



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, August 2, 2022 at 7:00 PM Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 5, 2022.
- 4.2. Consideration and possible action on the minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Street.
- 4.3. Hold a public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and future Live Oak extension.
- 4.4. Consideration and possible action on the proposed Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660.
- 4.5. 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.
- 4.6. Consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.
- 4.7. 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.

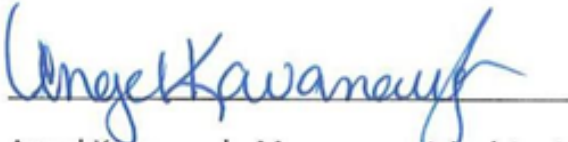
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the August 2, 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 29, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, July 5, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:01 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, David Meyer, Bryan Lee, Kurt Schwerdtfeger, Susanna Boyer, Bart Hutchings and Jerica Lawyer.

Members of the City of Hutto Staff in attendance were: Ashley Lumpkin, Director of Development Services, Autumn Speer, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

There were no public comments.

4. AGENDA ITEMS

4.1. Elect Chair and Vice Chair

Commissioner Jerica Lawyer made a motion to nominate Commissioner Bryan Lee as Vice Chair of the Planning and Zoning Commission, seconded by Commissioner Kurt Schwerdtfeger, motion passed 7 Ayes to 0 Nays.

Commissioner Kurt Schwerdtfeger made a motion to re-nominate Chair Rick Hudson as Planning and Zoning Commission Chair, seconded by Vice Chair Bryan Lee. Motion passed 7 Ayes to 0 Nays.

4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 7, 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 June 7, 2022, as written, seconded by Vice Chair Bryan Lee. Motion passed 7 Ayes to 0 Nays.

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.

Staff presented applicants' request for 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.

Discussion ensued between staff and commissioners.

A motion was made by Vice Chair Bryan Lee to accept 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 with the condition that the TIA cost participation determination will be required to be finalized prior to final plat recordation, seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented applicants' request for 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.

Discussion ensued between staff and commissioners.

Please correct the plat notes with the following: Notes 18 and 22 are repeats, and ., in signature block remove .

A motion was made by Commissioner Susanne Boyer to accept 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 with staff recommendations, seconded by Chair Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented applicants' request for 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.

Discussion ensued between staff and commissioners.

A motion was made by Commissioner Kurt Schwerdtfeger to accept 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 as recommended, seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented applicants' request for 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.

Discussion ensued between staff and commissioners.

A motion was made by Vice Chair Bryan Lee to accept 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 as written, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented the applicant's request to 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.

Discussion ensued between staff, commissioners and applicant.

Concerns over building height, parapet height, building west side windows, among other issues.

A motion to table 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 for 30 days was made by Commissioner Kurt Schwerdtfeger and seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented applicants' request to 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.

Discussion ensued between the applicant, staff and commissioners.

A motion was made by Vice Chair Bryan Lee to table 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 with condition of a single access point, seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays.

- 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. Staff presented applicants request 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.

A motion was made by Commissioner Jerica Lawyer to table the Emory Farms Commercial Amended Plat for Lots 4 and 5, known as 411 & 421 Ed Schmidt Boulevard, 2.25 acres, more or less, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- 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).

Applicant requested this item be tabled until a later date. Commissioner Susanna Boyer accepted request, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- 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.

Public Hearing was opened at 8:50 PM and closed at 8:50 PM.

No action taken

- 4.12. Planning and Zoning Commission discussion.

Discussion about some items that might help commissioners receive more information prior to each meeting.

I will add a link to the notifications on the Friday before the meeting that has GIS mapping link and a map with layers to see more information, recommendations to attend or watch a meeting in Round Rock to see how they run Planning and Zoning meetings, and possible workshops.

Checking into the budget to see if a commissioner would like to attend APA in El Paso this year. (October)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

Meeting was adjourned at 9:35 PM.

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.

AGENDA ITEM REPORT

4.2.



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 minor modification application of Kona TX BBQ food truck to be located in the Historic District at 209 Farley Street.
Meeting: Tuesday, August 2, 2022
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Kona TX BBQ at the southeast corner of Main Street and Farley Street. This food truck will replace the Pustka BBQ truck that is moving operations to Temple. The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed-use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity.

The ordinance limits hours of operation for any mobile food vendor between 7 a.m. and 8 p.m.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff has reviewed the request and it meets the requirements of the Ordinance.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

None.

AGENDA ITEM REPORT

4.2.



ATTACHMENTS:

1. Screenshot 2022-07-12 125154
2. Screenshot 2022-07-12 125212
3. Menu Final







KONA'S TX BBQ

209 Farley St Hutto TX 78634 512.818.6580

Sandwiches

Sliced Brisket Sandwich **\$14**

Pulled Pork Sandwich **\$12**

The KONA **\$18**

-sliced brisket topped with our Kickin Mac, smoked sausage link, and bbq sauce on a soft bun

Meat Only

Sliced Brisket **1/4lb \$8 1/2lb \$14**

Pulled Pork **1/4lb \$7 1/2lb \$12**

Sausage **link \$5 1/2lb \$12**

Ribs **1/2lb \$11 1 lb \$21**

Chicken Quarter **per pc. \$6**

Sides

Kickin Mac n Cheese **8 oz \$3**

Cowboy Beans **8 oz \$3**

Cole Slaw **8 oz \$3**

Drinks

Bottled Water **\$1**

Can of Soda **\$2**

-choice of Coke, Diet Coke, Dr Pepper, or Sprite

Plates w/ Sides

1 Meat 2 Sides **\$17**

Choose 1: Sliced Brisket, Pulled Pork, Ribs, Sausage, or Chicken

Choose 2: Kickin Mac n Cheese, Cowboy Beans, or Cole Slaw

2 Meat 2 Sides **\$19**

Choose 2: Sliced Brisket, Pulled Pork, Ribs, Sausage, or Chicken

Choose 2: Kickin Mac n Cheese, Cowboy Beans, or Cole Slaw

Specials

Dirty Mac Brisket **\$15**

-bowl of our Kickin Mac topped with brisket, bbq sauce, and pickled jalapenos

Dirty Mac Pulled Pork **\$15**

-bowl of our Kickin Mac topped with pulled pork, bbq sauce, and pickled jalapenos

The PLATTER **\$60**

-1/2 lb of all meats, 1 chicken quarter, and 8oz of each side. BRING A FRIEND!

WE CATER!

Call us or message us on our social channels for more information!

Walk Up, Call for Pick Up, or Delivery!

Walk Up at 209 Farley St in historic downtown Hutto TX

Call for pick up at 512-818-6580

Get Delivery:

-GrubHub

-Doordash

-We Fly Delivery

Follow us on

#KONASTXBBQ



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: Hold a public hearing for the proposed Bell Yard Schmidt's Creek Preliminary Plat, 30.31 acres, more or less, of land, 2 multi-family residential lots and one commercial lot, located off of Ed Schmidt and future Live Oak extension.

Meeting: Tuesday, August 2, 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 - BellYardSchmidtsCreek-Prelim-Init-Plat(7-6-22)

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization

ACREAGE: 30.3083 AC

NUMBER OF BLOCKS: 3

LINEAR FEET OF NEW STREETS: 925 LF

ORIGINAL SUBMITTAL DATE: 07/05/2022

PLANNED UNIT DEVELOPMENT ORDINANCE No. O-2021-071

THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED

BEING A 30.3083 ACRE (1,320,232 SQUARE FEET) TRACT OF LAND, BEING A PORTION OF A CALLED 71.096 ACRE TRACT (TRACT 2) OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS CONVEYED TO HARRY RONALDHANSON & SUSAN DIANE TASTO IN NO. 2009022740 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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 UDC REQUIREMENTS, AS AMENDED, IF NOT MODIFIED BY THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT.
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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. 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.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0520F, EFFECTIVE DATE OF 12/20/2019.
10. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED, IF NOT MODIFIED BY THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT.
12. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
13. 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 LINES.

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

CITY OF HUTTO DEVELOPMENT SERVICES:
210 U.S. 79 EAST, SUITE #103
HUTTO, TX 78634
(512) 759-3479

WATER AND WASTEWATER SERVICE
210 U.S. 79 EAST, SUITE #203
HUTTO, TX 78634
(512) 759-4016

ELECTRIC SERVICE:
ONCOR ELECTRIC DELIVERY COMPANY, LLC
308 SOUTH 7TH STREET,
TEMPLE, TX 76504
CONTACT: LANCE BREM
(682) 308-8648

TV CABLE SERVICE:
SPECTRUM/CHARTER
12012 N. MOPAC EXPRESSWAY,
AUSTIN, TX 78758
CONTACT: WILLIAM THOCKMORTON
(512) 531-3252

GAS SERVICE:
ATMOS ENERGY
3110 N. IH 35
ROUNDROCK, TX 78681
CONTACT: JACKY YU
(512) 496-9844

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD#3
501 HUTTO EXCHANGE BLVD
HUTTO, TX 78634
(512) 759-2616

Kimley»Horn

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
CONTACT: JASON REECE, P.E.

BRECKENRIDGE SFR HUTTO, LLC
1301 S. CAPITAL OF TEXAS HWY, SUITE B201
AUSTIN, TEXAS 78746
TEL: 512.670.6577
CONTACT: T.C. SELMAN

DATUM IS NAVD '88, USING GEOID 18 BASED ON GPS OBSERVATIONS.

BM #101156 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

- ELEV.=675.579'

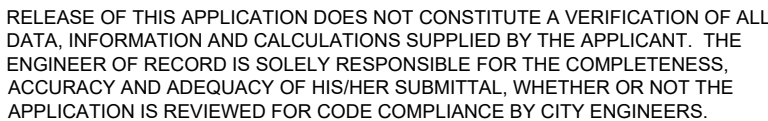
BM #101157 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

- ELEV.=672.213'



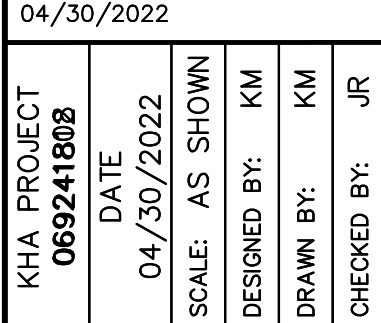
THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ON THE _____ DAY OF _____, 20_____

(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE) _____ DATE _____



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 1 OF 2)
3	EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 2 OF 2)
4	PRELIMINARY SITE PLAN
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	UTILITY PLAN
8	STORM PLAN

Kimley»»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200
AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928



COVER SHEET

**BELL YARD
SCHMIDT'S CREEK**
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 8

Plotted By: Garrett, Eleanor Date: July 01, 2022 09:36:55am File Path: \\kimley-horn.com\TX_AUS\AUS-Civil\069241812 - Aspen Heights - Schmidts Creek\04 Preliminary\Plan Sheets\0-Existing Conditions & Demolition Plan.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXHIBIT " " " "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 30.3083 ACRES (1,320,232 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.096 ACRES TRACT CONVEYED TO HARRY RONALD HANSON AND SUSAN DIANE TASTO IN DOCUMENT NO. 2009022740 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 30.3083 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Ed Schmidt Boulevard (County Road 119 - right-of-way varies), being the northwest corner of a called 10.000 acres tract conveyed to Hutto United Methodist Church in Document No. 2004071799 (O.P.R.W.C.T.), and being the southwest corner of said Hanson and Tasto 71.096 acres tract, and being the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north line of said United Methodist Church tract, with east right-of-way line of said Ed Schmidt Boulevard and the west line of said Hanson and Tasto 71.096 acres tract the following five (5) courses and distances:

- 1) **N06°23'31"E**, a distance of **421.86** feet to an iron rod with "RPLS 4249" cap found for a non-tangent point of curvature hereof;
- 2) Along the arc of a curve to the right, whose radius is **3,115.00** feet, whose arc length is **149.30** feet and whose chord bears **N12°21'41"E**, a distance of **149.29** feet to an iron rod with "RPLS 4249" cap found for an angle point hereof;
- 3) **N13°37'19"E**, a distance of **235.07** feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof;
- 4) Along the arc of a curve to the left, whose radius is **3,205.00** feet, whose arc length is **334.95** feet and whose chord bears **N10°56'42"E**, a distance of **334.79** feet to an iron rod with "Capital Survey" cap found for an angle point hereof;
- 5) **N07°36'31"E**, a distance of **383.85** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner hereof, being the south line of a 100' and a 10' wide Oncor Electric Delivery Company Easement recorded in Document No. 2002096196 (O.P.R.W.C.T.);

THENCE, with the south line of said Oncor Electric Delivery Company Easement and the north line hereof, the following three (3) courses and distances:

- 1) **N83°57'39"E**, a distance of **286.44** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof;
- 2) **N82°17'02"E**, a distance of **445.11** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof;
- 3) **N82°58'26"E**, a distance of **84.48** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northeast corner hereof, being the west line of said Hanson and Tasto 71.096 acres tract, and being in the west line of a called 39.34 acres tract conveyed to Kalogridis & Kalogridis Development LLC in Document No. 201718415 (O.P.R.W.C.T.);

THENCE, leaving the south line of said Oncor Electric Delivery Company Easement, with the common line of said Hanson and Tasto 71.096 acres tract and said Kalogridis & Kalogridis Development tract,

P:\01274\Metes & Bounds & Certifications\01274-30.3083ac tract.docx Page 1 of 2

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.00011144862. See attached sketch (reference drawing: 01274.dwg.)

8/3/2021
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

UTILITY LEGEND

PROPERTY LINE
EXISTING CONTOUR
EXISTING OVERHEAD POWER LINE
EXISTING WATER LINE
EXISTING WASTEWATER LINE
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING WASTEWATER MANHOLE

Received 7/6/2022
Hutto CITY OF

SHEET NUMBER
2 OF 8

Kimley»Horn

10814 JOLLYVILLE ROAD AVALON IV SUITE 200
AUSTIN, TX 78759
PHONE: 512-418-1717 FAX: 512-418-1791
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
TBE Firm No. 928

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer: JASON B. REECE
P.E. No. 127128 Date: / / 2022

04/30/2022

KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069241808	04/30/2022	AS SHOWN	KM	KM	JR

EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 1 OF 2)

BELL YARD SCHMIDT'S CREEK
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 8

