City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, December 6, 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 October 4, 2022.

4.2. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto High School), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8).

4.3. Conduct a Public Hearing and consider the adoption of an Ordinance amending Sections 10.609.4.1, Land Dedication, 10.609.5.3, Fee instead of Parkland Dedication, 10.609.6.2, Usability, and 10.609.6.5, Access, of the Hutto Unified Development Code to update the minimum standards and fees related to parkland and open space dedication requirements. (Jeff White)

4.4. Consideration and possible action on the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 209 Farley Street.

4.5. Consideration and possible action on the minor modification application of 67 Kitchen food truck to be located in the Historic District at 209 Farley Street.

4.6. Consideration and possible action on the 2023 Planning and Zoning Calendar.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the December 6, 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 December 2, 2022 at 5:00 P.M.

Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT
4.1.

To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 4, 2022.
Meeting: Tuesday, December 6, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes 10.4.2022

City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, October 4, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Susanna Boyer,David Meyer and Jerica Lawyer. Members that were not in attendance: Bryan Lee, Kurt Schwerdtfeger and Bart Hutchings .

Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director of Development Services, John Byrum, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

There was no public comment

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 2,2022.

Commissioner Susanna Boyer made a motion to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 2,2022 as written, seconded by Chair Rick Hudson. Motion passed 4 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 September 6,2022.

Commissioner Susanna Boyer made a motion to approve meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 6,2022 as written, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

4.3. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 3, Block 1 Final Plat, 14.247 acres, more or less, of land, one industrial lot, located southeast of the southeast intersection of Limmer Loop and Innovation Boulevard.

Staff presented applicants request on the proposed Titan Innovation Business Park

Phase II Lot 3, Block 1 Final Plat, 14.247 acres, more or less, of land, one industrial lot, located southeast of the southeast intersection of Limmer Loop and Innovation Boulevard.

Discussion ensued between staff and commissioners.

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Titan Innovation Business Park Phase II Lot 3, Block 1 Final Plat, 14.247 acres, more or less, of land, one industrial lot, located southeast of the southeast intersection of Limmer Loop and Innovation Boulevard with the conditions of:

1.Update the drainage memo to reflect the final plat type, verify outfall detail on sheet C3.2 is in conformance with UDC, and ensure compliance with SCS storm type III analysis.
2. Update the utility schematic to show connections to existing water/wastewater lines.
Seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

4.4. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 4, Block 1 Final Plat, 17.509 acres, more or less, of land, one industrial lot, located east of the southeast intersection of Limmer Loop and Innovation Boulevard.

Staff presented applicants request on the proposed Titan Innovation Business Park Phase II Lot 4, Block 1 Final Plat, 17.509 acres, more or less, of land, one industrial lot, located east of the southeast intersection of Limmer Loop and Innovation Boulevard.

Discussion ensued between staff and commissioners.

Commissoner David Meyer made a motion to accept staff recommendation on the proposed Titan Innovation Business Park Phase II Lot 4, Block 1 Final Plat, 17.509 acres, more or less, of land, one industrial lot, located east of the southeast intersection of Limmer Loop and Innovation Boulevard with the condition that they update the drainage analysis and modeling to reflect the last clarification items received on September 23, 2022, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

4.5. Hold a public hearing for the proposed Heritage Mill South Subdivision Revised Preliminary Plat,187.21 acres, more or less, of land, 916 residential lots, located off FM 1660 South.

Chair Rick Husdon opened a public hearing for the proposed Heritage Mill South Subdivision Revised Preliminary Plat,187.21 acres, more or less, of land, 916 residential lots, located off FM 1660 South at 7:16 PM Closed at 7:16 PM.

No action taken.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Bailey will work on the new submittal schedule and make it available at November meeting.

6. ADJOURNMENT

The meeting was adjourned at 7:22 PM.

7. CERTIFICATION

I certify that this notice of the October 4, 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 September 30, 2022 at 5:00 P.M.

_____

Planning and Zoning Chair

AGENDA ITEM REPORT
4.2.

To:	Planning and Zoning Commission
Subject:	Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto High School), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8).
Meeting:	Tuesday, December 6, 2022
Department:	Development Services
Staff Contact:	Ashley Bailey

BACKGROUND INFORMATION:

The proposed Specific Use Permit is for the Hutto ISD High School at 573 Chris Kelley Boulevard.

Property Owner: Hutto Independent School District
Current Zoning: Residential
Current Land Use: Hutto ISDHigh School
Future Land Use Designation: Institutional

SUMMARY OF REQUEST:

The property is approximately 76.135 acres of land and is currently zoned Single-family Residential (SF-1). This request is tied to the campus renovations. The applicant is asking for a reduction in the required landscaping, parking, and defining the roof mounted equipment screening per the Interlocal Agreement between the City of Hutto and Hutto ISD.

The ISD is proposing shared parking between several campuses to meet the minimum number of parking spaces needed to accommodate the stadium. Per the UDC, the stadium requires one space for every five seats, thus 2,000 parking spaces per the code. The ISD can currently provide 1,969 parking spaces between Hutto High School and the adjacent Nadine Johnson Elementary School. To offset the 31-space reduction in parking on-site, the ISD will direct overflow parking to other adjacent campuses and utilize shuttles when necessary. A parking plan and parking adjacency exhibit is attached.

The second part of this request is to reiterate adherence to HB2439, which limits regulation of building products. The ISD is proposing to incorporate additions to the building to substantially match the existing building and metal panels in lieu of E.F.I.S. to further match the aesthetic of the stadium. The buildings may have walls longer than 100ft without a break and limiting windows due to programming, and roof mounted equipment will be limited from sight along US79 and Chris Kelly, but may have some portions visible on the rear of the building along Front Street, which occurs now. While these requests don't meet the minimum UDC requirements,the requests can be accommodated within the existing ILA in meeting the spirit of the UDC. A plan is attached to the item

showing the mechanical equipment screening and visibility.

The proposed landscaping does not comply with section 10.407.5 of the UDC in which 15% of the total developed area should be landscaped at a ratio of 2 large trees and four shrubs for every 500 square feet of required landscaping area. However, the Interlocal agreement contains language specific to modifying landscaping requirements with a specific use permit application. The ISD is requesting to plant 30% of the required trees and plant an additional 34 trees, as was approved with the stadium renovations. Overall, the reduction is 245 trees within the landscaped areas and parking lots and a reduction for the parking screening from 74 trees to 25 trees. A landscaping plan attached to show how the proposed trees will be spread across the campus and the additional 34 trees along the rail frontage.

Public Notice:
Per Section 10.203 of the UDC, all property owners within 600 feet of the site were notified. As of the writing of this staff report, there has been one response in support of the request.

STAFF REVIEW:

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Specific Use Permit as presented.

FISCAL NOTES:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. HISD HHS A&R - SUP Application - 09.30 Update
2. SiteMap
3. Resolution-R-2019-02-21-10B-Resolution Approving Interlocal Agreement between COH and Hutto ISD to Establish Land Development Standards and Procedures
4. HISD-SUP(Favor)

SUBDIVISION CONSTRUCTION PLAN
MASTER APPLICATION

City Issued MPN # _____
Office Use Only

City of Hutto
Engineering Department
500 W. Live Oak
Hutto, TX 78634
(512) 759-4016 Main
www.huttotx.gov

PROJECT NAME: Hutto High School Modernization Project APPLICATION TYPE: Specific Use Permit

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

Name: Garrett Martin

Company Name: Pfluger Architects, Inc.

Address: 209 E. Riverside Drive, Austin, TX 78704

Phone: 512-650-0115 Email: garrett.martin@pflugerarchitects.com

PROPERTY INFORMATION

Address: 101 Chris Kelley Blvd, Hutto, TX 78634

Legal Description: Lot(s) N/A Block N/A Subdivision N/A

Deed Reference: Volume 2281 Page(s) 451 or Document No. _____

City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: Mark Willoughby

Company Name: Hutto Independent School District

Address: 200 College Street, Hutto, TX 78634

Phone: 737-327-5342 Email: mark.willoughby@huttoisd.net

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.

Garrett Martin — Property Owner Signature
Garrett Martin — Property Owner Printed Name
08/04/2022 — Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Garrett Martin, 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 4th day of August, 2022 A.D.

Janet L. Fatheree — Notary Public Signature
Janet L Fatheree — Notary Public Printed Name

(Seal)
JANET L FATHEREE
Notary Public, State of Texas
Comm. Expires 10-11-2025
Notary ID 133383685

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

SPECIFIC USE PERMIT APPLICATION

Must be accompanied by a Master Application

May 2019

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

PROJECT NAME: Hutto Independent School District Hutto High School Modernization Project

PROPERTY ADDRESS: 101 Chris Kelley Blvd, Hutto, TX 78634

Current zoning district: SF-1 Current Use: K-12 Education

Proposed Use: K-12 Education Code reference for specific use permit requirement: _____

Current zoning: North of property: B-2 South of property: B-1, B-2, SF-1

East of property: B-1, SF-1, SF-2, LI West of property: PUD

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 Specific Use Permit application.
- ☑ Applicant has coordinated with staff on submittal requirements.
- ☑ Proof of ownership (copy of deed).
- ☑ Sketch of property by a registered professional land surveyor on (1) 8 ½″ x 11″.
- ☑ Letter of intent explaining reason(s) for request.
- ☑ List of all property owners (from WCAD) within 200-ft of subject property.

REVIEW CRITERIA

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

PROCESSING

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

FOR DEPARTMENT USE ONLY:

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

SPECIAL WARRANTY DEED

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

THAT BANK ONE, TEXAS, N.A. ("Grantor"), acting by and through its duly authorized agent, Bonnet Resources Corporation, an Ohio corporation, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to it paid by HUTTO I.S.D. ("Grantee"), unto Grantor, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, all that certain land situated in the County of Williamson, State of Texas, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes, together with, all and singular and any and all appurtenances of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

This conveyance is made and accepted subject, subordinate and inferior to the easements, covenants and other matters and exceptions set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"), but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES, BY ITS ACCEPTANCE HEREOF, THAT THE PROPERTY IS CONVEYED "AS IS, WHERE IS" AND IN ITS PRESENT CONDITION WITH ALL FAULTS, AND THAT GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE INCOME TO BE DERIVED THEREFROM, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE

(s:\users\putnam\closing\hutto\apccwar.deed)
March 29, 1993

61-93-1119

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

01-93030405

Unofficial Document

BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT OF 1990 AND THE REGULATIONS PROMULGATED THEREUNDER, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, THE PRESENCE OF ANY ENDANGERED OR THREATENED SPECIES ON THE PROPERTY OR THE SUITABILITY OF THE PROPERTY AS HABITAT FOR ANY OF THOSE SPECIES, OR OTHERWISE WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, ANY SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY), OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (collectively, the "Hazardous Substance Laws"). For purposes of this Deed, the term "Hazardous Substances" shall mean and include any substance, whether solid, liquid or gaseous: (i) which is listed, defined or regulated as a "hazardous substance", "hazardous waste" or "solid waste", or otherwise classified as hazardous or toxic, in or pursuant to any Hazardous Substance Laws; (ii) which is or contains asbestos, radon, any polychlorinated biphenyl, urea formaldehyde foam insulation, or explosive or radioactive material; (iii) which is or contains petroleum, petroleum products, including any fractions or distillates thereof; (iv) which causes or poses a threat to cause a contamination or nuisance on the Property or on any adjacent property or a hazard to the environment or to the health or safety of persons on the Property, or (v) which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any Hazardous Substance Laws. As used in this Paragraph, the word "on" when used with respect to the Property or adjacent property means "on, in, under, above or about".

Taxes for the year 1993 have been prorated by the parties hereto as of the effective date of this Special Warranty Deed, and Grantee, by its acceptance of this Special Warranty Deed, assumes payment thereof.

Unofficial Document

The mailing address of Grantee is set forth below:

Hutto I.S.D.
Box 430
Hutto, Texas 78634-0430

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 29 day of March, 1993.

GRANTOR:

BANK ONE, TEXAS, N.A.
BY: BONNET RESOURCES CORPORATION, its Agent

By: [signature]
Name: Tom Condon, Jr.
Title: Vice Pres.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 29 day of March, 1993, by Tom Condon, Jr Vice Pres., of Bonnet Resources Corporation, on behalf of said corporation, in its capacity as agent for BANK ONE, TEXAS, N.A., a national banking association, on behalf of said banking association.

[signature]
Notary Public in and for the State of Texas

My Commission Expires:

(Printed Name of Notary Public)

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March 29, 1993

Unofficial Document

EXHIBIT "A"

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED AS A 98.17 ACRE TRACT IN VOLUME 1601, PAGE 812 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Southeast corner of the said 98.17 acre tract, being at the Northeast corner of that certain 143.67 acre tract of land described in Volume 1841, Page 489 of the Official Records of Williamson County, Texas, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of the said 98.17 acre tract, N 80° 22' 07" W for a distance of 1841.60 feet to a 1/2 inch iron pin found at the Southwest corner of the said 98.17 acre tract, being on the East r.o.w. line of F.M. Hwy No. 685 (a 100 foot wide public right-of-way), for the Southwest corner hereof;

THENCE along the West line of the said 98.17 acre tract, being the East r.o.w. line of F.M. Hwy No. 685, N 10° 00' 00" E for a distance of 1890.29 feet to a concrete r.o.w. monument found and N 44° 41' 42" E for a distance of 165.26 feet to a 1/2 inch iron pin set at the intersection of the East r.o.w. line of F.M. Hwy No. 685 and the South r.o.w. line of the I.&G.N. Railroad right-of-way, for the Northwest corner hereof;

THENCE along the North line of the said 98.17 acre tract, being the South line of the I.&G.N. Railroad right-of-way, N 79° 42' 36" E for a distance of 1861.07 feet to a 1/2 inch iron pin found at the Northeast corner of the said 98.17 acre tract, for the Northeast corner hereof;

THENCE along the East line of the said 98.17 acre tract, S 09° 57' 39" W for a distance of 2659.59 feet to the PLACE OF BEGINNING and containing 98.160 acres of land, more or less.

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

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EXHIBIT "B"

1. The rights of Brushy Creek Water Control and Improvement District No. 1 to levy taxes and issue bonds.

2. Lack of access to Highway 79 across the railroad.

3. A non-executory, participating free royalty equal to one-half (1/2) of all oil royalty, gas royalty, and royalty on casinghead gas, together with one-half (1/2) of the royalty that may be created in any mineral lease executed by grantee, his heirs or assigns, and all rights incident thereto, as retained by grantors in deed dated December 20, 1984, executed by Elsie Gustafson et al to Tom E. Nelson, Jr., Trustee, recorded in Volume 1121, Page 403, Official Records, Williamson County, Texas.

