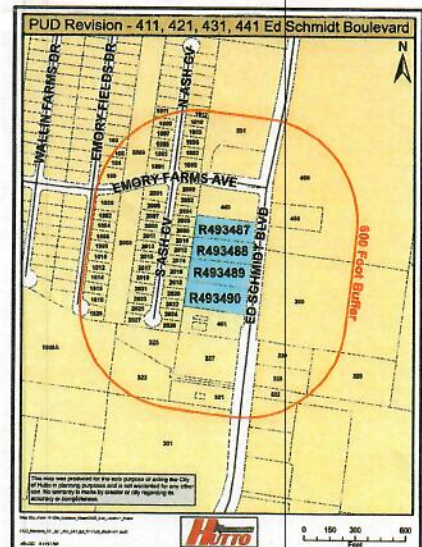
4401 Reedmont Ct Edmond OK 73034

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: 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.

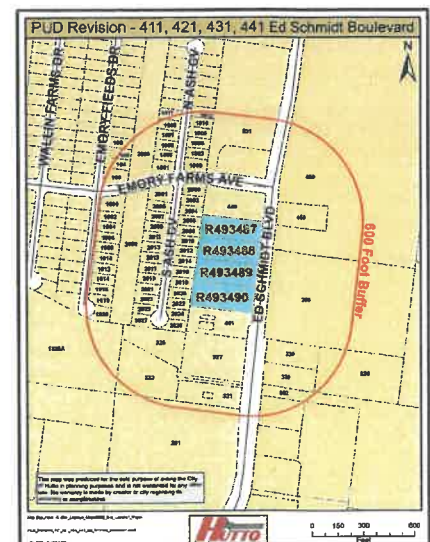
Address: 2027 S. Ash Cove

☐ 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

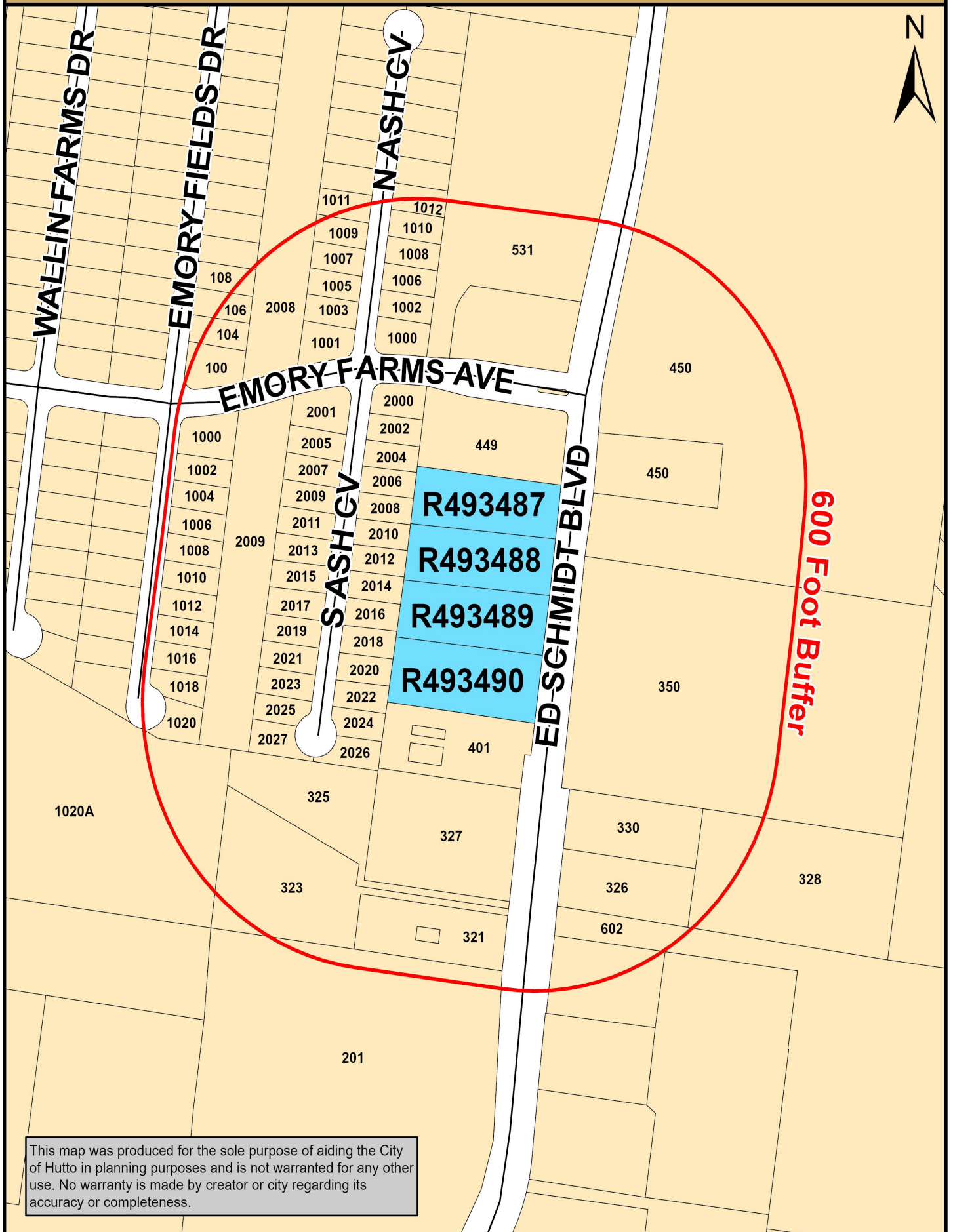
I OBJECT

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.

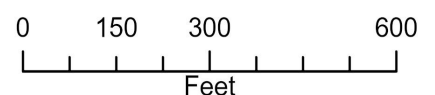
I pray these concerns are seriously taken into consideration being a **Property TAX Paying** home owner in the City of Hutto.

Respectfully,
Cris Ollervidez
B.S. Business Management

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



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.



AGENDA ITEM REPORT

4.8.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Planning and Zoning Commission

Subject: 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 feet.

Meeting: Tuesday, July 5, 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

AGENDA ITEM REPORT

4.8.



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, 162' to the south and 235' to the north. They have added a right-in/right-out limitation on the north driveway.

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. The public hearing was held June 7, 2022.

Staff recommends approval of the proposed Driveway Variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

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



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.