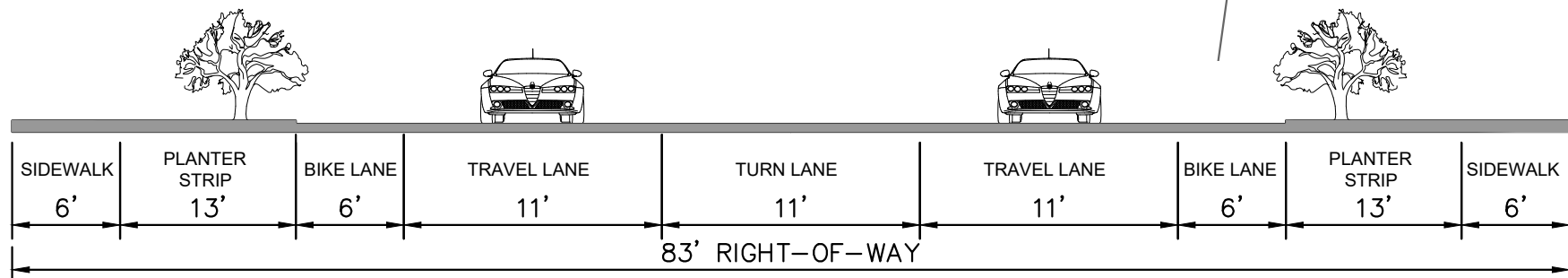
NameLast	FullName	OWNERNAME1	OWNERNAME2	PSLTICITY	PSLTSTAT1PSLTZIP5	NameLast	FullName	OWNERNAME1	OWNERNAME2	PSLTICITY	PSLTSTAT1PSLTZIP5
CBR CR 119 & TAMBURRO-KING LTD ET AL	CBR CR 119 & TAMBURRO-KING LTD ET AL	CBR CR 119 & TAMBURRO-KING LTD ET AL	CBR CR 119 & TAMBURRO-KING LTD ET AL	HUTTO	TX 78634	KORRIGER	KORRIGER, HEIDI JEAN	KORRIGER, HEIDI JEAN	KORRIGER, HEIDI JEAN	HUTTO	TX 78634
NGUYEN, VINH HOANG	NGUYEN, VINH HOANG	NGUYEN, VINH HOANG	NGUYEN, VINH HOANG	SUITE0	CA 92113	SLATER	SLATER, GREGORY AAM & JENNIFER J	SLATER, GREGORY AAM & JENNIFER J	SLATER, GREGORY AAM & JENNIFER J	HUTTO	TX 78634
HUTTO TOWN SQUARE HOMEOWNERS ASSOCIATION INC	HUTTO TOWN SQUARE HOMEOWNERS ASSOCIATION INC	HUTTO TOWN SQUARE HOMEOWNERS ASSOCIATION INC	HUTTO TOWN SQUARE HOMEOWNERS ASSOCIATION INC	DALLAS	TX 75370	BROOKER	BROOKER, SHERIE C	BROOKER, SHERIE C	BROOKER, SHERIE C	HUTTO	TX 78634
BURAC	BURAC, JAMAL A	BURAC, JAMAL A	BURAC, JAMAL A	HUTTO	TX 78634	LLOYD	LLOYD, Adam	LLOYD, Adam	LLOYD, Adam	HUTTO	TX 78634
ARMADILLO-ESCAMILLA	ARMADILLO-ESCAMILLA, ERIC JONATHAN	ARMADILLO-ESCAMILLA, ERIC JONATHAN	ARMADILLO-ESCAMILLA, ERIC JONATHAN	HUTTO	TX 78634	WATTS	WATTS, CHRISTOPHER L	WATTS, CHRISTOPHER L	WATTS, CHRISTOPHER L	HUTTO	TX 78634
MARTINEZ	MARTINEZ, ESSIE S & MICHELLE A	MARTINEZ, ESSIE S & MICHELLE A	MARTINEZ, ESSIE S & MICHELLE A	HUTTO	TX 78634	DEL CARMEN IBARRA	DEL CARMEN IBARRA, MARIA	DEL CARMEN IBARRA, MARIA	DEL CARMEN IBARRA, MARIA	HUTTO	TX 78634
RIVAS	RIVAS, OTILIA & NAPOLEON CUEVA	RIVAS, OTILIA & NAPOLEON CUEVA	RIVAS, OTILIA & NAPOLEON CUEVA	HUTTO	TX 78634	HARRID	HARRID, SUSAN	HARRID, SUSAN	HARRID, SUSAN	HUTTO	TX 78634
DEGU	DEGU, HELEN	DEGU, HELEN	DEGU, HELEN	HUTTO	TX 78634	WOYTEK	WOYTEK, MARGAN & RONALD	WOYTEK, MARGAN & RONALD	WOYTEK, MARGAN & RONALD	HUTTO	TX 78634
LITTLES	LITTLES, OMAR S & AIELEU M	LITTLES, OMAR S & AIELEU M	LITTLES, OMAR S & AIELEU M	HUTTO	TX 78634	YOUNGBLOOD	YOUNGBLOOD, KATHERINE	YOUNGBLOOD, KATHERINE	YOUNGBLOOD, KATHERINE	HUTTO	TX 78634
INGRASSIA	INGRASSIA, ANDREW & LINDSAY	INGRASSIA, ANDREW & LINDSAY	INGRASSIA, ANDREW & LINDSAY	HUTTO	TX 78634	HUNT	HUNT, YOLANDA LASHAN	HUNT, YOLANDA LASHAN	HUNT, YOLANDA LASHAN	HUTTO	TX 78634
BURNS	BURNS, EDIE B JR	BURNS, EDIE B JR	BURNS, EDIE B JR	HUTTO	TX 78634	KIAS	KIAS, JESSICA ANN	KIAS, JESSICA ANN	KIAS, JESSICA ANN	HUTTO	TX 78634
BARNETT	BARNETT, CHARLES L & DARLENE D	BARNETT, CHARLES L & DARLENE D	BARNETT, CHARLES L & DARLENE D	HUTTO	TX 78634	WEGMANN	WEGMANN, MICHELLE	WEGMANN, MICHELLE	WEGMANN, MICHELLE	HUTTO	TX 78634
MCGREEVEY	MCGREEVEY, ALFREDA K & MARK S	MCGREEVEY, ALFREDA K & MARK S	MCGREEVEY, ALFREDA K & MARK S	HUTTO	TX 78634	GOATES	GOATES, DELMA M	GOATES, DELMA M	GOATES, DELMA M	HUTTO	TX 78634
AGUERO	AGUERO, ALEIDA V	AGUERO, ALEIDA V	AGUERO, ALEIDA V	HUTTO	TX 78634	RODRIGUEZ	RODRIGUEZ, CYNTHIA B	RODRIGUEZ, CYNTHIA B	RODRIGUEZ, CYNTHIA B	HUTTO	TX 78634
ROZNOVAK	ROZNOVAK, BRANDON KEITH & ABBY MARIE	ROZNOVAK, BRANDON KEITH & ABBY MARIE	ROZNOVAK, BRANDON KEITH & ABBY MARIE	HUTTO	TX 78634	SMITH SCOTT ROYAL TRUSTEE OF THE 212 ANDERSON STREET TRUST	SMITH SCOTT ROYAL TRUSTEE OF THE 212 ANDERSON STREET TRUST	SMITH SCOTT ROYAL TRUSTEE OF THE 212 ANDERSON STREET TRUST	SMITH SCOTT ROYAL TRUSTEE OF THE 212 ANDERSON STREET TRUST	AUSTIN	TX 78704
ASTON	ASTON, ROBIN R	ASTON, ROBIN R	ASTON, ROBIN R	HUTTO	TX 78634	MERISHA	MERISHA, ADELA & WOKNEY B	MERISHA, ADELA & WOKNEY B	MERISHA, ADELA & WOKNEY B	HUTTO	TX 78634
WILLIAMS	WILLIAMS, GEORGE T & AMANDA B	WILLIAMS, GEORGE T & AMANDA B	WILLIAMS, GEORGE T & AMANDA B	HUTTO	TX 78634	MENDEZ	MENDEZ, REINALDO J & DALUNA	MENDEZ, REINALDO J & DALUNA	MENDEZ, REINALDO J & DALUNA	HUTTO	TX 78634
JIMENEZ	JIMENEZ, JAMES DANIEL & OLIVIA POZOS	JIMENEZ, JAMES DANIEL & OLIVIA POZOS	JIMENEZ, JAMES DANIEL & OLIVIA POZOS	HUTTO	TX 78634	CAVANAUGH	CAVANAUGH, KRIS	CAVANAUGH, KRIS	CAVANAUGH, KRIS	HUTTO	TX 78634
MALDONADO	MALDONADO, JUAN & MARIA D H CARDOSO	MALDONADO, JUAN & MARIA D H CARDOSO	MALDONADO, JUAN & MARIA D H CARDOSO	HUTTO	TX 78634	FINLAYSON	FINLAYSON, HECTOR ROLANDO & AIDA ARACELI	FINLAYSON, HECTOR ROLANDO & AIDA ARACELI	FINLAYSON, HECTOR ROLANDO & AIDA ARACELI	HUTTO	TX 78634
ZAYAS	ZAYAS, JIMMY J & JENNETTE M ROSARIO	ZAYAS, JIMMY J & JENNETTE M ROSARIO	ZAYAS, JIMMY J & JENNETTE M ROSARIO	HUTTO	TX 78634	PATTERSON	PATTERSON, CURTIS JAMES PATRICK	PATTERSON, CURTIS JAMES PATRICK	PATTERSON, CURTIS JAMES PATRICK	HUTTO	TX 78634
RICKS	RICKS, SCOTT MARSHALL	RICKS, SCOTT MARSHALL	RICKS, SCOTT MARSHALL	HUTTO	TX 78634	STROUP	STROUP, MELISSA DAWN	STROUP, MELISSA DAWN	STROUP, MELISSA DAWN	HUTTO	TX 78634
HANKS	HANKS, JOHN D & CORNELIA W	HANKS, JOHN D & CORNELIA W	HANKS, JOHN D & CORNELIA W	HUTTO	TX 78634	JIMENEZ	JIMENEZ, CARLOS A MERCADO & AMELIA M GUTIERREZ	JIMENEZ, CARLOS A MERCADO & AMELIA M GUTIERREZ	JIMENEZ, CARLOS A MERCADO & AMELIA M GUTIERREZ	HUTTO	TX 78634
HERNANDEZ, CHARLES & MARY BLOCKER & CHARLES S & KAREN HERNANDEZ	HERNANDEZ, CHARLES & MARY BLOCKER & CHARLES S & KAREN HERNANDEZ	HERNANDEZ, CHARLES & MARY BLOCKER & CHARLES S & KAREN HERNANDEZ	HERNANDEZ, CHARLES & MARY BLOCKER & CHARLES S & KAREN HERNANDEZ	HUTTO	TX 78634	NAVA	NAVA, JESSICA BRIONES & DIMAS S MORALES	NAVA, JESSICA BRIONES & DIMAS S MORALES	NAVA, JESSICA BRIONES & DIMAS S MORALES	HUTTO	TX 78634
BORBA ELMIRO & MARIA FATIMA FAICAO TRUSTEES THE REVOCABLE LIVING TRUST	BORBA ELMIRO & MARIA FATIMA FAICAO TRUSTEES THE REVOCABLE LIVING TRUST	BORBA ELMIRO & MARIA FATIMA FAICAO TRUSTEES THE REVOCABLE LIVING TRUST	BORBA ELMIRO & MARIA FATIMA FAICAO TRUSTEES THE REVOCABLE LIVING TRUST	AUSTIN	TX 78739	WILLIS JERRY D & BEVERLY T	WILLIS JERRY D & BEVERLY T	WILLIS JERRY D & BEVERLY T	WILLIS JERRY D & BEVERLY T	HUTTO	TX 78634
SMITH	SMITH, SPENCER & BRIANNE	SMITH, SPENCER & BRIANNE	SMITH, SPENCER & BRIANNE	HUTTO	TX 78634	MAHARRIDGE	MAHARRIDGE, MICHAEL G & JAYNA L	MAHARRIDGE, MICHAEL G & JAYNA L	MAHARRIDGE, MICHAEL G & JAYNA L	HUTTO	TX 78634
ALBITER	ALBITER, JOSE ALFREDO	ALBITER, JOSE ALFREDO	ALBITER, JOSE ALFREDO	HUTTO	TX 78634	ROMAN	ROMAN, VLADIMIR, Sr	ROMAN, VLADIMIR, Sr	ROMAN, VLADIMIR, Sr	HUTTO	TX 78634
COURTNEY	COURTNEY, JACQUELIN	COURTNEY, JACQUELIN	COURTNEY, JACQUELIN	HUTTO	TX 78634	RACHAL	RACHAL, CLOYDE, JR & ANNETTE BASZLIE-RACHAL	RACHAL, CLOYDE, JR & ANNETTE BASZLIE-RACHAL	RACHAL, CLOYDE, JR & ANNETTE BASZLIE-RACHAL	HUTTO	TX 78634
HENDERSON	HENDERSON, CLINTON D Sr & WENDY A	HENDERSON, CLINTON D Sr & WENDY A	HENDERSON, CLINTON D Sr & WENDY A	THRALL	TX 76578	MAESE	MAESE, ISMAEL A & ARACELY G	MAESE, ISMAEL A & ARACELY G	MAESE, ISMAEL A & ARACELY G	HUTTO	TX 78634
KENDRICK	KENDRICK, ZACHARY & ASHLEY M	KENDRICK, ZACHARY & ASHLEY M	KENDRICK, ZACHARY & ASHLEY M	HUTTO	TX 78634	OVEDO	OVEDO, ADRIAN M & MARIA SALOME GARCIA	OVEDO, ADRIAN M & MARIA SALOME GARCIA	OVEDO, ADRIAN M & MARIA SALOME GARCIA	HUTTO	TX 78634
115 ANDERSON STREET LLC	115 ANDERSON STREET LLC	115 ANDERSON STREET LLC	115 ANDERSON STREET LLC	HUTTO	TX 78634	TROTTER	TROTTER, ANTHONY DRAKE & BRANIE BRIANNE	TROTTER, ANTHONY DRAKE & BRANIE BRIANNE	TROTTER, ANTHONY DRAKE & BRANIE BRIANNE	HUTTO	TX 78634
HURTADO	HURTADO, LINELL (TOD) LOUISE	HURTADO, LINELL (TOD) LOUISE	HURTADO, LINELL (TOD) LOUISE	TEMPLE	TX 76502	RAHYNIS	RAHYNIS, ANTOINE C & VALERIE C	RAHYNIS, ANTOINE C & VALERIE C	RAHYNIS, ANTOINE C & VALERIE C	HUTTO	TX 78634
CASAREZ	CASAREZ, JOSE III & SANDRA ALBA-CASAREZ	CASAREZ, JOSE III & SANDRA ALBA-CASAREZ	CASAREZ, JOSE III & SANDRA ALBA-CASAREZ	HUTTO	TX 78634	RUIZ	RUIZ, GABRIELA D & DIEGO FERNANDEZ	RUIZ, GABRIELA D & DIEGO FERNANDEZ	RUIZ, GABRIELA D & DIEGO FERNANDEZ	HUTTO	TX 78634
CLARK	CLARK, BRIAN P	CLARK, BRIAN P	CLARK, BRIAN P	TAYLOR	TX 78634	HALL	HALL, TIFFANY NICOLE & MELVIN D	HALL, TIFFANY NICOLE & MELVIN D	HALL, TIFFANY NICOLE & MELVIN D	HUTTO	TX 78634
SMITH	SMITH, ERIC LYNN & JOAN O	SMITH, ERIC LYNN & JOAN O	SMITH, ERIC LYNN & JOAN O	HUTTO	TX 78634	KENNEDY	KENNEDY, ANGELICA	KENNEDY, ANGELICA	KENNEDY, ANGELICA	AUSTIN	TX 78701
HAN	HAN, SAMANTHA	HAN, SAMANTHA	HAN, SAMANTHA	SKOGE	TX 60076	EMORY FARMS OWNERS ASSOCIATION INC	EMORY FARMS OWNERS ASSOCIATION INC	EMORY FARMS OWNERS ASSOCIATION INC	EMORY FARMS OWNERS ASSOCIATION INC	AUSTIN	TX 78701
LOPEZ	LOPEZ, ROBERTO RIVERA & STACY ANN	LOPEZ, ROBERTO RIVERA & STACY ANN	LOPEZ, ROBERTO RIVERA & STACY ANN	HUTTO	TX 78634	VALLES	VALLES, JESUS A & VERONICA	VALLES, JESUS A & VERONICA	VALLES, JESUS A & VERONICA	HUTTO	TX 78634
HERNANDEZ	HERNANDEZ, JACOB & ANGELA MENDEZ	HERNANDEZ, JACOB & ANGELA MENDEZ	HERNANDEZ, JACOB & ANGELA MENDEZ	HUTTO	TX 78634	MORALES	MORALES, ANGEL M CANTU & MARIA GUADALUPE ALEMAN REQUENES	MORALES, ANGEL M CANTU & MARIA GUADALUPE ALEMAN REQUENES	MORALES, ANGEL M CANTU & MARIA GUADALUPE ALEMAN REQUENES	HUTTO	TX 78634
MACKINTRUSH	MACKINTRUSH, COURTNEY & PAMALA	MACKINTRUSH, COURTNEY & PAMALA	MACKINTRUSH, COURTNEY & PAMALA	HUTTO	TX 78634	LITTLE	LITTLE, EDIE & KEVIN	LITTLE, EDIE & KEVIN	LITTLE, EDIE & KEVIN	HUTTO	TX 78634
D'SOUZA	D'SOUZA, JOEL JOSEPH & MYRA JENNIFER	D'SOUZA, JOEL JOSEPH & MYRA JENNIFER	D'SOUZA, JOEL JOSEPH & MYRA JENNIFER	AUSTIN	TX 78717	MALLORY	MALLORY, ERIC D & ETHIOPIA I SARGENT	MALLORY, ERIC D & ETHIOPIA I SARGENT	MALLORY, ERIC D & ETHIOPIA I SARGENT	HUTTO	TX 78634
						BRENNAN	BRENNAN, JENNIFER & JEANINE WEST	BRENNAN, JENNIFER & JEANINE WEST	BRENNAN, JENNIFER & JEANINE WEST	RICHMOND	TX 77407
OVP LLC	OVP LLC	OVP LLC	OVP LLC	EDMOND	OK 73034	HUTTO UMMER REAL ESTATE LLC	HUTTO UMMER REAL ESTATE LLC	HUTTO UMMER REAL ESTATE LLC	HUTTO UMMER REAL ESTATE LLC	AUSTIN	TX 78723
SIMS	SIMS, PAUL & SHEILA DIANE	SIMS, PAUL & SHEILA DIANE	SIMS, PAUL & SHEILA DIANE	HUTTO	TX 78634	GREGORY M AYMOND BISHOP OF THE DIOCESE OF AUSTIN	GREGORY M AYMOND BISHOP OF THE DIOCESE OF AUSTIN	GREGORY M AYMOND BISHOP OF THE DIOCESE OF AUSTIN	GREGORY M AYMOND BISHOP OF THE DIOCESE OF AUSTIN	AUSTIN	TX 78759
SIS INVESTMENTS AND HOLDING LLC	SIS INVESTMENTS AND HOLDING LLC	SIS INVESTMENTS AND HOLDING LLC	SIS INVESTMENTS AND HOLDING LLC	LEANDER	TX 78641	CITY OF HUTTO	CITY OF HUTTO	CITY OF HUTTO	CITY OF HUTTO	PLUGERVILLE	TX 78660
REBOLLOS	REBOLLOS, RITCHIE & GLADYS	REBOLLOS, RITCHIE & GLADYS	REBOLLOS, RITCHIE & GLADYS	HUTTO	TX 78634	LA LANDE HOLDINGS LLC	LA LANDE HOLDINGS LLC	LA LANDE HOLDINGS LLC	LA LANDE HOLDINGS LLC	HOUSTON	TX 77063
HUTCHINS	HUTCHINS, CATHERINE & JOSHUA	HUTCHINS, CATHERINE & JOSHUA	HUTCHINS, CATHERINE & JOSHUA	HUTTO	TX 78634	MHI PARTNERSHIP LTD	MHI PARTNERSHIP LTD	MHI PARTNERSHIP LTD	MHI PARTNERSHIP LTD	HUTTO	TX 78634
JIMENEZ	JIMENEZ, AIZEL	JIMENEZ, AIZEL	JIMENEZ, AIZEL	HUTTO	TX 78634	GONZALEZ	GONZALEZ, LUIS GERARDO	GONZALEZ, LUIS GERARDO	GONZALEZ, LUIS GERARDO	HUTTO	TX 78634
KOWALCZYK	KOWALCZYK, MARK T & SHERYL L	KOWALCZYK, MARK T & SHERYL L	KOWALCZYK, MARK T & SHERYL L	HUTTO	TX 78634	KOZELSKY	KOZELSKY, JODI & WADE GRAMLICH	KOZELSKY, JODI & WADE GRAMLICH	KOZELSKY, JODI & WADE GRAMLICH	HOUSTON	TX 77063
FRANCIS	FRANCIS, TIFFANY L & DAVID A BEAVER	FRANCIS, TIFFANY L & DAVID A BEAVER	FRANCIS, TIFFANY L & DAVID A BEAVER	HUTTO	TX 78634	MHI PARTNERSHIP LTD	MHI PARTNERSHIP LTD	MHI PARTNERSHIP LTD	MHI PARTNERSHIP LTD	HUTTO	TX 78634
STEPHENSON	STEPHENSON, JONATHAN HARRIS & BEVERLY SUSAN	STEPHENSON, JONATHAN HARRIS & BEVERLY SUSAN	STEPHENSON, JONATHAN HARRIS & BEVERLY SUSAN	HUTTO	TX 78634	MILLAN	MILLAN, DAVID & LUDITH SALGADO	MILLAN, DAVID & LUDITH SALGADO	MILLAN, DAVID & LUDITH SALGADO	HUTTO	TX 78634
DOHERTY	DOHERTY, COLBY DWAIN	DOHERTY, COLBY DWAIN	DOHERTY, COLBY DWAIN	HUTTO	TX 78634	ELLER	ELLER, GREGORY S	ELLER, GREGORY S	ELLER, GREGORY S	HUTTO	TX 78634
BUCKEZ	BUCKEZ, THERESA ANN	BUCKEZ, THERESA ANN	BUCKEZ, THERESA ANN	HUTTO	TX 78634	DETIVEAUX	DETIVEAUX, SHAWN CHRISTOPHER & MADISON HOLIE	DETIVEAUX, SHAWN CHRISTOPHER & MADISON HOLIE	DETIVEAUX, SHAWN CHRISTOPHER & MADISON HOLIE	AUSTIN	TX 78720
NGUYEN, TU & THAO T TRAN	NGUYEN, TU & THAO T TRAN	NGUYEN, TU & THAO T TRAN	NGUYEN, TU & THAO T TRAN	LEANDER	TX 78641	EMORY FARMS HOA	EMORY FARMS HOA	EMORY FARMS HOA	EMORY FARMS HOA	HUTTO	TX 78634
YAKOB	YAKOB, SAMUEL	YAKOB, SAMUEL	YAKOB, SAMUEL	HUTTO	TX 78634	GARCIA	GARCIA, DREW J & MONICA M ADAMS	GARCIA, DREW J & MONICA M ADAMS	GARCIA, DREW J & MONICA M ADAMS	HUTTO	TX 78634
RICKS	RICKS, KITE CLAYTON	RICKS, KITE CLAYTON	RICKS, KITE CLAYTON	ROUND ROCK	TX 78665	MADRAZO	MADRAZO, JAM & ANGELIE	MADRAZO, JAM & ANGELIE	MADRAZO, JAM & ANGELIE	HUTTO	TX 78634
SALDIVAR	SALDIVAR, JAIME & JUDY M	SALDIVAR, JAIME & JUDY M	SALDIVAR, JAIME & JUDY M	HUTTO	TX 78634	BOSTON	BOSTON, RANDALL LEE & CANDICE ELAINE	BOSTON, RANDALL LEE & CANDICE ELAINE	BOSTON, RANDALL LEE & CANDICE ELAINE	HUTTO	TX 78634
MHI MODELS, LTD	MHI MODELS, LTD	MHI MODELS, LTD	MHI MODELS, LTD	HOUSTON	TX 77063	KIRK	KIRK, ASA & TAMMY R	KIRK, ASA & TAMMY R	KIRK, ASA & TAMMY R	HUTTO	TX 78634
DIETRICH	DIETRICH, ADAM L & TRACI J	DIETRICH, ADAM L & TRACI J	DIETRICH, ADAM L & TRACI J	HUTTO	TX 78634	WOOD	WOOD, AMANDA PARR VAIL	WOOD, AMANDA PARR VAIL	WOOD, AMANDA PARR VAIL	HUTTO	TX 78634
CAMPBELL, CORA HELEN (TOD)	CAMPBELL, CORA HELEN (TOD)	CAMPBELL, CORA HELEN (TOD)	CAMPBELL, CORA HELEN (TOD)	HUTTO	TX 78634	FUENTES	FUENTES, FREDY	FUENTES, FREDY	FUENTES, FREDY	HUTTO	TX 78634
ALVAREZ	ALVAREZ, ISMAEL ESCAMILLA & NERIDA LUNA MIRANDA	ALVAREZ, ISMAEL ESCAMILLA & NERIDA LUNA MIRANDA	ALVAREZ, ISMAEL ESCAMILLA & NERIDA LUNA MIRANDA	HUTTO	TX 78634	HUTTO SQUARE HOME OWNERS ASSOCIATION INC	HUTTO SQUARE HOME OWNERS ASSOCIATION INC	HUTTO SQUARE HOME OWNERS ASSOCIATION INC	HUTTO SQUARE HOME OWNERS ASSOCIATION INC	ROUND ROCK	TX 78683
JOHNSON	JOHNSON, MARCO & JAMIE HOPE	JOHNSON, MARCO & JAMIE HOPE	JOHNSON, MARCO & JAMIE HOPE	HUTTO	TX 78634	PAYTON	PAYTON, JAMES B & AMY MARIE	PAYTON, JAMES B & AMY MARIE	PAYTON, JAMES B & AMY MARIE	HUTTO	TX 78634
SANSOM	SANSOM, AARON LEE & CARLY GABRIELLE	SANSOM, AARON LEE & CARLY GABRIELLE	SANSOM, AARON LEE & CARLY GABRIELLE	AUSTIN	TX 78731	HAMMOND	HAMMOND, JEDIDIAH & TANIA	HAMMOND, JEDIDIAH & TANIA	HAMMOND, JEDIDIAH & TANIA	HUTTO	TX 78634
MUNOZ JESSIE & SULEMA & CHRISTOPHER	MUNOZ JESSIE & SULEMA & CHRISTOPHER	MUNOZ JESSIE & SULEMA & CHRISTOPHER	MUNOZ JESSIE & SULEMA & CHRISTOPHER	HUTTO	TX 78634	HANSON	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HUTTO	TX 78634
EMORY FARMS HOA	EMORY FARMS HOA	EMORY FARMS HOA	EMORY FARMS HOA	AUSTIN	TX 78720	NICOLE JOHNSON INSURANCE AGENCY LLC	NICOLE JOHNSON INSURANCE AGENCY LLC	NICOLE JOHNSON INSURANCE AGENCY LLC	NICOLE JOHNSON INSURANCE AGENCY LLC	HUTTO	TX 78634
JAINES	JAINES, JOSE B & MARIA AURORA VILLEGAS	JAINES, JOSE B & MARIA AURORA VILLEGAS	JAINES, JOSE B & MARIA AURORA VILLEGAS	HUTTO	TX 78634	RUSS CONSTRUCTION LLC	RUSS CONSTRUCTION LLC	RUSS CONSTRUCTION LLC	RUSS CONSTRUCTION LLC	HUTTO	TX 78634
ROTH, JOSEPH JR & ROTH SANDRA TTEE OF JOSEPH ROTH JR & SANDRA ROTH REVOC TRUST	ROTH, JOSEPH JR & ROTH SANDRA TTEE OF JOSEPH ROTH JR & SANDRA ROTH REVOC TRUST	ROTH, JOSEPH JR & ROTH SANDRA TTEE OF JOSEPH ROTH JR & SANDRA ROTH REVOC TRUST	ROTH, JOSEPH JR & ROTH SANDRA TTEE OF JOSEPH ROTH JR & SANDRA ROTH REVOC TRUST	HUTTO	TX 78634	CW WILCO LLC	CW WILCO LLC	CW WILCO LLC	CW WILCO LLC	TEMPE	AZ 85284
FORD	FORD, KYRA MIKALA JONES & GARRETT TAYLOR	FORD, KYRA MIKALA JONES & GARRETT TAYLOR	FORD, KYRA MIKALA JONES & GARRETT TAYLOR	HUTTO	TX 78634	MAGNUM DEVELOPMENT LLC	MAGNUM DEVELOPMENT LLC	MAGNUM DEVELOPMENT LLC	MAGNUM DEVELOPMENT LLC	HUTTO	TX 78634
HANSON	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HUTTO	TX 78634	OLLENVIEZ	OLLENVIEZ, CHRIS	OLLENVIEZ, CHRIS	OLLENVIEZ, CHRIS	HUTTO	TX 78634
GIANNAKOPOULOS	GIANNAKOPOULOS, GEORGE J & CRISSE	GIANNAKOPOULOS, GEORGE J & CRISSE	GIANNAKOPOULOS, GEORGE J & CRISSE	HUTTO	TX 78634	GLASS	GLASS, TIMOTHY & NIROSHINI	GLASS, TIMOTHY & NIROSHINI	GLASS, TIMOTHY & NIROSHINI	HUTTO	TX 78634
MC EBENEZER LLC	MC EBENEZER LLC	MC EBENEZER LLC	MC EBENEZER LLC	HUTTO	TX 78634	HANSON	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HANSON, HARRY RONALD & SUSAN DIANE TASTO	HUTTO	TX 78634
RODGERS	RODGERS, JOY	RODGERS, JOY	RODGERS, JOY	HUTTO	TX 78634	KUHN	KUHN, JAMES B	KUHN, JAMES B	KUHN, JAMES B	HUTTO	TX 78634
OVERNIGHT ENTERPRISES LLC	OVERNIGHT ENTERPRISES LLC	OVERNIGHT ENTERPRISES LLC	OVERNIGHT ENTERPRISES LLC	PLUGERVILLE	TX 78660	SCHWARTZ	SCHWARTZ, EMANUEL & BEATRICE and BRYAN E SCHWARTZ	SCHWARTZ, EMANUEL & BEATRICE and BRYAN E SCHWARTZ	SCHWARTZ, EMANUEL & BEATRICE and BRYAN E SCHWARTZ	HUTTO	TX 78634
HHC PROPERTY LLC	HHC PROPERTY LLC	HHC PROPERTY LLC	HHC PROPERTY LLC	HAUSLEY	TX 78662	SHAH	SHAH, NIRAV SALESB & KHUSHALI GA	SHAH, NIRAV SALESB & KHUSHALI GA	SHAH, NIRAV SALESB & KHUSHALI GA	HUTTO	TX 78634
BITEW, DESALEGN KASSAHUN & YESHIWORK DERAR	BITEW, DESALEGN KASSAHUN & YESHIWORK DERAR	BITEW, DESALEGN KASSAHUN & YESHIWORK DERAR	BITEW, DESALEGN KASSAHUN & YESHIWORK DERAR	HUTTO	TX 78634	SOLIS	SOLIS, STEPHEN M & EMILY R	SOLIS, STEPHEN M & EMILY R	SOLIS, STEPHEN M & EMILY R	HUTTO	TX 78634

Plotted By: Garrett, Eleanor Date: July 01, 2022 09:37:13am File Path: \\kimley-horn.com\TX_AUS\AUS_Civil\069241812 - Aspen Heights - Schmidts Creek\069241812.dwg — Preliminary Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

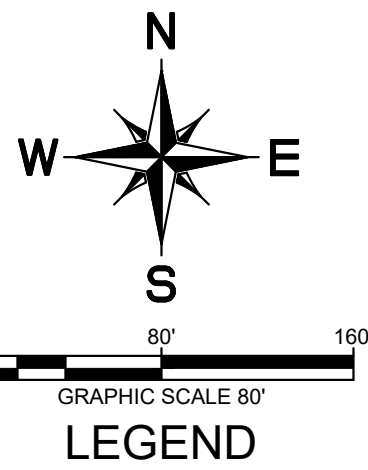
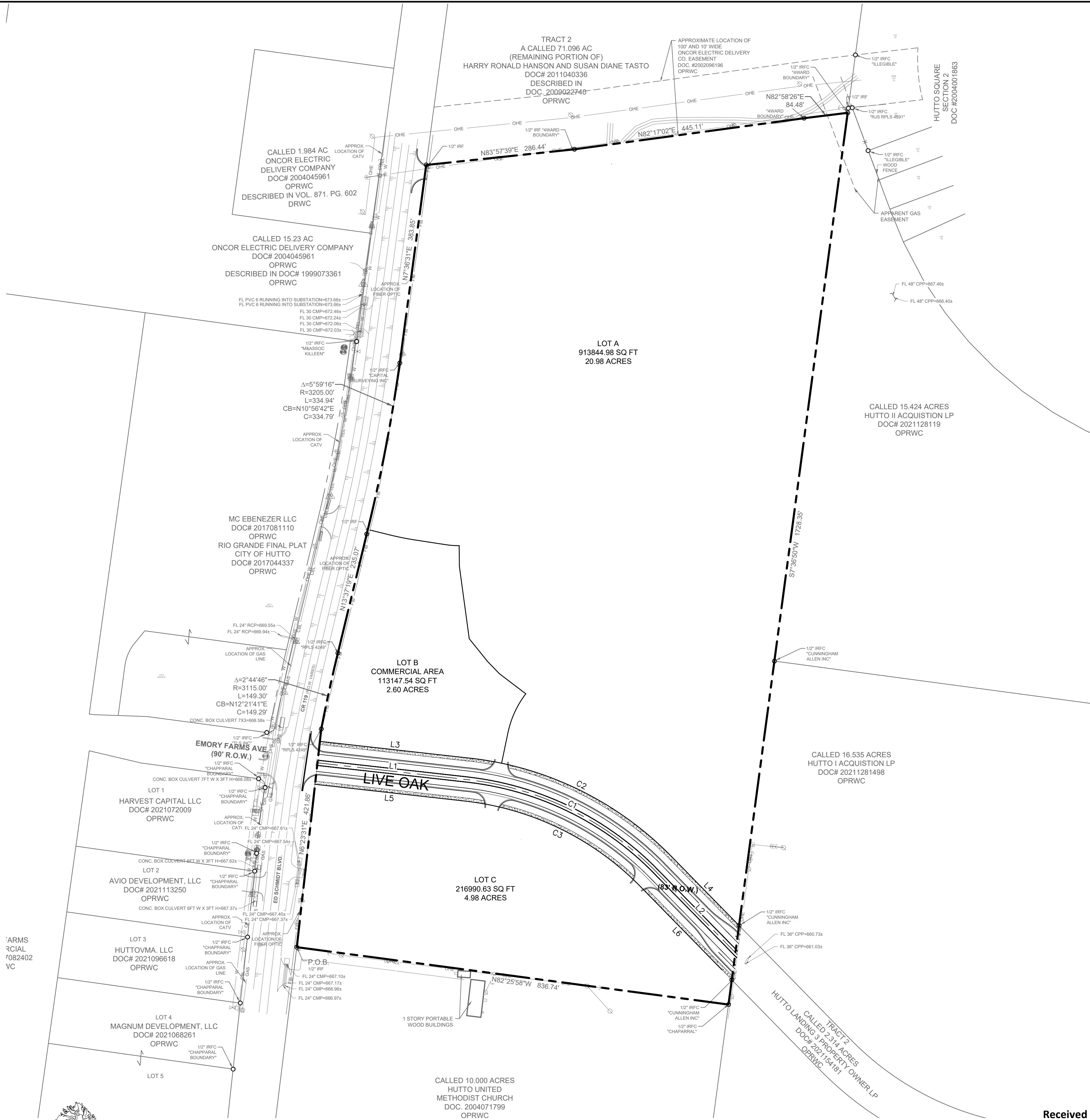
LINE TABLE		
LINE	LENGTH	BEARING

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT

PROPOSED STREETS			
STREET NAME	ROW WIDTH	FOC WIDTH	LENGTH
LIVE OAK	83'	45'	925



LIVE OAK
TYPICAL SECTION
N.T.S.



LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	PROPOSED SIDEWALK
	EXISTING 100-YEAR FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN
	PROPOSED EASEMENT
	OFFSITE EASMENT
	PROPOSED ROAD CENTERLINE
	EXISTING CONTOUR

BENCHMARKS

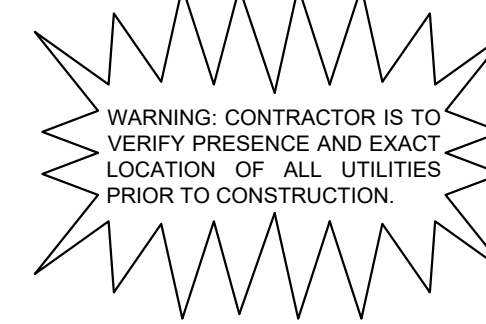
DATUM IS NAVD'88, USING GEOID 18 BASED ON GPS OBSERVATIONS.