4. Any portion of the subject property which may lie within the railroad.

5. Any portion of the herein described property which lies within the boundaries of a road or roadway.

6. Terms, provisions and conditions of unrecorded Farm Lease Agreement between BANK ONE, TEXAS, N.A., as Landlord, and Ross and Pat Stromberg, as Tenant.

7. Easement dated September 17, 1936, executed by Elof Gustafson and wife, Elsie Gustafson to Texas Power and Light Company recorded in Volume 282, Page 426, Deed Records, Williamson County, Texas.

8. Easement dated September 21, 1973, executed by Mrs. Elsie Gustafson to Jonah Water Supply Corp., recorded in Volume 581, Page 310, Deed Records, Williamson County, Texas. Said easement shall not exceed 15' in width.

9. Rights of parties in possession.

10. All those matters depicted on survey of the Property prepared by Roy D. Smith Surveyors, P.C. (Roy D. Smith, R.P.S. No. 4094) dated December 4, 1992, updated March 23, 1993.

(z:\users\putnam\closing\butto\exhibit.b)
March 29, 1993

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on
APR 6 1993
Claire Bizzell
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1993 APR -6 PM 1:24
Claire Bizzell
COUNTY CLERK

Unofficial Document

Property	Owner	Property Address	Tax Year		2022 Market Value
R020488	HUTTO ISD	101 CHRIS KELLEY BLVD, HUTTO, TX 78634	2022	CERTIFIED	$39,518,185

2022 GENERAL INFORMATION

Property Status	**Active**
Property Type	**C1**
Legal Description	**AW0225 AW0225 - Edwards, N. Sur., ACRES 76.135**
Neighborhood	**T14CS - Hutto School**
Account	**R-14-0225-0005**
Map Number	**3-4347**

2022 OWNER INFORMATION

Owner Name	**HUTTO ISD**
Owner ID	**O021647**
Exemptions	**Exempt Property**
Percent Ownership	**100%**
Mailing Address	**PO BOX 430 HUTTO, TX 78634-0430**
Agent	**-**

2022 VALUE INFORMATION

Improvement Homesite Value	**$0**
Improvement Non-Homesite Value	**$30,000,000**
Total Improvement Market Value	**$30,000,000**
Land Homesite Value	**$0**
Land Non-Homesite Value	**$9,518,185**
Land Agricultural Market Value	**$0**
Total Land Market Value	**$9,518,185**
Total Market Value	**$39,518,185**
Agricultural Use	**$0**
Timber Use	**$0**
Total Appraised Value	**$39,518,185**
Homestead Cap Loss	**-$0**
Total Assessed Value	**$39,518,185**

Print property informat

2022 ENTITIES & EXEMPTIONS

Special Exemptions **EX - Exempt Property**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		$0	$0	0	0
CHU- City of Hutto		$0	$0	0.536448	0
F00- Wmsn ESD #3		$0	$0	0.1	0
GWI- Williamson CO		$0	$0	0.400846	0
J02- EWC Higher Ed Center		$0	$0	0.04456	0
RFM- Wmsn CO FM/RD		$0	$0	0.04	0
SHU- Hutto ISD		$0	$0	1.4203	0
W09- Upper Brushy Creek WCID		$0	$0	0.0175	0
TOTALS				**2.559654**	

2022 IMPROVEMENTS

Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	**XV - Other Exemptions**	**No**	-	**$30,000,000**

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1998	-	$10,000,000	Details
2	Main Area	2008	-	$20,000,000	Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	$9,518,185	$0	$0	3,316,441 Sq. ft
TOTALS						**3,316,441 Sq. ft / 76.135000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	$30,000,000	$8,291,102	$38,291,102	$0	$0	$38,291,102	$0	$38,291,102
2020	$28,500,000	$7,876,546	$36,376,546	$0	$0	$36,376,546	$0	$36,376,546
2019	$30,000,000	$5,671,114	$35,671,114	$0	$0	$35,671,114	$0	$35,671,114
2018	$30,000,000	$5,521,874	$35,521,874	$0	$0	$35,521,874	$0	$35,521,874
2017	$30,000,000	$5,521,874	$35,521,874	$0	$0	$35,521,874	$0	$35,521,874

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/29/1993	BANK ONE TEXAS N A	HUTTO ISD	-	2281/451
2/9/2007	HUTTO ISD	CITY OF HUTTO	-	
2/2/1993	NELSON TOM E JR TRUSTEE	BANK ONE TEXAS N A	-	2259/323
	GUSTAFSON, ELSIE	NELSON TOM E JR TRUSTEE	-	1121/403

Full Extent | Previous Extent | Next Extent | Search... | Layers | Legend | Export | Print | Share | Map Query | Point Select | Line Measure | Point Markup | Street View | Client Info | Help

Tax Parcel (1)

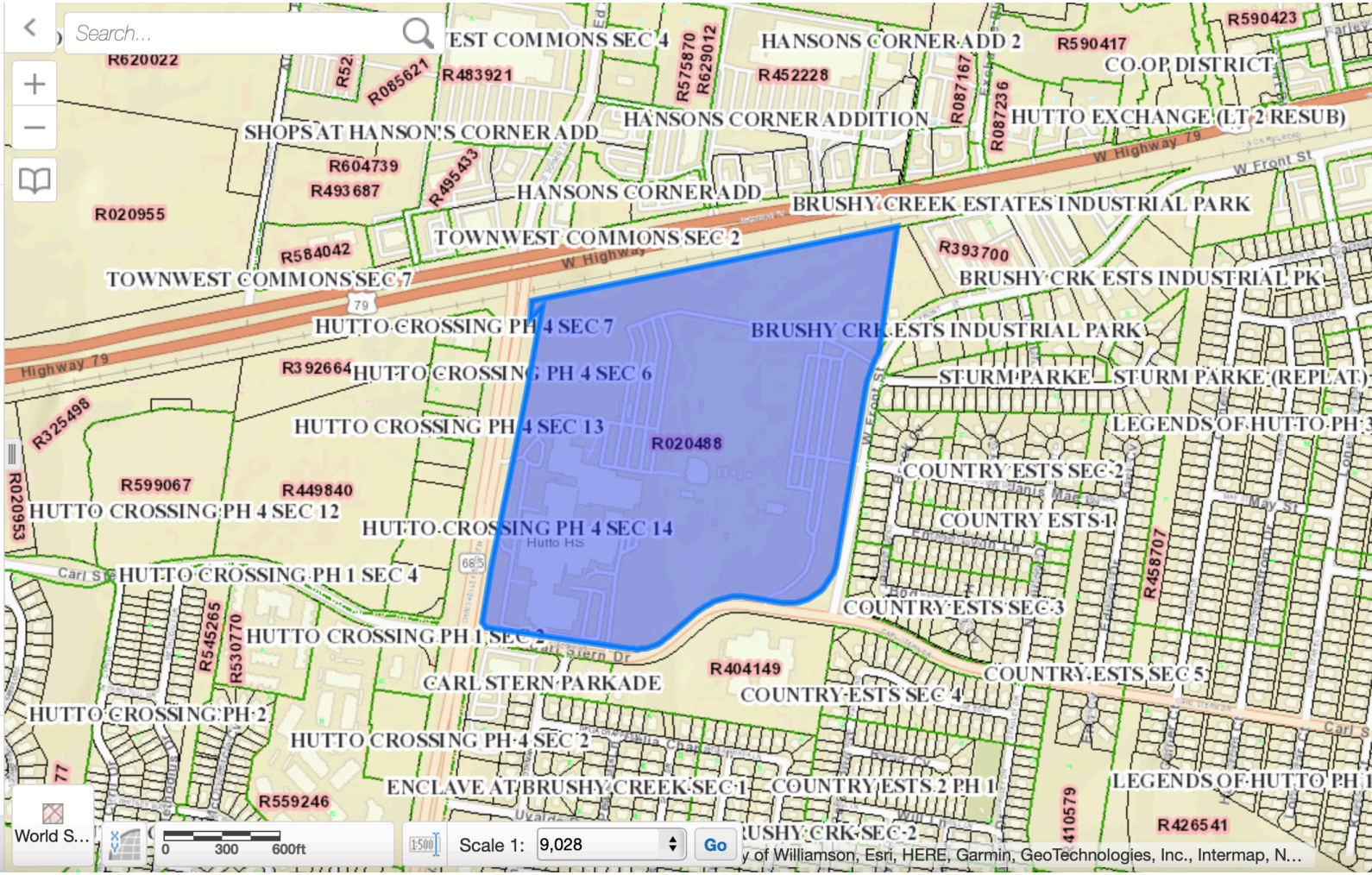
Tax Parcel: R020488

Owner:
HUTTO ISD
Site Address:
101 CHRIS KELLEY BLVD, HUTTO, TX 78634

Displaying 1 - 1 (Total: 1)

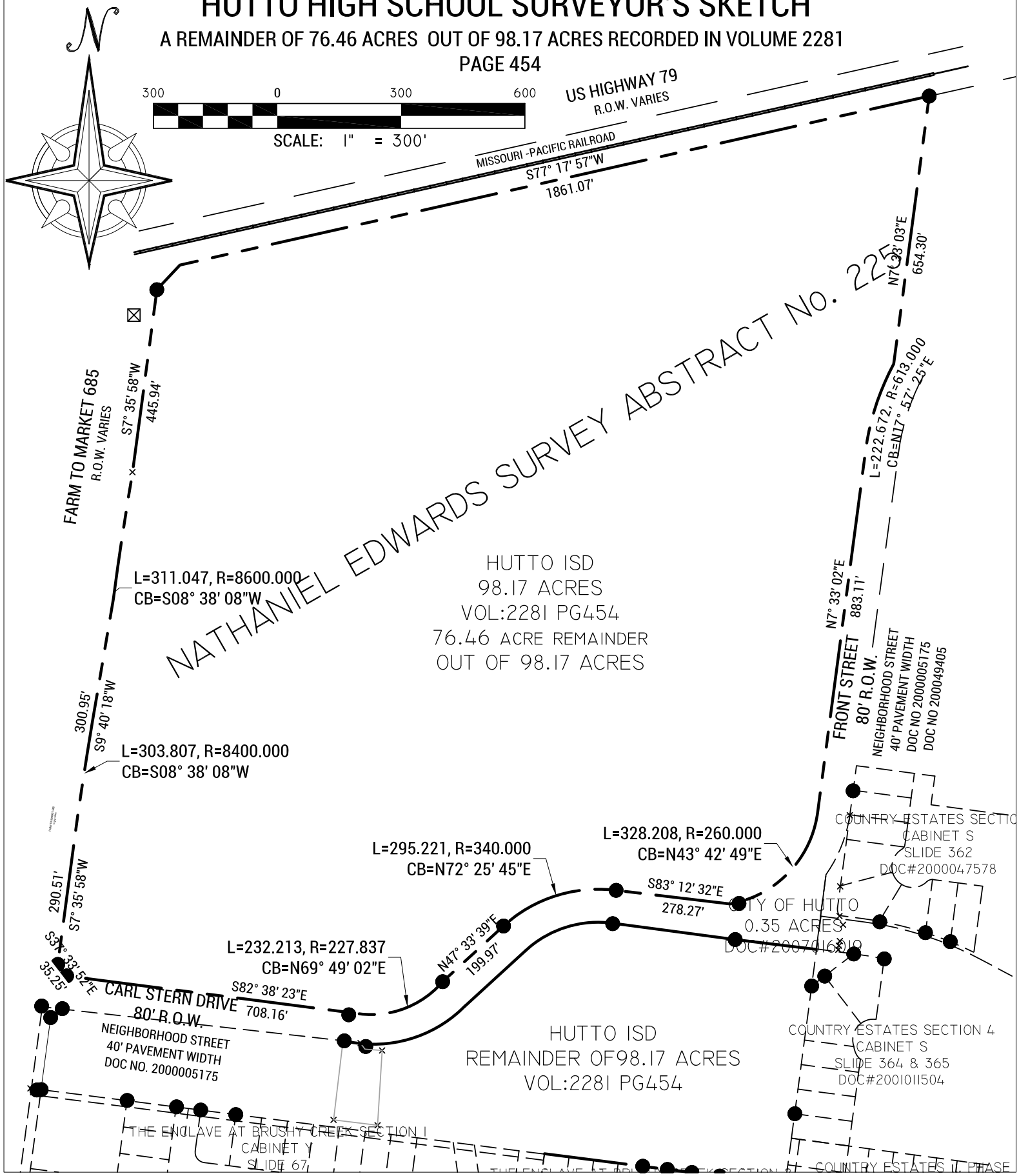
Page 1 of 1

Layers | Tax Parcel (1)