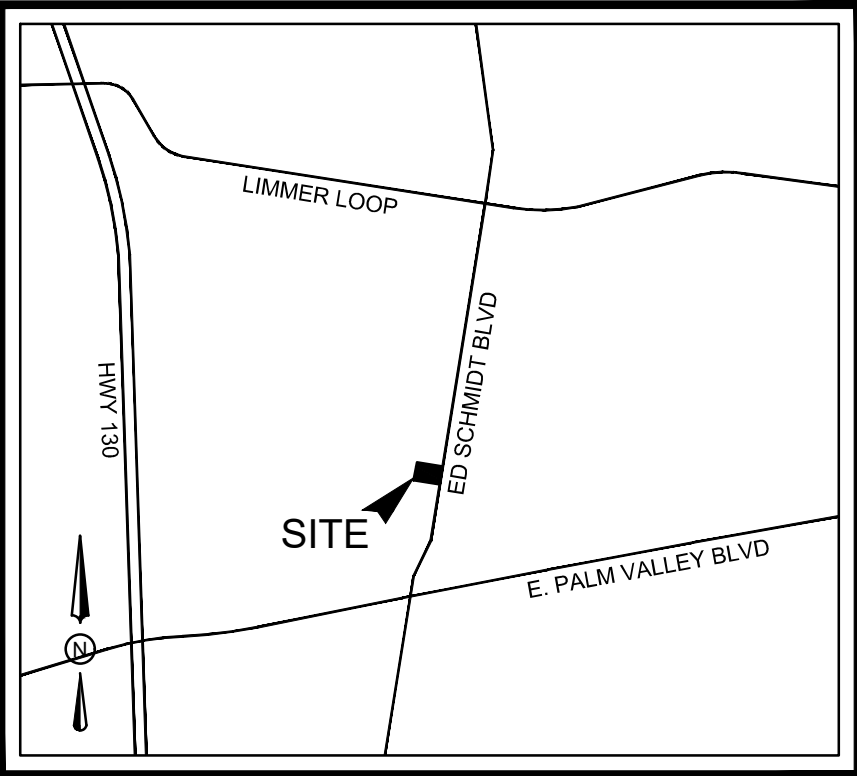
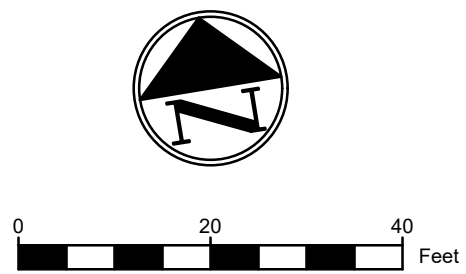
Variance Request Summary

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

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



VICINITY MAP
N.T.S.

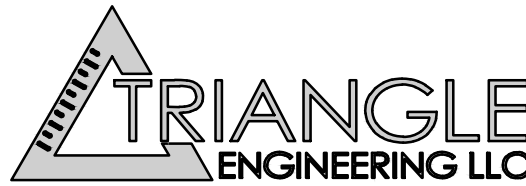
PROJECT CONTACT LIST

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	



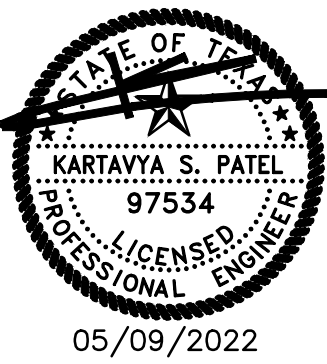
EXISTING DRIVEWAY SPACING EXHIBIT

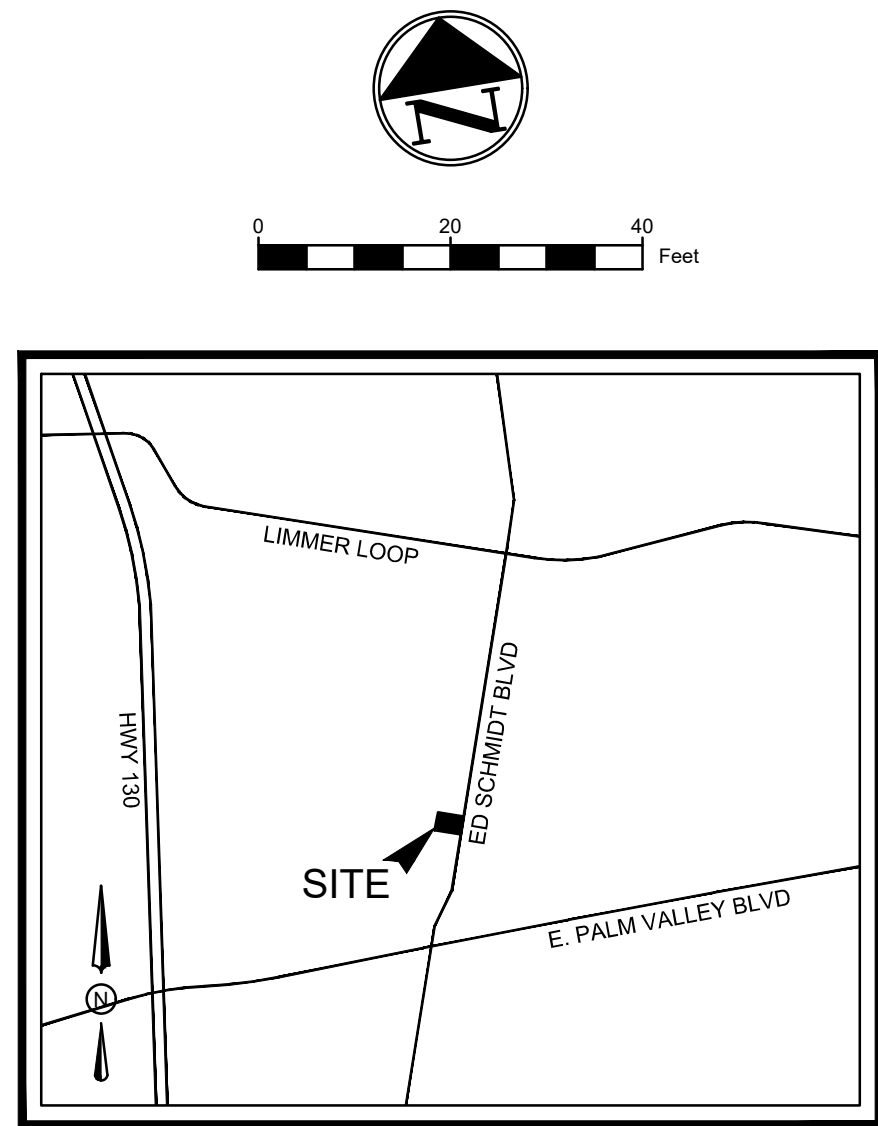
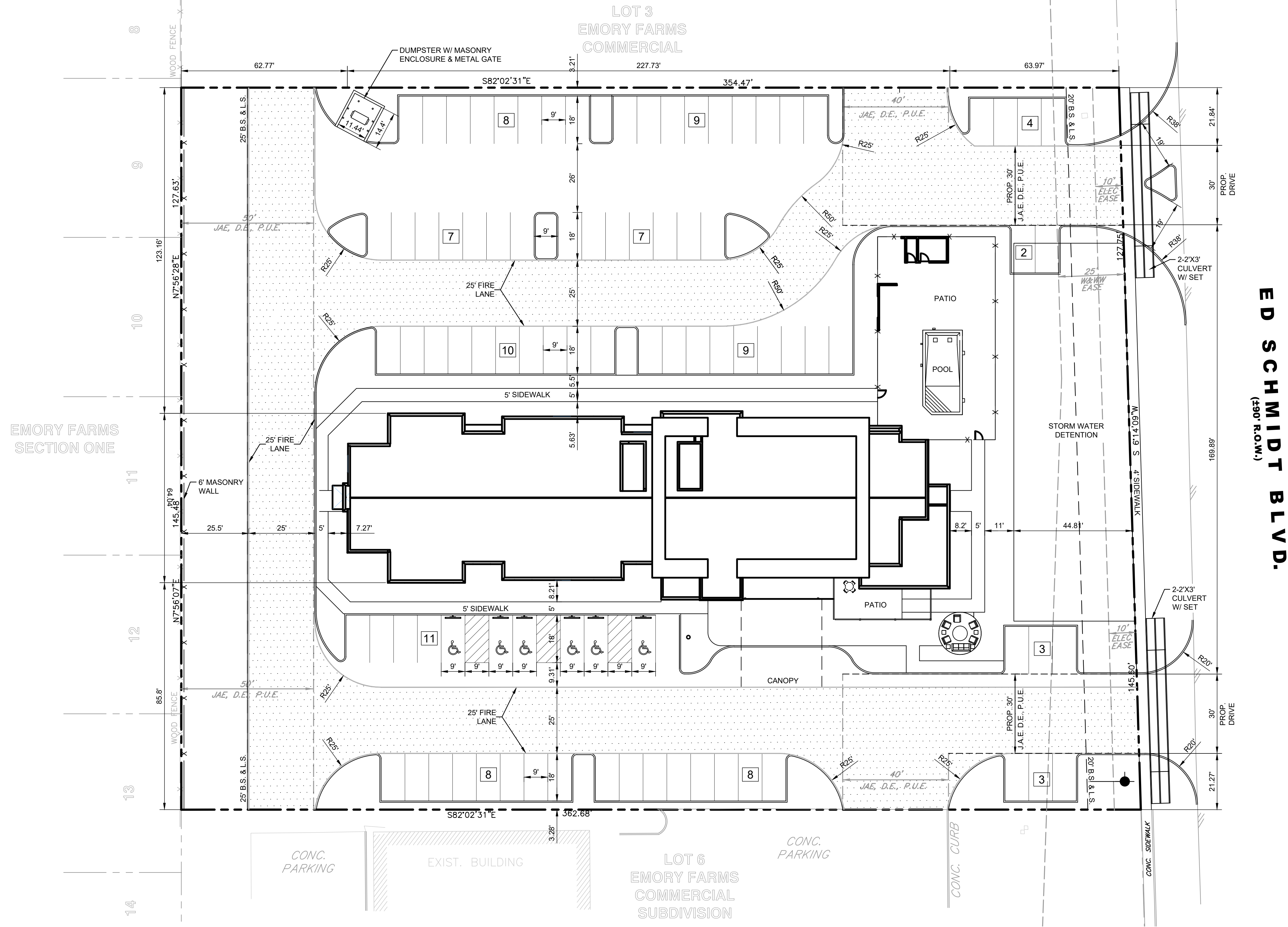
TOWNEPLACE SUITES
411 ED SCHMIDT BLVD.
CITY OF HUTTO
WILLIAMSON, TEXAS