BM #101156 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

- ELEV.=675.579'

BM #101157 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

- ELEV.=672.213'



Kimley»Horn

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AUSTIN, TX 78759
PHONE: 512-418-1717 FAX: 512-418-1791
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TPE Firm No. 928

FOR REVIEW ONLY
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Kimley»Horn

Engineer: JASON B. REECE
P.E. No. 127128 Date: / / 2022

KHA PROJECT	069241808
DATE	04/30/2022
SCALE	AS SHOWN
DESIGNED BY:	KM
DRAWN BY:	KM
CHECKED BY:	JR

PRELIMINARY
SITE PLAN

BELL YARD
SCHMIDT'S CREEK
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 8

Existing Drainage Calculations - SCS Method

Existing Condition:

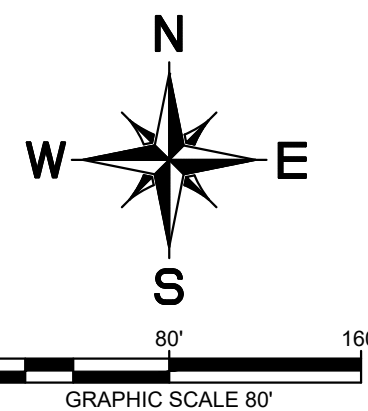
³The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, fair condition (grass cover 50% to 75%), and Type D soil group with a Cn of 84.

²Cn Values based on USDA TR-55 Manual

³The minimum Tc is 5 minutes per the City of Round Rock Drainage Specifications.

DETENTION RESULTS - SCS METHOD

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
EX-1	30.34	0.20	1%	2	52.71
				10	99.87
				25	123.71
				100	161.34
Total Flow leaving Site	30.34	0.20	1%	2	52.71
				10	99.87
				25	123.71
				100	161.34



	AREA DESIGNATOR
	AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR

DATUM IS NAVD '88, USING GEOID 18 BASED ON GPS OBSERVATIONS.

DATUM IS NAVD '88, USING GEOID 18 BASED ON GPS
OBSERVATIONS.

BM #101156 MAG NAIL WITH WASHER STAMPED
"JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE
OF CR 119

- ELEV.=675.579'

图 1-1-1 从 A 到 B 的行程

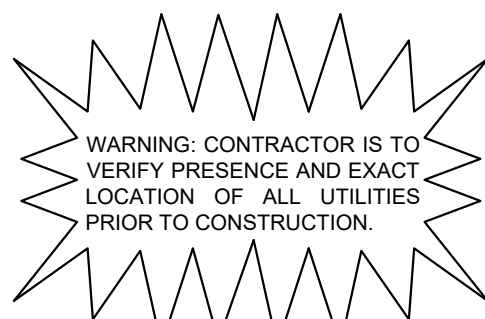
BM #101157 MAG NAIL WITH WASHER STAMPED
"IPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE

OF CR 119

• $EL_{EV} = 672.213'$



Know what's below.
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WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
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Engineer JASON B. REECE
P.E. No. 127126 Date 1 / 19

04/30/2022

KHA PROJECT	DATE	SCALE: AS SHOWN	DESIGNED BY: KM	DRAWN BY: KM	CHECKED BY: IP
069241808	04/30/2022				

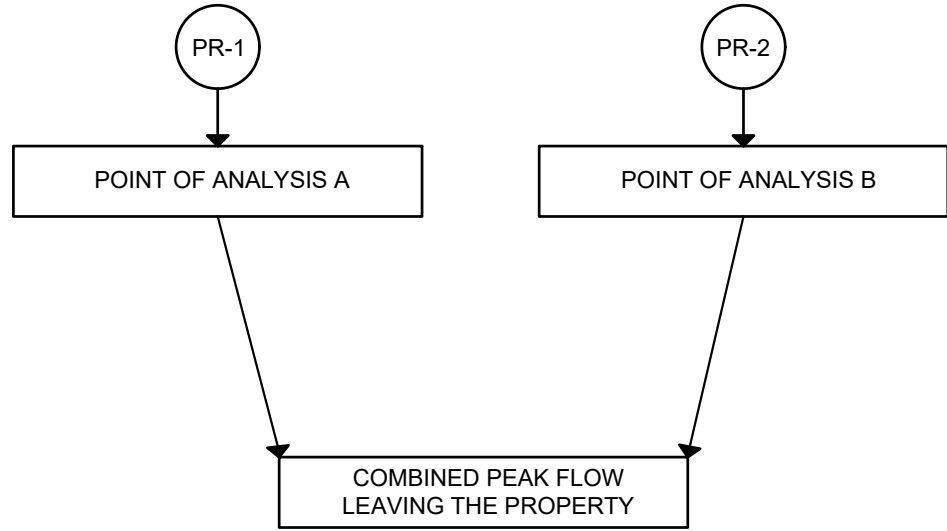
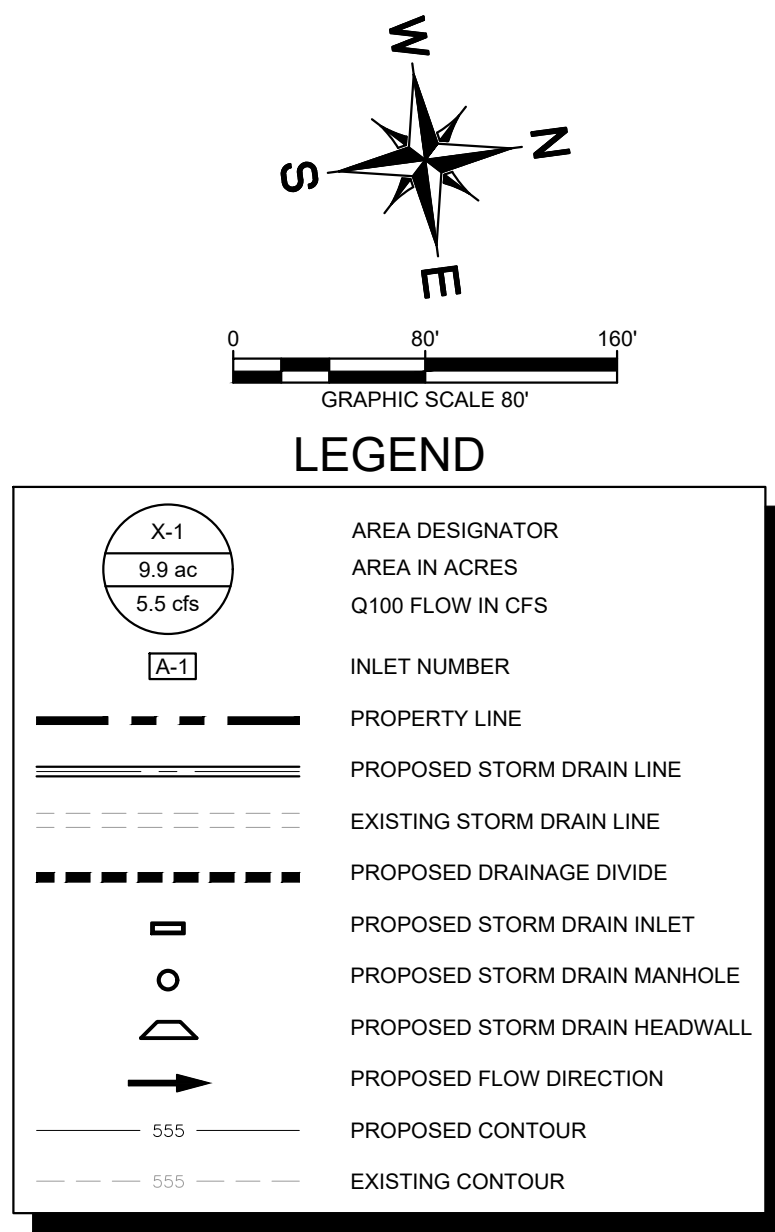
EXISTING DRAINAGE AREA MAP

**BELL YARD
SCHMIDT'S CREEK**
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 8

XXXX-PLAT 8208

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PROPOSED CONDITIONS					
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	
PR-1	23.62	16.60	70%	2	64.59
				10	107.61
				25	128.90
				100	162.45
PR-2	4.98	3.50	70%	2	15.29
				10	25.47
				25	30.51
				100	38.46
Bypass	1.75	1.57	90%	2	6.48
				10	10.51
				25	12.52
				100	15.69
Total Flow leaving Site	30.35	21.67	71%	2	86.36
				10	143.59
				25	171.93
				100	216.60

PROPOSED VS. EXISTING COMPARISON					
Point of Analysis	Storm Event	Combined Existing Runoff (cfs)	Combined Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed $\leq$ Allowable?
A/B	2	52.71	86.36	-33.65	NO
	10	99.87	143.59	-43.72	NO
	25	123.71	171.93	-48.22	NO

BELL YARD - OLD SETTLERS

Proposed Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sq)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn ¹	WEIGHTED CURVE NO. Cn ²	SHALLOW CONCENTRATED FLOW																			TOTAL Tc ³ (min)			
							SHEET FLOW				Grass Surface				Paved Surface				CHANNEL FLOW				Pipe Flow						
							P-27yr2hr 4.06	I/N	L (ft)	T (min)	V (fps)	S (ft/ft)	T (min)	L (ft)	V (fps)	S (ft/ft)	T (min)	L (ft)	V (fps)	S (ft/ft)	T (min)	L (ft)	V (fps)	S (ft/ft)	T (min)				
PR-1	1,028,887	23.62	16.60	70%	84	93.8	0.15	100	0.015	9.76	76	1.98	0.015	0.64	16	2.03	0.010	0.13	-	-	-	0.00	1950	8.0	0.013	0.010	4.06	14.59	
PR-2	216,896	4.98	3.50	70%	84.00	93.84	0.15	100	0.015	9.76	71	1.98	0.015	0.60	56	2.03	0.010	0.46	-	-	-	0.00	638	8.0	0.013	0.010	1.33	12.14	
Bypass	76,239	1.75	1.57	90%	84.00	96.56	0.15	20	0.020	2.40	-	-	-	0.00	-	-	-	0.00	231	5.0	0.013	0.010	0.77	600	8.0	0.013	0.010	1.25	5.00

Proposed Condition:

¹The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, fair condition (grass cover 50% to 75%), and Type D soil group with a Cn of 84.

²Cn Values based on USDA TR-55 Manual

³The minimum Tc is 5 minutes per the City of Round Rock Drainage Specifications

BENCHMARKS

DATUM IS NAVD '88, USING GEOID 18 BASED ON GPS OBSERVATIONS.

BM #101156 MAG NAIL WITH WASHER STAMPED
"JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE
OF CR 119

• ELEV.=675.579'

BM #101157 MAG NAIL WITH WASHER STAMPED

- ELEV.=672.213'



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TRPF Firm No. 928

04/30/2022

KHA PROJECT	DATE	SCALE: AS SHOWN	DESIGNED BY:	KM	DRAWN BY:	KM	CHECKED BY:	JR
069241802	04/30/2022							

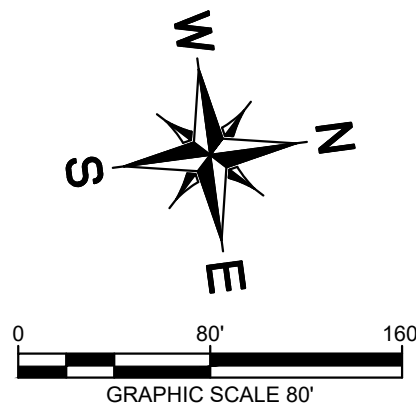
PROPOSED DRAINAGE AREA MAP

**BELL YARD
SCHMIDT'S CREEK**
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 8

XXXX-PLAT Page 9 of 9

Page 19 of 16



	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE



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[illegible]

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LEY-HORN AND ASS
TBPF Firm No. 928

04/30/2022

KHA PROJECT 069241802	DATE 04/30/2022	SCALE: AS SHOWN	DESIGNED BY: KM	DRAWN BY: KM	CHECKED BY: JR
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STORM PLAN

**BELL YARD
SCHMIDT'S CREEK**
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 8

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 Durango Farms Phase 3 Final Plat, 10.554 acres, more or less, of land, one commercial lot, located south of Limmer Loop off of FM 1660.

Meeting: Tuesday, August 2, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a an approximately 10.554-acre parcel. The property is zoned Planned Unit Development Durango Farms.

WEST: PUD - Durango Farms

NORTH: PUD - Commercial

EAST: SF-1 – Mager Meadows

SOUTH: ETJ – Development Agreement

SUMMARY OF REQUEST:

The Durango Farms PUD was approved in 2019 and modified in 2021. This parcel is identified as Parcel 6 and shown as Mixed Use with B-1, MF and SF-2 uses permitted.

The proposed improvements with this single lot plat include site grading, retaining walls, a detention pond, an engineered outfall structure and a connection to an existing wastewater manhole.

STAFF REVIEW:

Staff recommends approval of the Final Plat as presented.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

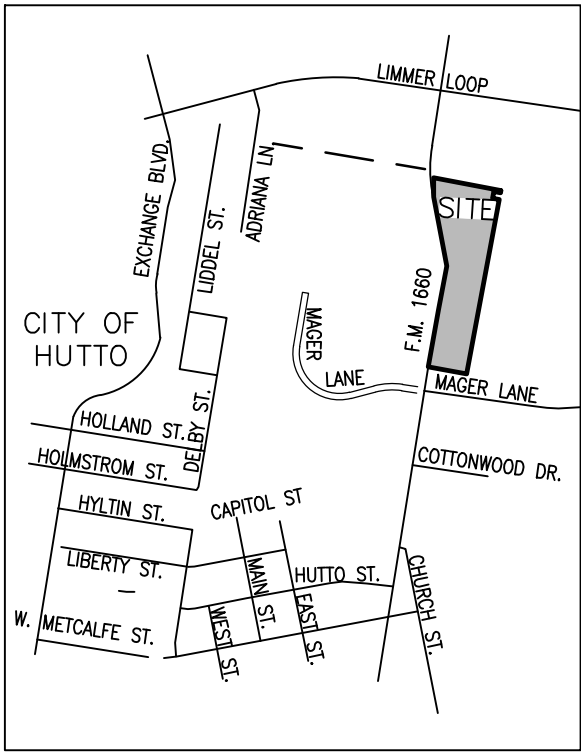
AGENDA ITEM REPORT

4.4.



ATTACHMENTS:

1. DurangoFarmsPh3FP-U2-Plat(7-25-22)
2. Amending_Durango_PUD_Zoning_Ordinance_8-5-21
3. DurangoFarmsPh3FP-Engineer Summary Letter



VICINITY MAP
1" = 1500'

LEGAL DESCRIPTION:

10.521 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT 10.521 ACRE TRACT DESIGNATED AS TRACT 2, DESCRIBED IN THE WARRANTY DEED TO MA DURANGO FARMS, LLC, RECORDED IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TOTAL ACREAGE: 10.521
LOT ACREAGE: 10.521

TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2

COMMERCIAL: 1
COMMON AREA/ D.E. 1

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999885.
- COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

LEGEND

- RJ SURVEY ● 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEY" FOUND
■ CONCRETE MONUMENT FOUND
○ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET OR PREVIOUSLY ST
△ CALCULATED POINT
O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
{ } RECORD INFORMATION PER DOC. NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
[] OTHER RECORD INFORMATION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT

OWNER: MA DURANGO FARMS, LLC
230 KLATTENHOFF LANE, SUITE 102
HUTTO, TX 78634
Ph. No. 972-715-6450
Email:

SURVEYOR: 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

ENGINEER: XAVIER GARZA-ROBLED, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 135174- STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
XAVIER.GARZA@HRGREEN.COM
TBPE FIRM NO. F-16384

SURVEY: CANUTILLO COLONY DITCH COMPANY SURVEY,
ABSTRACT NO. 693, AND
E. THOMASON SURVEY, ABSTRACT NO. 844

BENCHMARK LIST: - NAVD88 - OPUS

BM-01: SQUARE WITH "X" CUT ON CONCRETE
SOUTH SIDE OF PEDESTRIAN BRIDGE ON WEST
SIDE OF F.M. 1660
APPROXIMATELY 1027 FEET SOUTH OF LIMMER
LOOP.
ELEVATION = 660.89 FEET.

BLOCK A	
LOT NO.	AREA (ACRES)
1	4.721
901	5.800

FILE No: 1368 CITY PROJECT NUMBER 1922-PLAT

PLAT PREPARATION DATE: JANUARY, 2021

APPLICATION SUBMITTAL DATE:

1	ADDRESS CITY COMMENTS	CLH	05/05/22
2	UPDATE RIPARIAN SETBACK & ADDED NOTE 18	EN	07/25/22

No: REVISION: BY: DATE:



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

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
DURANGO FARMS, PHASE 3
10.521 ACRES
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693,
& E. THOMASON SURVEY, ABSTRACT NO. 844,
WILLIAMSON COUNTY, TEXAS

SHEET 1 OF 4

LEGAL DESCRIPTION:

DESCRIPTION OF 10.521 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 11.10 ACRE TRACT DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.521 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED “RJ SURVEY” FOUND IN THE WEST RIGHT–OF–WAY LINE OF F.M. 1660, A VARIABLE–WIDTH RIGHT–OF–WAY, IN THE NORTH LINE OF A CERTAIN CALLED 96.99 ACRE TRACT DESIGNATED AS TRACT ONE AND DESCRIBED IN SAID DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE EASTERLY SOUTHEAST CORNER OF A CERTAIN CALLED 201.06 ACRE TRACT DESCRIBED IN THE DEED TO BILLIE B. DAVENPORT OF RECORD IN VOLUME 1079, PAGE 938, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A CERTAIN CALLED 4.758 ACRE TRACT DESCRIBED IN THE DEED TO THE STATE OF TEXAS OF RECORD IN VOLUME 476, PAGE 605, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE NORTHWEST CORNER OF A CERTAIN CALLED 3.722 ACRE TRACT DESCRIBED IN THE DEED TO THE STATE OF TEXAS OF RECORD IN VOLUME 476, PAGE 607, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A CONCRETE MONUMENT FOUND IN THE EAST LINE OF LOT 91, BLOCK F, SAID HUTTO SQUARE SECTION 3, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET CC, SLIDES 138 AND 139, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE SAID 96.99 ACRE TRACT, SAME BEING A RE–ENTRANT CORNER OF THE SAID 201.06 ACRE TRACT BEARS N 82°15’43” W, A DISTANCE OF 1,222.52 FEET;

THENCE S 82°15’43” E, CROSSING THE SAID F.M. 1660 RIGHT–OF–WAY, A DISTANCE OF 97.80 FEET TO A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED “LANDDEV” PREVIOUSLY SET IN THE EAST RIGHT–OF–WAY LINE OF SAID F.M. 1660, IN THE NORTH LINE OF THE SAID 11.10 ACRE TRACT, AT THE NORTHEAST CORNER OF THE SAID 3.722 ACRE TRACT AND THE SOUTHEAST CORNER OF A CERTAIN CALLED 1.529 ACRE TRACT DESCRIBED IN THE DEED TO THE STATE OF TEXAS OF RECORD IN VOLUME 476, PAGE 603, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE SOUTH LINE OF A CERTAIN CALLED 135 ACRE TRACT DESCRIBED IN THE DEED TO JANET LYNN BARNARD, TRUSTEE FOR THE JANET LYNN BARNARD FAMILY 1984 TRUST OF RECORD IN VOLUME 1126, PAGE 800, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A CERTAIN CALLED 65.234 ACRE TRACT CONVEYED TO CMSAL–2 L.L.C. OF RECORD IN DOCUMENT NO. 2011084930, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NO. 1999014821, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–1 CONCRETE RIGHT–OF–WAY MONUMENT FOUND IN THE EAST RIGHT–OF–WAY LINE OF SAID F.M. 1660, IN THE EAST LINE OF THE SAID 1.529 ACRE TRACT, AND THE WEST LINE OF A CERTAIN CALLED 28.449 ACRE TRACT DESCRIBED IN THE DEED TO NORTH TOWN COMMONS, LLC OF RECORD IN DOCUMENT NO. 2007062953, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS N 03°15’10” W, A DISTANCE OF 192.32 FEET, AND FROM WHICH A ½–INCH IRON ROD FOUND BEARS N 02°00’51” W, A DISTANCE OF 10.60 FEET;

THENCE S 82°15’43” E, WITH THE NORTH LINE OF THE SAID 11.10 ACRE TRACT AND THE SOUTH LINE OF THE SAID 135 ACRE TRACT, WITH THE SOUTH LINE OF THE SAID 65.234 ACRE TRACT, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 498.96 FEET TO A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED “LANDDEV” PREVIOUSLY SET FOR THE NORTHEAST CORNER OF THE SAID 11.10 ACRE TRACT, AT A RE–ENTRANT CORNER OF THE SAID 135 ACRE TRACT, IN THE SOUTH LINE OF THE SAID 65.234 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 07°43’18” W, WITH THE EAST LINE OF THE SAID 11.10 ACRE TRACT AND THE WEST LINE OF THE SAID 135 ACRE TRACT, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, AT A DISTANCE OF 9.91 FEET, PASSING A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED “PAPE DAWSON” FOUND AT THE NORTHWEST CORNER OF A CERTAIN CALLED 72.025 ACRE TRACT DESCRIBED IN THE DEED TO MAGER MEADOWS, LP OF RECORD IN DOCUMENT NO. 2004018146, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF A CERTAIN CALLED 25.051 ACRE TRACT DESCRIBED IN THE DEED TO 288 DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2019044571, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 28, BLOCK A, MAGER MEADOWS PHASE 3, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2019111385, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 17.36 FEET TO A CALCULATED POINT FOR A SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½–INCH IRON ROD FOUND BEARS S 72°49’19” W, A DISTANCE OF 0.22 FEET;

THENCE LEAVING THE WEST LINE OF THE SAID LOT 28, BLOCK A, MAGER MEADOWS PHASE 3, CROSSING THE SAID 11.10 ACRE TRACT, WITH A SOUTH, EAST, AND NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N 82°21’59” W, A DISTANCE OF 49.99 FEET TO A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED “LANDDEV” PREVIOUSLY SET FOR A RE–ENTRANT CORNER,
- S 07°38’01” W, A DISTANCE OF 50.00 FEET TO A ½–INCH IRON ROD WITH A PLASTIC CAP STAMPED “LANDDEV” PREVIOUSLY SET FOR A RE–ENTRANT CORNER, AND
- S 82°21’59” E, A DISTANCE OF 49.91 FEET TO A CALCULATED POINT IN THE EAST LINE OF THE SAID 11.10 ACRE TRACT AND WEST LINE OF SAID LOT 28, BLOCK A, MAGER MEADOWS PHASE 3, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½–INCH IRON ROD FOUND BEARS N 53°40’16” W, A DISTANCE OF 0.25 FEET;

THENCE S 07°43’18” W, WITH THE EAST LINE OF THE SAID 11.10 ACRE TRACT AND THE WEST LINE OF THE SAID MAGER MEADOWS PHASE 3 SUBDIVISION, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 1,292.33 FEET TO A CONCRETE MONUMENT FOUND IN THE NORTH LINE OF A CERTAIN CALLED 9.862 ACRE TRACT DESCRIBED IN THE DEED TO HERBERT L. PREWITT AND WIFE, CONNIE E. PREWITT OF RECORD IN VOLUME 876, PAGE 655, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF THE SAID MAGER MEADOWS PHASE 3 SUBDIVISION, AND THE SOUTHEAST CORNER OF THE SAID 11.10 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½–INCH IRON ROD FOUND BEARS S 79°04’50” E, A DISTANCE OF 2.08 FEET;

THENCE N 82°28’01” W, WITH THE SOUTH LINE OF THE SAID 11.10 ACRE TRACT AND THE NORTH LINE OF THE SAID 9.862 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 283.50 FEET TO A 5/8–INCH IRON ROD FOUND IN THE EAST RIGHT–OF–WAY LINE OF SAID F.M. 1660, AND THE SOUTH LINE OF THE SAID 11.10 ACRE TRACT, AT A SOUTHEAST CORNER OF THE SAID 3.722 ACRE TRACT AND THE NORTHEAST CORNER OF A CERTAIN CALLED 0.311 ACRE TRACT DESCRIBED IN THE DEED TO THE STATE OF TEXAS OF RECORD IN VOLUME 476, PAGE 612, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE SAID 9.862 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CROSSING THE SAID 11.10 ACRE TRACT, WITH THE EAST RIGHT–OF–WAY LINE OF SAID F.M. 1660, WITH THE EAST LINE OF THE SAID 3.722 ACRE TRACT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N 07°21’46” E, A DISTANCE OF 421.34 FEET TO A DESTROYED TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–1 CONCRETE RIGHT–OF–WAY MONUMENT FOUND AT AN ANGLE POINT,
- N 07°33’54” E, A DISTANCE OF 324.41 FEET TO A DESTROYED TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–1 CONCRETE RIGHT–OF–WAY MONUMENT FOUND AT AN ANGLE POINT,
- N 13°27’20” W, A DISTANCE OF 513.66 FEET TO A DESTROYED TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE–1 CONCRETE RIGHT–OF–WAY MONUMENT FOUND AT AN ANGLE POINT, AND
- N 03°15’10” W, A DISTANCE OF 138.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.521 ACRES OF LAND, MORE OR LESS.