HUTTO HIGH SCHOOL SURVEYOR'S SKETCH

A REMAINDER OF 76.46 ACRES OUT OF 98.17 ACRES RECORDED IN VOLUME 2281 PAGE 454



LEGEND

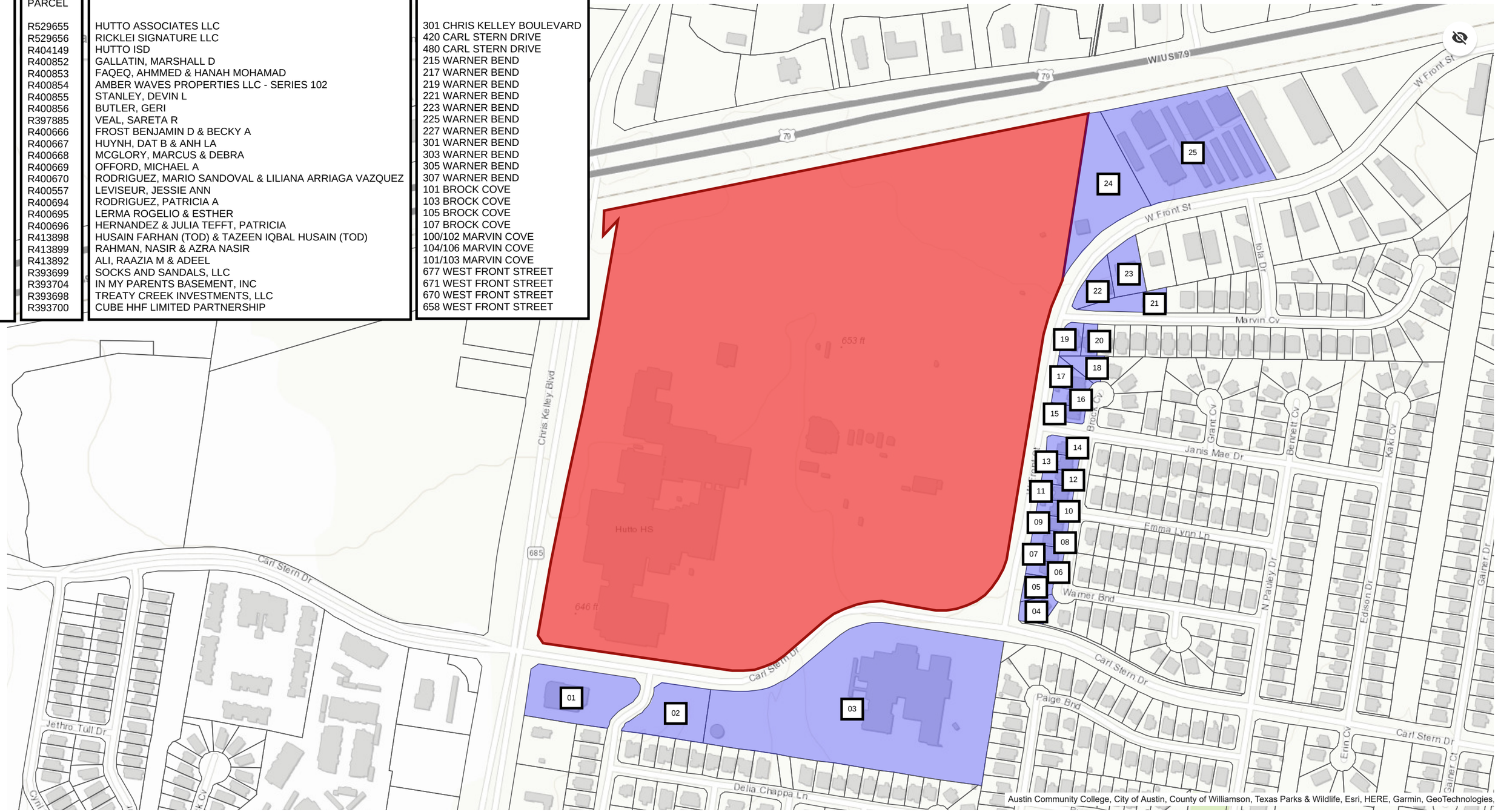
● ½" REBAR FOUND

⊠ TXDOT CONCRETE MONUMENT FOUND

THIS MAP REPRESENT A PARTIAL PRELIMINARY BOUNDARY SURVEY BASED ON LIMITED SURVEY INFORMATION AND RECORD DRAWINGS
THIS SKETCH IS NOT TO BE USED AS A PART OF ANY LEGAL DOCUMENT

GIL ENGINEERING
CONSULTING ENGINEERS - SURVEYORS - DESIGNERS
504 E. BRAKER LANE, AUSTIN TEXAS 78753
PHONE:(512) 835-4203
Texas Registered Engineering Firm F-1186
Texas Registered Surveying Firm 10022600

LOT	TAX PARCEL	OWNER	ADDRESS
01	R529655	HUTTO ASSOCIATES LLC	301 CHRIS KELLEY BOULEVARD
02	R529656	RICKLEI SIGNATURE LLC	420 CARL STERN DRIVE
03	R404149	HUTTO ISD	480 CARL STERN DRIVE
04	R400852	GALLATIN, MARSHALL D	215 WARNER BEND
05	R400853	FAQEQ, AHMMED & HANAH MOHAMAD	217 WARNER BEND
06	R400854	AMBER WAVES PROPERTIES LLC - SERIES 102	219 WARNER BEND
07	R400855	STANLEY, DEVIN L	221 WARNER BEND
08	R400856	BUTLER, GERI	223 WARNER BEND
09	R397885	VEAL, SARETA R	225 WARNER BEND
10	R400666	FROST BENJAMIN D & BECKY A	227 WARNER BEND
11	R400667	HUYNH, DAT B & ANH LA	301 WARNER BEND
12	R400668	MCGLORY, MARCUS & DEBRA	303 WARNER BEND
13	R400669	OFFORD, MICHAEL A	305 WARNER BEND
14	R400670	RODRIGUEZ, MARIO SANDOVAL & LILIANA ARRIAGA VAZQUEZ	307 WARNER BEND
15	R400557	LEVISEUR, JESSIE ANN	101 BROCK COVE
16	R400694	RODRIGUEZ, PATRICIA A	103 BROCK COVE
17	R400695	LERMA ROGELIO & ESTHER	105 BROCK COVE
18	R400696	HERNANDEZ & JULIA TEFFT, PATRICIA	107 BROCK COVE
19	R413898	HUSAIN FARHAN (TOD) & TAZEEN IQBAL HUSAIN (TOD)	100/102 MARVIN COVE
20	R413899	RAHMAN, NASIR & AZRA NASIR	104/106 MARVIN COVE
21	R413892	ALI, RAAZIA M & ADEEL	101/103 MARVIN COVE
22	R393699	SOCKS AND SANDALS, LLC	677 WEST FRONT STREET
23	R393704	IN MY PARENTS BASEMENT, INC	671 WEST FRONT STREET
24	R393698	TREATY CREEK INVESTMENTS, LLC	670 WEST FRONT STREET
25	R393700	CUBE HHF LIMITED PARTNERSHIP	658 WEST FRONT STREET



-97.565 30.542 Degrees

300ft

pfluger

September 28, 2022

City of Hutto
500 West Live Oak Street
Hutto, Texas 78634

Re: Hutto Independent School District Hutto H.S. Modernization Project

Attention Development Services Department,

This Letter of Intent describes the specific areas of the Unified Development Code (U.D.C.) that Pfluger Architects and Hutto Independent School District (H.I.S.D.) are deviating from as part of the current Hutto High School (Hutto H.S.) Modernization project. Each deviation is addressed separated and supported by back-up documentation over the following pages. In each case we have been guided by our collective desire to be good stewards of tax-payer dollars, choosing to divert funds back into the educational environment while we adhere to the "spirit" of the U.D.C. as fully as possible.

- **Exhibit A : Parking (10.405.9)**

  Previously the City of Hutto declared the stadium at Hutto H.S. to be an Assembly space. Per U.D.C. Section 10.405.9.1, such designation requires 1 parking space for every 5 seats, or 2,000 spaces in this particular case. Between Hutto H.S. and neighboring Nadine Johnson E.S., H.I.S.D. can provide up to 1,575 parking spaces, requiring us to add 425 spaces as part of our scope. As shown in Exhibit A, though the design is only three spaces short, there are several outstanding concerns that could necessitate a reduction in spaces and scope:

  - Cost estimates for the current layout are in development. If they return over budget, reductions will be required to complete the project.
  - The current layout is unnecessarily complex, resulting in a circuitous circulation path and a couple of choke points within the added parking. Resolving these issues will require an alignment of drives and a reduction of spaces.

  Despite the additions included in this scope of work, the campus is still 31 spaces short of the 2,000 required spaces. To compensate for this (and any future shortfalls), H.I.S.D. will direct overflow parking to a specific set of nearby campuses owned by the District and utilize a shuttle service to ferry visitors back and forth (see Exhibit A for more information). As an example, Farley M.S. and Ray E.S. (338 spaces) could be used for the communities south of US-79 and Hutto M.S. and Cottonwood Creek E.S. (334 spaces) for the communities north.

  There is historical and ongoing precedent for this approach. Each year, H.I.S.D. partners with the City of Hutto to help with events like the KOKEFest Musical Festival at The Park at Brushy Creek. For that specific event, Farley M.S. and Ray E.S., along with Hutto H.S. and E.W.C.H.E.C. depending on demand and availability, are used for overflow parking. Between four and twenty buses travel the 16-to-20-minute route over the course of the three-day event without any issue.

office 512.476.4040 | fax 512.476.4289
209 East Riverside Drive, Austin, Texas 78704
Austin | Corpus Christi | Dallas-Fort Worth | Houston | San Antonio
www.pflugerarchitects.com

- **Exhibit B: Architectural Style, Language, and Materials (10.406.6.2, 3, 4, 7)**

Exhibit B includes a copy of Texas House Bill (H.B.) 2439 which prohibits the regulation of building products, materials, and methods beyond what is permitted in a national code model within the last three years. Our reading and interpretation of the bill has produced the following assumptions:

- H.B. 2439 Section 3000.002.a.1 relieves us of any material requirements found in U.D.C. Section 10.406.6.7.
- H.B. 2439 Section 3000.002.a.2, specifically the use of the word "aesthetic", relieves us of the articulation and language requirements found in U.D.C. Sections 10.406.6.2, 10.406.6.3, and 10.406.6.4.

Having said this, our intent is to follow the language of the U.D.C. whenever possible.

- U.D.C. Section 10.406.6.2 requires buildings on a site to share a common, identifiable, complementary design or style. We intend to incorporate or adapt the existing language to all new building additions.
- U.D.C. Section 10.406.6.3 requires new building and changes to existing buildings to avoid a single, large dominant mass. Facing the adjacent public ways, the new additions devoted to the Dance, Theater, and C.T.E. programs are distinct elements, separated by significant changes in plane projection.
- U.D.C. Section 10.406.6.4 requires facades and walls to have a recognizable base and top. Each of our building additions facing the adjacent public ways have a masonry base that matches or reflects the existing structure. For the top, we've opted for metal panel that reflects the language of the Stadium and provides a more robust and reliable product than the existing E.I.F.S.
- U.D.C. Section 10.406.6.4.3 and 10.406.6.4.4 require walls more than 100 feet in length to have projections of 3% of the façade length that extend at least 20% of the façade length and multiple elements breaking up facades over 30 feet in length. We are not currently satisfying this requirement due to of our efforts to maximize public money. Structural grids and facades are in-plane to simplify construction and cost, and programs are stacked linearly due to the limited space in the areas we need to build, resulting in long lengths of consistent depth. Often these programs require limited or no windows at the ground plan to maximize educational space and minimize security risk. Changes in texture and pattern and the use of columns will be used whenever possible to create a human scale.
- U.D.C. Section 10.406.6.7 requires masonry to be used as the primary material, with corrugated metal used on no more than 25% of the area of the exterior walls of the building. We are compliant with this Section under the assumption the metal panel requirement considers both existing and new portions of the building.

- **Exhibit C: Mechanical Equipment Screening (10.406.6.8)**

Per U.D.C. Section 10.406.6.8, all rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Based on this language, we are assuming the following:

- This section only applies to units added as part of the modernization project – no screening will be

required of exiting units as part of this project.

- The intent of the section is to screen these new units from public ways

Given this, we are proposing to screen all new equipment potentially visible from Chris Kelley and US-79 using a system of metal panels and supports of a height equal to adjacent equipment. We are also proposing to exclude screening all new mechanical equipment that is hidden from these public ways by the mass of the building. This hidden equipment will only be visible by those on the East side of the building and will be consistent with architectural language previously established on the campus.

- **Exhibit D : Landscape (10.407.5.1.2, 10.407.5.2)**

Included in Exhibit D are a letter, plan, and calculations authored by our Landscape Architect that document how and why the project deviates from the requirements of the Sections listed above.

In summary, H.I.S.D. believes the screening requirements will create a security risk and will be difficult to fully accommodate based on the breadth of added parking and the limits of the site. Furthermore, these requirements will strain the District's financial resources both now (cost of construction) and in the future (maintenance). These points have been discussed with the City of Hutto and City Council in the past, leading to acceptable compromises that are honored in this proposal. The landscape provided has been reduced to 30% of the total amount required by the U.D.C. as agreed to in the planning of the parking lot addition at the H.I.S.D. Ninth Grade Center. Also included are the 100 caliper-inches of trees that were deferred to this project as part of the Memorial Stadium renovation per the request of City Council on July 7th, 2021.

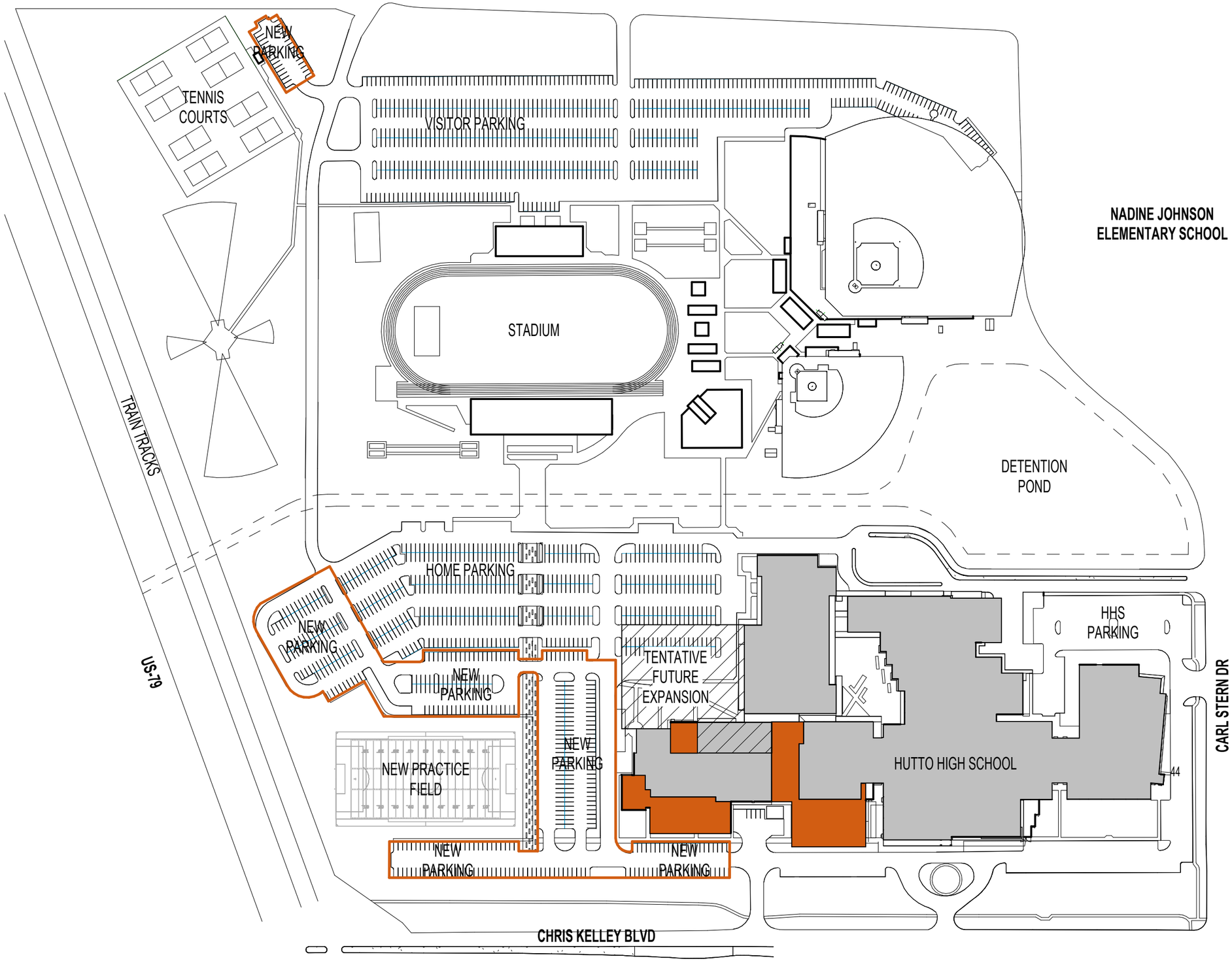
Sincerely,

Garrett Martin, AIA | Principal

pfluger

Exhibit A: Parking

(10.405.9)