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

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- LIGHT POLE

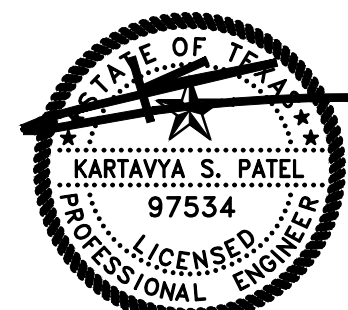
SITE DATA SUMMARY TABLE

NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	2.247 ACRES OR 97,879 S.F.
EXISTING ZONING:	PUD
PROPOSED ZONING:	REVISED PUD
BUILDING AREA:	
NUMBER OF STORIES:	4
BUILDING HEIGHT:	62.18'
NUMBER OF GUEST ROOMS:	89
REGULAR PARKING REQUIRED: (1 PER ROOM)	107 PARKING SPACES
REGULAR PARKING PROVIDED:	101 PARKING SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	107 PARKING SPACES

EASEMENT/SETBACK LEGEND

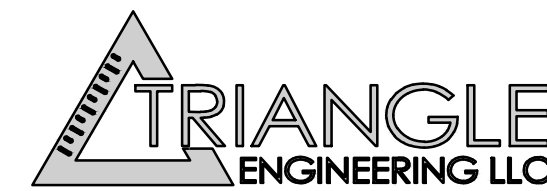
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
PUBLIC UTILITY EASEMENT	P.U.E.
JOINT ACCESS EASEMENT	J.A.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.

NO.	DATE	DESCRIPTION	BY
1	05-12-2022	1ST PUD SUBMITTAL	KP
2	06-20-2022	2ND PUD SUBMITTAL	KP



SITE PLAN

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



T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1784 McDermott Drive, Suite 110, Allen, TX 75013				
Planning Civil Engineering Construction Management				
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	6/20/22 SCALE BAR	020-20	3
TX PE FRM #11525				

AGENDA ITEM REPORT

4.9.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

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, July 5, 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 as submitted.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

4.9.