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 07°43’18” W (S 07°43’18” W)	17.36’ (17.36’)
L2	S 82°21’59” E (S 82°21’59” E)	49.99’ (49.99’)
L3	N 07°38’01” E (N 07°38’01” E)	50.00’ (50.00’)
L4	N 82°21’59” W (N 82°21’59” W)	49.91’ (49.91’)
L5	N 43°25’30” W	11.74’
L6	N 41°14’03” W	3.13’
L7	N 11°54’37” W	40.69’
L8	N 31°27’42” W	44.04’
L9	N 50°12’57” W	14.22’

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N 35°18’08” W	36.98’
L11	N 02°16’00” W	29.75’
L12	S 89°32’50” W	14.95’
L13	N 56°39’45” W	5.09’
L14	N 18°50’07” W	18.06’
L15	N 26°43’12” W	43.67’
L16	N 00°52’01” E	24.24’
L17	N 38°36’27” W	33.26’
L18	N 23°16’02” W	38.98’
L19	N 46°54’38” W	26.29’
L20	N 26°47’58” W	12.29’
L21	N 34°31’02” W	25.31’
L22	N 25°39’18” W	10.11’

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N 26°12’16” W	89.12’
L24	N 02°18’24” W	51.43’
L25	N 64°36’53” W	45.77’
L26	N 62°01’12” W	11.32’
L27	N 09°25’41” W	52.72’
L28	N 02°00’00” E	20.64’
L29	N 27°55’57” W	15.17’
L30	N 86°44’50” W	35.15’
L31	S 82°15’43” E	97.80’
L32	N 02°00’51” W	10.60’

Received 7/22/2022



FILE No: 1368 CITY PROJECT NUMBER 1922–PLAT

PLAT PREPARATION DATE: JANUARY, 2021			
APPLICATION SUBMITTAL DATE:			
1	ADDRESS CITY COMMENTS	CLH	05/05/22
2	UPDATE RIPARIAN SETBACK & ADDED NOTE 18	EN	07/25/22
No:	REVISION:	BY:	DATE:



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

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
DURANGO FARMS, PHASE 3
10.521 ACRES
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693,
& E. THOMASON SURVEY, ABSTRACT NO. 844,
WILLIAMSON COUNTY, TEXAS

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

WE, MA DURANGO FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER’S OF 10.521 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT 10.521 ACRE TRACT DESIGNATED AS TRACT 2, DESCRIBED IN THE WARRANTY DEED TO MA DURANGO FARMS, LLC, RECORDED IN DOCUMENT NO. 2020097807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.; SAID 10.521 ACRES OF LAND AS SHOWN HEREON, 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:

DURANGO FARMS, PHASE 3

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

WYATT HENDERSON, MANAGER
MA DURANGO FARMS, LLC
230 KLATTENHOLFF LANE, SUITE 102
HUTTO, TX 78634

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 WILLIAMSON §

THAT FIRST UNITED BANK AND TRUST COMPANY, LIEN HOLDER OF 10.521 ACRES OF LAND, BEING A PORTION OF A CALLED 94.560 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR’S LIEN OF RECORD IN DOCUMENT NO. 2020097807, 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 DURANGO FARMS PHASE 3.

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

DENNIS OLIVER, SENIOR VICE PRESIDENT, COMMERCIAL LENDING MANAGER
FIRST UNITED BANK AND TRUST
6100 PRESTON ROAD, SUITE 200
FRISCO, TX 75034

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 _____, 2022.

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, XAVIER GARZA–ROBLEDO, 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.

XAVIER GARZA–ROBLEDO, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 135174– STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
XAVIER.GARZA@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

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. AS AMENDED, BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #0–19–10–17–10C.
3. A 10’ P.U.E. IS HEREBY DEDICATED ALONG FM 1660 ROW FRONTAGE.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
6. WATER AND WASTEWATER SERVICES 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.
7. UTILITY PROVIDERS FOR THIS DEVELOPMENT SITE ARE:

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

8. FLOODPLAIN NOTES:
A PORTION OF THIS TRACT IS ENCREACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019, AND REVISED PER CLOMR–F CASE NO. 21–06–3058P.

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 COTTONWOOD CREEK.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS–OF–WAY DEDICATED BY THIS PLAT.

9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, 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.
10. AS AMENDED, ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS , PUD ORD #0–19–10–17–10C, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. ON–SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO A REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YEAR STORM EVENTS.
12. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
13. LOT 901 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER’S ASSOCIATION.
14. AS AMENDED, THIS SUBDIVISION IS ZONED: PUD (ORD# 0–19–10–17–10C).
15. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
16. FIRE/EMERGENCY SERVICES – WILLIAMSON COUNTY ESD #3
17. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX D SEC. D103.6.2)
18. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS WITHIN AND BOUNDING BLOCK A, LOT 1, IN CONFORMANCE WITH THE UDC, AS AMENDED.

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

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

CITY OF HUTTO STAFF SIGNATURE

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 7/22/2022



FILE No: 1368 CITY PROJECT NUMBER 1922–PLAT

SHEET 4 OF 4

PLAT PREPARATION DATE: JANUARY, 2021			
APPLICATION SUBMITTAL DATE:			
1	ADDRESS CITY COMMENTS	CLH	05/05/22
2	UPDATE RIPARIAN SETBACK & ADDED NOTE 18	EN	07/25/22
No:	REVISION:	BY:	DATE:



5508 HIGHWAY 290 WEST
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TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
DURANGO FARMS, PHASE 3
10.521 ACRES
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693,
& E. THOMASON SURVEY, ABSTRACT NO. 844,
WILLIAMSON COUNTY, TEXAS

ORDINANCE NO. O-2021-042

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE DURANGO PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE ADOPTED IN ORDINANCE NO. 19-09-19-10G, BY REPLACING THE DEVELOPMENT PLAN WITH THE REVISED PLAN ATTACHED AS EXHIBIT "B" AND ATTACHED HERETO, FOR 105.2 ACRES, MORE OR LESS, OF LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND 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 Durango Planned Unit Development (PUD) to increase the allowable daycare use size and associated parking maximums attached as **Exhibit "B"** being attached hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 5th day of July 6, 2021 and;

WHEREAS, on the 15th day of July, 2021, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

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

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

SECTION I.

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

- 1) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design; and
- 4) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site; and
- 5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and

- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
- 7) The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
- 8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Durango (PUD) is hereby amended for the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** 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 15th day of July, 2021 at a meeting of the Hutto, Texas City Council; there being a quorum present.

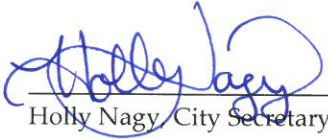
READ, PASSED and ADOPTED on second reading of ordinance this 5th day of August, 2021 at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS



Mike Snyder, Mayor

Attest:



Holly Nagy, City Secretary



Durango Farms

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

**Exhibit A
Development Plan**

October 10, 2019

Amendment 1: May 5, 2021

Applicant:

**MA Partners
15443 Knoll Trail Road
Suite 130
Dallas, Texas 75248**

Prepared by:

**SEC Planning
4201 W. Parmer Lane
Building A, Suite 220
Austin, TX 78727**

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1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Durango Farms District” Planned Unit Development Ordinance and may be cited as “Durango Farms” 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 ten percent (10%) 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 mixed-use development including retail, multi family and single family residential uses. **Exhibit C**, illustrates the location of the Plan area and the proposed land use blocks.

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:

Single Family: SF-1

Townhouse: SF-2

Multi Family: MF

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
<u>Residential</u>	
Multifamily	
Dwelling: Single Household Attached Townhouse	1
Single Family residential	3
Single Family village	3
Single Family zero lotline	3
<u>Non-Residential</u>	
Hotel	2
Library	
Community Service	
Government Facilities	
Park	
Amenity/Recreation Center	
Restaurant/Bar	
Food Catering (accessory or secondary to restaurant or bakery)	
Live/Work Units	
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	

Use-Non Residential	Conditional Use
Day Care: Child (1-6 children)	
Day Care: Child (greater than 6 children)	4
School: no more than 5 students	
School: at least 6 students	
Public Utility Substation	
Bed and Breakfast	
Bus Stops	

Temporary Uses

Temporary uses	
Construction equipment storage lot	
Construction field office	
Portable storage container	
Temporary building	

Accessory Uses

Accessory uses	
Antenna, non residential use: other	
Drive through facility	
Satellite dish	
ATM machines – stand alone	

Conditions of Use

- (1) Townhouse
 - (a) Development standards not addressed in this Plan shall comply with the SF-2 zoning district of the Code, as amended.
 - (b) Parking: A minimum of 2 parking spaces are required per unit. At least one (1) of the required spaces must be garage enclosed.
 - (c) Units shall be oriented to the street or public green and be elevated a minimum of 18 inches from the adjacent sidewalk.
 - (d) Garages shall be oriented towards an alley at the rear of the unit and the rear setback shall be measured from the edge of the alley.
- (2) Hotel
 - (a) Hotel use up to 60 feet in height is limited to Parcel 6, as illustrated on the Land Use Plan, Exhibit C.
- (3) Single Family Residential
 - (a) Proposed Durango Farms single family lots that are adjacent to existing Old Town residences must face onto East Street and Main Street.
- (4) Daycare
 - (a) The maximum daycare building size allowed within the Durango Farms PUD shall be 12,000 s.f. Outdoor play equipment and recreation space is allowed in fenced enclosure adjacent to daycare buildings.

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 Durango Farms 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

	Single Family SF-1	Multi family MF-1	Townhome SF-2	Commercial/ retail/office/ B-1
Lot area (min)	4,000 sq. ft.(e)	20,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft
Lot width at building line (min)	40 ft. (e)	100 ft.	20 ft.	100 ft.
Front yard setback	15 ft./20 ft (a)	25 ft.	15/20 ft. (a)	20 ft.
Side yard (min)	0/5 ft. (b)	10 ft.	0 ft. for common walls or 5 ft. (b)	0 ft. for common walls or 10 ft. (b)
Rear yard (min)	10 ft.	25 ft.	10 ft.	25 ft.
Side and rear yard for accessory building (min)	5 ft.	Same as main Building (c)	Same as main building (c)	Same as main building (c)
Spacing between buildings (min)		20 ft.	10 ft.	10 ft.
Building height (min/max)	35 ft.	3 story max	35 ft.	35 ft./60 ft. (f)
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.
Lot Coverage	(d)	80% (d)	80% (d)	95% (d)
Sidewalks (min width along local streets)	4 ft.	8 ft.	4 ft.	8 ft.

- (a) Front setback may be 15 feet for alley loaded homes. Front setback shall be a minimum of 20 feet for front loaded homes.
- (b) Side setback of 0 feet is allowed only for internal attached buildings with a common wall or for zero lotline single family homes.
- (c) Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- (d) The buildable density on a lot shall be governed by the height, setback and lot coverage requirements only.
- (e) Lots less than 50 feet in width or less than 5,000 s.f. will be served by a rear alley.
- (f) 60 foot height is limited to Parcel 6 of the Land Use Plan, Exhibit C

3.1.2 Setback encroachment exceptions

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened from view	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings / Galleries	No more than 3 ft. into front, side or rear setback; may hang over easements	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 FM 1660.

- 20 ft. from FM 1660 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. Loading docks shall be located no more than 100 ft. from a single family residential use or lodging establishment.

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 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, or provide landscape screening in compliance with the UDC.

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.

3.2 Site Design Standards

3.2.1 Water Bodies and Retention Areas

3.2.1.1 Shape/Slope

Permanent wet retention ponds visible from a street or other public area must be designed to appear natural by having curvilinear edge treatments.

Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.

3.2.1.2 Landscaping Areas

- Landscape islands of at least 162 sq. ft. must be placed at both ends of a parking row.
- Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 162 sq. ft.
- A 10 ft. landscape median shall be provided between every other parking bay, unless space constraints exist and it is not physically possible to comply and still create a functioning parking lot. The planning director shall have authority to approve modifications on a case by case basis.

3.2.2 Parking and Loading Space Bulk Standards

3.2.2.1 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.

3.2.3 Parking Requirements

3.2.3.1 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)	Maximum Spaces
Multi-tenant retail buildings;	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Restaurant	1 per 150 sq. ft. GFA	1 per 75 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	1 per 200 sq. ft. GFA
Office uses, including medical office, professional office, civic uses	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Child day care facility	1 per employee + 3	1 per employee + 40
Townhouse	2 spaces	N/A
Multi Family	1 space per unit + .5 per bedroom	N/A
Single Family	2 spaces per unit	N/A

3.2.3.2 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.

3.2.3.3 Space computation and fractions

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

3.3 Architectural Standards

3.3.1 Design Guidelines

Building design within the Durango Farms PUD shall comply with the architectural design criteria outlined in the City of Hutto Unified Development Code (UDC) in place at the time of approval of this PUD.

In addition to the requirements of the City UDC, the Owner will establish an Architectural Review Committee for the project in order to maintain a comprehensive and complementary architectural style throughout the PUD area. The Owner shall establish an Architectural Review Committee (ARC) composed of an architect, landscape architect, one City of Hutto staff member, and the Owner.

The ARC shall establish design guidelines to specify the architectural style, materials and colors to be used, in addition to building and site orientation. For each project, items such as architectural elevations, material sample boards and color samples shall be submitted to the ARC for their review and approval. An approval letter from the ARC shall be submitted with the corresponding applications to the City for site development and building permits. The approval of the ARC shall not take the place of any and all required submittals to the City, County or other governmental agency as necessary to receive regulatory approvals.

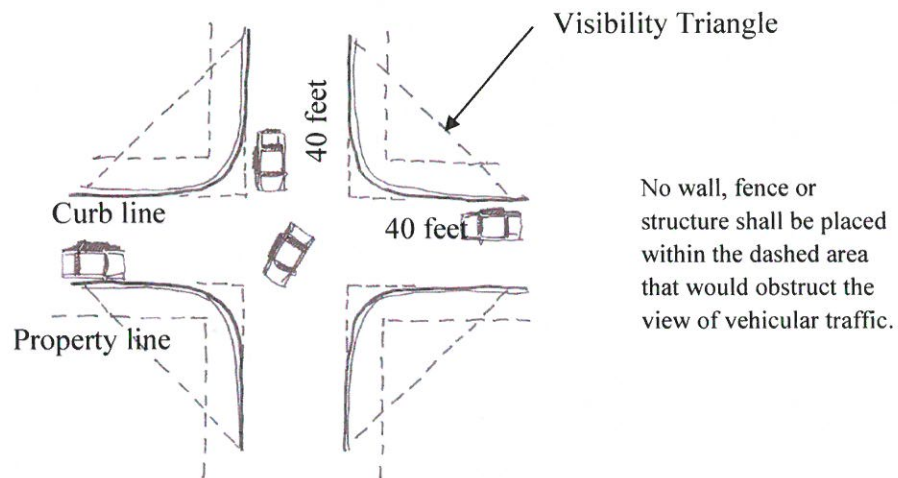
Refer to Exhibit D for Covenants, Conditions and Restrictions (CCRs) that will apply to the Durango Farms PUD.

3.4 Landscaping

3.4.1 General Standards

3.4.1.1 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.



3.4.1.2 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.

3.4.2 Required Landscaping:

3.4.2.1 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
Rear yard trees on lots wrapping the perimeter of the project.	Min. of 1 tree per lot in the back yard		
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

3.4.3 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.

3.4.4 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>

3.4.5 Materials, maintenance and replacement

3.4.5.1 Plant materials

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

3.4.5.1.1 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, including cedar privacy fencing, walls or other screening fencing within the community. 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.

3.4.5.1.2 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.

3.4.6 Irrigation

3.4.6.1 Automatic irrigation required

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

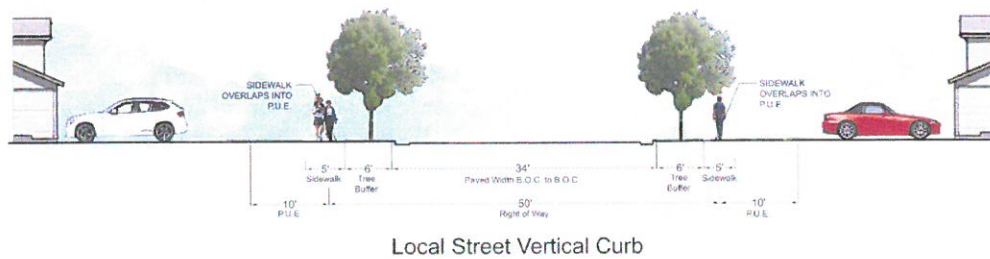
3.5 Streets

3.5.1 Street Alignment

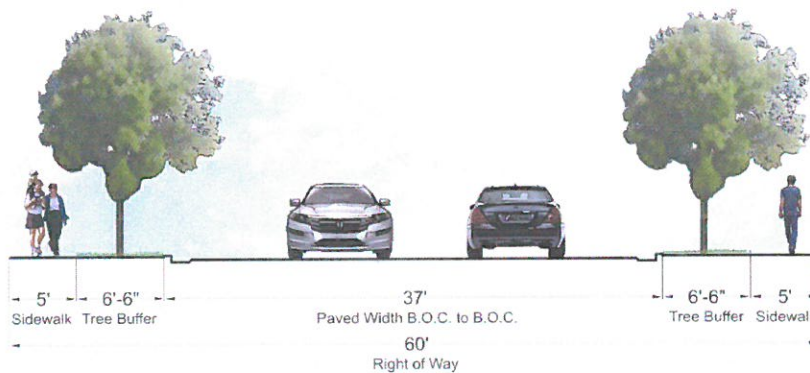
The precise alignment of the streets included in the Plan may be varied with City approval. **Exhibit C** illustrates the primary circulation pattern and the below street designations describe the planned streets within the PUD boundary.

3.5.2 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. Sidewalks may extend into the adjacent public utility easement.



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



3.5.3 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

3.5.4 Construction Traffic

In order to minimize disturbance to the Old Town District, no construction heavy truck traffic shall be allowed to access the property from the south, via East Street or Main Street. Heavy construction vehicles will be allowed to access the property from FM 1660 and Mager Lane.

3.6 Common Open Space / Parkland

3.6.1 Common Open Space

The Durango Farms PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as \$300 per single family unit and \$175 per multi family unit.

The parkland fee in lieu calculation summary shall be provided with the preliminary plat. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within said final plat.

In addition to the fee in lieu of parkland, 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.

No other fees or improvements shall be required beyond those outlined in 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). The POA will adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

3.7 Walls and Fencing

3.7.1 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

3.8 Outdoor Lighting

3.8.1 General Standards

3.8.1.1 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.

3.8.1.2 Design

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

3.9 Project Identification Signs

Project identification signage within the PUD are identified on **Exhibit C** and shall comply with regulations outlined below. Additional signage beyond the project identification signs shall comply with the UDC unless modified in the following standards below or modified by a Master Sign Plan in the future:

3.9.1 Signs that are unique to the Durango Farms PUD and vary from the standard UDC sign regulations are as follows:

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent Signs	Freestanding Project Identification Signs along FM 1660 on the east	1	150 sq. ft. per sign	25 ft.	10 ft. from adjacent right of way

3.9.2 Prohibited signs

- Pole/pylon Sign. Pole or pylon Signs are not allowed in the PUD boundary.

This prohibition does not apply to:

- Permanent development signs
- Signs placed by government authorities
- Banners placed on a light pole, utility pole or over a street as part of a special event of general civic interest
- Traffic and safety control signs incorporating flashing lights (i.e. stop sign with flashing lights to improve awareness of intersections and improve safety)

4. Exhibits

Legal Description – Exhibit B

Land Use Plan-Exhibit C

Covenants Conditions and Restrictions-Exhibit D

Exhibit B – Legal Description

Williamson County, Texas
E. Thomason Survey, Abstract No. 844
Canutillo Colony Ditch Company Survey, Abstract No. 693

10.554 Acres
Page 1 of 2

“EXHIBIT —”

DESCRIPTION OF 10.554 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 11.10 ACRE TRACT DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.554 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped “RJ Survey” (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of a certain called 96.99 acre tract designated as Tract One and described in said deed to Jerry E. Roznovak and wife, Hilda Roznovak of record in Volume 443, Page 472, Deed Records of Williamson County, Texas, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, and the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, from which a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, a subdivision according to the plat of record in Cabinet C.C., Slides 138 and 139, Plat Records of Williamson County, Texas, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract bears N 82°15'43" W, a distance of 1,222.52 feet;

THENCE S 82°15'43" E, crossing the said F.M. 1660 right-of-way, a distance of 97.80 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set in the east right-of-way line of said F.M. 1660, in the north line of the said 11.10 acre tract, at the northeast corner of the said 3.722 acre tract and the southeast corner of a certain called 1.529 acre tract described in the deed to the State of Texas of record in Volume 476, Page 603, Deed Records of Williamson County, Texas, in the south line of a certain called 135 acre tract described in the deed to Janet Lynn Barnard, Trustee for the Janet Lynn Barnard Family 1984 Trust of record in Volume 1126, Page 800, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 65.234 acre tract conveyed to CMSAL-2 L.L.C. of record in Document No. 2011084930, Official Public Records of Williamson County, Texas, and described in Document No. 1999014821, Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found in the east right-of-way line of said F.M. 1660, in the east line of the said 1.529 acre tract, and the west line of a certain called 28.449 acre tract described in the deed to North Town Commons, LLC of record in Document No. 2007062953, Official Public Records of Williamson County, Texas, bears N 03°15'10" W, a distance of 192.32 feet, and from which a ½-inch iron rod found bears N 02°00'51" W, a distance of 10.60 feet;

THENCE S 82°15'43" E, with the north line of the said 11.10 acre tract and the south line of the said 135 acre tract, with the south line of the said 65.234 acre tract, with the north line of the tract described herein, a distance of 498.95 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for the northeast corner of the said 11.10 acre tract, at a re-entrant corner of the said 135 acre tract, in the south line of the said 65.234 acre tract, for the northeast corner of the tract described herein;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 135 acre tract, with the east line of the tract described herein, at a distance of 9.91 feet, passing a ½-inch iron rod with a plastic cap stamped “PAPE DAWSON” found, and continuing for a total distance of 17.36 feet to a calculated point for a southeast corner of the tract described herein, from which a ½-inch iron rod found bears N 74°00'05" E, a distance of 0.23 feet;

THENCE leaving the west line of the said 135 acre tract, crossing the said 11.10 acre tract, with a south, east, and north line of the tract described herein, the following three (3) courses and distances:

1. N 82°21'59" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for a re-entrant corner,
2. S 07°38'01" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for a re-entrant corner, and
3. S 82°21'59" E, a distance of 50.00 feet to a calculated point in the east line of the said 11.10 acre tract and west line of a certain called 72.025 acre tract described in the deed to Mager Meadows, LP of record in Document No. 2004018146, Official Public Records of Williamson County, Texas, for a northeast corner of the tract described herein, from which a ½-inch iron rod found bears S 61°01'59" E, a distance of 0.33 feet;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 72.025 acre tract, with the east line of the tract described herein, a distance of 1,292.44 feet to a ½-inch iron rod found in the north line of a certain called

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

Williamson County, Texas
E. Thomason Survey, Abstract No. 844
Canutillo Colony Ditch Company Survey, Abstract No. 693

10.554 Acres
Page 2 of 2

9.862 acre tract described in the deed to Herbert L. Prewitt and wife, Connie E. Prewitt of record in Volume 876, Page 655, Deed Records of Williamson County, Texas, at the southwest corner of the said 72.025 acre tract and the southeast corner of the said 11.10 acre tract, for the southeast corner of the tract described herein;

THENCE N 82°26'32" W, with the south line of the said 11.10 acre tract and the north line of the said 9.862 acre tract, with the south line of the tract described herein, at a distance of 2.07 feet, passing a concrete monument found 0.12 feet north of the line, and continuing for a total distance of 285.57 feet to a 5/8-inch iron rod found in the east right-of-way line of said F.M. 1660, and the south line of the said 11.10 acre tract, at a southeast corner of the said 3.722 acre tract and the northeast corner of a certain called 0.311 acre tract described in the deed to the State of Texas of record in Volume 476, Page 612, Deed Records of Williamson County, Texas, at the northwest corner of the said 9.862 acre tract, for the southwest corner of the tract described herein;

THENCE crossing the said 11.10 acre tract, with the east right-of-way line of said F.M. 1660, with the east line of the said 3.722 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°21'46" E, a distance of 421.34 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point,
2. N 07°33'54" E, a distance of 324.41 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point,
3. N 13°27'20" W, a distance of 513.66 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point, and
4. N 03°15'10" W, a distance of 138.59 feet to the **POINT OF BEGINNING** and containing 10.554 acres of land, more or less.

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

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April and May, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of May 2019 A.D.