NADINE JOHNSON ELEMENTARY SCHOOL

PARKING COUNT

EXISTING PARKING	1,350 SPACES
NEW PARKING	406 SPACES
TOTAL ON CAMPUS =	1,756 SPACES
NADINE OVERFLOW	213 SPACES
TOTAL=	1,969 SPACES

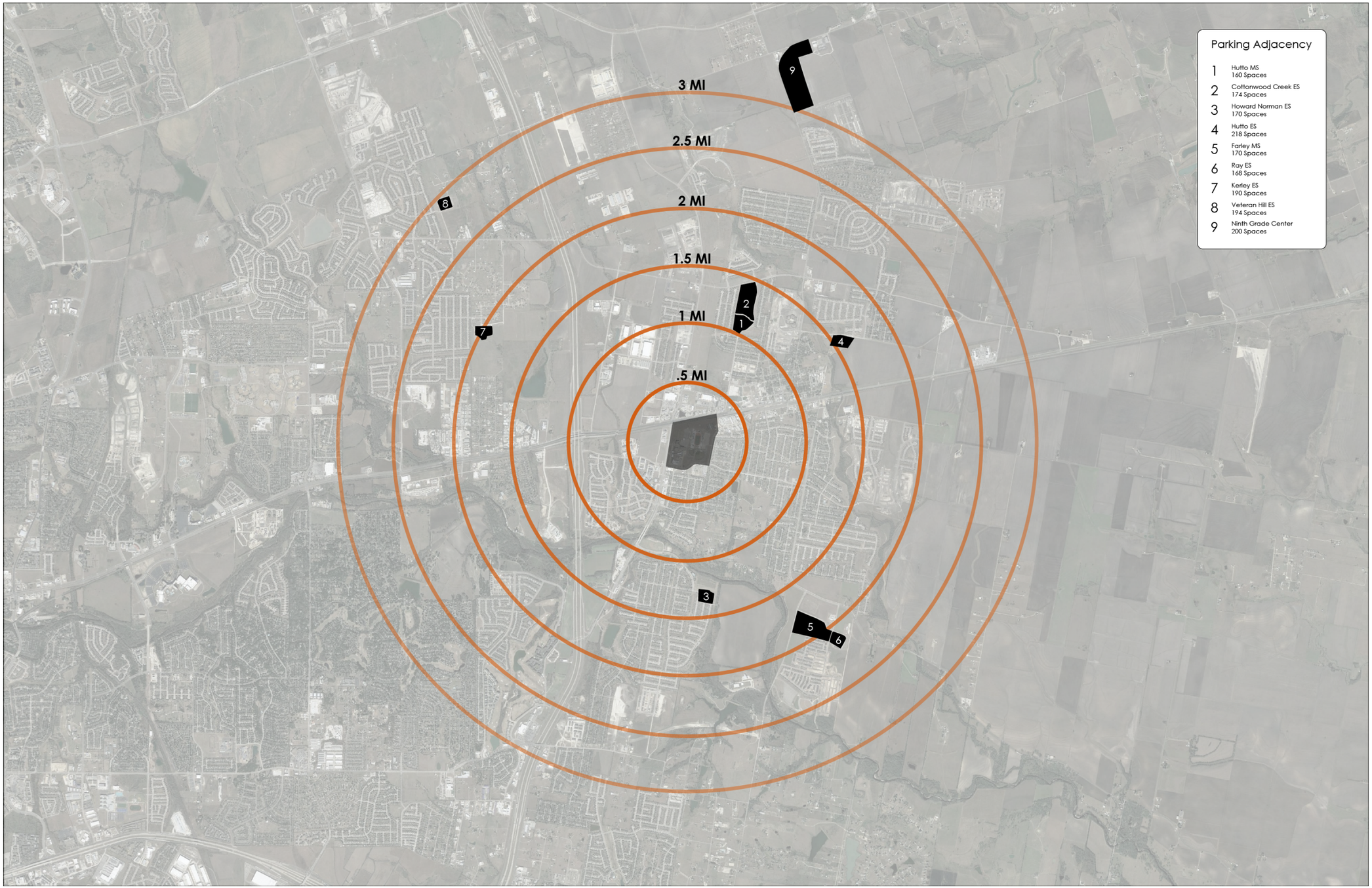
SPACES AVAILABLE FOR SHUTTLE FROM OTHER HISD CAMPUSES
REFER TO ATTACHED DISTRICT PROPERTY OVERFLOW PARKING DIAGRAM

- 2 MILES = 338 SPACES AVAILABLE AT FARLEY MS & RAY ES
- 1.5 MILES = 334 SPACES AVAILABLE AT HUTTO MS & COTTONWOOD CREEK ES

PROPOSAL EXCEEDS THE 2,000 TOTAL PARKING SPACES REQUIRED TO MEET THE 1:5 PARKING RATIO FOR THE STADIUM SEATING AS AGREED TO IN THE DECEMBER 2020 VARIANCE REQUEST.

- EXISTING BUILDING
- BUILDING ADDITIONS
- RENOVATION AREAS
- TENTATIVE FUTURE EXPANSION

PARKING



PARKING ADJACENCY

pfluger

Exhibit B: Architectural Style, Language, and Materials

(10.406.6.2, 10.406.6.3,

10.406.6.4, 10.406.6.7)

H.B. No. 2439

AN ACT

relating to certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 10, Government Code, is amended by adding Subtitle Z to read as follows:

SUBTITLE Z. MISCELLANEOUS PROVISIONS PROHIBITING CERTAIN GOVERNMENTAL ACTIONS

CHAPTER 3000. GOVERNMENTAL ACTION AFFECTING RESIDENTIAL AND COMMERCIAL CONSTRUCTION

Sec. 3000.001. DEFINITIONS. In this chapter:

(1) "National model code" has the meaning assigned by

Section 214.217, Local Government Code.

(2) "Governmental entity" has the meaning assigned by Section 2007.002.

Sec. 3000.002. CERTAIN REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS PROHIBITED. (a) Notwithstanding any other law and except as provided by Subsection (d), a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

(1) prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or

(2) establishes a standard for a building product,

material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

(b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with Subsection (a).

(c) This section does not apply to:

(1) a program established by a state agency that requires particular standards, incentives, or financing arrangements in order to comply with requirements of a state or federal funding source or housing program;

(2) a requirement for a building necessary to consider the building eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;

(3) an ordinance or other regulation that regulates outdoor lighting that is adopted for the purpose of reducing light pollution and that:

(A) is adopted by a governmental entity that is certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program; or

(B) applies to outdoor lighting within five miles of the boundary of a military base in which an active training program is conducted;

(4) an ordinance or order that:

(A) regulates outdoor lighting; and

(B) is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local

Government Code;

(5) a building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b), Local Government Code, if the municipality:

(A) is a certified local government under the National Historic Preservation Act (54 U.S.C. Section 300101 et seq.); or

(B) has an applicable landmark ordinance that meets the requirements under the certified local government program as determined by the Texas Historical Commission;

(6) a building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;

(7) a building located in an area designated as a historic district on the National Register of Historic Places;

(8) a building designated as a Recorded Texas Historic Landmark;

(9) a building designated as a State Archeological Landmark or State Antiquities Landmark;

(10) a building listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(11) a building located in a World Heritage Buffer Zone; and

(12) a building located in an area designated for development, restoration, or preservation in a main street city under the main street program established under Section 442.014.

(d) A municipality that is not a municipality described by Subsection (c)(5)(A) or (B) may adopt or enforce a regulation described by Subsection (a) that applies to a building located in a place or area designated on or after April 1, 2019, by the municipality for its historical, cultural, or architectural

importance and significance, if the municipality has the voluntary consent from the building owner.

(e) A rule, charter provision, ordinance, order, building code, or other regulation adopted by a governmental entity that conflicts with this section is void.

Sec. 3000.003. INJUNCTION. (a) The attorney general or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002.

(b) The court may grant appropriate relief.

(c) The attorney general may recover reasonable attorney's fees and costs incurred in bringing an action under this section.

(d) Sovereign and governmental immunity to suit is waived and abolished only to the extent necessary to enforce this chapter.

Sec. 3000.004. OTHER PROVISIONS NOT AFFECTED. This chapter does not affect provisions regarding the installation of a fire sprinkler protection system under Section 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health and Safety Code.

Sec. 3000.005. SEVERABILITY. If any provision of a rule, charter provision, ordinance, order, building code, or other regulation described by Section 3000.002(a) is held invalid under this chapter, the invalidity does not affect other provisions or applications of the rule, charter provision, ordinance, order, building code, or other regulation that can be given effect without the invalid provision or application, and to this end the provisions of the rule, charter provision, ordinance, order, building code, or other regulation are severable.

SECTION 2. This Act takes effect September 1, 2019.

President of the Senate

Speaker of the House

I certify that H.B. No. 2439 was passed by the House on April 30, 2019, by the following vote: Yeas 124, Nays 21, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2439 on May 23, 2019, by the following vote: Yeas 133, Nays 9, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2439 was passed by the Senate, with amendments, on May 19, 2019, by the following vote: Yeas 26, Nays 5.

Secretary of the Senate

APPROVED: _____

Date

_____

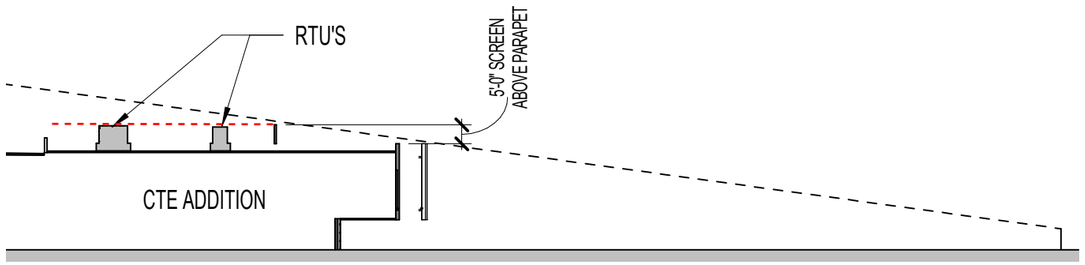
Governor

pfluger

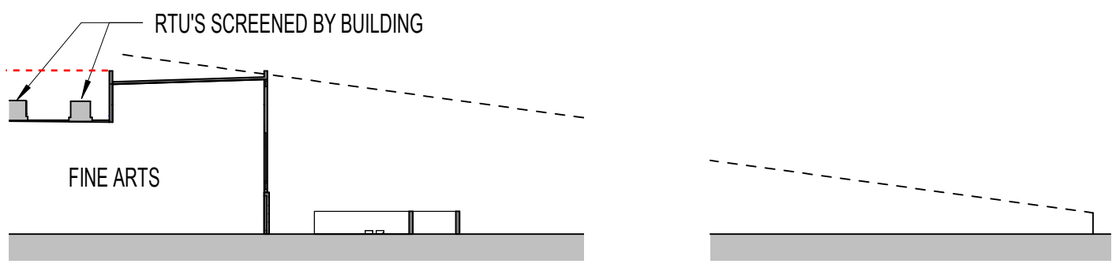
Exhibit C: Mechanical Equipment Screening

(10.406.6.8)

VIEW ANGLES FROM CHRIS KELLEY BLVD.



CTE 3
SCALE: 1" = 40'-0"



FINE ARTS 2
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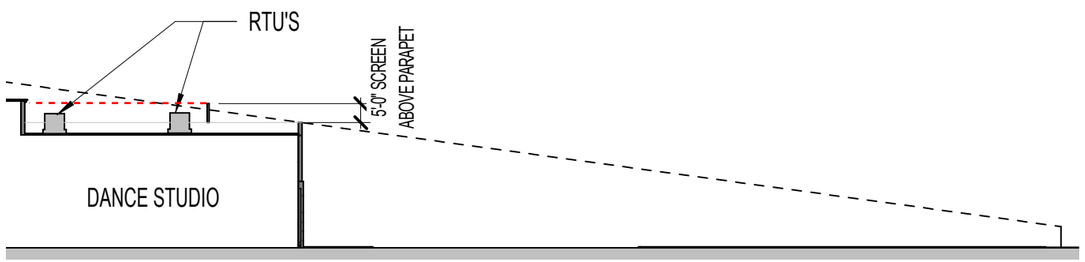
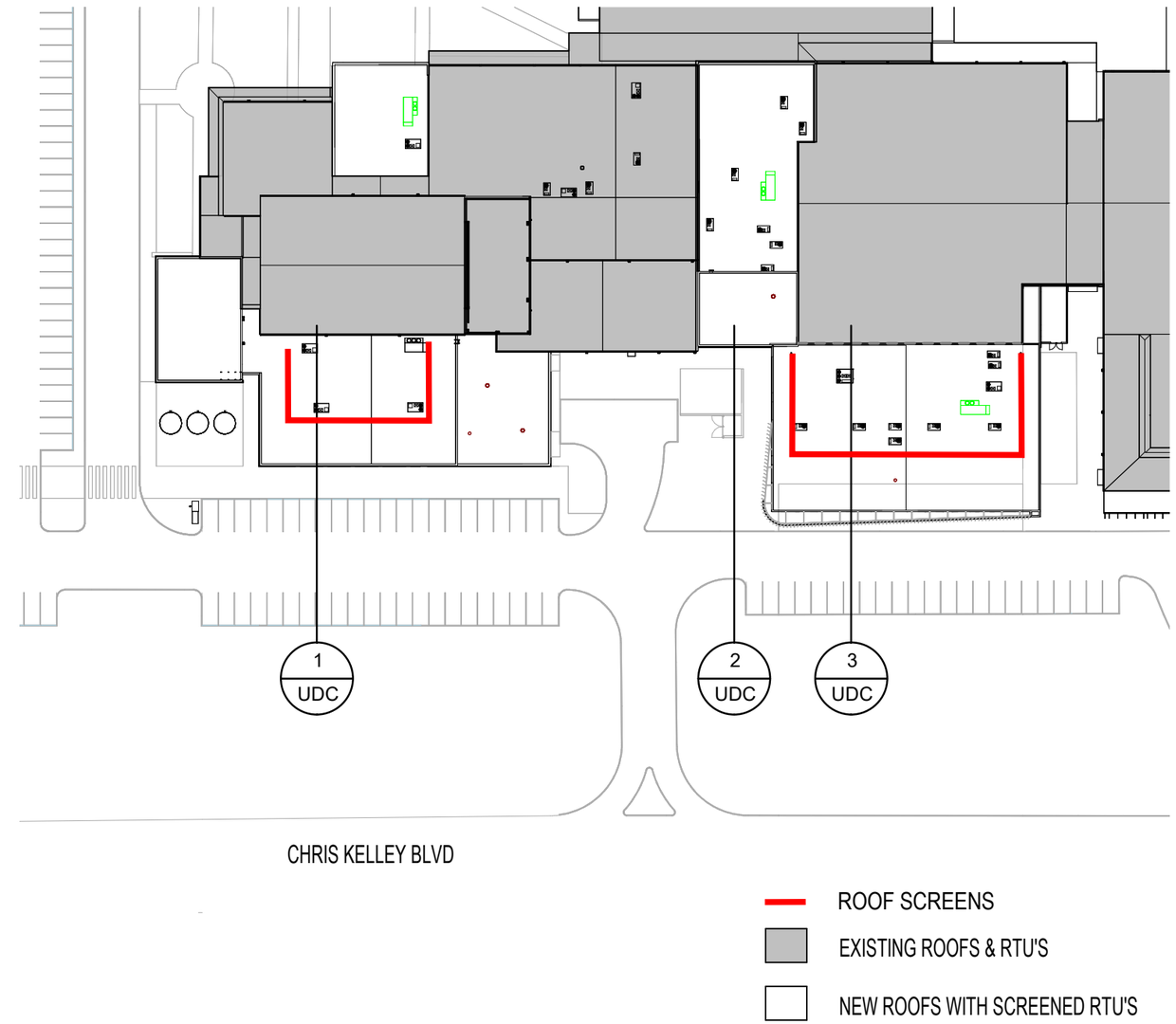