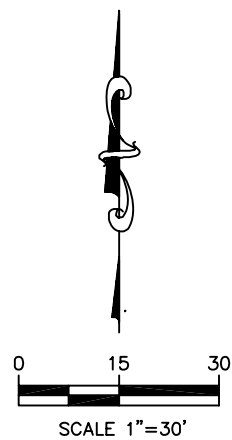
1. Emory Farms Commercial Amended Plat

Emory Farms Commercial 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

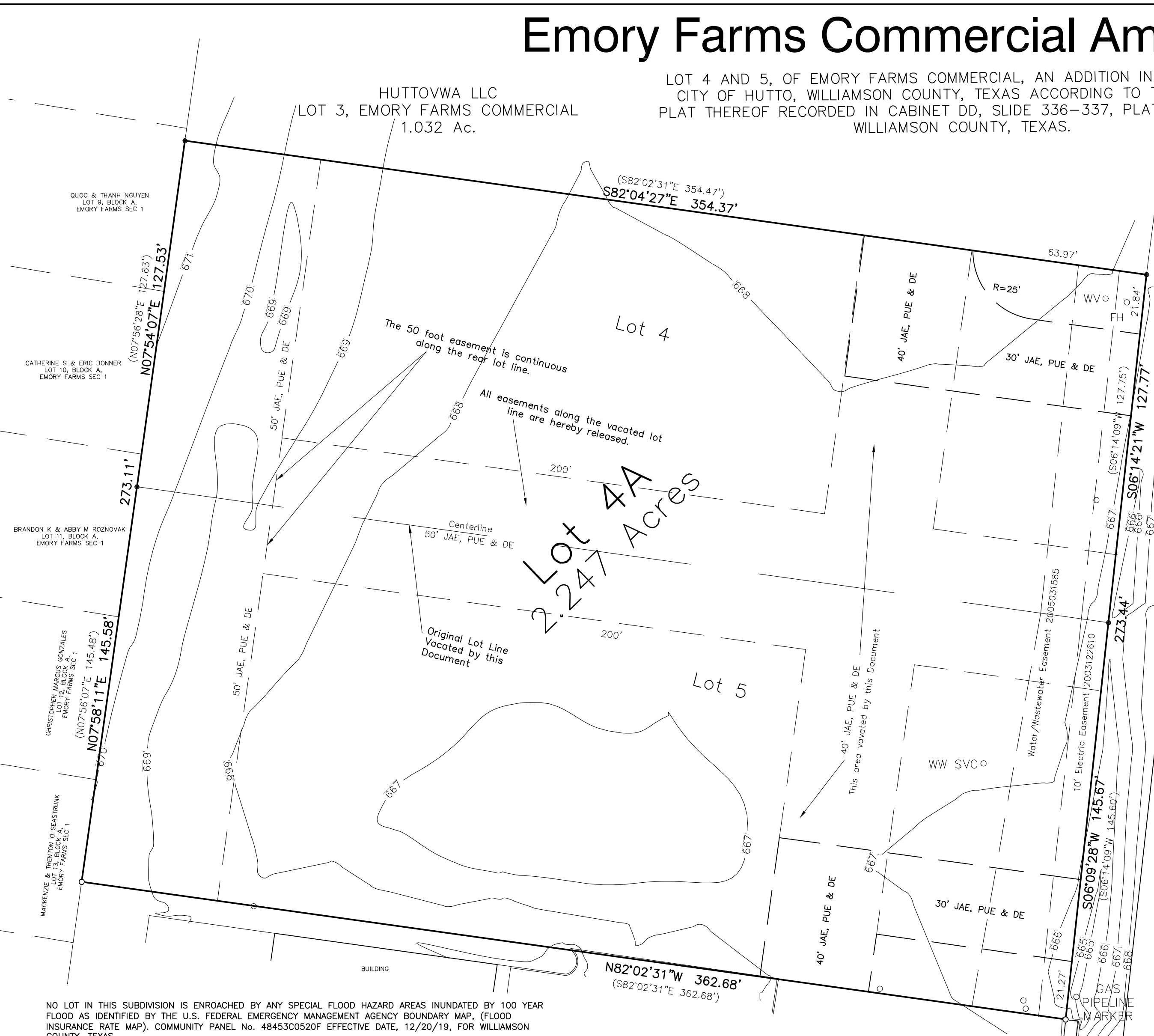
OWNER:
HUTTO HOSPITALITY LLC
4001 REDMONT CT.
EDMOND OKLAHOMA 73034

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

ED SCHMIDT BLVD.



LOCATION MAP
(N.T.S.)



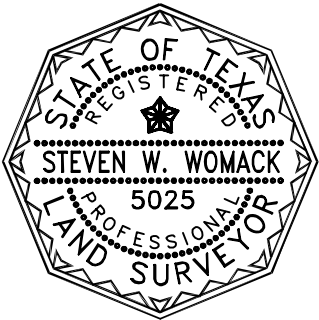
NO LOT IN THIS SUBDIVISION IS ENROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP). COMMUNITY PANEL No. 48453C0520F EFFECTIVE DATE, 12/20/19, FOR WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE



Emory Farms Commercial Amended Plat

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

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

AGENDA ITEM REPORT

4.10.



This agenda item meets the following City's Pillars:(check all that apply)

☐ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: Planning and Zoning Commission

Subject: Hold a public hearing and consider a recommendation to City Council for the zoning change request for the property known as the Stromberg Tract, 389.542 acres, more or less, of land, located off of CR 132 from Agriculture to Single Family Village (SF-1) and General Business (B-2).

Meeting: Tuesday, July 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

This property is currently in the city limits and zoned Agriculture. It was part of a larger annexation that was approved on September 19, 2019 with Ordinance O-19-09-19-10L. Subsequently, the property was zoned Agriculture. The initial zoning is established through a zoning map amendment (rezoning), which must be processed at the same time as the annexation request. Initial zoning must conform to the comprehensive plan.

The applicant requested a Future Land Use map revision to allow for the re-zoning of the property in question. The City Council approved the FLUM in April of this year for mid-density residential and commercial.

SUMMARY OF REQUEST:

The applicant's wish to rezone the property to Single Family Village (SF-1) and General Business (B-2). The proposed rezoning includes 30.5 acres of B-2 and the remaining as SF-1, including a proposed school site and amenity center. The SF-1 designation allows up to four to eight units per acre net density. The lots will be minimum 45' wide and 4,500 sq ft. The B-2 zoning district allows a wide variety of commercial uses with very little oversight in the form of SUP's.

The conceptual site plan shown at the FLUM hearing included approximately 1,350 lots with a mixture of lot sizes and included duplexes. It also included 19 acres of commercial and 33 acres of mixed use.

AGENDA ITEM REPORT

4.10.



STAFF REVIEW:

Staff initially anticipated seeing this zoning change as a Planned Development to allow for flexibility in housing products and to guarantee a mixture of lot sizes. The SF-1 Village designation does not require different lot sizes nor does it permit duplexes. The General Business (B-2) zoning permits a variety of commercial uses, but does not allow for a mix of uses or multi-family. The zoning as presented does not allow nor guarantee the flexibility in design that was presented to receive approval of the FLUM.

Staff mailed 16 public hearing notices to adjacent property owners within 600 feet. To date, we have received two notices of opposition. Opposition from the Norman's Crossing Community via Wynette Lessner who reached out to staff on June 29, 2022, to discuss opposition to this zoning case and to state the specific reasons being traffic and flooding. The Lessner property is south of the proposed zoning request and the Norman property is along FM 1660. The Krueger's have also opposed (letter attached).

Staff recommends denial of the zoning request and that the applicants resubmit a proposal that more closely resembles what they presented during the FLUM hearings.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Application
2. Stromberg Land Use Plan Zoning Diagram
3. 600' Buffer Map
4. FLUM Amendment Conceptual Layout
5. FLUM Amendment Submittal REV 1 1.20.2022
6. Opposition Krueger



ZONING CHANGE APPLICATION

Must be accompanied by a
Master Application

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

PROJECT NAME: Stromberg

PROPERTY ADDRESS: R020545, R020555, R020697, R020702

Current zoning district (s): AG Proposed Zoning District (s): SF-1 Village, B-2

Current Use: Agriculture Proposed Use: Mixed Use Residential & Commercial

Total Acreage: 389.542 Total # of Lots: _____ Future Land Use Map Designation: Mid-Density Residential & Commercial

Current zoning: North of property: N/A South of property: N/A

East of property: N/A West of property: N/A

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

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

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

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

REVIEW CRITERIA

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

PROCESSING

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

October 2021

ADDITIONAL REQUIREMENTS FOR FBC (FORM BASED CODE) ZONING:

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

ADDITIONAL REVIEW CRITERIA FOR FBC ZONING:

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

FOR DEPARTMENT USE ONLY:

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



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Stromberg APPLICATION TYPE: Zoning Change

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

Name: Holt Dunlop & Jamie Dougherty
Company Name: Waymaker Ventures, LLC
Address: 3310 N. Capital of Texas Highway #202 Austin, TX 78746
Phone: (512) 800-5630 Email: hdunlop@waymakerventures.com

PROPERTY INFORMATION

Address: R020545, R020555, R020697, R020702
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 2022029057
City Limits or ETJ: City Limits Current Zoning District: AG

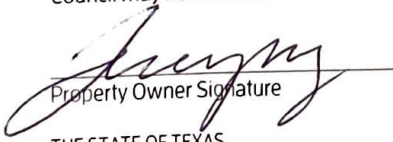
PROPERTY OWNER INFORMATION

Name: WMV Hutto 390 DE LLC
Company Name: _____
Address: 3310 N. Capital of Texas Highway #202 Austin, TX 78746
Phone: (512) 800-5630 Email: hdunlop@waymakerventures.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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


Property Owner Signature

JAMES DOUGHERTY
Property Owner Printed Name

6/3/22
Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared James Dougherty, 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 3 day of June, 2022 A.D.