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


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



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

"EXHIBIT _"

DESCRIPTION OF 95.047 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 96.99 ACRE TRACT DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF CAPITOL STREET, A 50-FOOT RIGHT-OF-WAY AS SHOWN ON THE HUTTO AND METCALFE ADDITION SUBDIVISION PLAT OF RECORD IN BOOK 66, PAGE 148, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON THE REVISED MAP OF CITY OF HUTTO OF RECORD IN CABINET A, SLIDE 221, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 95.047 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of the said 96.99 acre tract, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the easterly southeast corner of the said 201.06 acre tract, crossing the said 96.99 acre tract, with the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. with the arc of a curve to the left, having a radius of 1,186.28 feet, an arc distance of 167.73 feet, and a chord which bears S 05°38'19" E, a distance of 167.59 feet to a calculated point-of-tangency, from which a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found bears S 84°08'53" W, a distance of 0.45 feet,
2. S 09°45'32" E, a distance of 467.63 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-curvature,
3. with the arc of a curve to the right, having a radius of 1,106.28 feet, an arc distance of 335.98 feet, and a chord which bears S 01°06'29" E, a distance of 334.69 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-tangency,
4. S 07°51'42" W, a distance of 790.50 feet to a 3/4-inch iron rod found at an angle point, and
5. S 07°39'43" W, a distance of 421.01 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found in the west line of the said 3.722 acre tract, in the north line of a certain called 0.51 acre tract described in the deed to Nadine Carole Johnson and Dennis Johnson of record in Document No. 2006083936, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 1433" found in the west right-of-way line of said F.M. 1660 at the northeast corner of the said 0.51 acre tract bears S 82°31'24" E, a distance of 21.83 feet;

THENCE N 82°16'34" W, leaving the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, crossing the said 96.99 acre tract, with the north line of the said 0.51 acre tract, and with a south line of the tract described herein, a distance of 179.38 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at the northwest corner of the said 0.51 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 07°29'25" W, continuing across the said 96.99 acre tract, with the west line of the said 0.51 acre tract, with the east line of the tract described herein, a distance of 114.42 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 1433" found at a re-entrant corner of the said 96.99 acre tract, at the southwest corner of the said 0.51 acre tract, same being the northwest corner of a certain called 4/5ths of an acre described in the special warranty deed with life estate to Robert W. Kaderka and wife, Bonnie Kaderka of record in Document No. 2015074295, Official Public Records of Williamson County, Texas, for an angle point in the east line of the tract described herein;

THENCE S 07°42'22" W, with the east line of the said 96.99 acre tract, with the west line of the said 4/5ths of an acre tract, and with the west line of a certain called 0.51 acre tract described in the deed to Bruce Craig Cunningham of record in Volume 1954,

Williamson County, Texas
J. Shelton Survey, Abstract No. 560
E. Thomason Survey, Abstract No. 844
W.J. Brown Survey, Abstract No. 105

95.047 Acres
Page 2 of 3

Page 227, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 180.55 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point;

THENCE S 06°40'19" W, with the east line of the said 96.99 acre tract, with the west line of the said 0.51 acre tract, and with the west line of a certain called 0.484 acre tract described in the deed to Marla Dawn Burns of record in Document No. 9722814, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 200.68 feet to a 1/2-inch iron rod found in the north line of a certain called 0.480 acre tract described in the deed to John A. Drummond, Sr. of record in Document No. 9662944, Official Public Records of Williamson County, Texas, at the southwest corner of the said 0.484 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 81°53'59" W, with the north line of the said 0.480 acre tract and a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 10.57 feet to a fence corner post found at a re-entrant corner;

THENCE S 08°03'45" W, with the west line of the said 0.480 acre tract and the west line of a certain called 0.59 acre tract described in the deed to Jonathan M. Wagner and Marci H. Wagner of record in Document No. 2016117309, Official Public Records of Williamson County, Texas, with the east line of the said 96.99 acre tract, with the east line of the tract described herein, a distance of 223.01 feet to a concrete monument found in the north line of a certain called 2.47 acre tract described in the deed to Charles E. Holland and Deborah D. Holland of record in Volume 868, Page 561, Deed Records of Williamson County, Texas, at the southwest corner of the said 0.59 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 82°23'05" W, with the north line of the said 2.47 acre tract, with a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 242.61 feet to a 3/8-inch iron rod found at the northwest corner of the said 2.47 acre tract, at the northeast corner of Block 4, said Hutto and Metcalfe Addition, for a re-entrant corner of the tract described herein;

THENCE S 07°38'01" W, with the west line of the said 2.47 acre tract and an east line of the said 96.99 acre tract, with the east line of said Block 4 and Block 3, said Hutto and Metcalfe Addition, with an east line of the tract described herein, a distance of 298.64 feet to a 1/2-inch iron rod found in the east line of said Block 3, Hutto and Metcalfe Addition, and the northeast corner of a certain called 0.659 acre tract described in the deed to Dennis O. Johnson and Nadine C. Johnson of record in Document No. 2001074832, Official Public Records of Williamson County, Texas, for the southerly southeast corner of the tract described herein;

THENCE S 77°34'56" W, crossing the said 96.99 acre tract, with the north line of the said 0.659 acre tract, with the south line of the tract described herein, a distance of 253.79 feet to a 1/4-inch iron rod found at the northwest corner of the said 0.659 acre tract, and the northeast corner of Lot 3, Block 2, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein,

THENCE S 77°37'39" W, continuing across the said 96.99 acre tract, with the north line of said Lot 3, Block 2, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 91.78 feet to a concrete monument found in a west line of the said 96.99 acre tract, at the intersection of the south line of an alley and the east right-of-way line of East Street, a 60-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, at the northwest corner of said Lot 3, Block 2, Hutto and Metcalfe Addition, for the southerly southwest corner of the tract described herein;

THENCE N 12°28'30" W, with the east right-of-way line of said East Street, the west line of the said 96.99 acre tract, with the west line of Lot 6, Block 2, and the west line of Block 5, said Hutto and Metcalfe Addition, with a west line of the tract described herein, a distance of 439.34 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at the northeast terminus of said East Street, at the northwest corner of Block 5, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE N 82°21'12" W, with the south line of the said 96.99 acre tract, with the north terminus of said East Street, with the south line of the tract described herein, a distance of 63.90 feet to a calculated point for the northwest terminus of said East Street and the northeast corner of Lot 5, Block 8, said Hutto and Metcalfe Addition, from which a 1/4-inch iron pipe found bears N 63°55'34" W, a distance of 0.36 feet;

THENCE N 82°21'12" W, continuing with the south line of the said 96.99 acre tract and the north line of said Lot 5, Block 8, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 16.46 feet to a calculated point for the southeast terminus of Capitol Street, a 50-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, for an angle point in the south line of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found in the south line of the said 96.99 acre tract at the northeast terminus of said Capitol Street and the east corner of Block 9, said Hutto and Metcalfe Addition, bears N 82°21'12" W, a distance of 139.80 feet;

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TBPE Firm No. 16384 | TBPLS Firm No. 10194101

THENCE S 76°41'29" W, leaving the south line of the said 96.99 acre tract, with the north line of Lots 5-6, Block 8 and Lots 4 and 2, Block 12, said Hutto and Metcalfe Addition, with the south right-of-way line of said Capitol Street, a distance of 500.29 feet to a calculated point in the east line of Lot 4, Block F, Hutto Square Section 1, a subdivision according to the plat of record in Cabinet W, Slides 263-267, Plat Records of Williamson County, Texas, at the northwest corner of said Lot 2, Block 12, and the southwest terminus of said Capitol Street, same being the northwest corner of a certain tract of land designated as Second Tract and conveyed in the warranty deed to Curtis L. Peterson of record in Volume 535, Page 51, Deed Records of Williamson County, Texas, for the westerly southwest corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RJ Surveying" found in the west line of said Lot 2, Block 12, Hutto and Metcalfe Addition, at the southeast corner of said Lot 4, Block F, Hutto Square Section 1, and the northeast corner of Lot 3, Block F, said Hutto Square Section 1, bears S 07°42'05" W, a distance of 85.29 feet;

THENCE N 07°42'05" E, with the west terminus of said Capitol Street and the east line of said Lot 4, Block F, Hutto Square Section 1, with the west line of the tract described herein, a distance of 53.56 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Surveying" found at the northwest terminus of said Capitol Street, being a southwest corner of the said 96.99 acre tract, for a point-on-line in the west line of the tract described herein, from which said 1/2-inch iron rod with a plastic cap stamped "RJ Surveying" found in the south line of the said 96.99 acre tract at the northeast terminus of said Capitol Street and the east corner of said Block 9, Hutto and Metcalfe Addition, bears N 76°41'29" E, a distance of 350.53 feet;

THENCE with the west line of the said 96.99 acre tract, the east line of said Hutto Square Section 1, the east line of Hutto Square Section 2, a subdivision according to the plat of record in Cabinet Y, Slides 154-157, Plat Records of Williamson County, Texas, and with the east line of Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138-139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°40'21" E, a distance of 55.89 feet to a 1/2-inch iron rod with a plastic cap stamped "4391" found at the north corner of Lot 4, the east corner of Lot 5, southeast corner of Lot 39, and the south corner of Lot 40, Block F, said Hutto Square Section 1, for an angle point of the tract described herein,
2. N 07°38'18" E, a distance of 655.93 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Surveying" found in the east line of Lot 48, Block F, said Hutto Square Section 2, for an angle point of the tract described herein,
3. N 07°46'41" E, a distance of 230.55 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4391" found at the northeast corner of Lot 51 and the southeast corner of Lot 52, Block F, said Hutto Square Section 2, for an angle point of the tract described herein, and
4. N 07°46'30" E, a distance of 2,059.60 feet to a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, for the northwest corner of the tract described herein;

THENCE S 82°15'43" E, with the north line of the said 96.99 acre tract and a south line of the said 201.06 acre tract, with the north line of the tract described herein, a distance of 1,222.52 feet to the **POINT OF BEGINNING** and containing 95.047 acres of land, more or less.

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

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 30th day of May 2019 A.D.

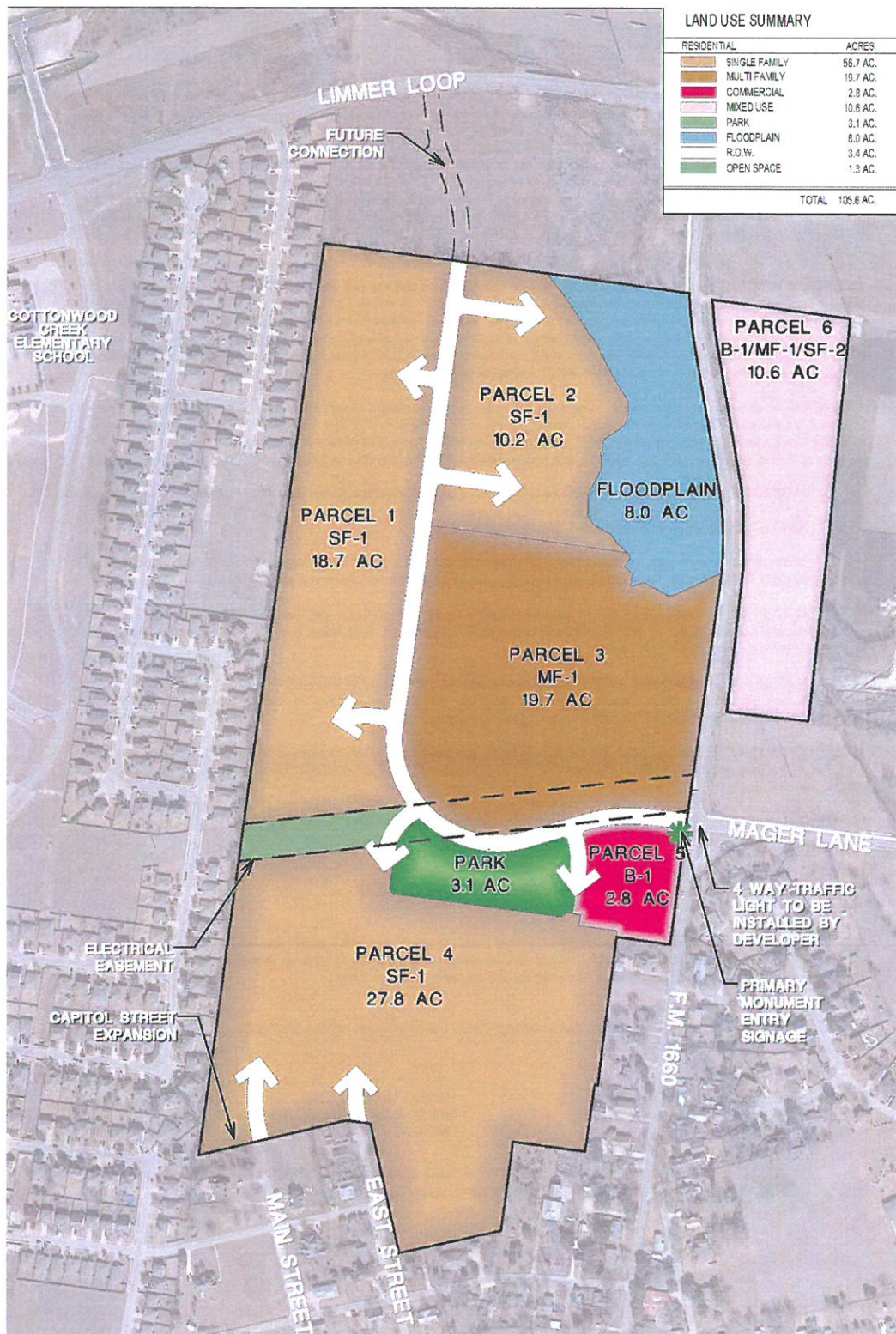
LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


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



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

Exhibit C – Land Use Plan





March 7, 2022

City of Hutto
500 W. Live Oak St.
Hutto, Texas 78634

Received 3/7/2022



RE: Engineer's Summary Letter
Durango Farms Phase 3
FM 1660
Hutto, Texas 78634

To whomever it may concern,

On behalf of our client, MA Durango Farms LLC, LDC has prepared the Construction Plan & Final Plat application packages for the Durango Farms Phase 3 project. The site is a 10.554-acre lot located southwest of the FM 1660 and Limmer Loop intersection. The site is zoned under the Durango Farms Planned Unit Development. The improvements will include site grading, retaining walls, a detention pond, an engineered outfall structure with reinforced concrete pipe, and a connection to an existing wastewater manhole. All improvements will be designed and constructed in accordance with the City of Hutto and Round Rock Drainage Criteria Manual.

Water service will be provided by the City of Hutto utility system via an existing stub that will be built with Durango Farms Phase 2. Wastewater service will also be provided by the City of Hutto utility system by tapping into an existing manhole that runs through the site. Electricity to the site will be serviced by Oncor Electric Delivery Company LLC.

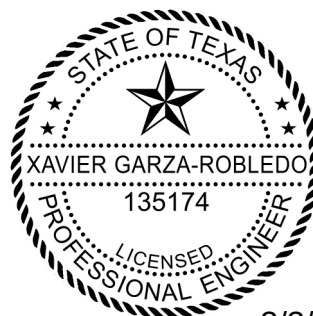
For purposes of analyzing the existing and proposed drainage flow rates, the Natural Resources Conservation Service (NRCS) method was used consistent with the City of Round Rock Drainage Criteria Manual. One detention pond has been designed to detain excess stormwater run-off associated with the development of this site. In the scenario, stormwater will be detained, per code, to match or lower existing flow conditions at all applicable points of interest.

The site is not located over the Edwards Aquifer Recharge or Contributing Zone. A small area in the southern portion of the site is located within the 100-year floodplain according to the Federal Emergency Management Agency (FEMA), panel number 48491C0520E. No portion of the grading improvements or detention pond will be located within the floodplain.

If you have any questions or require additional information, please contact me at 512-872-6696 or by email at xavier.garza@ldcteams.com

Sincerely,

Xavier Garza, P.E.
LDC
TBPE Firm #16384



3/3/2022

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: 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, August 2, 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

4.5.



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.

REVISION: The applicants have submitted a revised site plan with one driveway to the south and access through the site to the north adjacent lots. The variance is now for one driveway with spacing less than 425' for the south entrance which is 162' from the nearest drive. (See Attached)

Staff recommends approval of the proposed Driveway Variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Request Letter
2. Driveway(Existing)
3. Driveway(Originally Proposed)
4. REVISED - 421 Ed Schmidt Blvd - Variance Request - 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.

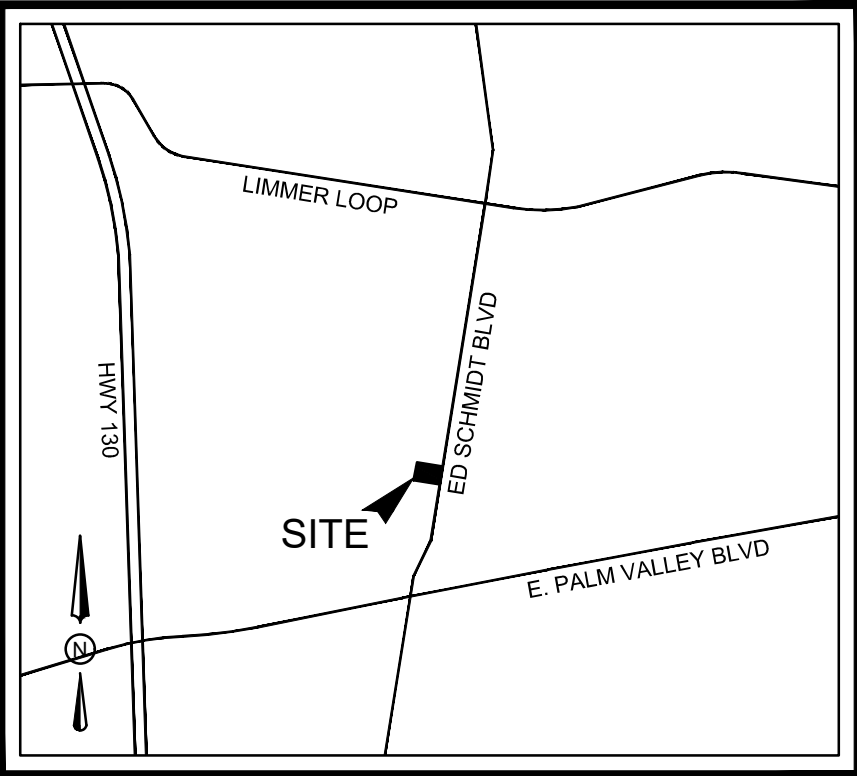
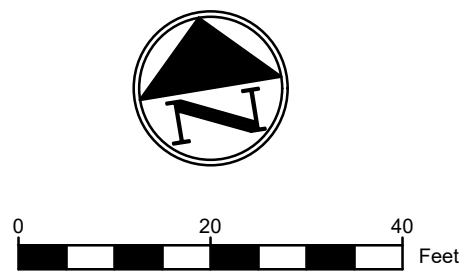
Variance Request Summary

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.

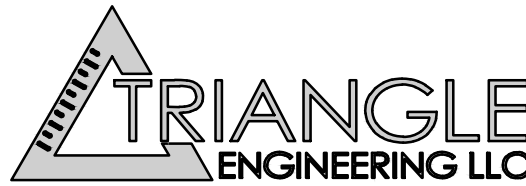
PROJECT CONTACT LIST

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

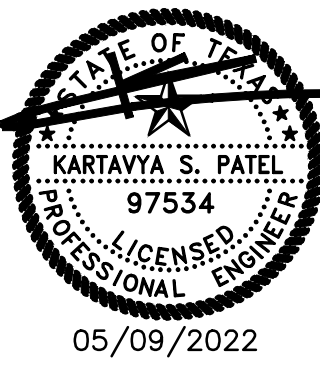


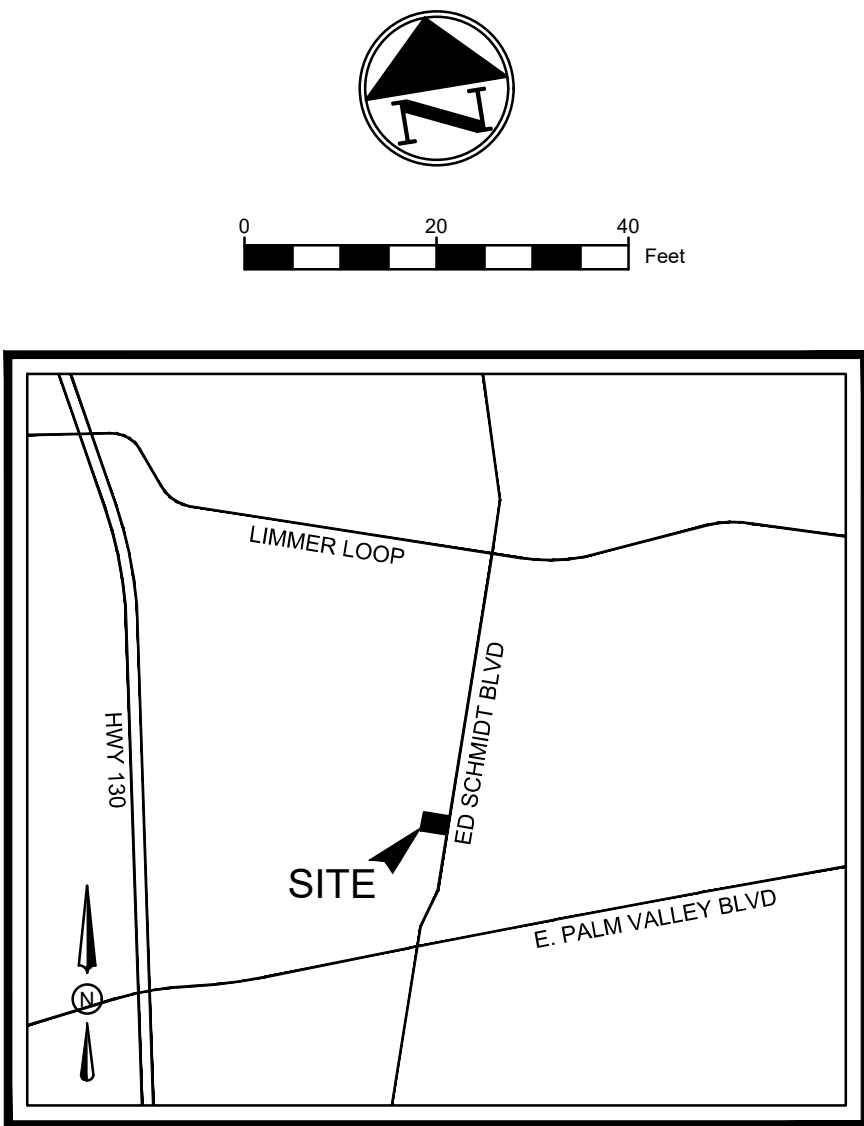
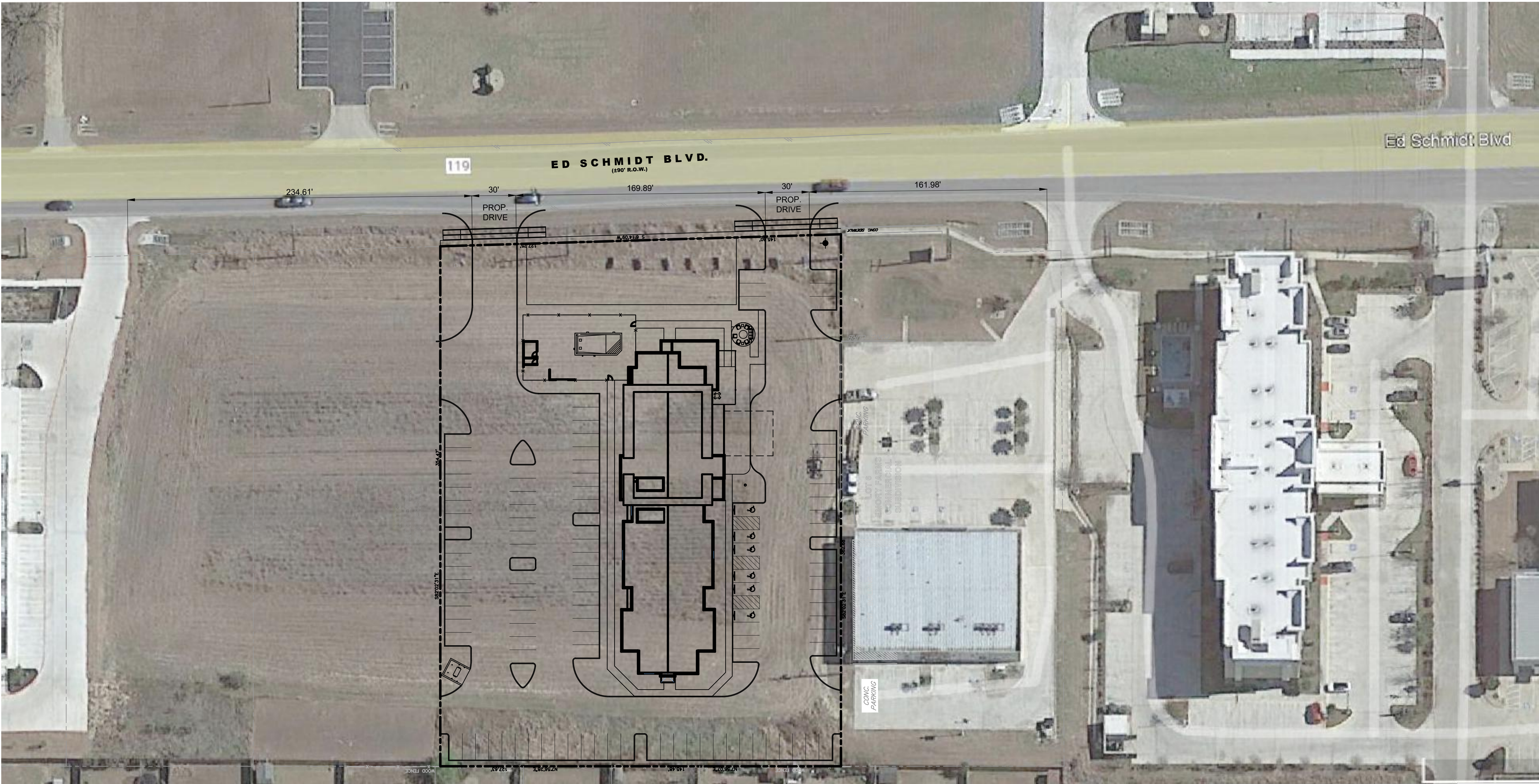
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	05/09/22	SEE SCALE BAR	020-20
TX PE FIRM #11525				3

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





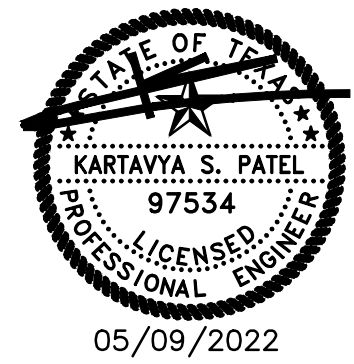
VICINITY MAP
N.T.S.

PROJECT CONTACT LIST

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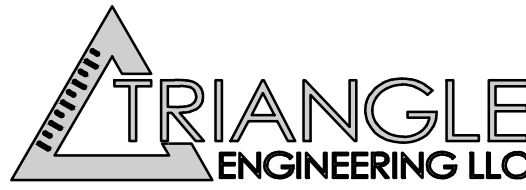
Know what's below.
Call before you dig.