DANCE 1
SCALE: 1" = 40'-0"

---- DIAGRAM OF ROOF SCREEN HEIGHT DEMONSTATING COVERAGE ABOVE RTU'S

ROOF PLAN OF ADDITIONS



ROOF SCREENING

pfluger

Exhibit D: Landscape

(10.407.5.1.2, 10.407.5.2)

September 28, 2022

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

Re: Specific Use Permit

Project Name: Hutto High School Addition
Project Address: 101 FM 685, Hutto, Texas

To whom it may concern:

Per the City of Hutto Unified Landscape Code (UDC), the attached plans are submitted for review and approval under a *Specific Use Permit Request*. Due to site constraints including the Hutto Independent School District (the District) required parking spaces for the onsite High School Stadium and the health, safety, and welfare of the students, faculty and staff, the proposed landscape design provides the highest reasonably achievable level of landscape per the UDC. The proposed overall landscape plan, we believe, meets the general intent as outlined in the ordinance.

The following areas are currently identified as deficient due to the above-mentioned constraints:

10.407.5.1.2 Required landscaping-non-residential and 5+ household residential development

Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses. For every 500 square feet of landscaping required, or portion thereof, at least two (2) large tree and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for 1 (1) required large tree, not to exceed 50% of the required large trees.

10.407.5.2 Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- *Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.*
- *Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.*
- *Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.*
- *In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.*
- *Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.*
- *Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.*
- *Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.*
- *Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.*

- *Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.*

The nature of the site area being developed is a high school parking addition, additional stadium parking, and the performing arts facility parking lot addition and ancillary sport facility improvements. Therefore, the District has a large parking quantity requirement to meet the needs of district sporting events, regional sporting events, and performing arts functions for their operation. Based on this site constraint, the ability to provide the required tree requirements within the remaining un-incumbered site area is very limiting.

The District also has concerns in planting screening shrubs and landscape shrubs in parking areas due to safety. Shrubs can create hiding places that students or unwanted visitors can use to avoid being seen. Maintaining site visibility to prevent vehicular or pedestrian blind spots to reduce potential accidents and incidents is a key concern for this high school campus for the District.

In response to the parking site constraints and District safety concerns, we are proposing the following based on the deficient code sections above:

- A reduction in approximately 70% of the required large trees and landscape planting and no screen shrubs that are required within the project's limit of construction.
- Please refer to the Landscape Calculation Chart in the submitted landscape plans (LA.501) for specific areas noted as deficient.

Summary:

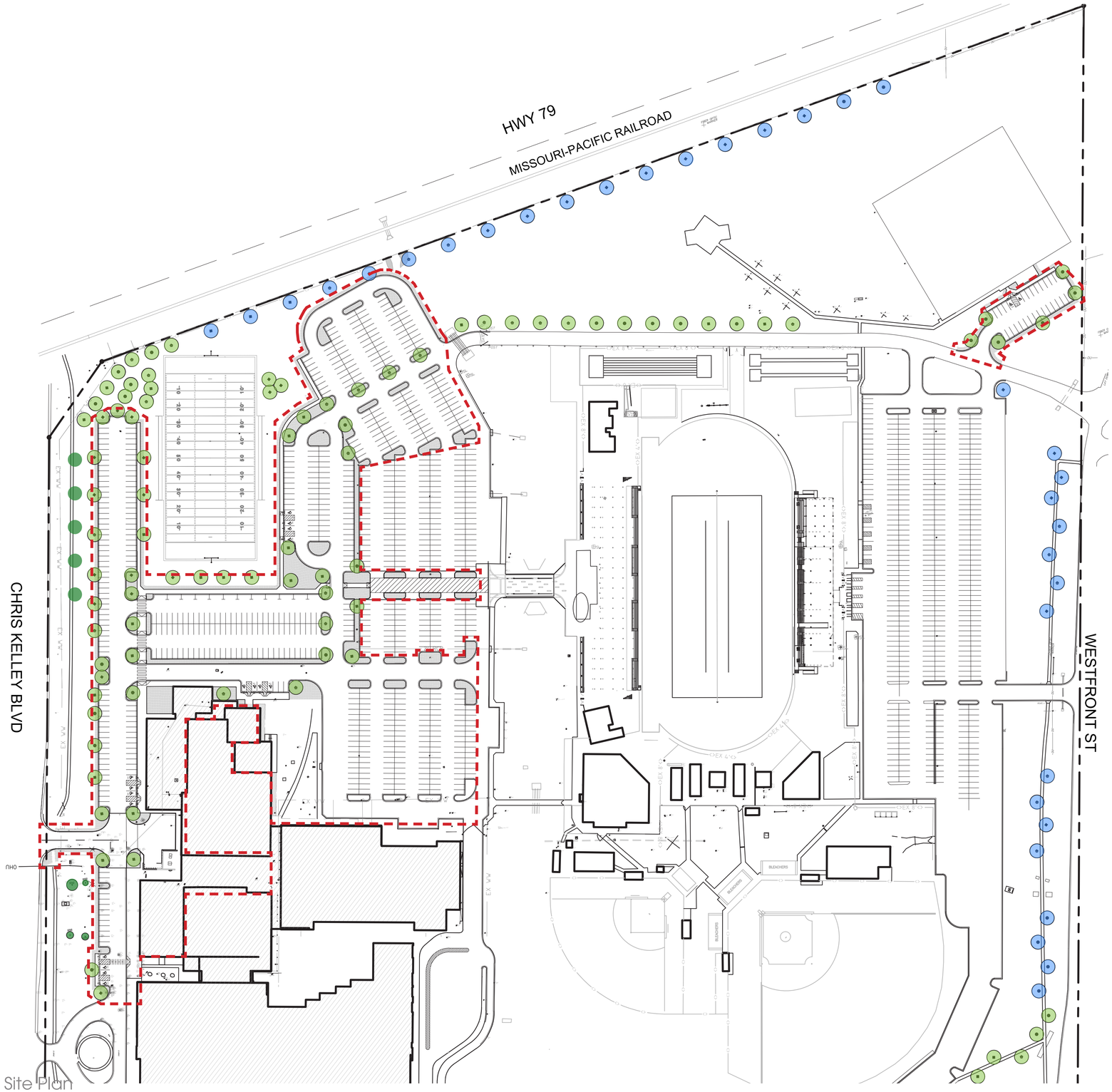
Therefore, based on the items presented, the District is requesting the proposed landscape plan for the Proposed Project to be accepted under a Specific Use Permit Landscape Proposal as we believe it meets the intent and spirit of the landscape ordinance.

Once you have had the opportunity to review, please feel free to contact **studio16:19, LLC** should you have any questions, comments, or require clarification to what is proposed. You may reach me via e-mail at **brent@studio1619.com** or by phone at **512.534.8680**.

Respectfully submitted,

studio16:19, LLC

Brent A. Baker, ASLA, CLARB
managing principal



Site Plan

LANDSCAPE CALCULATION CHART - HUTTO ISD_HS ADDITION

1	**LANDSCAPE AREA**	**Total**			**Required**		**30% of Required**		**Provided**
	Total Area in LOC	**498,951**	**SF**						
	15% of total area must be landscaped in insitutional and civic uses			*** 0.15**	**74,843**	**SF**	**22,453**	**SF**	**87,635**
	For every 500 sf of landscaping **required**, or portion thereof requires at Two (2) large trees			/500 * 2	**299**	**L. Tree**	**90**	**L. Tree**	**90**
	NOTE: Two (2) small ornamentals may be substituted for one (1) large tree; not to exceed 50% of the req. large trees					**-**	**X**	**Tree Credit**	*****
2	**BUFFERYARD**	**Total**			**Required**		**30% of Required**		**Provided**
	West Bufferyard (Chris Kelley Blvd.) - Next to PUD & Gateway Overlay District	***Although a PUD, SF-1 does not require bufferyard nex to B-2 (General Commercial Use)**							
3	**PARKING LOT LANDSCAPING**	**Total**			**Required**		**30% of Required**		**Provided**
	Interior Parking Lot Landscaping Interior landscape areas must consist of at least 7% of interior space of a parking lot	**507**	**STALLS**		**51**	**L. Tree**	**15**	**L. Tree**	**9***
	Landscape islands must be a min. of 9' wide and 18' deep One (1) landscape island every ten (10) consecutive parking spaces				***Too many trees pose a safety concern**				
4	**SCREENING**	**Total**			**Required**		**30% of Required**		**Provided**
	Parking Lot Screening Landscape Screening shall contain	2,223	**LF**						
	One (1) large tree per thirty (30) lf, or portion thereof, and a continuous hedge not less than 3ft ht			/ 30	**74**	**L. Tree**	**22**	**L. Tree**	**25**
	Shall be screened from **all abutting rights-of-way** by a cont. landscaped area not less than 10ft. deep				**YES**	**Shrubs**	**0***	**Shrubs**	**0**
					*** Shrubs pose a safety concern**				
5	**ADDITIONAL CITY REQUIREMENTS**	**Required**					**Required**		**Provided**
	Additional 100 cal. Inches Agreement with city to install 100" caliper inches after stadium project was complete (3" cal. Trees)	100	IN.	/ 3			**34**	**Trees**	**34**

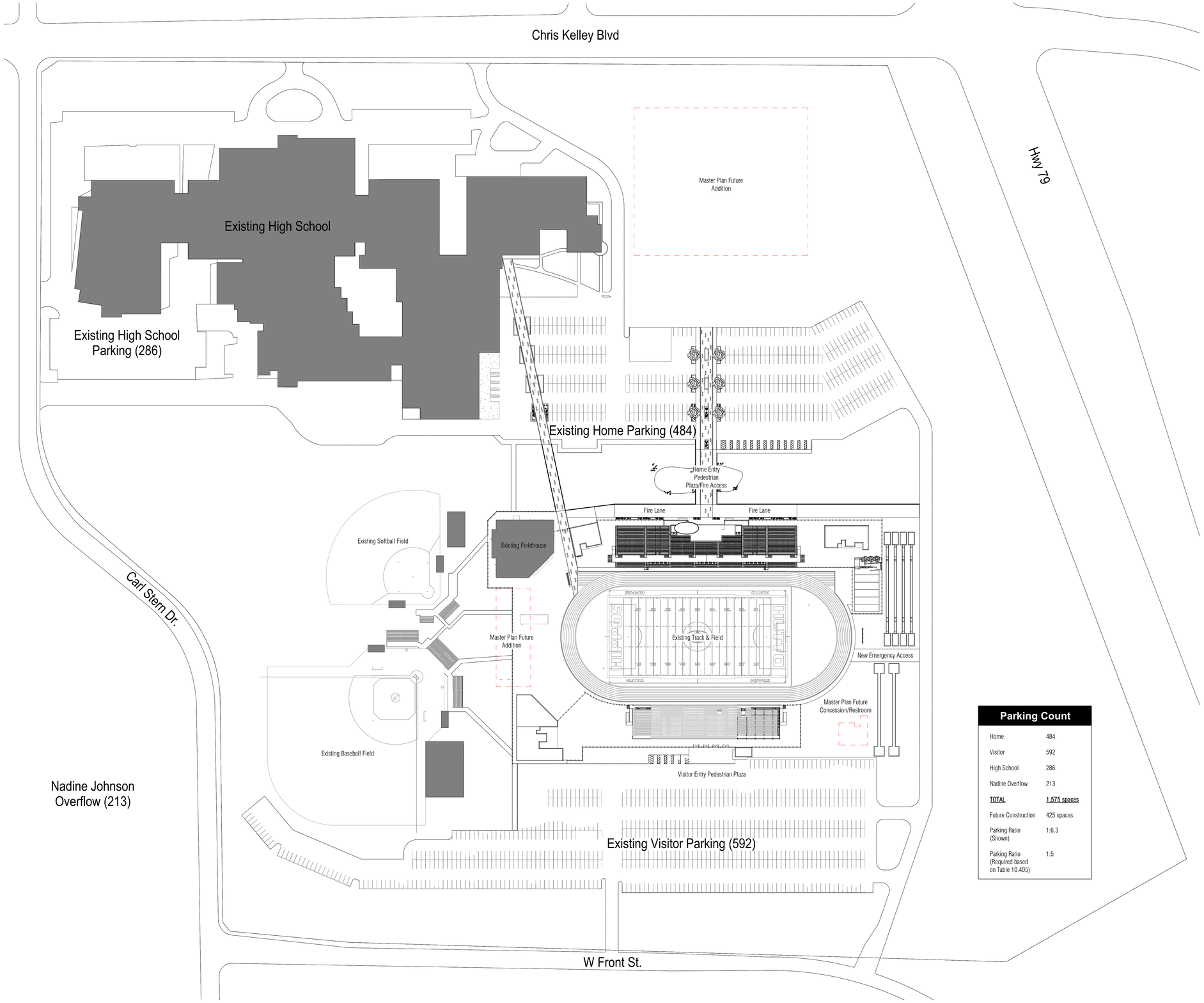
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	DESCRIPTION
	31	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL	10`-12`H, 4`-5' W
	32	MONTEREY OAK QUERCUS POLYMORPHA 'MONTEREY'	65 GAL	3" CAL	10`-12`H, 4`-5' W
	32	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	65 GAL	3" CAL	10`-12`H, 4`-5' W
	30	TEXAS RED OAK QUERCUS TEXANA	65 GAL	3" CAL	10`-12`H, 4`-5' W
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	DESCRIPTION	
NOT SHOWN	ALL DISTURBED AREAS	BERMUDA GRASS CYNODON SP.	HYDRO SEED	PER TNLA STANDARDS & SPECS	
	61,758 SF	BERMUDA GRASS CYNODON SP.	SOLID SOD	PER TNLA STANDARDS & SPECS	

LEGEND

- ADDITIONAL 100" CAL (STADIUM TREES)
- PROPOSED TREES
- EXISTING CREDIT TREES
- LIMITS OF CONSTRUCTION

Disclaimer:
This document represents design progress and its provision, either electronic or hard copy, is to communicate design intent only. Original and published work may not be duplicated, used, or disclosed without the written consent of Studio16:19.