Notary Public Signature

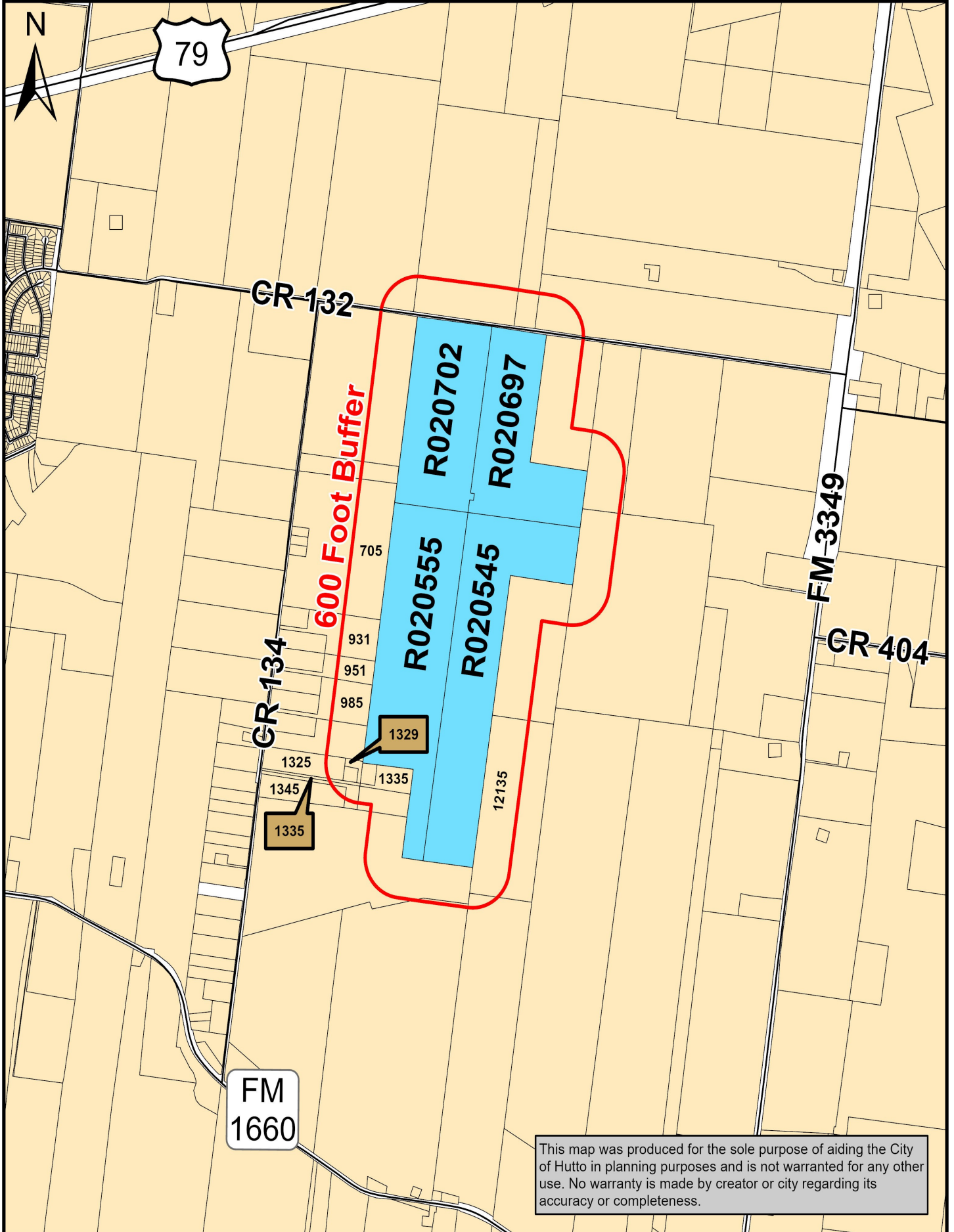
Christina Sligar
Notary Public Printed Name



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

March 2020

Stromberg Tract Zoning



FUTURE LAND USE MAP AMENDMENT REQUEST

1. **PROOF OF OWNERSHIP.** See attached deed. See attached proof that applicant signatory has the authority to sign.
2. **AERIAL MAP.** See attached aerial map.
3. **LETTER OF REQUEST.**
 - a. Justification based on the 12 criteria found in the UDC 10.203.12.3.
 - i. *The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.*

The proposed development would not conflict and will serve to enhance the goals of community, neighborhood and other applicable land uses by providing utility infrastructure and additional housing and retail opportunities. **Additional buffering has been added on the north side of the development in the form of mixed use area adjacent to the Mega Site and on the south side of the development adjacent to the Southeast Connector in the form of both commercial and mixed use land uses.**
 - ii. *The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.*

The proposed development would not conflict and will serve to enhance the proposed, permitted and existing land uses by providing utility infrastructure and additional housing and retail opportunities. **As discussed above, this development proposes to serve as a residential core between the Southeast Connector, the Mega Site and FM 1660. Buffering uses have been added to increase compatibility and promote responsible mixed use development.**
 - iii. *There is enough physical and social infrastructure to serve the proposed future land use*

The development is proposed to provide needed utility infrastructure and light retail uses that would benefit adjacent properties as well. **Based on recently distributed SERs for wastewater in the area this development could help advance the city's progress toward a combination gravity and force main wastewater solution from 79 to the South Regional WWTP.**
 - iv. *The site and its conditions are suited for and appropriate to the proposed future land use*

Yes, this site is well suited for development as a mixed-use retail and residential site. Undisclosed land uses on the Hutto Mega Site can be addressed with additional input from City Staff regarding compatibility needs.
 - v. *The proposed future land use does not threaten the public health, safety, and welfare*

A mixed-use retail and residential development would pose no threat to the public health, safety and welfare.
 - vi. *The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.*

A mixed-use retail and residential development would only create a positive impact on the adjacent properties being developed.

- vii. *The proposed future land use does not threaten scenic, natural or historic resources.*

There are no identified scenic, natural or historic resources that would be threatened by development of this site.