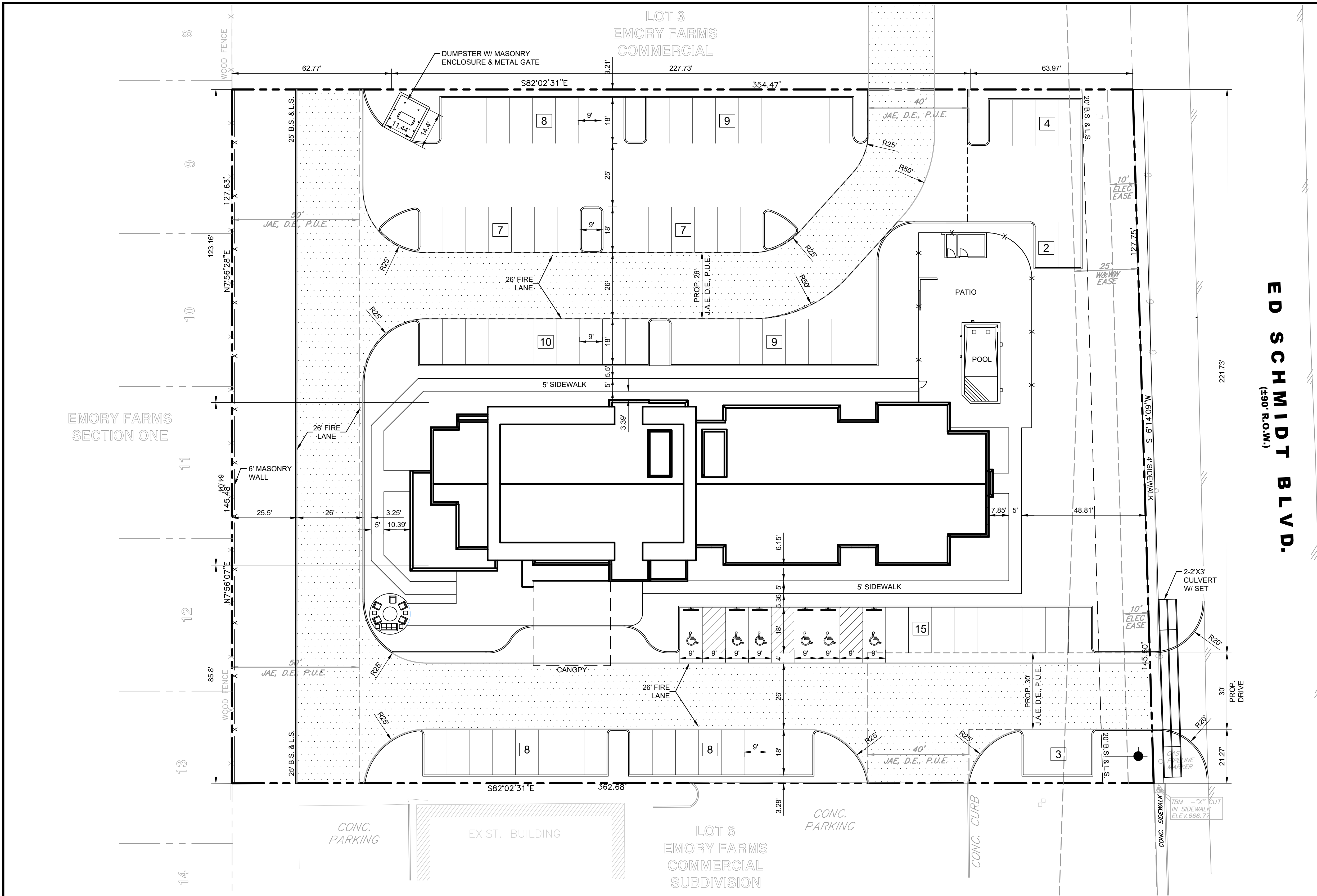
NO.	DATE	DESCRIPTION	BY
1	05-09-2022	1ST SUBMITTAL	KP

PROPOSED DRIVEWAY SPACING EXHIBIT

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

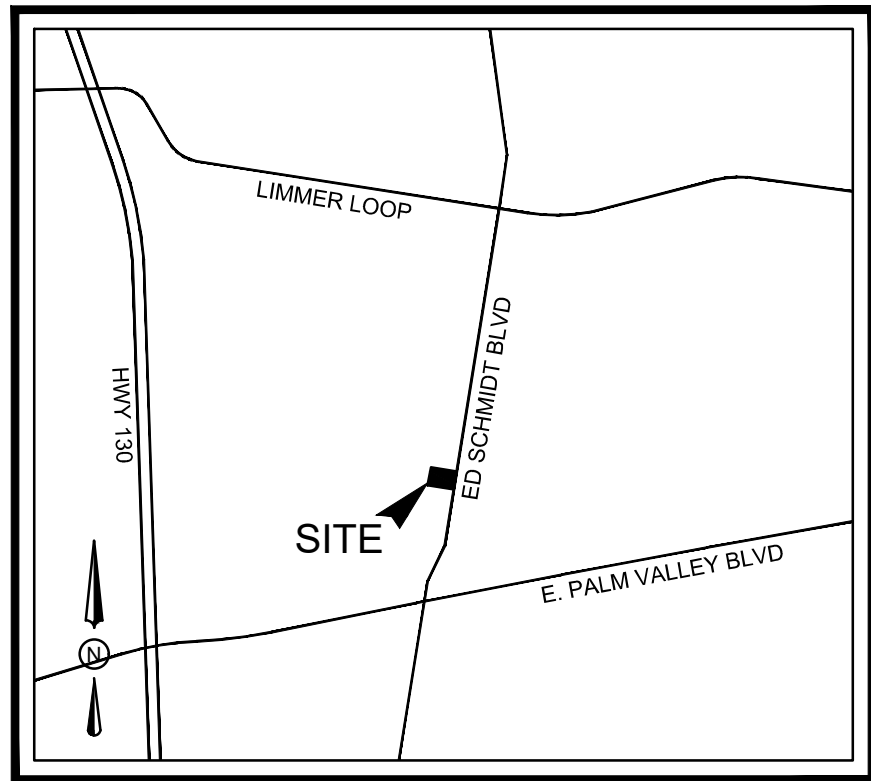
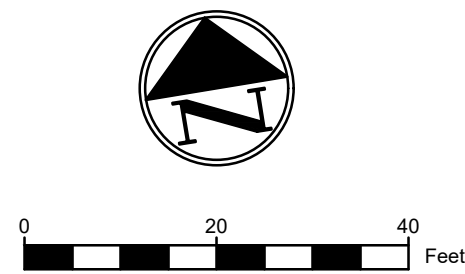


T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1784 McDermott Drive, Suite 110, Allen, TX 75013				
Planning Civil Engineering Construction Management				
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	05/09/22	SEE SCALE BAR	020-20
TX PE FIRM #11525				3



EMORY FARMS
SECTION ONE

ED SCHMIDT BLVD.
(+90' R.O.W.)



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	

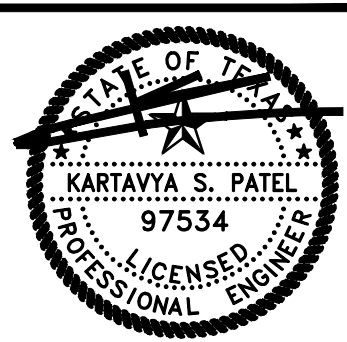
SITE DATA SUMMARY TABLE

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)	89 PARKING SPACES
REGULAR PARKING PROVIDED:	87 PARKING SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	93 PARKING SPACES

EASEMENT/SETBACK LEGEND

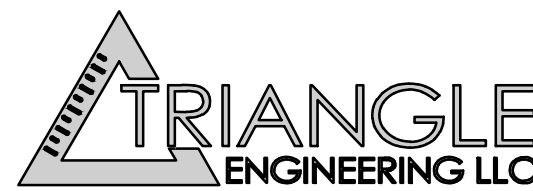
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
PUBLIC UTILITY EASEMENT	P.U.E.
JOINT ACCESS EASEMENT	J.A.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.

NO.	DATE	DESCRIPTION	BY
1	05-12-2022	1ST PUD SUBMITTAL	KP
2	06-20-2022	2ND PUD SUBMITTAL	KP
3	07-28-2022	3RD 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	7/28/22	SEE SCALE BAR	020-20
TX PE FIRM #11525				3

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: 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, August 2, 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

4.6.



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

4.6.



- 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.

REVISIONS: The applicants have removed the northern driveway, flipped the building placement, clarified the building height up to 62' on the specific parapets as shown, and added live oaks and shrubs along with the masonry wall along the western property line.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. REVISED - 421 Ed Schmidt Blvd - PUD - Development Plan
2. REVISED - 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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1.5	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.....
3.3	Streets.....
3.4	Common Open Space.....
3.5	Walls and Fencing.....
3.6	Outdoor Lighting.....

4. Exhibits

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

1. GENERAL PROVISIONS

1.1 Title

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

1.2 Purpose and Intent

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

1.3 Applicability of City Ordinances

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

1.4 Severability

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

1.5 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

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

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

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

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

1.6 Definitions

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

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

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

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

Non Residential: B-1

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

PERMITTED USES

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

Bed and Breakfast	
Bus Stops	

Accessory Uses

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

(1) Permitted by Specific Use Permit

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses and accessory uses.

Prohibited Uses

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

New and Undefined Uses

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

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

residential areas.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area

	Commercial/ retail/office/
Lot area (min)	20,000 sq. ft
Lot width at building line (min)	100 ft.
Front yard setback	20 ft.
Side yard (min)	0 ft. for common walls or 10 ft. (c)
Rear yard (min)	25 ft.
Side and rear yard for accessory building (min)	Same as main building (a)
Spacing between buildings (min)	10 ft.
Building height (min/max)	Lots 4&5 = 50.18 ft. and up to 62.18 ft for aesthetic parapets as shown on the building elevation (d). Lots 2&3 = 35 ft.(d)
Building height, accessory (max)	15 ft.
Lot Coverage	95% (b)
Sidewalks (min width along streets)	8 ft.

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

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

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

- with a common wall.
- (d) For each One (1) foot of building height, the building must be set back One (1) foot from the rear property line.

3.1.2 Setback encroachment exceptions

Type of structure or use	Non-residential uses
Air conditioning equipment	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL
Awnings / Galleries	8 feet of vertical clearance required.
Bay windows, entry vestibules, overhanging eaves	No more than 3 ft. into any setback
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site

3.1.3 Buffer Yards

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

- 20 ft. from CR119 (Ed Schmidt Boulevard) right-of-way
- Landscape for the buffer yard shall be planted per the requirements of Section 3.2.2.1 of this PUD

3.13.2 Landscape buffer yard shall be provided along the western boundary of Lots 4&5

- 25 ft. from the property line
- Landscape for the buffer yard shall be planted per the requirements of UDC Sec 10.403.6.3 High level buffer yard "c"

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

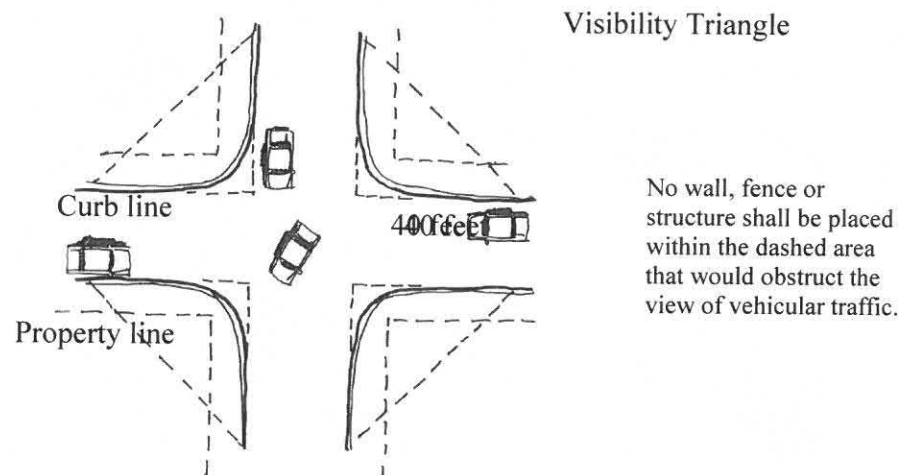
Fractional results will be rounded up when computing the number of required parking spaces.

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 CR 119	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

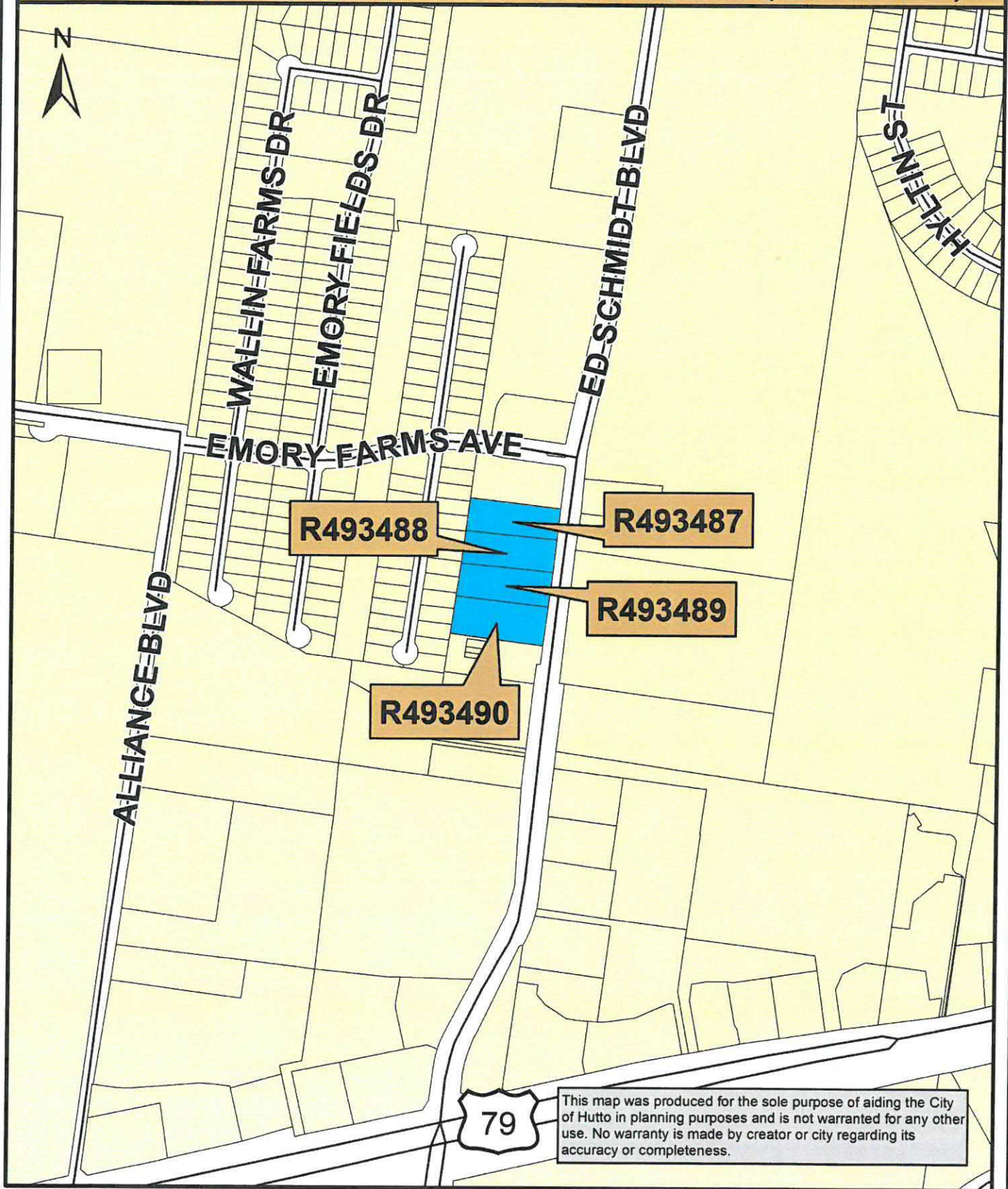
Survey – Exhibit B

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

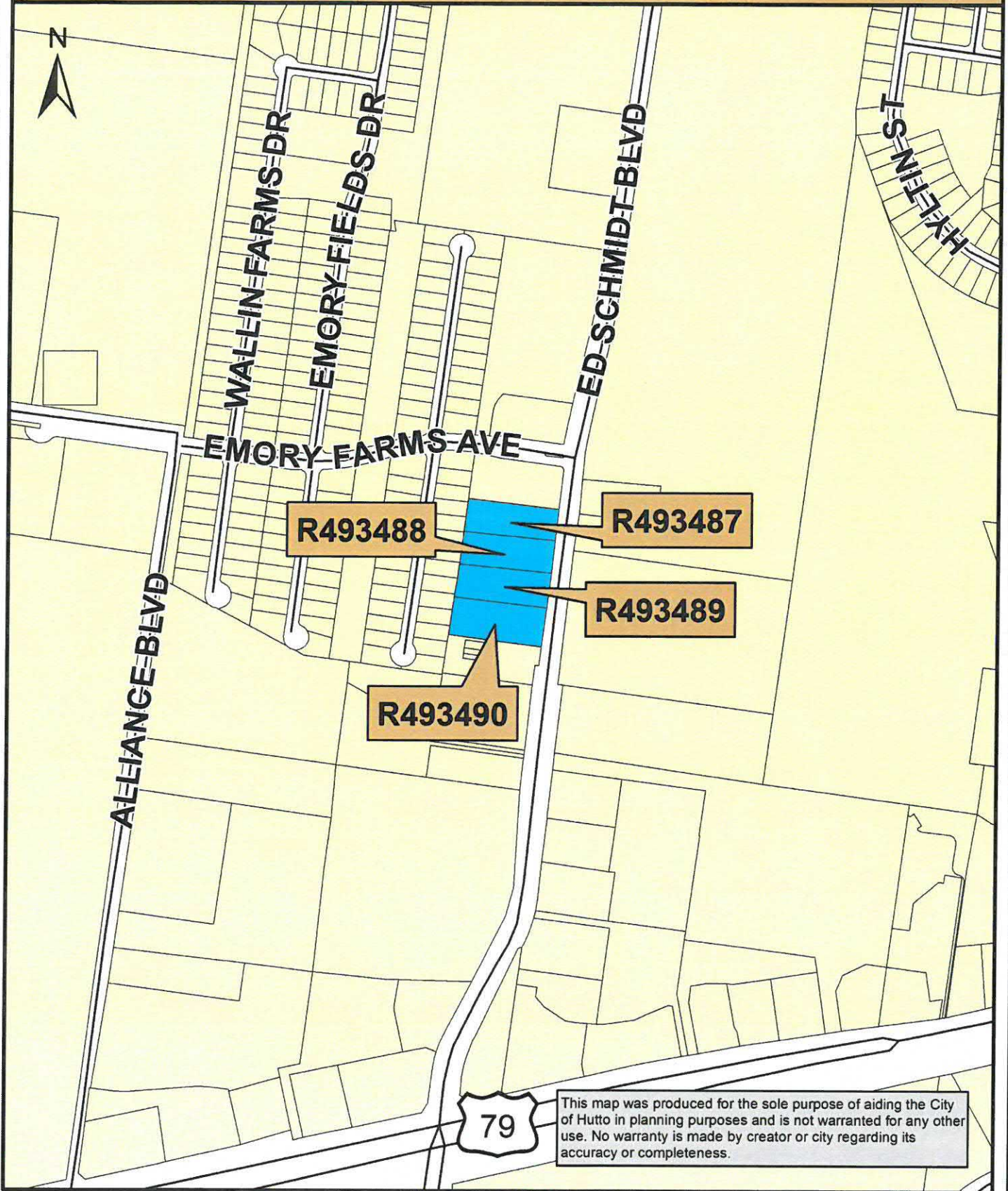
Maps\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

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



0 250 500 1,000
Feet

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



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

Maps\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

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

Page 38 of 52



Exhibit B – Survey

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'	59.44'	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 SPECIAL WARRANTY DEED, DATED SEPTEMBER 20, 2004, OF RECORD IN DOCUMENT NO. 2004073898 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

Robert M. Castle
ROBERT M. CASTLE, MANAGING PARTNER
CDR CR 119, L.P.
519 TRADESMAN'S PARK DRIVE
HUTTO, TX 78045
512-759-2753

09/05/07
DATE

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

Laura J. Kelley
Laura J. Kelley, Notary Public in and for the State of Texas
Signature and Date

3/1/11 DATE NOTARY COMMISSION EXPIRES



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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

Clark O. Daniel, Jr.
CLARK O. DANIEL, JR., R.P.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, AND 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 ON-SITE STORMWATER DETENTION.
6. DEVELOPMENT OF THIS SUBDIVISION SHALL COMPLY WITH APPLICABLE ZONING ORDINANCES OF THE CITY OF HUTTO, INCLUDING:
 - A. REQUIRED PROPERTY LINE SETBACKS
 - B. BUILDING COVERAGE AND/OR IMPERVIOUS COVER LIMITATIONS
7. DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION SHALL CONFORM TO CITY OF HUTTO LANDSCAPE ORDINANCE REQUIREMENTS.
8. WATER AND WASTEWATER UTILITIES FOR THIS SITE SHALL BE PROVIDED BY THE CITY OF HUTTO.
9. ACCESS TO ED SCHMIDT BLVD. (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 A.D., 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 357 AND 358.

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
MICHAEL EDWARDS SURVEY

A DESCRIPTION OF 6.940 ACRES (302301 S.F.) OF LAND IN THE MICHAEL EDWARDS SURVEY, ABSTRACT NO. 325, 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. 2004073898 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°10'11" West, a distance of 30.65 feet to the POINT OF BEGINNING, containing 6.940 acres of land, more or less.

CABINET DD

SLIDE 357

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

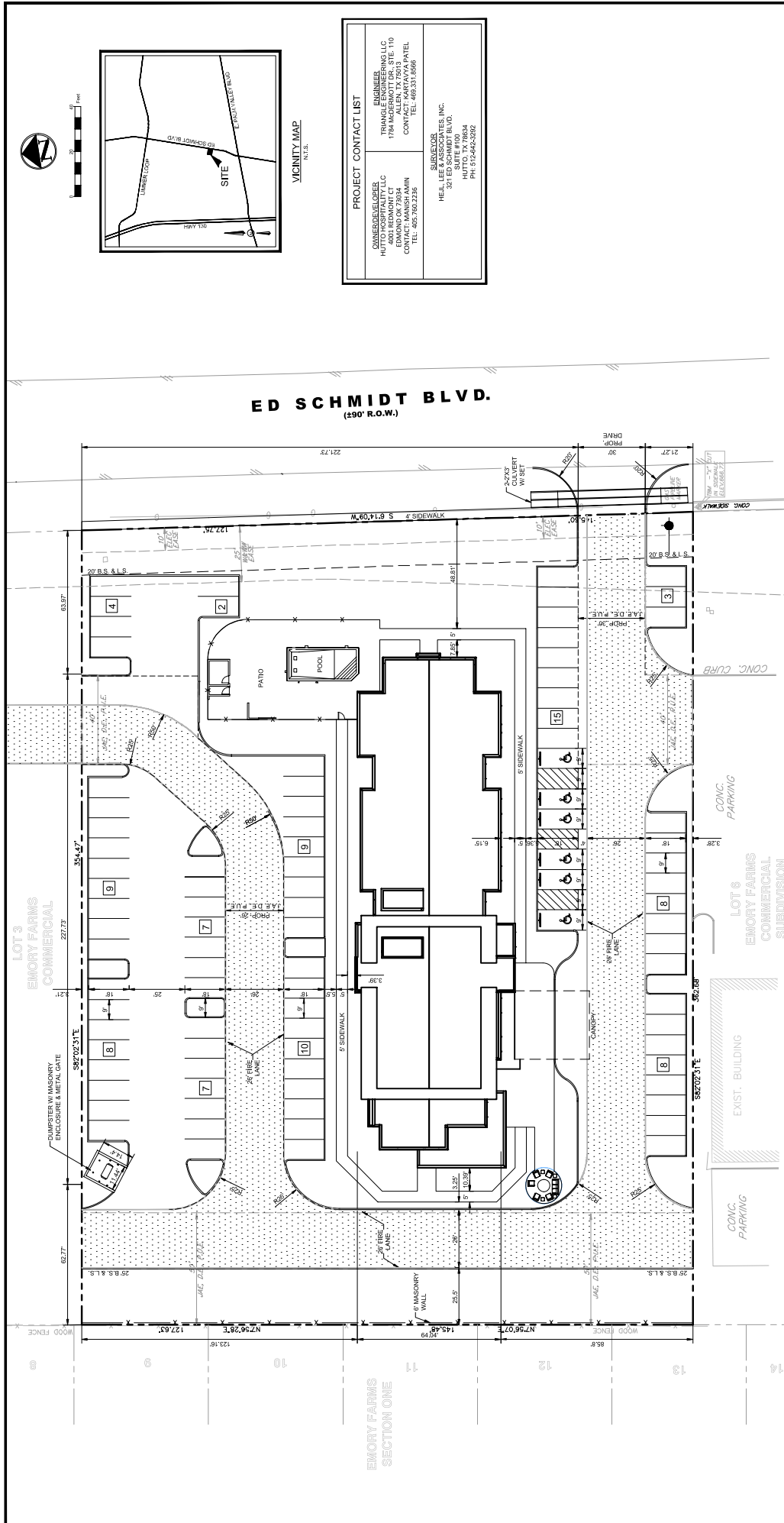
[illegible]

Exhibit D – Elevations



CIVIL
Triangle Engineering LLC
784 W McDermott Drive, Suite 100
Allen, TX 75013
Phone: (469) 331-8566
Email: kpastel@triangle-engr.com

STRUCTURAL:
Whisonant Engineering Services, LLC
22 Nut Tree Court
Lexington, SC 29074
Phone: (803) 957-4008
Email: bill@westlex.com

MEP:
Allied Consulting Engineers
 709 Catlawba Street
 Belmont, NC 28012
 Phone: (704) 399-3943
 Email: dbelli@allied-engineers.com

[illegible]

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Hutto Hospitality
LLCTownePlace Suites
by Marriott