Parking Count	
Home	484
Visitor	592
High School	286
Nadine Overflow	213
TOTAL	1,575 spaces
Future Construction	425 spaces
Parking Ratio (Shown)	1:6.3
Parking Ratio (Required based on Table 10.405)	1:5

TRUE NORTH

1 SITE PLAN - Exhibit 'A'
SCALE: 1" = 80'-0"

HUTTO INDEPENDENT SCHOOL DISTRICT

Modernizations and Improvements to Hutto Memorial Stadium

HUTTO, TEXAS

VLK|ARCHITECTS

4-8-2021

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

RESOLUTION NO. R- 2019-02-21-10B

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF HUTTO, TEXAS, A TEXAS AND HUTTO INDEPENDENT SCHOOL DISTRICT TO ESTABLISH LAND DEVELOPMENT STANDARDS AND PROCEDURES FOR CONSTRUCTION OF FACILITIES.

WHEREAS, Section 212.902 of the TEX. LOC. GOV'T CODE authorizes a school district and a municipality to enter into an agreement with the board of trustees of the school district to establish review fees, review periods, and land development standards ordinances and to provide alternative water pollution control methodologies for school buildings constructed by the school district; and;

WHEREAS, the City of Hutto and Hutto Independent School District have agreed to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

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

That the City Council of the City of Hutto authorizes the Interlocal Agreement between the City of Hutto and Hutto Independent School District

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **February 2019.**

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTESTED:

Lisa L. Brown, City Secretary

INTERLOCAL AGREEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

This Interlocal Agreement (this "agreement") is entered into effective as set forth below, by and between the City of Hutto (the "City"), a home rule municipality organized and existing under and in accordance with Texas law, and the Hutto Independent School District (the "District), an independent school district organized and existing under and in accordance with Texas Law.

WITNESSETH:

WHEREAS, the City through its ordinances and regulations maintains land use controls and site development regulations for the protection of the public health, safety and welfare of its citizens;

WHEREAS, the District is an independent political subdivision of the State of Texas charged with the public education of children within its boundaries, which has its own funding source and elected governing body separate from the City;

WHEREAS, a portion of the boundaries of the District lie within the corporate limits and extraterritorial jurisdiction of the City;

WHEREAS, the District must meet certain construction standards and occupancy deadlines due to state mandated educational facility requirements and public fiduciary obligations regardless if any portion of the boundaries of the district lie within the limits and extraterritorial jurisdiction of the City;

WHEREAS, the City and the District desire to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE; in consideration of the mutual covenants contained herein and pursuant to Section 212.902 of the Texas Local Government Code, the City and the District hereby agree that the future development, construction, and expansion of education facilities of the District within the corporate limits and extraterritorial jurisdiction of the City shall be in accordance with objectives, standards, and procedures set forth in this Agreement.

GOALS/PURPOSE

1. Establish consistent land development standards
2. Establish consistent review procedures and review periods for educational facilities constructed by the District within the City's corporate limits or extraterritorial jurisdiction, as applicable and appropriate.
3. Provide cost-effective educational facilities as well as provide safety to the citizens and children of the District and the City.
4. To the greatest extent possible minimize site review fees and review periods.
5. Establish regular effective communication and maintain a cooperative working relationship with the goal of enhancing public education

The District acknowledges its legal obligation to comply with all applicable state, local and federal regulations relating to land development and construction.

SITE SELECTION PROCESS

- Development standards should be a guideline for the selection and/or designation of land as a site for an educational facility to be built.
- The District agrees to formally meet with the City and regularly communicate to discuss applicable site selection and development issues prior to the District finalizing property acquisition. More importantly, the District and the City will work jointly to make the site and/or expansion of a proposed educational facility operationally safe and cost effective.
- To the extent feasible, the District and the City will identify potential future school sites as part of prudent, long range planning, as has been a recent practice, as the City discusses development projects or accepts development applications from owners or developers of land in the immediate vicinity of an identified potential school needs, the City will request that the owner or developer meet with representatives of the District to discuss development plans with the hopes of locking in school site set-asides.

PREDEVELOPMENT, DEVELOPMENT AND BUILDING PERMIT PROCEDURES

Predevelopment Meeting. Representatives of the District and the City, including any professionals engaged by either party, or their designees, shall meet at least 60 days prior to the submittal of any development permit application by the District. Consideration should be given to various development issues, including:

a) driveway locations
b) school zone limits
c) potential deviations from the standards of development ordinances and rules
d) potential off-site improvements required and responsibilities to provide such improvements
e) processing concurrent applications, as applicable, to reduce development processing timeframes.

Once the City and the District agree on development codes that are applicable to a particular permit application during the predevelopment meeting, the development issues shall be put in written form and submitted as part of the District's development applications so that the District develops the site in accordance with the development codes discussed at the predevelopment meeting.

The District will provide a schematic plan of the site to the City at the predevelopment meeting. The schematic plan will be reviewed to allow discussions on the layout and articulation of the project. It is anticipated that the City will recommend school site zoning that is residential and then under the provisions of the Specific Use Permit (SUP) process, zoning and uses of a school site can be tailored to support the educational mission of the district. It is the intent of the City to provide flexibility through the SUP process.

Platting. The District should comply with the City's Subdivision Ordinance unless reasonable deviations are considered and approval is provided by the City in writing. The City should notify the District within 10 working days of submittal and indicate any application's deficiencies. The City agrees to review all subdivision applications within 10 working days.

After the District's receipt of written comments from the City, the District shall submit written responses to the City's comments within 15 working days of receipt. In the event all such comments indicate that additional matters remain unresolved, the City Manager and HISD Superintendent, or their representatives, shall meet to resolve the remaining issues preventing approval.

A Preliminary Plat and Final Plat approval must be obtained prior to issuance of a site plan and Certificate of Occupancy by both the City and the ESD#3. However, the District reserves the right to request a temporary certificate of occupancy in accordance with City ordinances and ESD requirements to both the City and ESD#3 for approval.

Building and Site Development Permits. The District shall obtain a Site Development Permit and a Building Permit, as applicable, from the City prior to commencement of construction.

Fees. Utility impact fees for city water and wastewater are not permissible in the law with respect to public school site development and therefore these are waived as per the City Ordinance process. Other utility fees and other Development fees will be paid, as applicable.

Annexation. The property will be annexed within 120 days of ownership or a minimum of 60 days prior to the first permit application through contiguity of property or through continuity of development agreements, as applicable.

Traffic Impact Analysis (TIA). In the event the District acquires a site and such site is not part of a subdivision (existing or planned) for which a TIA has already been approved, or the approved TIA does not include traffic generated by the educational facility proposed to be located at such site, then the District recognizes it shall be required to prepare a TIA to accompany the development and be responsible for traffic improvement costs, as applicable.

The TIA will determine boundary and off-site transportation improvements needed as a result of projected traffic to be generated by all proposed facilities on a total site area under the control of the District. If more than one school and/or if a site is to be multi-phased, all associated facilities will be reflected in the TIA. However, a phasing plan for the construction of educational facilities will be proposed by the District which will be considered in the TIA and affect transportation improvements phasing as determined by the District's traffic consultant.

The district's registered professional engineer and the City will meet to determine the geographic area to be included and will include the following:

- Trips to be generated by the proposed development

- Assignment of such trips to the road network analyzed
- The capacity of affected roadways before and after the proposed development
- Specific recommendations for roadway improvements and traffic control modifications needed to mitigate the traffic from the proposed development
- The project's proportionate share of improvements and modifications.

In the event the District is responsible for 100 percent of the proportionate share of the improvements and modifications described in the TIA approved as set forth above, the District will install all improvements and make necessary public dedications as recommended by the approved TIA. In the event that the District's proportionate share of improvements does not cover all referenced improvements and modifications, the City and District shall meet to discuss possible solutions, including construction of the required improvements by a third-party developer. In no event shall the District be responsible for installing more roadway improvements than are required.

With respect to right of way dedication, the Board of Trustees of the District may not give public school property away. It must either be sold via formal appraisal and competitive bidding post a resolution to do so and/or justification of a dedication of right of way must be clearly articulated so as to avoid legal jeopardy of a gift of public funds. The District will work with the City in good faith to provide the necessary justification to avoid having the City pay for Right of Way dedication.

Utilities. The District or developer will be responsible for extending utilities, if such extension is necessary, to serve any new educational facilities developed. Wherever and whenever possible, the District wants to avoid reimbursement situations. Construction funds are finite and if the district must bear any portion of a utility infrastructure, the District prefer that it is the actual cost of the District's portion of a utility extension if there are other end-users and developers involved.

However, where this may not be possible and if the District extends utilities, the District shall be reimbursed the proportionate amount of any connections by any third parties made on such extension of impact fee eligible lines. This will need to be memorized in a separate agreement with the Developer.

If District extends utilities and the City desires to oversize such utilities, then the construction cost shall be shared proportionately by the District and the City.

Sidewalks. The District shall install six foot wide concrete sidewalks along all arterial streets and five foot wide concrete sidewalks along collector or local streets that are on-site sidewalks on the District's property or within the right-of-way immediately abutting the District's property and run generally parallel and adjacent to the public road frontage. The sidewalks shall be built according to City standards.

Improvements within the City Right of Way (ROW). The City may administratively approve any improvements within City ROW required for school and related facility construction.

School Traffic Control Plan. To the extent reasonably discernable at the time the TIA is approved, the District will submit plan details of District's ingress/egress, pedestrian pathways, off-site sidewalks and traffic control plan in conjunction with the site plan review process. The District shall submit Traffic Control Plan as well as the information required in City Ordinance 22.03.034. and will comply with the City's School Zone Ordinance.

Masonry/Facade Requirements.. The City will review, through the Specific Use Permit process architectural design review to allow for flexibility on the school site.

Parking Needs. The City will review plans for compliance with off-street parking requirements, however the Specific Use Permit can allow for flexibility in terms of parking requirements. The City will work with the District with assessing parking needs and providing for off-street parking.

Inspections. The City can provide inspections, or alternatively will accept third party inspections that will be submitted to the City for the building permit record file and in compliance with City adopted Codes. The City will conduct inspections for all improvements to City's Right-of-way.

In lieu of the City performing full building inspections, the City will accept sealed engineer's and architect's letters certifying compliance with the approved building inspections. The District may use the City or an independent certified inspection company. In no event shall the City be responsible for defects from the approved plans that might normally be discovered during the normal course of full inspections had the City otherwise performed such inspections instead of a certified inspection company. However, the District will submit their inspection reports for inclusion in the City's School Building Permit Record File.

Fire inspections in the building and compliance process will be handled by ESD #3, as applicable.

Minor Revisions to Approved Development Plan Prior to or During Construction. The District may submit to the City minor revisions, as applicable, to an approved development plan prior to or during construction.

Fiscal Surety. In the event the District constructs or intends to construct any street, drainage, or utility lines or facilities which are to be dedicated or conveyed to the City for ownership and operation (a "Public Improvement"), the District shall not be required to post any escrow, letter of credit, bond or other form of financial guarantee so long as the District otherwise delivers to the City a letter of agreement from the Superintendent in a form agreeable to the City agreeing on behalf of the District to construct such Public Improvements. The District shall construct all improvements required by City ordinance and TIA as a condition of approval of a Site Plan, Building Permit, or recordation of Final Plat, as applicable. In the event such Public Improvements are constructed by any individual.

The District will provide the standard two year warranty/maintenance bond (part of construction warranty and bond requirements the District will have in place in regards to its Construction Manager.) as required by City Ordinance.

LANDSCAPING

City Landscape Regulations. Because the District has specific requirements for security at its educational facilities and since the District provides adequate landscaping and tree protection for its educational facilities, the City will provide a review of plans for compliance with the City's landscape and tree ordinance pertaining to interior landscaping that can be approved and modified through the SUP process. The District will submit for review all landscaping within the City's rights of way.

LANDSCAPE PLANTING GUIDELINES

- Preserve existing trees where practical, as determined by the District.
- Plant material is hardy to the area climate and local soils.
- Plant material is to be low in water requirements
- All planting beds and tree pits are to be mulched with shredded wood or decomposed granite to retain soil moisture and reduce weed growth

- Do not plant shrubs at building entrances and parking areas for security reasons.
- Stake trees to prevent wind damage.
- Use plant materials and trees native or adapted to the area. (the District has a set of landscaping standards based on urban forestry planning for Central Texas to include a variety of practical specimens that we can include as an attachment)
- Plant trees a minimum of 2-1/2" caliper in size
- Provide a watering ring around each tree pit.
- Plant all trees in native soil amended only with compost.

SPRINKLER IRRIGATION

- Irrigate play and athletic fields and high traffic areas, as determined by the District.
- Irrigation system will be operated with an automatic controller capable of multiple programs and start times.
- Irrigation system will have a "rain and freeze" detection switch.
- Adjustable flow controls will be used in areas of high pressure.
- Backflow prevention as per local codes will be installed.
- Sprinkler heads will be nozzled to produce minimal overspray and runoff.
- Turf will be sectioned separately from shrub and bed areas. Check valves will be used to prevent low head drainage.