- viii. *The proposed future land use addresses a community need.*

Providing utility infrastructure and housing opportunities for the adjacent City owned Mega Site contributes to the ability of Hutto to provide water and wastewater service within its corporate limits without over-extending the City's budget. The proposed combination of uses now includes a potential school site which could serve both this development and others in the general vicinity. Waymaker Ventures and their consultants are available to meet with the City's Comprehensive Plan consultants to further address community needs and compatibility as the update to the plan advances.

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

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

- x. *The proposed future land use results in a logical and orderly development pattern.*

The development will provide utility infrastructure and housing opportunities for the adjacent City owned Mega Site. As development proceeds east toward 3349 there are few available tracts of land more suited to mixed-use development. With development planned on both the Limmer Tract and Walther Tract this proposed development will serve to advance ROW dedication and utilities with fewer costly gaps.

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

The proposed future land use aligns needs for the larger region with a land use intensity which is appropriate for this specific tract. Designating privately held land for Open Space is more typically associated with land not suited for development (floodplain, environmentally sensitive areas, etc.) and appears to be a designation more temporary in nature for this tract. Development of this parcel will also serve provide increased assessed value and sales tax revenue related to development of the Samsung facility nearby in Taylor.

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

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

b. Additional justification criteria.

- i. The proposed mixed use project will enhance the surrounding area. The adjoining land is currently farm land with Agricultural zoning. The project is only 5,850 feet

east of the Cottonbrook PUD Development 4,950 feet northeast of the Gola Ashton Woods subdivision which is in the vicinity of the Wallin Brohn Homes subdivision and planned Walther Meritage subdivision. The proposed project is in the path of growth of Hutto and will be the closest development to the city owned Mega Site and could contribute toward bringing a gravity and force main wastewater solution closer to this planned commercial/industrial development.

- ii. The proposed development will enhance economic development in the City of Hutto by adding a more diverse mix of housing opportunities for more residents in the City Limits in addition to commercial/retail development not contemplated on the Mega Site.
- iii. The proposed project will require a MUD or PID to finance utility infrastructure which will be city-owned facilities after construction. The closest city owned waste water line is +/-1.1 miles to the south at the South Regional WWTP. This development will bring both water and wastewater facilities to areas currently without service.
- iv. This change in land use reflects the goals of the 2040 Comprehensive Plan by defining development in an area largely ignored as open space in the current plan. A thoughtful mix of development types in this area will more fully develop the transitions between uses in the area. Waymaker Ventures and their consultants are available to discuss integration with the Comprehensive Plan update to promote compatibility and regionalized development planning.
- v. There is no impact on the adjacent land uses which are all currently agrarian.
- vi. The adjacent uses are currently agrarian and the proposed project will not negatively affect the adjacent areas.
- vii. The adjacent uses are currently agrarian and there are no compatibility issues with this proposed project.
- viii. The current designation of Open Space is not the highest and best use of this land and appears to be a more temporary designation provided under previous administrations during rapid growth of the City's corporate limits. The proposed project will provide much needed housing and commercial uses. The proposed project could also provide a future elementary school site if Hutto ISD desires to acquire a site in the area as shown in the attached revised concept plan-
- ix. The proposed project fronts the Southeast Connector for which Williamson County is currently acquiring ROW and planning to construct frontage roads. This project will then abut a major controlled access highway on the south end and, likely, a greatly expanded commercial/industrial arterial in CR 132 on the north end. Commercial frontage and neighboring residential will benefit the city economically by increasing the tax base. The current concept plan supports over 1,500 single family residential lots which at current property values and tax rates will create at least \$2,900,000 of ad valorem tax revenue per year for the city of Hutto. Additionally, the future retail will provide sales tax and employment opportunities subsequent to the significant short term employment opportunities associated with construction of the project.

4. **RELEVANT GOALS & OBJECTIVES.** The primary objective of the proposed project is to provide attractive yet affordable housing for the future residents of Hutto.
5. **PROPOSED LAND USES AND DEVELOPMENT INFORMATION.** See attached concept plan for a detailed breakdown of lot sizes, commercial and mixed use areas, major roadway alignments and waterways/detention areas.
6. **UNIQUE CHARACTERISTICS.** This proposed project is uniquely situated and distinct in several ways. First, the project is located directly across CR 132 from the city owned Mega Site and 3.5 miles from the Taylor owned site (the proposed Samsung site). The proposed development will provide housing and commercial for the future employees working in the area. Hutto can provide opportunities for employees of these nearby sites to live, work and play in close proximity to their place of employment. This will reduce traffic demands on Hutto's transportation network, increase quality of life for residents and minimize Hutto's long term infrastructure maintenance costs. Hutto can capture the property tax and associated sales tax that these residents will pay rather than allowing leakage to unincorporated areas adjacent to Hutto and Taylor. Second, a MUD or PID will allow this proposed project to bring city owned wastewater lines from the wastewater treatment plant on 1660 to the front door of the mega-site which will make the mega-site more marketable and development friendly. Third, the proposed project fronts the Southeast Connector to be built by Williamson County. This major roadway will allow residents to move east/west efficiently and quickly and without further burdening highway 79.
7. **OWNERS ACKNOWLEDGEMENT AND MASTER APPLICATION.** See attached.

AKINS, NOWLIN & PREWITT, L.L.P.

ATTORNEYS & COUNSELORS AT LAW

RICK AKINS
Board Certified
ESTATE PLANNING & PROBATE LAW
Texas Board of Legal Specialization

LAURIE J. NOWLIN
Board Certified FAMILY LAW
Texas Board of Legal Specialization
(Retired in 2020)

896 SUMMIT STREET, SUITE 106
P.O. BOX 249
ROUND ROCK, TEXAS 78680-0249
TELEPHONE (512) 244-0001
FACSIMILE (512) 244-9733
Web Address: www.akinsnowlin.com

WESLEY PREWITT
Board Certified
ESTATE PLANNING & PROBATE LAW
Texas Board of Legal Specialization

June 30, 2022

VIA EMAIL Ashley.bailey@huttotx.gov

Ms. Ashley Bailey, Director
Hutto Development Services
500 W. Live Oak Street
Hutto, Texas 78634

VIA EMAIL autumn.speer@huttotx.gov

Ms. Autumn Speer, Planning Manager
Hutto Development Services
500 W. Live Oak Street
Hutto, Texas 78634

VIA EMAIL planning@huttotx.gov

Hutto Development Services
500 W. Live Oak Street
Hutto, Texas 78634

Re: Public Hearing – July 5, 2022
Stromberg Tract, 389.542 Acres

All:

I represent Michael Krueger. He owns significant amounts of land within 600 feet of the above-referenced tract. Some of the adjacent land south of CR 132 is owned jointly with his brother, Morris Krueger. My client also owns land individually north of CR 132. His home is almost directly across CR 132 from the tract in question.

Mr. Krueger has separately completed and mailed to you the “Surrounding Property Owner’s Response.” A copy of that form is attached to this letter. He has, however, asked me to detail his significant concerns related to this project, especially about water flow and drainage. Most, if not all, of Mr. Krueger’s 400+ acres north of CR 132 drains across the Stromberg tract. He farms that land, and other land south of CR 132, and has farmed such land for many, many years. Some of this property has been in his family for generations. He is intimately familiar with the natural flow of water in this area, and the existing waterway areas. There is a bridge under CR 132 in this vicinity for a reason. This natural waterway from US Highway 79 to FM 3349 across his properties must not be disrupted or impeded by this development.