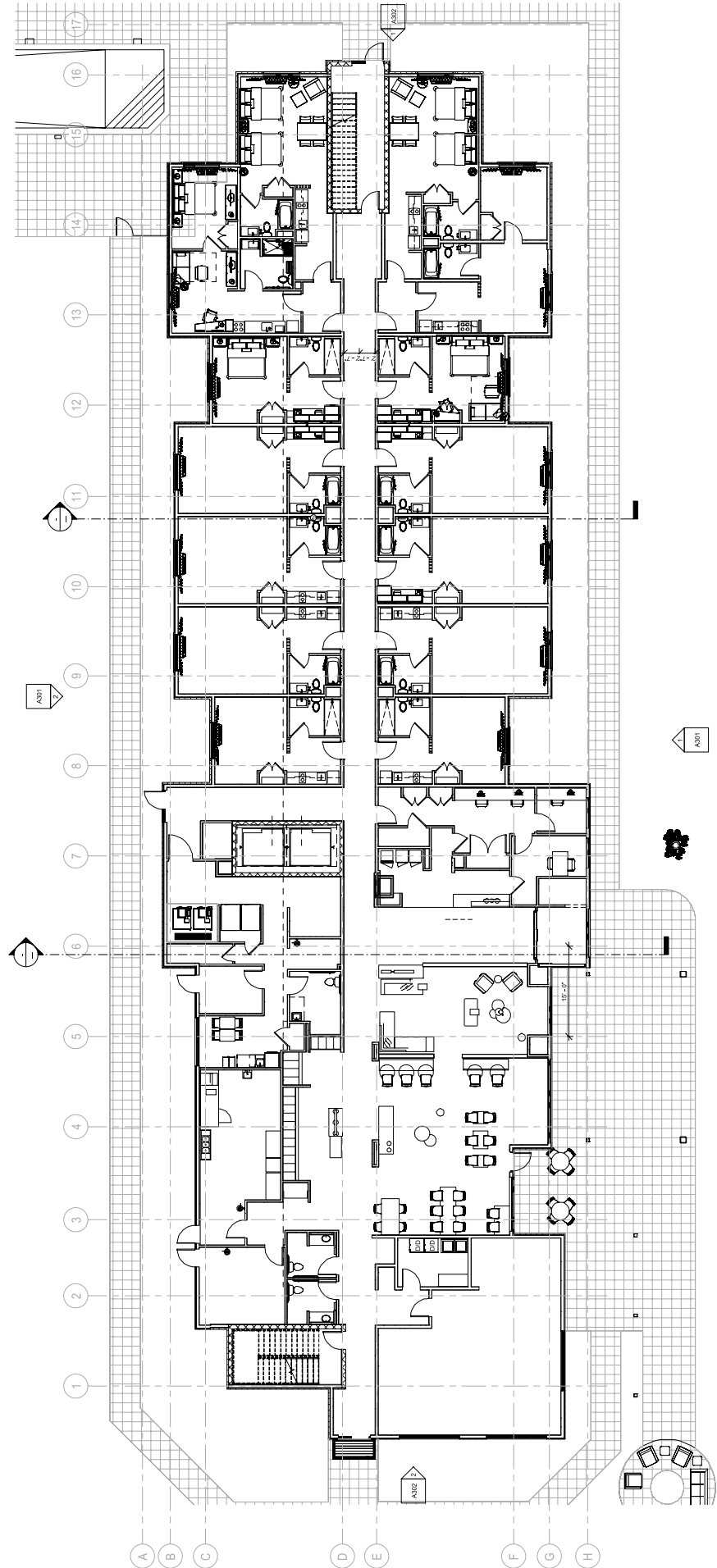
421 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
First Floor Plan

Phase
Schematic Design

Project No. 22-011
 Prepared by Author
 Checked by Checker
 Date July 28, 2022

Released for Review



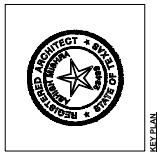
Level 1
1'-0"



MEP:
Allied Consulting Engineers
709 Catawba Street
Belmont, NC 28012
Phone: (704) 398-3943
Email: dmeh@allied-engineers.com

[illegible]

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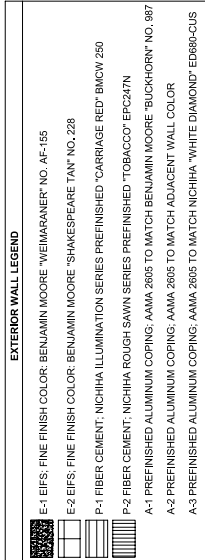
TownePlace Suites
by Marriott

421 Ed Schmidt Blvd.
Littleton, CO 80120

Drawing Title
Exterior Elevations

Phase
Schematic Design

Project No. 22-011
 Prepared by Author
 Checked by Checker
 Date July 28, 2022



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



CITY OF HUTTO, TEXAS

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

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO CHANGE THE ZONING FOR 4.30 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS 411, 421, 431, 441 ED SCHMIDT BOULEVARD PLANNED UNIT DEVELOPMENT (PUD) BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 7th day of January, 2020, and;

WHEREAS, on the 16th day of January, 2020, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

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

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

SECTION I.

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

- 1) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design; and
- 4) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site; and
- 5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and

- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
- 7) The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
- 8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended so that the zoning classification of the property described in **Exhibit "A"**, attached hereto and incorporated herein shall be, and is hereafter changed from B-1 (Local Business) Zoning District to now be designated as PUD (Planned Unit Development) Zoning District and is designated as the 411, 421, 431, 441 Ed Schmidt Boulevard Planned Unit Development (PUD), this includes the Development Plan described in **Exhibit "B"** attached hereto and incorporated herein.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

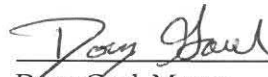
SECTION VI. Effective Date

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

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

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

THE CITY OF HUTTO, TEXAS



Doug Gaul, Mayor

Attest:

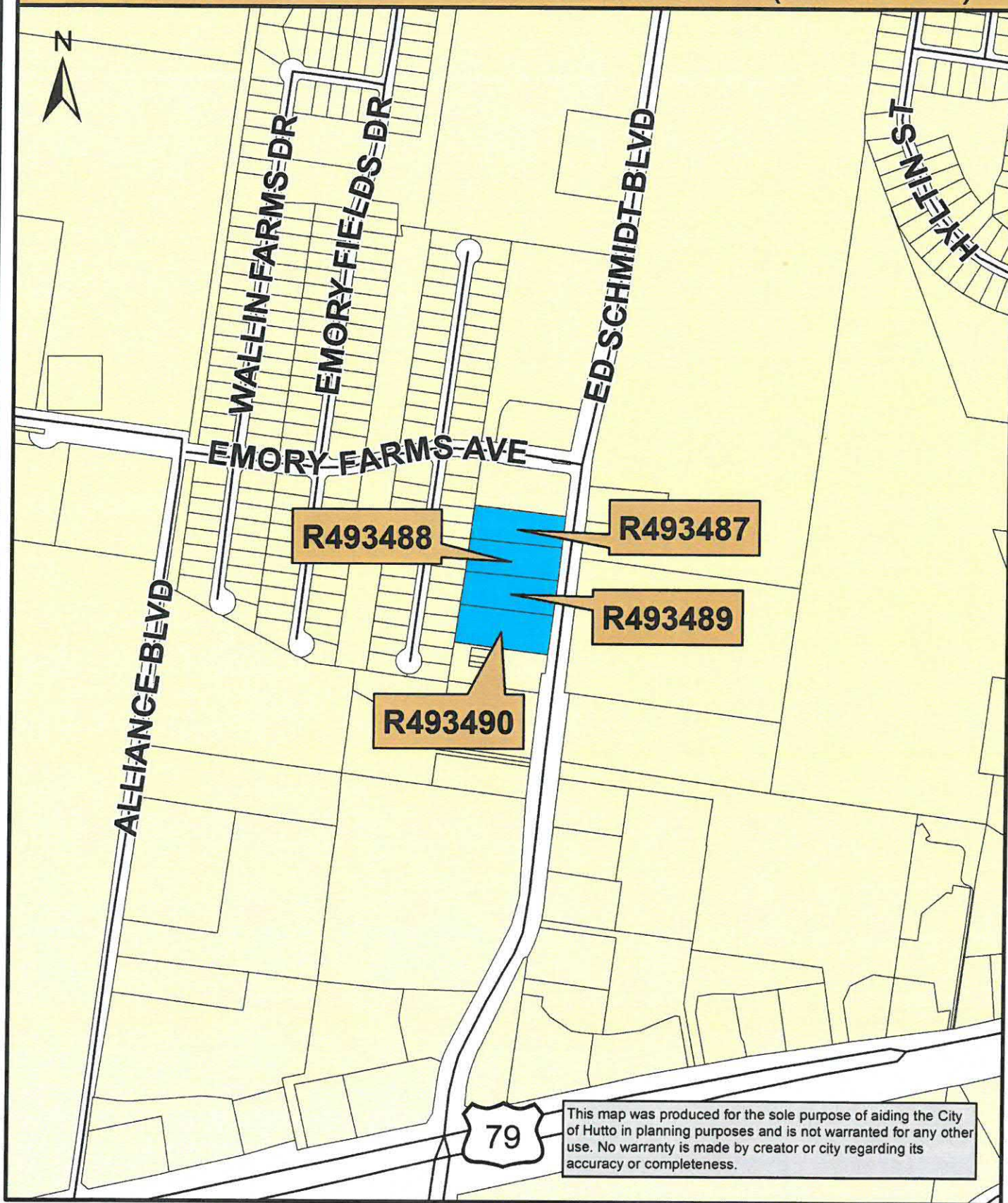


Stacy Schmitt, Appointed City Secretary



Exhibit A – Legal Description

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



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

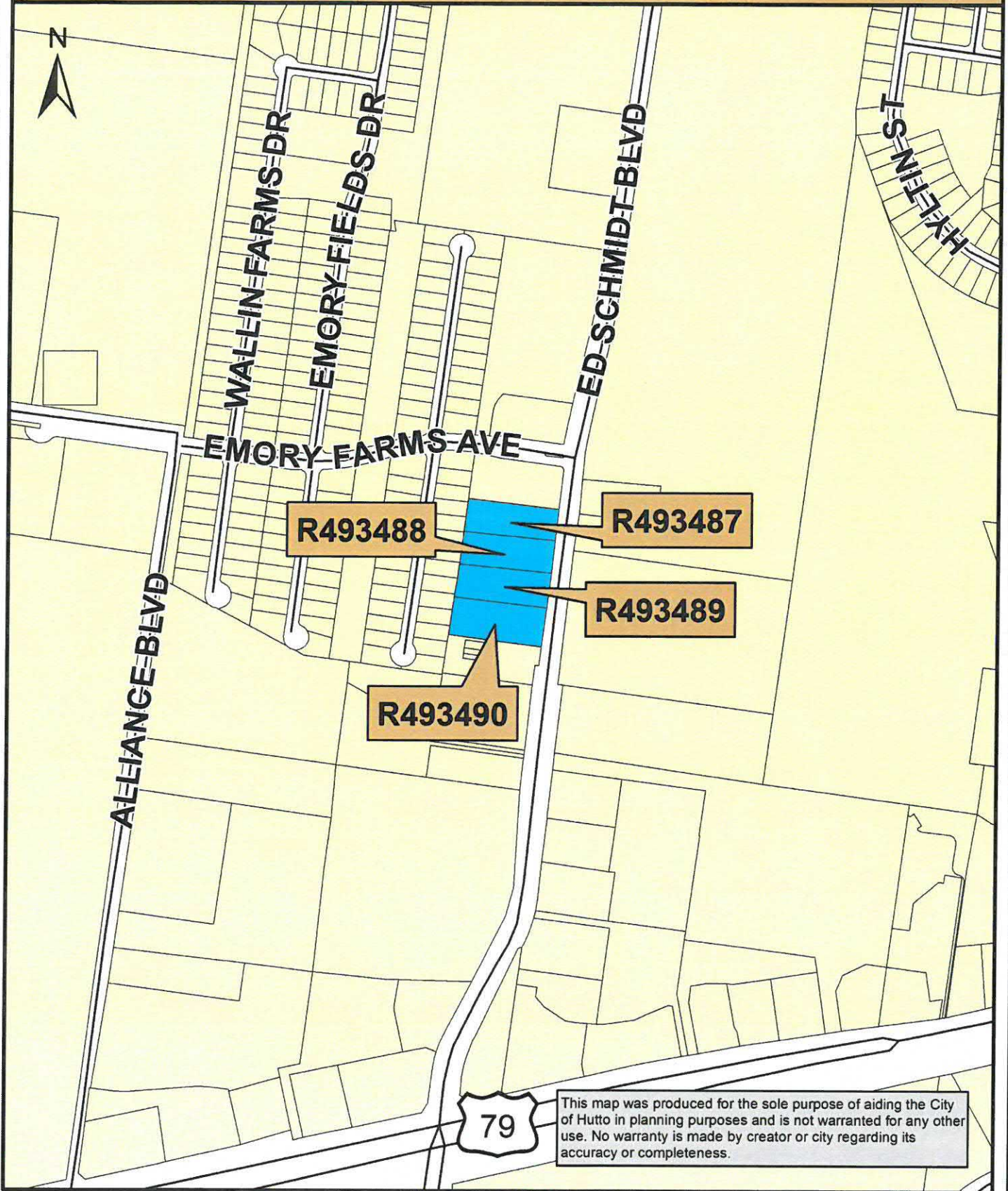
Maps\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

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



0 250 500 1,000
Feet

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



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

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

Maps\Emory_Farms\411_421_431_441_Ed_Schmidt_Boulevard.mxd)

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

Page 38 of 52

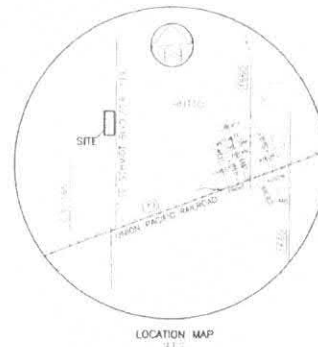


0 250 500 1,000
Feet

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
- BOUNDARY & ADJ. PROPERTY
- ADJ. PROPERTY
- ADJ. PROPERTY
- ADJ. PROPERTY
- ADJ. PROPERTY

BEARING TABLE

NO.	BEARING	LENGTH
1	S 89° 45' 22" E	232.21'
2	N 88° 53' 51" W	150.83'
3	S 89° 45' 11" W	80.45'

CURVE TABLE

NO.	BEARING	CHORD	ARC	ANGLE	PI
1	S 89° 45' 22" E	13.00'	3.11'	23.48°	33.709°
2	S 89° 45' 11" W	61.68'	127.18'	127.18°	100.229°
3	S 89° 45' 11" W	29.44'	118.83'	118.83°	120.574°

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

THESE MEASUREMENTS WERE TAKEN BY
AUGUST 1, 2007, BY
514-443-1774

PROJECT NO.
12715004

CADASSIAN NO.
2010-001-004

DATE OF SURVEY
08/01/2007

DATE OF THIS SHEET
08/01/2007

DRAWN BY
EOD

SHEET
01 OF 02

Exhibit C – Site Plan

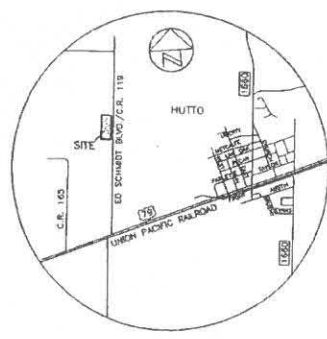
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SLIDE 336

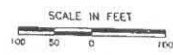
Doc. # 2007082402

EMORY FARMS COMMERCIAL



LOCATION MAP
N.T.S.

SCALE: 1"=100'



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- * CALCULATED POINT
- M/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

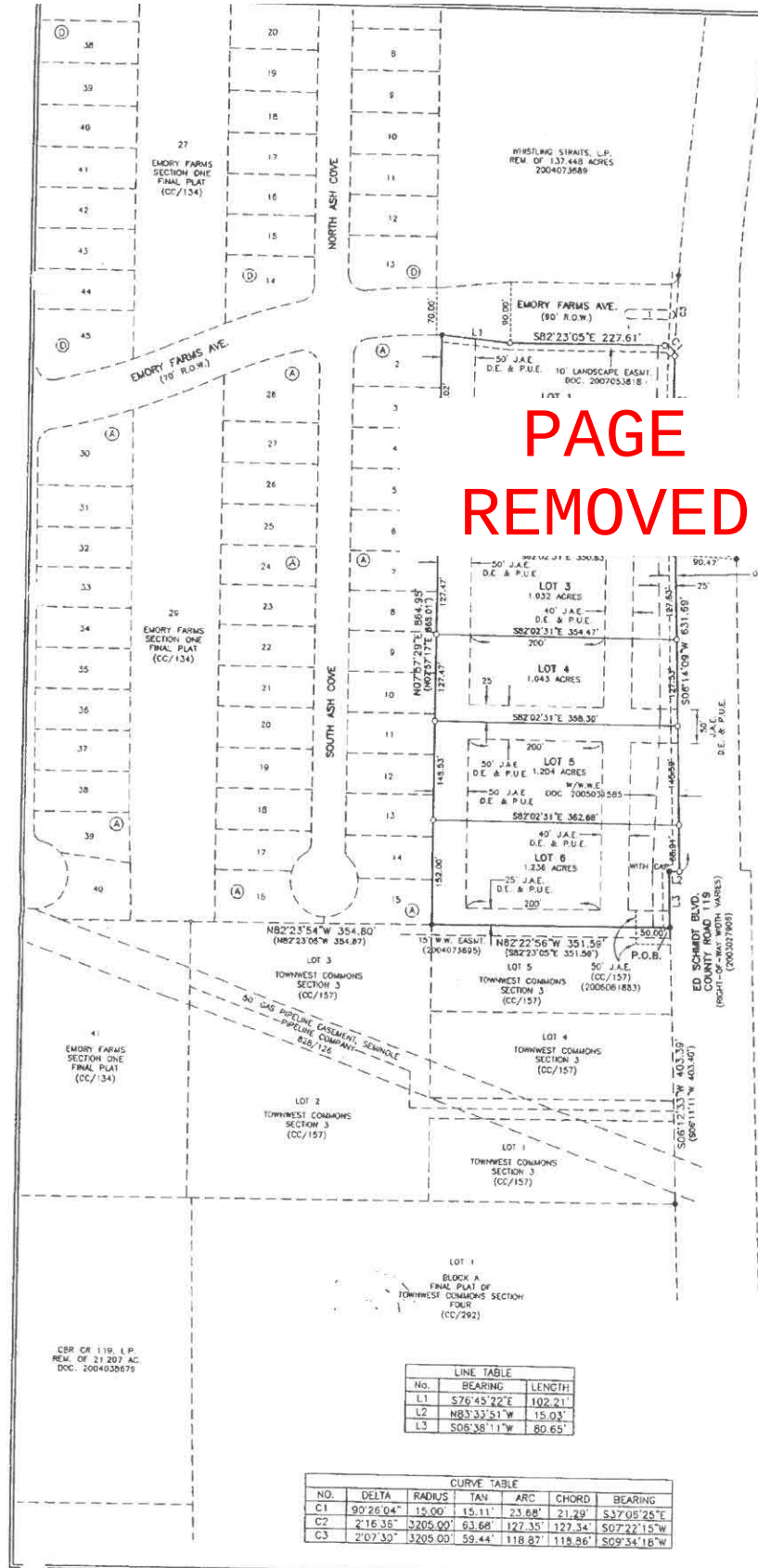
SEP 27 2007

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

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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
C1	90°26'04"	15.00'	15.11'	21.68'	21.29'
C2	2°16'35"	3205.00'	63.66'	127.35'	127.34'
C3	2°07'30"	3205.00'	59.44'	118.87'	118.86'

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 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 HARN VALUES FROM LCRA CONTROL NETWORK.
4. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN SINGLE FAMILY RESIDENTIAL.
5. EACH LOT IN THIS SUBDIVISION SHALL PROVIDE FOR ON-SITE STORMWATER DETENTION.
6. DEVELOPMENT OF THIS SUBDIVISION SHALL COMPLY WITH APPLICABLE ZONING ORDINANCES OF THE CITY OF HUTTO, INCLUDING:
 - A. REQUIRED PROPERTY LINE SETBACKS.
 - B. BUILDING COVERAGE AND/OR INTERFUSION COVER LIMITATIONS.
 7. DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION SHALL CONFORM TO CITY OF HUTTO LANDSCAPE ORDINANCE REQUIREMENTS.
 8. WATER AND WASTEWATER UTILITIES FOR THIS SITE SHALL BE PROVIDED BY THE CITY OF HUTTO.
9. ACCESS TO ED SCHMIDT BLVD. (CR 119) AND EMORY FARMS AVE. IS RESTRICTED TO LOCATIONS SHOWN. RECIPROCAL ACCESS AGREEMENT DOCUMENT IS RECORDED IN 2007022403, 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
MAYOR KENNETH L. LOVE DATE

Debbie Chalf 9-8-07
CITY SECRETARY DEBBIE CHALF 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. Whiting* 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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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

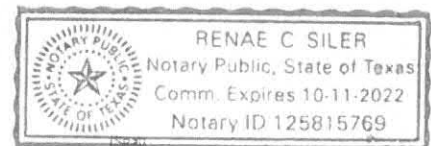
COUNTY OF Williamson

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 accumulation and litter; noise, and convenience.
- ☐ Does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under all applicable land use and development plans, or that arrangements are made to mitigate impacts.
- ☐ Architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

ADDITIONAL REVIEW CRITERIA FOR SMARTCODE ZONING:

- ☐ SmartCode zoning is available to land containing a minimum of 30 contiguous acres.
- ☐ The form and content of all plan types shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.
- ☐ Review criteria for all SmartCode plan types can be found in the SmartCode, as amended.
- ☐ Zoning within this district may require additional commission(s)/council action.

PROCESSING

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

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Emory Farms Commercial

City of Hutto, Texas
Planned Unit Development (PUD)

Development Plan

~~August 13, 2019~~

March 7th, 2022

Applicant:

~~Please Provide~~

Jack Zanger

Applicant Representative:

~~Please Provide~~

None

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1. GENERAL PROVISIONS

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

2. DEVELOPMENT PLAN and LAND USES

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

3. DEVELOPMENT STANDARDS

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

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Open Space Plan - Exhibit D	Site Plan - Exhibit C
Street Cross Sections - Exhibit E	Elevations - Exhibit D

1. GENERAL PROVISIONS

1.1 Title

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

1.2 Purpose and Intent

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

1.3 Applicability of City Ordinances

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

1.4 Severability

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

1.5 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

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

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

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

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

1.6 Definitions

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

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

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

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

Non Residential: B-1

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

PERMITTED USES

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

Bed and Breakfast	
Bus Stops	

Accessory Uses

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

(1) Permitted by Specific Use Permit

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses and accessory uses.

Prohibited Uses

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

New and Undefined Uses

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

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

residential areas.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area

	Commercial/ retail/office/
Lot area (min)	20,000 sq. ft
Lot width at building line (min)	100 ft.
Front yard setback	20 ft.
Side yard (min)	0 ft. for common walls or 10 ft. (c)
Rear yard (min)	25 ft.
Side and rear yard for accessory building (min)	Same as main building (a)
Spacing between buildings (min)	10 ft.
Building height (min/max)	35 ft.(d) Lots 4&5 = 50.18 ft. and up to 62.18 ft for aesthetic parapets as shown on the building elevation (d). Lots 2&3 = 35 ft.(d)
Building height, accessory (max)	15 ft.
Lot Coverage	95% (b)
Sidewalks (min width along streets)	8 ft.

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

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

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

- with a common wall.
- (d) For each One (1) foot of building height, the building must be set back One (1) foot from the rear property line.

3.1.2 Setback encroachment exceptions

Type of structure or use	Non-residential uses
Air conditioning equipment	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL
Awnings / Galleries	8 feet of vertical clearance required.
Bay windows, entry vestibules, overhanging eaves	No more than 3 ft. into any setback
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site

3.1.3 Buffer Yards

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

- 20 ft. from CR119 (Ed Schmidt Boulevard) right-of-way
- Landscape for the buffer yard shall be planted per the requirements of Section 3.2.2.1 of this PUD

3.13.2 Landscape buffer yard shall be provided along the western boundary of Lots 4&5

- 25 ft. from the property line
- Landscape for the buffer yard shall be planted per the requirements of UDC Sec 10.403.6.3 High level buffer yard "c"

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

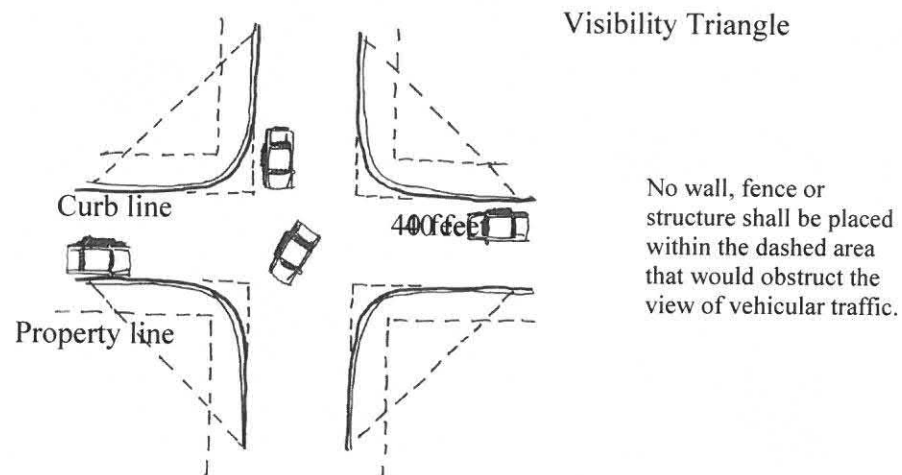
Fractional results will be rounded up when computing the number of required parking spaces.

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 Client. They are to be used for the purpose intended and no other use without the written consent of the Architect. The Architect assumes no responsibility for the construction of the building or for the performance of the building after it has been constructed.

FAIRFIELD INN & SUITES
 10000 W. 10th Avenue
 Suite 100
 Minneapolis, MN 55426
 (612) 338-1000

FAIRFIELD
 INN & SUITES
 Marriott

Design: Guideline Drawings
 DATE: 03/21/16
 DRAWING NO.: 1
 PROJECT NO.: 16-0001
 EXTERIOR
 PERSPECTIVES

210

NOT FOR CONSTRUCTION
 REF: 16-0001-01-0001



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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FILE NAME: M-GA-2114-54.Dwg

CRITERIA NOTES

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

A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR

A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR

A3 OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION, VESSEY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SO TO BE INSTALLED WITH ALLOW FOR REAR SIGNAGE TO BE REQUIRED

- ## References

EP1	PEARLESCENT ACCENT EPS FINISH
EP2	DARK EPS FINISH COLOR
EP3	ACCENT EPS COLOR
EP4	DARK EPS FINISH COLOR - TEXTURED
EP5	STAR TOWER EPS COLOR
EP6	MAIN BUILDING EPS COLOR
EP7	ACCENT EPS COLOR
EP8	OUTLINED STONE
EP9	CORING
SP1	ENTER OF ACCENT FINISH AT RANGERSHED - TILED TERRAZZO BOARDING - GOLDEN BOARD BOARD (OPTION)
EP10	PAINT COLOR - ALUM. ROOF SHADE - METAL PANEL COLOR - FANCIOS ETC.