LIGHTING, SIGNS, CONSTRUCTION/CONCRETE POURS, DAMAGE TO PUBLIC FACILITIES

Facility Lighting. Exterior lighting of any educational facilities of the District shall be directed away from existing residential uses and public streets to the extent reasonably practical. Any outdoor competition facilities of the District, including, but not limited to, football, baseball or soccer stadiums, which provide public seating shall be reviewed for lighting requirements set forth in the City's Codes and Ordinances, and will not be unreasonably withheld by the City. Residential uses shall include existing and any planned uses for future residential use.

Sign Permits. A sign that will be included within a new educational facility site shall be reviewed by the City and shall require a separate sign permit to be applied for or issued to ensure signs are placed safety, particularly if it includes an electronic reader board, and one that might obstruct visual clearance. Small signs on the building or small directional signs may be exempted.

Construction/Concrete Pours. The District shall not be exempt from any regulation or ordinance regarding the time or day that construction is undertaken and/or concrete/or similar material is poured, laid or constructed at any construction site. In the event the District proposes to undertake "early" morning concrete pours, it will first obtain specific approval from the City Manager through the applicable permit. If such approval is obtained, the District will post a temporary sign or signs on the District's property in the best location to notify the citizens of the surrounding area of such pours and shall take all reasonable precautions to assure that such activities will minimize any nuisance(s) to any of the adjacent residents.

Damage to Public Facilities. Any utilities, curbs, pavement, sidewalks, structures, or any public facility, etc., on City property or public ROW within City limits that are damaged or removed during construction shall be repaired or replaced by the District at no cost to the City.

CITY OF HUTTO

By: _____

Name: Odis Jones, City Manager_____

Date: _____

HUTTO INDEPENDENT SCHOOL DISTRICT

By: _____

Name: Celina Estrada-Thomas, Superintendent

Date: _____

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

PLANNING & ZONING COMMISSION ON:	**NOVEMBER 1, 2022**
CITY COUNCIL ON:	**NOVEMBER 17, 2022**
MEETING LOCATION:	**500 W. Live Oak Street – City Hall**
MEETING TIMES:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as 573 Chris Kelley Boulevard (Hutto High School), to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8).

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php*. You may also do one of the following before the meeting date:

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

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

==========

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as 573 Chris Kelley Boulevard (Hutto High School), to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8).

Name: 21044 SHERMAN WAY LLC, STEVE MCCOY MANAGING MEMBER

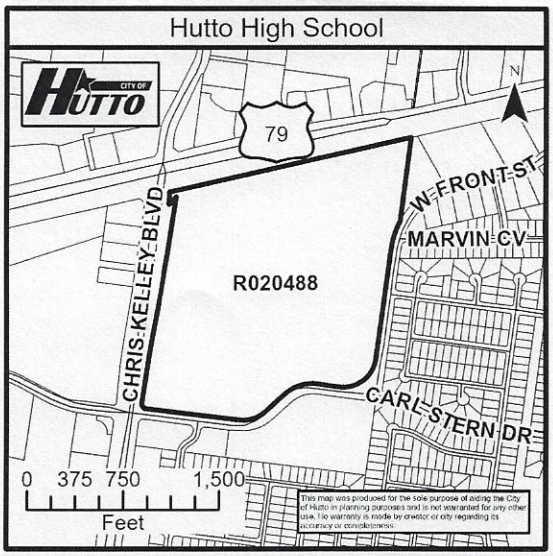
Address: 560 US-79

☑ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT
4.3.

To:	Planning and Zoning Commission
Subject:	Conduct a Public Hearing and consider the adoption of an Ordinance amending Sections 10.609.4.1, Land Dedication, 10.609.5.3, Fee instead of Parkland Dedication, 10.609.6.2, Usability, and 10.609.6.5, Access, of the Hutto Unified Development Code to update the minimum standards and fees related to parkland and open space dedication requirements. (Jeff White)
Meeting:	Tuesday, December 6, 2022
Department:	Development Services
Staff Contact:	Jeff White

BACKGROUND INFORMATION:

Section 10.609 of the Hutto Unified Development Code outlines the Parkland dedication requirements. It allows Hutto to mandate the payment of a fee to be used to acquire land and/or develop park facilities or the dedication of land for a park. The Parks and Recreation Department and Parks Advisory Board set out to update the requirements for parkland dedication as a response to Hutto's rapid growth of residential communities and increases in land prices. The goal is to create opportunities to enhance our park system and better serve Hutto's growing population.

SUMMARY OF REQUEST:

Parks and Recreation staff presented this item at the September 6, 2022 Planning and Zoning meeting. See below for major changes.

10.609.5.1 Land eligibility for proposed parkland
In addition to the requirements of Section 10.609.4, the following subsections provide the criteria by which the Parks and Recreation Department and Parks Advisory Board will determine acceptance of a Park Dedication Plan. The following is broken into two categories to determine land eligibility. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet Parkland Dedication requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision in acceptance as provided for in the Parkland Dedication

Plan in accordance with the criteria below:

Accepted conditionally
• Detention ponds, retention ponds, and drainage ways.
• Private community and amenity centers.
• Golf courses, country clubs, and similar facilities

Never accepted

• Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.
• Wetlands that are saturated for greater than 25% of the year, swamps, and boggy lands.
• Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than 100 feet wide, tree lawns, and areas following development perimeter walls.
• Land used for mining or oil or gas wells.

10.609.5.3 Usability
Proposed parkland shall be located outside the 100-year flood plain and be outside of wetlands subject to Federal or State regulatory jurisdiction unless approved in
the Parkland Dedication Plan.

10.609.5.8 Improvements by park site
The subdivider or developer must install public improvements next to the parkland including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges. All bridges must be approved by the Public Works Department. Parkland shall have access to water, sanitary sewer, storm sewer, and electrical services unless otherwise provided for in the Parkland Dedication Plan. The subdivider or developer must provide convenient pedestrian and vehicular access to parks and open space. In areas of parkland not fronting a public street, access by frequent green links or public paths shall be provided. All-access points must comply with standards outlined in the Americans with Disability Act.

10.609.9 Parks improvements and acquisition account
Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under UDC Section 10.609 shall be deposited into the parks improvement and acquisition account established under Section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under UDC Section 10.609 shall not be used for maintaining or operating public parkland or park facilities.

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

Approval would require changes to the Hutto Unified Development Code Section 10.609 Parkland, Open Space Dedication and Park Improvements.

ATTACHMENTS:

AGENDA ITEM REPORT
4.3.

1. COH Parkland Dedication Current
2. COH Parkland Dedication Revised

10.609 Parkland and open space dedication

10.609.1 Intent

This subsection is intended to ensure the city has enough parkland to meet the recreational needs of its residents.

10.609.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**Yes**	**Yes**	**Yes**

10.609.3 Applicability: overview of requirements

A subdivider or developer of land for residential or non-residential purposes is required to dedicate a portion of land or pay a fee in lieu for public park and/or open space development to serve the recreational needs of the residents of the subdivision or development.

The following dedications and improvements must be installed before the approval of the final plat for a subdivision, in conformance to the standards of this section.

10.609.4 Land dedication and improvement fees for parks and open space

10.609.4.1 **Land dedication**
Subdividers and developers must dedicate a minimum of at least 1,000 sq. ft. of park area for each single household lot or proposed number of dwelling units, or cash instead of dedication. If the dedicated land is in a 100 year floodplain, or the slope is greater than 15%, the required dedication is at least 2,000 sq. ft. per single household lot or proposed number of dwelling units, or cash instead of dedication.

If an area is replatted before construction of the development, and/or the number of anticipated dwelling units increases, the developer must adjust either the amount of dedicated parkland dedicated, or the amount of cash in lieu, to provide for the change in units.

Private parks to be intended to be maintained by private organizations such as homeowners/property owners associations will be given a 25% credit for the area of the proposed private park. This credit is not extended to private amenity centers.

10.609.4.2 **Parkland development fees**
Subdividers and developers must pay a parkland development fee for the cost of parkland improvements. Parkland development fees are detailed in the fee schedule.

If an area is replatted before construction of the development, and/or the number of anticipated dwelling units increases, the developer must adjust the parkland development fees to provide for the change in units.

10.609.5 Dedication procedure and fee determination

10.609.5.1 Dedication proposal
Proposed parkland dedication must be presented as part of the preliminary plat review. The area to be dedicated must be shown on the preliminary plat and final plat; and must be included in the dedication

statement. Dedicated parkland must meet the requirements and guidelines of this section, and the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as amended. Potential parkland dedication must be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage, and approved by the Parks Advisory Board and Parks and Recreation Director at the preliminary plat stage.

10.609.5.2 Dedication or fee required before plat recording
Land and/or fee requirements instead of land for subdivisions and other residential development must be met before the plat is recorded.

10.609.5.3 Fee instead of parkland dedication
If Development Services staff and/or the Parks and Recreation Department finds a land dedication in conformance to this chapter would not serve the public interest, they may require payment of a fee instead of the dedication or may require dedication of a smaller amount of land than would otherwise be required, and payment of a fee instead of the part not dedicated. The amount of the fee is set by a per-dwelling-unit calculation as described in the City's Fee Schedule.

All fee payments must be used for acquisition of future parkland.

Fees instead of a land dedication will be required when the dedication formula would result in a dedication of no more than 3 acres.

10.609.5.4 Dedication by warranty deed
Parkland must be dedicated to the city by general warranty deed, and acceptable evidence of clear title and payment of all taxes must be provided to the city.

10.609.5.5 Improvements by park site
The subdivider or developer is responsible for installation of public improvements next to the park site including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges made necessary by the development.

10.609.6 Nature of parkland

10.609.6.1 Unity
Dedicated park land must form a single parcel, unless Development Services staff or Parks and Recreation Department finds that two or more parcels would be in the best interest of the public, given the type and distribution of open spaces needed to adequately serve the proposed development. In those cases, a dedicated strip of land at least 30 ft. wide connecting the dedicated parcels may be required.

10.609.6.2 Usability
At least 50% of the total parkland dedicated must be located outside the 100 year flood plain, alluvial soils, lakes, or other water bodies, and areas with slopes at least 15%. At least 75% of the total land dedicated must be located outside of wetlands subject to Federal or State regulatory jurisdiction. Lakes, ponds, creeks, or other water bodies, and wetlands may be dedicated if sufficient abutting land is dedicated as a public recreation area or park, or if the area is a necessary part of the drainage control system.

Parks and active open space must be improved with water, sanitary sewer (if available), storm sewer (if available) and electrical service.

10.609.6.3 Shape
The shape of a dedicated park site must be compact and sufficiently rectangular or round, so it is a meaningful, quality open space. Parks and open space areas cannot take the form of narrow strips, except corridors in conjunction with the parks master plan, and medians at least 100 ft. wide.

10.609.6.4 Location
Dedicated parkland is ideally located in a central location that is in a reasonable walking distance (1000 ft. - 1,500 ft.) of residents of the subdivision or planned development. Dedicated parkland may be located outside of the residential development to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.609.6.5 Access
At least 50% of the perimeter of a park or open space area of no more than 10 acres, and at least 30% of the perimeter of a community park or open space area of greater than 10 acres, must front on a public street with a residential lane or greater classification. Large parks (greater than 20 acres, or with greater than 1500 ft. of street frontage, and linear parks (e.g. greenlinks, rail-to-trail paths, lakefront corridors, riparian corridors, etc.) must front on a public street with a residential lane or greater classification to the maximum extent practicable.

Convenient pedestrian and vehicular access to parks and open space must be provided. In areas of parkland not fronting a public street, access by frequent greenlinks or public paths must be provided.

10.609.6.6 Topography
The average slope of the portion of dedicated parkland cannot exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park must be <15%.

10.609.7 Land not eligible for parkland dedication requirements

The following are criteria for land ineligible for parkland dedication requirements. Ineligible land can be dedicated for parkland, but it cannot be counted towards the minimum necessary to meet dedication requirements.

- Detention ponds, retention ponds, and drainageways.
- Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.
- Wetlands that are saturated for greater than 25% of the year, swamps, and boggy lands.
- Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians <100 ft. wide, tree lawns, and areas following development perimeter walls.
- Private community and amenity centers.
- Golf courses, country clubs and similar facilities.
- Land used for mining or oil or gas wells.

10.610 Pedestrian and bicycle facilities

10.610.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No; see Section 10.502**	**No; see Section 10.503**	**Yes**

10.610.2 Sidewalks

10.610.2.1 Location
- Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.

10.609 Parkland, Open Space Dedication and Park Improvements

10.609.1 Intent

This subsection is intended to ensure the city has enough parkland to meet the recreational needs of its residents.

10.609.2 Applicability.

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

10.609.3 Applicability: overview of requirements

A subdivider or developer of land for residential or non-residential purposes must provide for Parkland Dedication or pay a Fee in Lieu of Parkland Dedication and pay Parkland Development Fees for public park and/or open space development.

A portion of land may meet the Parkland Dedication requirements if recommended by the Hutto Parks and Recreation Department based on the requirements of Section 10.609 and conformity with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as may be amended (hereinafter referred to as the "Parks Master Plan" for purposes of Section 10.609).

The parkland dedications and improvements required by Section 10.609 must be installed, or the Fee in Lieu of and Parkland Development Fees paid, before the approval of the final plat for a subdivision, in conformance to the standards of Section 10.609.

10.609.4 Parkland dedication

10.609.4.1 Parkland dedication plan

A Parkland Dedication Plan shall be approved prior to the preliminary plat review and/or site plan development. The proposed parkland will be shown on the preliminary plat and final plat, and be included in the dedication statement.

A Parkland Dedication Plan must meet the following requirements:

1. Proposed parkland shall meet the land requirements of Section 10.609.4.2, and shall be a minimum of 15 acres.

2. Proposed parkland shall meet the requirements and guidelines of Section 10.609.5 and the Parks Master Plan, as amended.

3. The Parkland Dedication Plan shall be conditionally approved by the Parks and Recreation Director or designated agents at the conceptual plan stage and approved by the Parks Advisory Board and Parks and Recreation Director prior to the preliminary plat stage and/or site plan development.

10.609.4.2 Parkland dedication; land requirements

A subdivider or developer must dedicate a minimum of at least 1,000 square feet of parkland for each single household lot or proposed number of dwelling units, or pay a Fee in Lieu of Parkland Dedication.

If an area is replatted before construction of the development, or the number of anticipated lots or dwelling units increases, the subdivider or developer shall adjust the Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees to provide for the change in lots or dwelling units.

10.609.5 Nature of proposed parkland

10.609.5.1 Land eligibility for proposed parkland

In addition to the requirements of Section 10.609.4, the following subsections provide the criteria by which the Parks and Recreation Department and Parks Advisory Board will determine acceptance of a Park Dedication Plan.