While I am well aware that both the engineers for the developer and the engineers for the City of Hutto are responsible for addressing this drainage so as to not impact property owners upstream or especially downstream, Mr. Krueger wants to go on record with his objections to the significant and permanent impact of this development on his continued farming operations.

Mr. Krueger is certainly not pleased with the disruption to his farming operations that will ensue when this property is developed and when CR 132, FM 3349, and US Highway 79 are expanded; however, his primary and overriding concern is the impact of a change to the natural flow of water from this development in particular. In addition, all the construction and development from the Samsung project and the cascade of other related development will certainly have major drainage and other impacts to his property and his ability to continue to farm this land in the future.

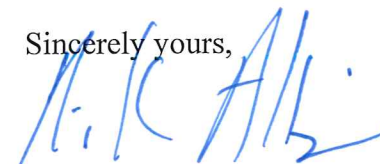
Please carefully consider in your review of this development project Mr. Krueger's real and legitimate doubts, unanswered questions, and fears of the future, and the earthshattering changes this development and many more like it will bring to the Hutto area, and the clear damage this "progress" will have on the viability of him continuing to farm this land as his family has for generations.

Mr. Krueger has told me often how distressing and sad it is to him, and I agree, that this Texas Blackland Prairie farmland, some of the best farmland in the world, is inexorably being paved over in the name of progress.

"They paved paradise and put up a parking lot." Joni Mitchell – 1970, "Big Yellow Taxi"

Thank you for your consideration of Mr. Krueger's opinions and concerns.

Sincerely yours,



Rick Akins

RA/dgm
Krueger.HuttoDevSvcs.Ltr1
5806.018
Enclosures
cc: Michael Krueger



PROPERTY OWNER NOTICE OF PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **July 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** will hold a public hearing regarding the zoning change request for the property known as the Stromberg Tract, 389.542 acres, more or less, of land, located off of CR 132 from Agriculture to Single Family Village (SF-1) and General Business (B-2). The land use proposal is residential and commercial.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. 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: Zoning change request for the property known as the Stromberg Tract, 389.542 acres, more or less, of land, located off of CR 132 from Agriculture to Single Family Village (SF-1) and General Business (B-2). The land use proposal is residential and commercial.

Name: Michael Krueger
Address: 4551 County Road 132 Hutto, Texas 78634-4451

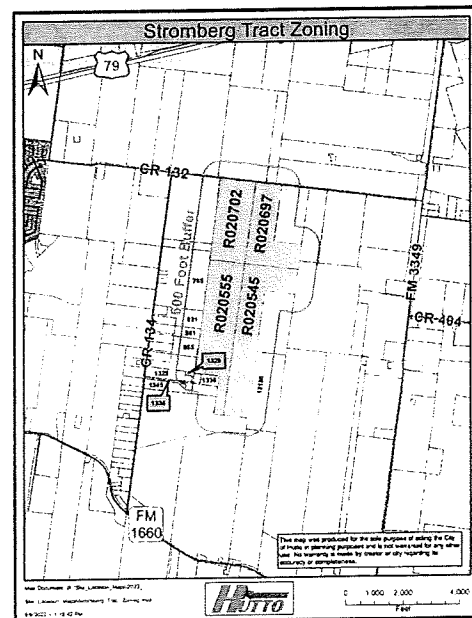
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

See attached page

SITE LOCATION MAP



I have lived on County Road 132 South of Highway 79 and ending at FM 3349. I have farmed along this stretch of road all of my adult life. Since being born and raised into a family of multigenerational farmers who have lived and farmed the land along this part of County Road 132, it saddens me to see good productive farmland be taken out of production and be replaced with disturbing subdivisions and other buildings and more people.

In my opinion there is not enough infrastructure, like roads, to accommodate more new growth at this time. What is the timeline for construction to begin ~~on~~ on the 389 acres? With the Taylor Railroad Logistics Park, Samsung, Hutto Applied Materials Project, the Southeast Loop at Highway 79 and FM 3349, Realignment of County Road 404, relocation of pipelines in the path of Southeast Loop, it has become too dangerous and congested in the area.

A big concern I have is the maintaining of the natural flow of storm water drainage. Just north of County Road 132, across the road from the 389 ac, approx 400 ac. of farmland drain to a bridge under County Road 132 and thru an organized waterway thru the 389 acs into the next properties waterway then thru low lying pasture land to a Bridge under FM 3349 and flows on downstream. This drainage system has been in place all of my life and should not get disrupted by new development of the land.

There are too many projects going on in this area at present time and not enough infrastructure in place making it much more dangerous and congested for people to live, farm, work and get around, especially the long time residents of the area. This 389 ac. Stromberg Tract should not be allowed to start developing until other projects already started get finished.

Michael Krueger
4551 County Road 132
Hutto, Texas 78634-4451

AGENDA ITEM REPORT

4.11.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Planning and Zoning Commission

Subject: Hold a public hearing for the proposed Ironwood Industrial Preliminary Plat, 117.552 acres, more or less, of land, five light industrial lots, located off of US Highway 79 and Alliance Boulevard.

Meeting: Tuesday, July 5, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

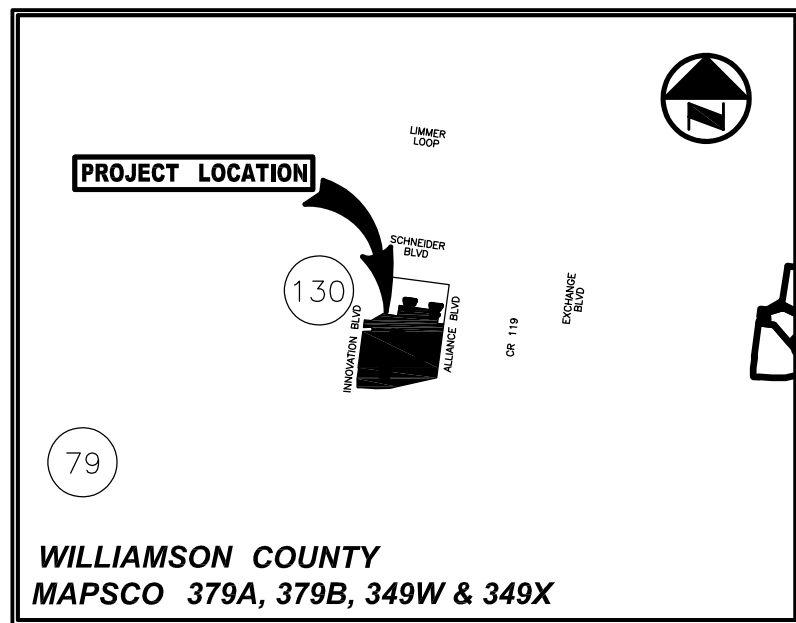
No Action - Public Hearing only

FINANCIAL IMPACT:

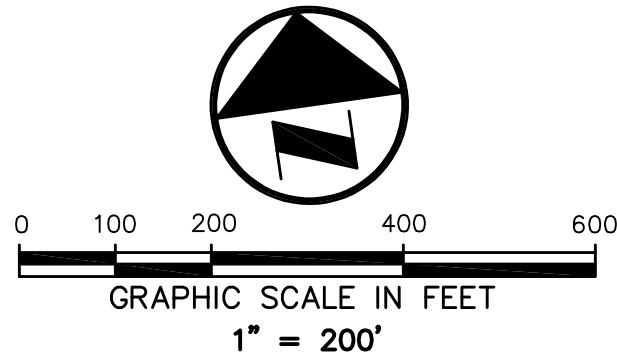
POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT Ironwood Prelim-Init-Plat



VICINITY MAP
(SCALE: 1"=5,000')



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD
- W/7" PACHECO KOCH* CAP SET
- X-S "X" CUT IN CONCRETE SET
- PK NAIL W/7" PACHECO KOCH* WASHER SET

NUMBER OF BLOCKS: TWO (2)
NUMBER OF LOTS: FIVE (5)

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD
- W/7" PACHECO KOCH* CAP SET
- X-S "X" CUT IN CONCRETE SET
- PK NAIL W/7" PACHECO KOCH* WASHER SET

NUMBER OF BLOCKS: TWO (2)
NUMBER OF LOTS: FIVE (5)

NOTES

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

- FLOODPLAIN NOTES:
 - ULTIMATE FLOODPLAIN
 - 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.

- EXISTING FLOODPLAIN
- A PORTION OF THIS TRACT IS ENCLOSED 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.

- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

- STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

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

- THIS SUBDIVISION WILL BE ZONED: INDUSTRIAL.

- 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.

- 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.

- A 10' P.U.E. IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.

- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.

- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.

- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
 - WATER: CITY OF HUTTO
 - SEWER: CITY OF HUTTO
 - ELECTRIC: ONCOR ELECTRIC DELIVERY

- 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.

- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

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

- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

OWNER'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS
I, ALPHA 79 INVESTMENT ASSOCIATES, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 1120, PAGE 634 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 HUTTO CROSSING INDUSTRIAL PARK.

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

BY: _____
JAMES CHANG

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES CHANG, 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 TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

DESCRIPTION OF PROPERTY SURVEYED

89.335 ACRES (3,891,417 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 89.335 ACRES BEING A PART OF THAT TRACT OF LAND DESCRIBED AS 127.26 ACRES IN THE DEED FROM ISIDOR WALLIN AND WIFE, PAULINE WALLIN, TO ALPHA 79 INVESTMENT ASSOCIATES DATED DECEMBER 19, 1984, AND RECORDED IN VOLUME 1120, PAGE 634 [DOCUMENT NUMBER 1985003318] WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID 127.26 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD, SAID CORNER BEING THE SOUTHWEST CORNER OF THE 108 COMMERCIAL PARK (PLAT CABINET T, SLIDES 43-44);

THENCE S 82°33'29" E 173.58' TO AN INTERIOR CORNER OF SAID 127.26 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD, SAID CORNER BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK;

THENCE N 60°27'51" E 457.86' ALONG AN INTERIOR LINE OF SAID 127.26 ACRE TRACT, SAID LINE ALSO BEING A SOUTHEAST LINE OF SAID 108 COMMERCIAL PARK, TO AN INTERIOR CORNER OF SAID 127.26 ACRE TRACT, SAID CORNER ALSO BEING A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE ACROSS AND THROUGH SAID 127.26 ACRE TRACT AND ALONG THE SOUTHERLY BOUNDARY OF A 28.225 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2021149108 AS FOLLOWS:

- S 09°14'51" W 58.87' TO THE SOUTHWEST CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- S 81°32'44" W 313.88' TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- N 08°27'17" E 271.40' TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- S 82°13'57" E 1,041.20' TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- S 07°42'33" W 321.36' TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- S 82°12'43" E 173.13' TO THE EAST LINE OF SAID 127.26 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;

THENCE S 07°42'06" W 1,411.82' ALONG THE EAST LINE OF SAID 127.26 ACRE TRACT AND ALONG THE WEST LINE OF ALLIANCE BOULEVARD TO THE NORTHEAST CORNER OF A 8.848 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2002064773, SAID CORNER BEING MARKED WITH A FOUND TxDOT BRASS DISK IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.848 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AS FOLLOWS:

- S 77°20'50" W 1,263.32' TO A CORNER OF SAID 8.848 ACRE TRACT, FROM SAID CORNER A LEANING TxDOT BRASS DISK BEARS S 87°11'56" E 0.94';
- S 89°31'53" W 352.39' TO A CORNER OF SAID 8.848 ACRE TRACT MARKED WITH A FOUND TxDOT BRASS DISK;
- N 86°22'11" W 340.14' TO A CORNER OF SAID 8.848 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE AND
- ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 136.98' WITH A RADIUS OF 2,877.50', WITH A CHORD BEARING OF N 87°44'54" W, WITH A CHORD LENGTH OF 136.96', TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED AS OPR DOCUMENT NO. 2005088244 AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD, SAID CORNER BEING MARKED WITH A SET STAKE.

THENCE ALONG SAID 0.267 ACRE TRACT AND ALONG SAID EAST RIGHT-OF-WAY OF INNOVATION BOULEVARD AS FOLLOWS:

- N 29°01'07" W 24.59' TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- N 00°58'30" E 206.96' TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- N 07°42'40" E 286.42' TO THE NORTHEAST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- N 82°17'36" W 17.11' TO THE WEST LINE OF SAID 127.26 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG THE WEST LINE OF SAID 127.26 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF SAID DEED RECORDED AS OPR DOCUMENT NO. 2005088244 SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD;

THENCE ALONG THE BOUNDARIES OF SAID 0.534 ACRE TRACT AS FOLLOWS:

- N 86°49'31" E 242.12' TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD;
- N 03°09'00" W 99.83' TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- S 86°51'00" W 222.98' TO THE WEST LINE OF SAID 127.26 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD;

THENCE N 07°30'59" E 207.63' ALONG THE WEST LINE OF SAID 127.26 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 89.335 ACRES (3,891,417 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2" REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

OWNER'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS
I, 325 ALLIANCE, LTD. 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 2021149108 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 HUTTO CROSSING INDUSTRIAL PARK.

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

BY: _____
EDWARD BUTLER

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD BUTLER, 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 TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

HUTTO CROSSING INDUSTRIAL PARK

PRELIMINARY PLAT

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



DRAWN BY LHR
CHECKED BY M.J.N.
SCALE 1"=200'
DATE 6/1/2022
JOB NUMBER 4703-22.249

AGENDA ITEM REPORT

4.12.



This agenda item meets the following City's Pillars:(check all that apply)

☐ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: Planning and Zoning Commission
Subject: Planning and Zoning Commission discussion.
Meeting: Tuesday, July 5, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None