Design Guideline Drawings	SOURCE DATE	04-08-13
REVISION DATE <td>05-08-18 <td></td> </td>	05-08-18 <td></td>	
GENERATION <td>4</td> <td></td>	4	
RECORD <td></td> <td></td>		

EXTERIOR
ELEVATIONS - ALT 3
STORY - 79/82 UNITS

211-alt

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FILE # 07-01147 ED - 00000000



PLEASE NOTE: THE ELEVATIONS DEPICTED HERE ARE TO ILLUSTRATE THE EXTERIOR APPEARANCE FOR THE ALTERNATE 3 STORY AND 7000 UNIT PROTOTYPE. REFER TO SHEET 211 FOR ADDITIONAL INFORMATION ON EXTERIOR ELEVATIONS.

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Project Name: Fairfield Inn & Suites by Marriott
Project Location: 10000 N. 10th Ave., Suite 100, Phoenix, AZ 85020
Project Number: 212A
Revision: 01/2024

REFERENCE NOTES

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GENERAL NOTES

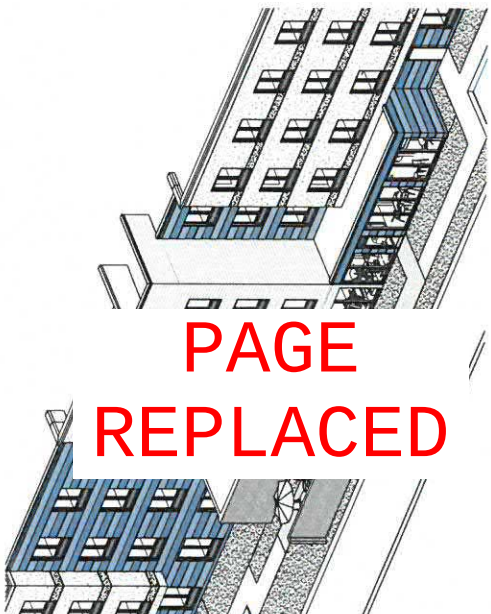
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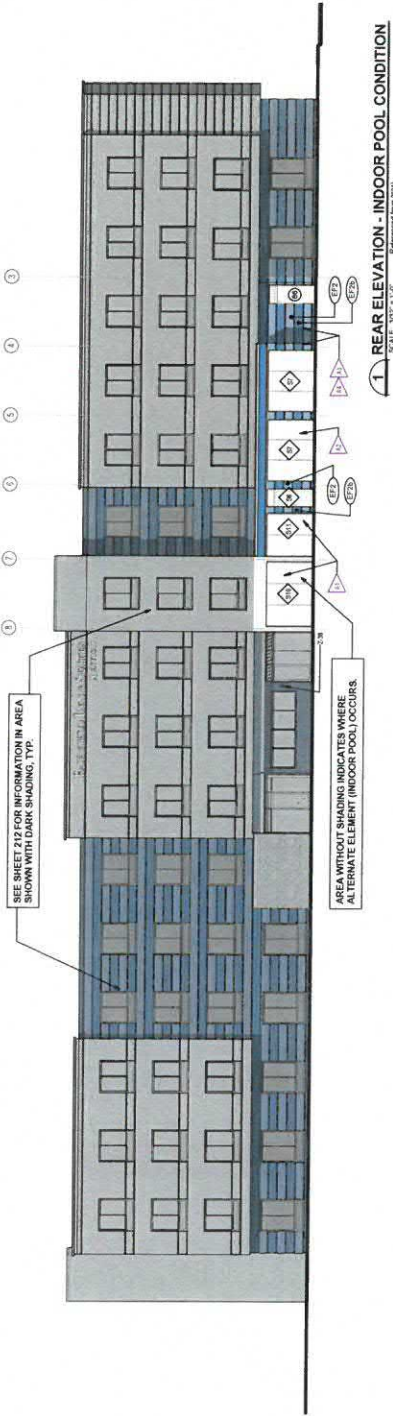
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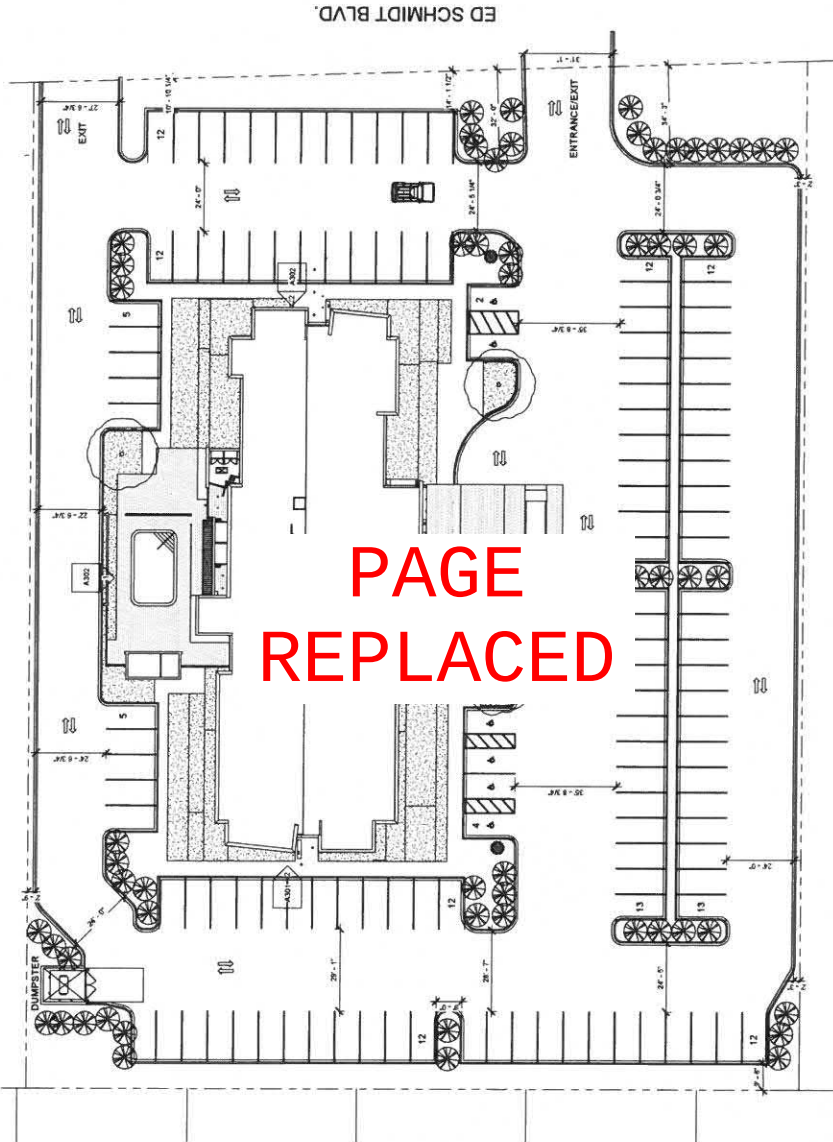
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- 100. EXTERIOR FINISHES



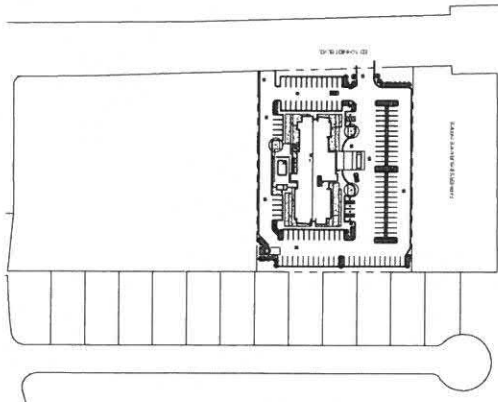
2. EXTERIOR 3-D VIEW - INDOOR POOL



1. REAR ELEVATION - INDOOR POOL CONDITION



PAGE
REPLACED

[illegible]

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

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

GRAND TOTAL: 46.541



IER
Call Computing Engineers
105-D Queen City Drive
Rarities, NC 28206
Phone: (704) 399-3943
e-mail: doel@call-computing.com

[illegible]

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11 Ed Schmidt Blvd,
Atto, TX 78634

First Floor Plan

10

Sheet No. **A101**



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KEY PLAN

Manish Amin

Fairfield Inn and Suites

4111 Ed Schmidt Blvd.
Hutto, TX 78634Drawing Title
Second Floor Plan

411

Project No.	19-XXX
Prepared by	Author
Checked by	Checker
Date	May 26, 2019

Released for
 Review

PAGE
REMOVED

① Level 2
 $1/8" = 1'-0"$

[illegible]

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KEY PLAN

Fairfield Inn and Suites

111 Ed Schmidt Blvd.
Hutto, TX 78634

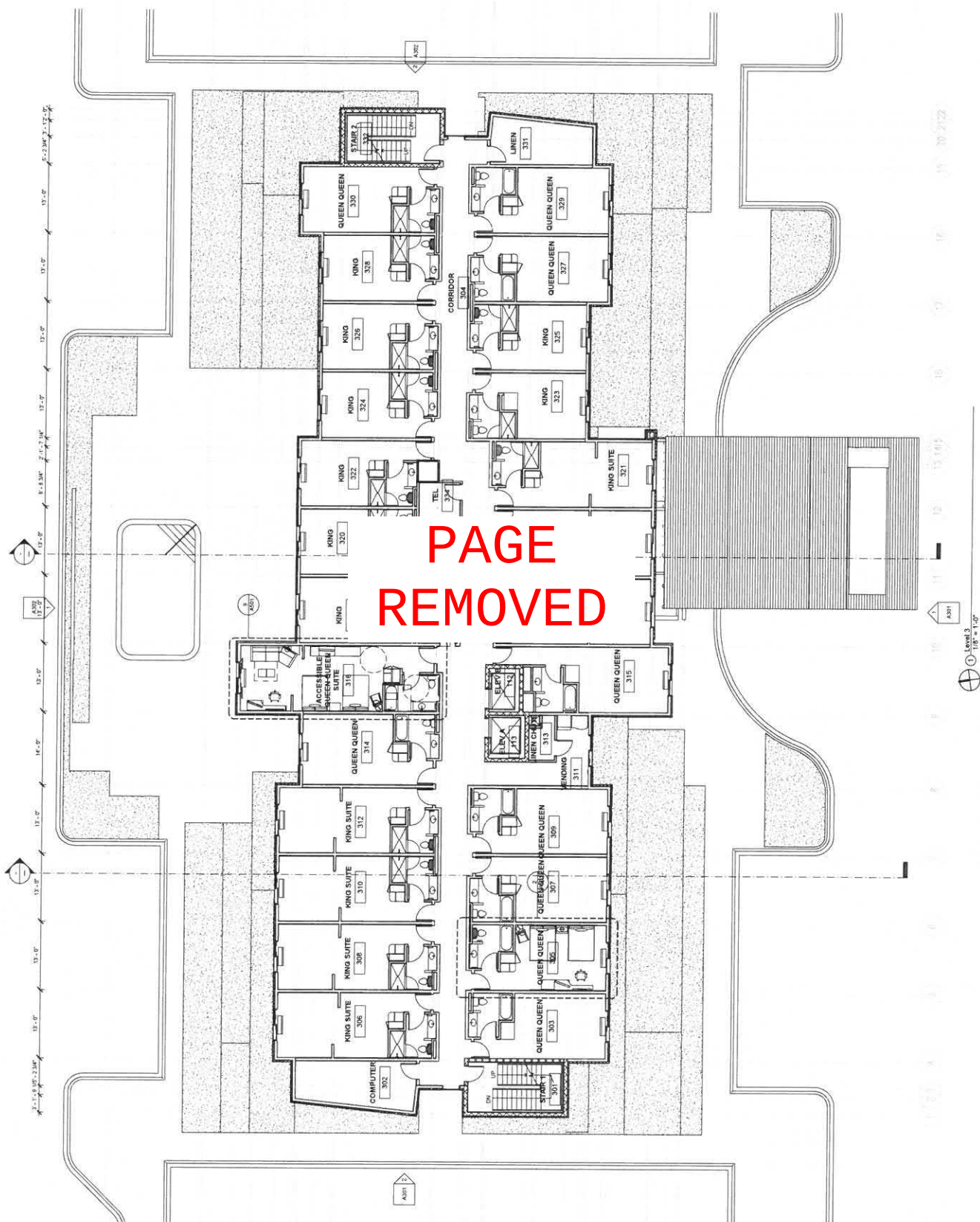
Drawing Title
Third Floor Plan

Page
Doc. No.

Project No.	19-XXX
Prepared by	Author
Checked by	Checker
Date	May 26, 2019

Sheet No. A103

checked for





M I S H R
ARCHITECTURE P L

6800 S Creek Rd. Charlotte, NC 282
PH (704) 625-6556 FAX (704) 919-56
EMAIL info@mishraarch.com
WEB www.mishraarch.com

2015

STRUCTURAL
Whitworth Engineering Services, LLC
122 Nue Tree Court
Lexington, SC 29074
Phone (803) 957-4008
Email: bbl@wvlex.com

MED:
Allied Consulting Engineers
2995-D Queen City Drive
Charlotte, NC 28208
Phone: (704) 369-3543
Email: don@allied-engineers.com

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KEY PLAY

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Dissolving Table

Fourth Floor Plan

Phase
Schrittweise

Project No.	15-033X
Prepared by	Audrey
Checked by	Checker
Date	May 28, 2019

Relevant for Review

Page 52 of 52

5/28/2019 4:55:15 PM



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

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

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

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

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

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

Name:

Hutthovna LLC

Address:

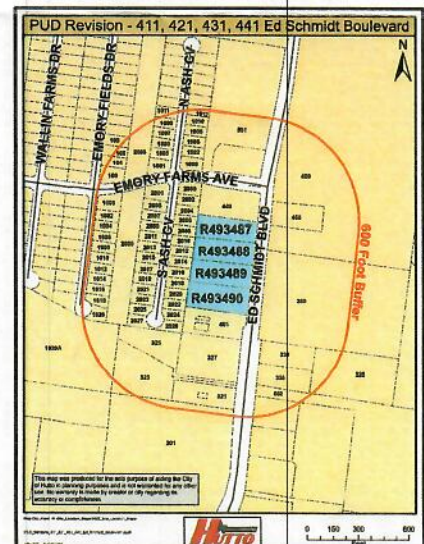
4001 Redmont Ct Edmond OK 73034

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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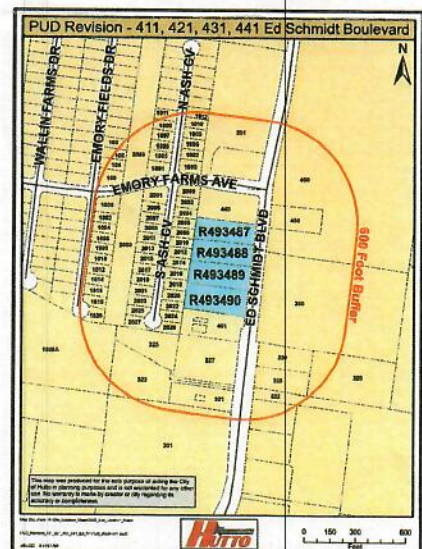
Name: Magnum Development- LLC
Address: 4401 Reedmont Ct Edmond OK 73034

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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Name: BRANSON REEVES SR.

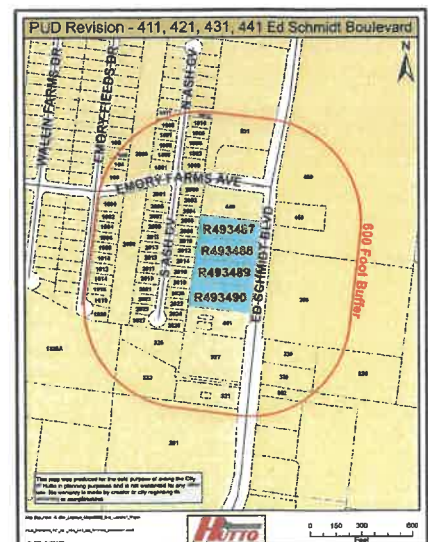
Address: 2027 S. Ash Cove

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Autumn Speer

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

Surrounding Property Owner's Response

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

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

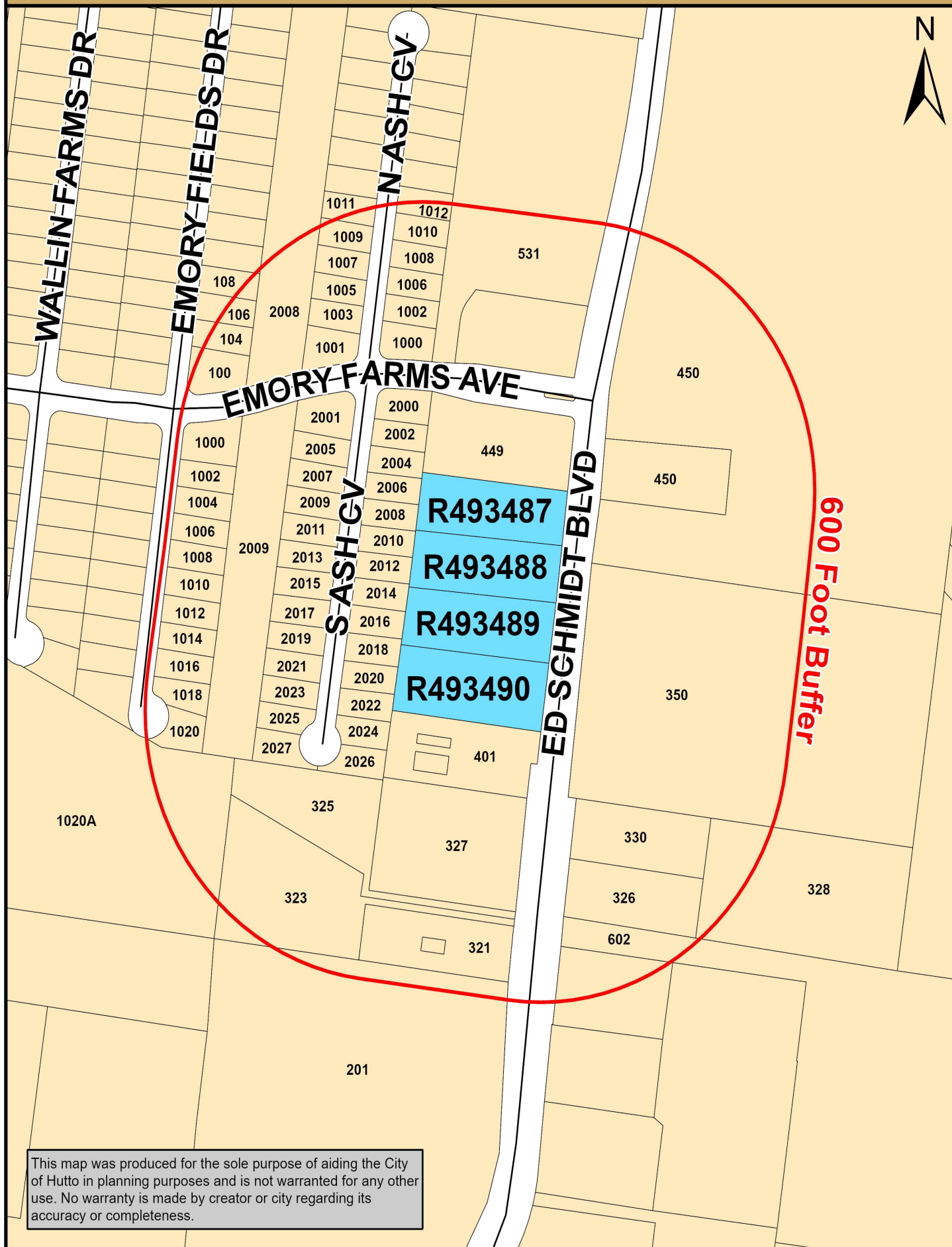
I OBJECT

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

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

Respectfully,
Cris Ollervidez
B.S. Business Management

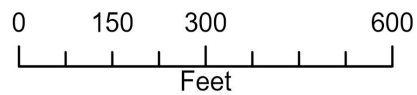
PUD Revision - 411, 421, 431, 441 Ed Schmidt Boulevard



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

PUD_Revision_411_421_431_441_Ed_Schmidt_Boulevard.mxd)

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



AGENDA ITEM REPORT

4.7.



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, August 2, 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. **REVISION - Staff recommends approval with the changes to the access easements to match the driveway variance.**

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.7.



ATTACHMENTS:

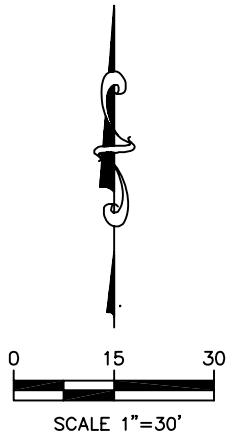
1. Emory Farms Commercial Amended Plat

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

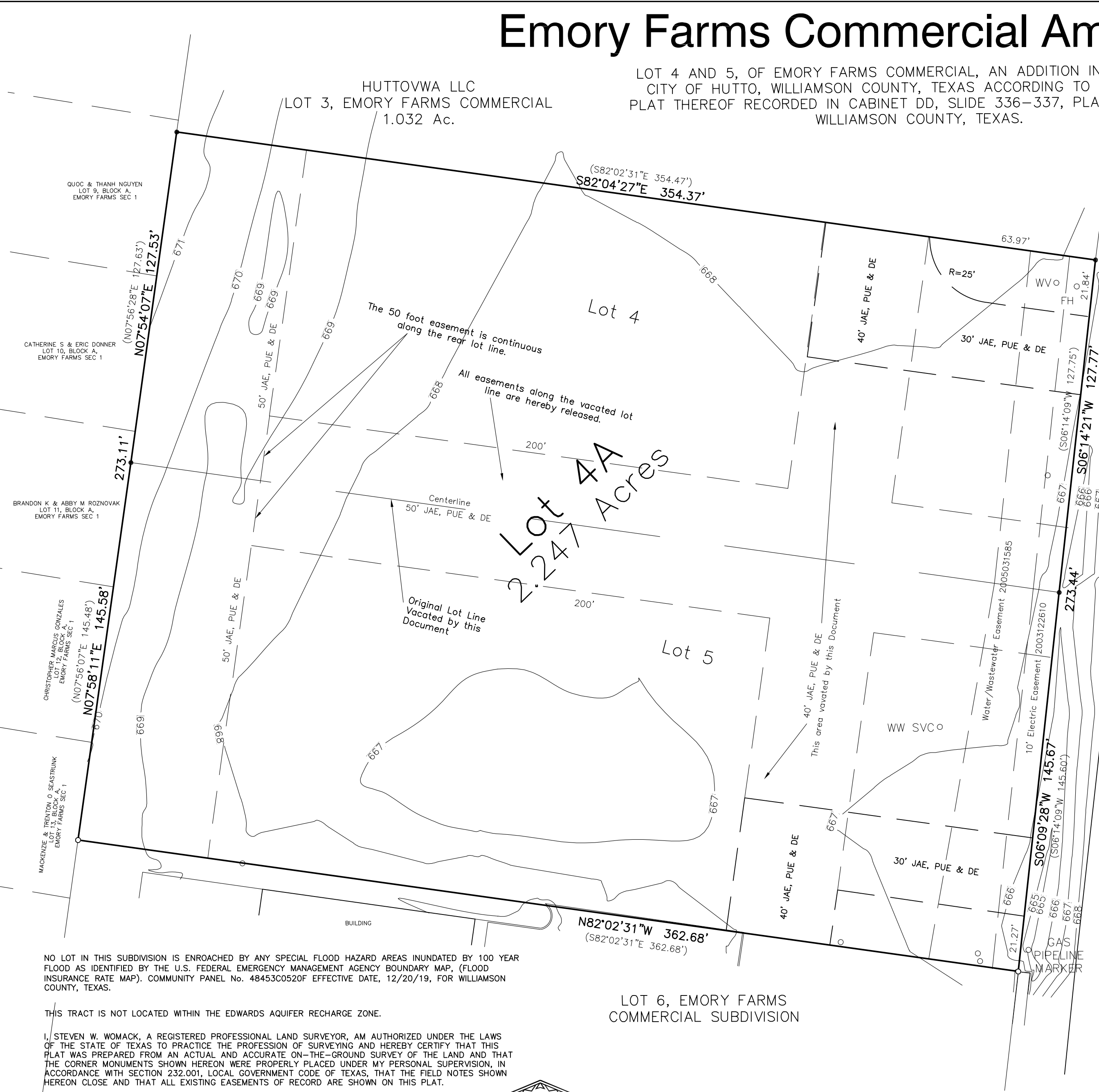
OWNER:
HUTTO HOSPITALITY LLC
4001 REDMONT CT.
EDMOND OKLAHOMA 73034

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

ED SCHMIDT BLVD.



LOCATION MAP
(N.T.S.)



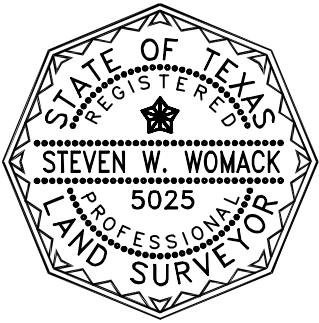
NO LOT IN THIS SUBDIVISION IS ENROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP). COMMUNITY PANEL No. 48453C0520F EFFECTIVE DATE, 12/20/19, FOR WILLIAMSON COUNTY, TEXAS.

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