The following is broken into two categories to determine land eligibility. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet Parkland Dedication requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision in acceptance as provided for in the Parkland Dedication Plan in accordance with the criteria below:

Accepted conditionally

• Detention ponds, retention ponds, and drainage ways.
• Private community and amenity centers.
• Golf courses, country clubs, and similar facilities

Never accepted
• Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.
• Wetlands that are saturated for greater than 25% of the year, swamps, and boggy lands.
• Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than 100 feet wide, tree lawns, and areas following development perimeter walls.

• Land used for mining or oil or gas wells.

10.609.5.2 Unity

Proposed parkland shall form a single parcel, unless two or more parcels are approved in the Parkland Dedication Plan.

10.609.5.3 Usability

Proposed parkland shall be located outside the 100-year flood plain and be outside of wetlands subject to Federal or State regulatory jurisdiction unless approved in the Parkland Dedication Plan.

10.609.5.4 Shape

The shape of proposed parkland shall be compact and sufficiently rectangular or round to provide a meaningful, quality open space.

Proposed parkland and open space areas may not take the form of narrow strips, except corridors in conjunction with the Parks Master Plan, and medians at least 100 feet wide as approved in the Parkland Dedication Plan.

10.609.5.5 Location

Proposed parkland shall be located in a central location that is within a reasonable walking distance (1000 feet to 1,500 feet) of residents of the subdivision or planned development, except that proposed parkland may be located outside of the residential development to conform to the Parks Master Plan, to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.609.5.6 Access

Proposed parkland shall front on a public street with a residential lane or greater classification to the maximum extent practicable unless otherwise approved in the Parkland Dedication Plan.

10.609.5.7 Topography

The average slope of the portion of dedicated parkland may not exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than 15%.

10.609.5.8 Improvements by park site

The subdivider or developer must install public improvements next to the parkland including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges. All bridges must be approved by the Public Works Department. Parkland shall have access to water, sanitary sewer, storm sewer, and electrical services unless otherwise provided for in the Parkland Dedication Plan.

The subdivider or developer must provide convenient pedestrian and vehicular access to parks and open space. In areas of parkland not fronting a public street, access by frequent green links or public paths shall be provided. All-access points must comply with standards outlined in the Americans with Disability Act.

10.609.6 Fee in Lieu of Parkland Dedication

A subdividers or developer will be required to pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees unless the subdivider or developer complies with the Parkland Dedication requirements of Section 10.609.4.

The Fee in Lieu of Parkland Dedication shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.609.7 Parkland development fees

In addition to the Fee in Lieu of Parkland Dedication, a subdivider or developer must pay Parkland Development Fees for the cost of parkland improvements.

The Parkland Development Fees shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.609.8 Parkland Dedication or Fee in Lieu and Parkland Development Fees; procedure

10.609.8.1 Parkland Dedication or Fee in Lieu and Parkland Development Fees required before plat recording

Prior to the recording on the final plat, the subdivider or developer must execute and record an instrument of conveyance in compliance with Section 10.609.7.1 for Parkland Dedication, or pay the Fee in Lieu of Parkland Dedication required by Section 10.609.6 and the Parkland Development Fees required by Section 10.609.7.

10.609.8.2 Parkland Dedication by general warranty deed

Proposed parkland to be dedicated to the City shall be dedicated by general warranty deed. Evidence of clear title and evidence of payment of all taxes owed on the proposed parkland to be dedicated shall be provided to the City prior to the acceptance of the general warranty deed.

10.609.9 Parks improvements and acquisition account

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under UDC Section 10.609 shall be deposited into the parks improvement and acquisition account established under Section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under UDC Section 10.609 shall not be used for maintaining or operating public parkland or park facilities.

AGENDA ITEM REPORT
4.4.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action on the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 209 Farley Street.
Meeting:	Tuesday, December 6, 2022
Department:	Development Services
Staff Contact:	Ashley Bailey

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 Pete's Cajun Seafood at the southeast corner of Main Street and Farley Street. 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.

FISCAL NOTES:

Not applicable.

POLICY IMPLICATIONS:

None.

ATTACHMENTS:

1. Pete's.Cajun.Kitchen.Master.Application.Food.Truck.Nov.022
2. Site Location
3. Food Truck 4

The Hippo Escape
209 Farley Street
Hutto, Texas 78634
Michael Lee Thomas, Owner
512-378-3252
Mlthomas0413@gmail.com

Date: October 6, 2022

To Whom It May Concern:

Pete's Cajun Seafood, Klein & Boleck, Inc. residing at 1900 Scofield Ridge Prkwy Unit #3401, Austin, Texas 78727 has entered into an agreement with The Hippo Escape to rent a food truck space on the property located at 209 Farley Street for a period of six months beginning, Tuesday, October 11, 2022. We will negotiate extending the rental agreement beyond the six months at a later time.

The property on 209 Farley Street is owned by Michael Lee and Celina E. Thomas. We live at 202 Bosque Drive, Hutto Texas. The main contact telephone number is 512-378-3252.

Pete's Cajun Seafood owned by Peter Kiss will be responsible for using the property to operate their food truck business under City of Hutto guidelines. They have full use of the property with one stipulation which is not to allow customer vehicles to drive upon or park on the property. Customers will be asked to walk up to the food trailer to order their food.

Please contact me if you have any questions regarding the contents of this letter.

Sincerely,

Michael Lee Thomas
Hippo Escape Property Owner

10/28/2022

CITY OF HUTTO DEVELOPMENT SERVICES

MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: The Hippo Escape APPLICATION TYPE: Food Truck

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

Name: Peter Kiss

Company Name: Pete's Cajun Seafood

Address: 1900 Scofield Ridge Parkway Unit 3401 Austin, Texas 78727

Phone: 361-944-4552 Email: _____

PROPERTY INFORMATION

Address: 209 Farley Street

Legal Description: Lot(s) 13 & 14 Block 3 Subdivision Railroad Addition

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

City Limits or ETJ: City limits Current Zoning District: Historical District 5-H

PROPERTY OWNER INFORMATION

Name: Michael Lee Thomas

Company Name: The Hippo Escape

Address: 202 Bosque Drie

Phone: 512=378-3252 Email: mlthomas0413@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Michael Lee Thomas	Michael Lee Thomas	10/28/2022
Property Owner Signature	Property Owner Printed Name	Date

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Michael Lee Thomas 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 4th day of November, 20 22 A.D.

Linda Reynaga	Linda Reynaga
Notary Public Signature	Notary Public Printed Name

(Seal) LINDA REYNAGA
My Notary ID # 130705192
Expires June 17, 2024

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

Revised 2022

Peter Cadwa
Sea Food
Panini
Kitchen
Asian
Kona IX
BBQ
207
209
PAVED ROAD
MAIN STREET
209 FARLEY STREET
PAVED ROAD – CONC. CURB
20' ALLEY
CONC. ALLEY
CONC. WALK
CONC. DRIVEWAY
CONC. RAMP
PAVERS
CONC.
DRAIN
ASPHALT DRIVEWAY
N 77°17'09" E
125.08'
(125.00')
125.00'
(125.00')
S 77°17'09" W
LOT 13
(0.09 ACRES)
LOT 14
(0.09 ACRES)
LOT 15
LINE TABLE
RECORD LINE TABLE
The Hippo Escape

PETE'S Cajun SEAFOOD
PETE'S Cajun SEAFOOD
PETE'S Cajun SEAFOOD

AGENDA ITEM REPORT
4.5.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action on the minor modification application of 67 Kitchen food truck to be located in the Historic District at 209 Farley Street.
Meeting:	Tuesday, December 6, 2022
Department:	Development Services
Staff Contact:	Ashley Bailey

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 67 Kitchen at the southeast corner of Main Street and Farley Street. 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.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. TudTud.Master.Application.Food.Truck.Nov.022
2. Site Location
3. Exterior 3

The Hippo Escape
209 Farley Street
Hutto, Texas 78634
Michael Lee Thomas, Owner
512-378-3252
Mlthomas0413@gmail.com

Date: NOV 15 / 2022

To Whom It May Concern:

The Julie ANN Ludlow, residing at 207/209 Farley, OTSH has entered into an agreement with The Hippo Escape to rent a food truck space on the property located at 209 Farley Street for a period of six months beginning NOV 15, 2022 We will negotiate extending the rental agreement beyond the six months at a later time.

The property on 209 Farley Street is owned by Michael Lee and Celina E. Thomas. We live at 202 Bosque Drive, Hutto Texas. The main contact telephone number is 512-378-3252.

The 67 KITCHEN VENDER will be responsible for using the property to operate their food truck business under City of Hutto guidelines. They have full use of the property with one stipulation which is not to allow customer vehicles to drive upon or park on the property. Customers will be asked to walk up to the food trailer to order their food.

Please contact me if you have any questions regarding the contents of this letter.

Sincerely,

Michael Lee Thomas
Hippo Escape Property Owner

City of Hutto Development Se
210 US 79 East #103 Hutto T
512-759-3479 Planning
512-846-2640 Permits & Insp
512-759-4022 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

CITY OF HUTTO DEVELOPMENT SERVICES

MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
February 2016

PROJECT NAME: The Hippo Escape APPLICATION TYPE Food Court Trailer

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

Name: Julie Ann Tudtud

Company Name: 67 Kitchen Asian Food

Address: 207/209 Farley St. Hutto, Tx 78634

Phone: 512-925-1842 Email: julietudtud@yahoo.com

PROPERTY INFORMATION

Address: 207/209 Farley

Legal Description: Lot(s) 13/14 Block 3 Subdivision Railroad Addition

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

City Limits or ETJ: Hutto OTSH Current Zoning District: OT SH

PROPERTY OWNER INFORMATION

Name: Michael L Thomas Celina E Thomas

Company Name: The Hippo Escape

Address: 202 Bosque St Hutto 78634

Phone: 5123783242 Email: MLThomas0413@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or busin authorization has been granted to represent the owner, organization or business in this application. I certify that the preced is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature belo awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the even 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 type of application indicated on page one of this application. The owner further acknowledges that submittal of an applicati any way obligate the City to approve the application and that although City staff may make certain recommendations application, the City Council may not follow that recommendation and may make a final decision that does not conforr recommendation.

Property Owner Signature | Michael Lee Thomas Property Owner Printed Name | 10/28/2022 Date

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Michael Lee Thomas, known to me to be the person subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein exp

Given under my hand and seal of office this 4th day of November, 2022 A.D.

Linda Reynaga
Notary Public Signature

Linda Reynaga
Notary Public Printed Name

LINDA REYNAGA
My Notary ID # 130705192
Expires June 17, 2024

Peter Cadwa
Sea Food
Panini
Kitchen
Asian
Kona IX
BBQ
207
209
209 FARLEY STREET
PAVED ROAD – CONC. CURB
MAIN STREET
THE HiPPO Escape

67 KITCHEN
512-925-1842

AGENDA ITEM REPORT
4.6.

To: Planning and Zoning Commission
Subject: Consideration and possible action on the 2023 Planning and Zoning Calendar.
Meeting: Tuesday, December 6, 2022
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

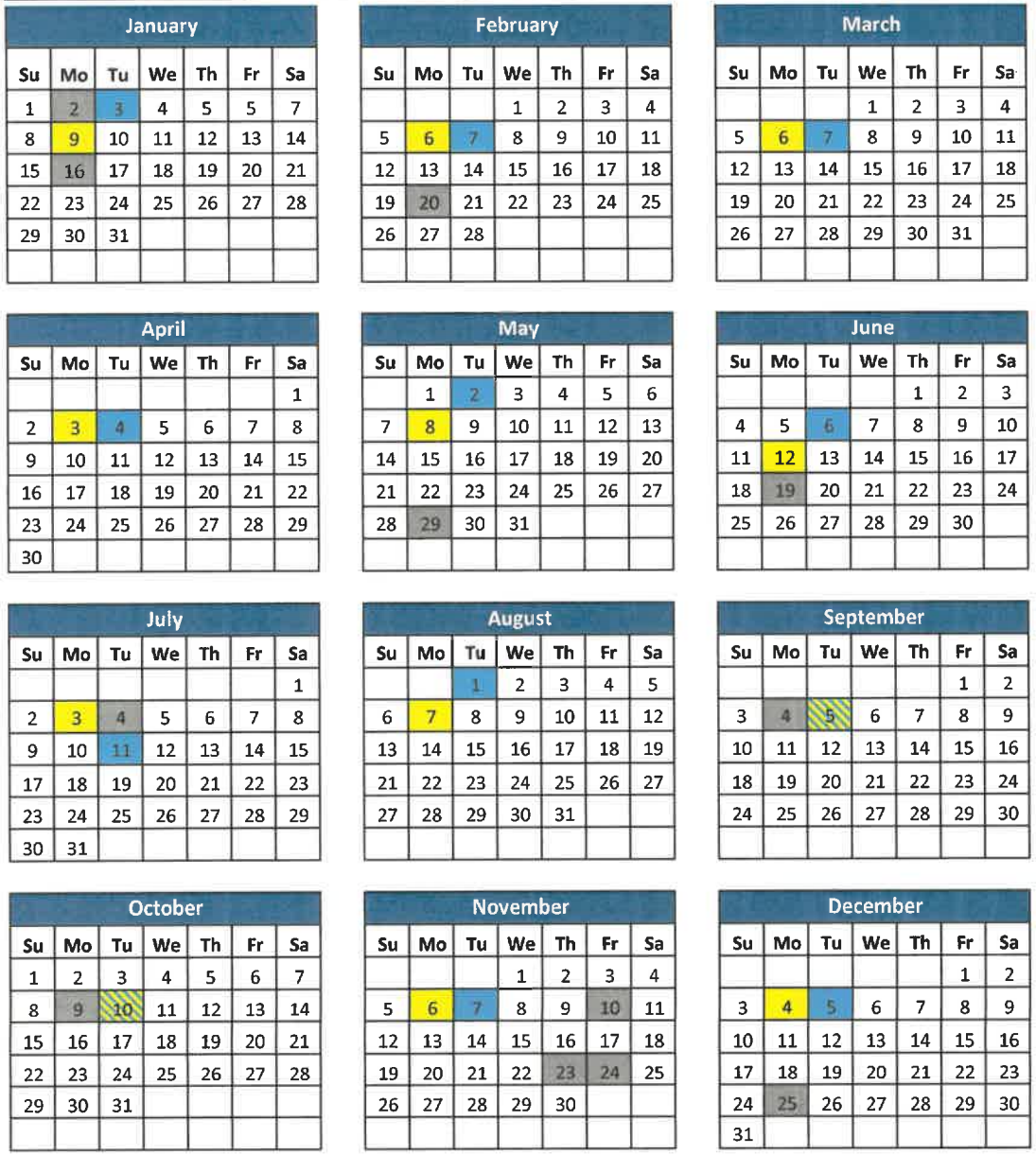
FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2023 P&Z Calendar

2023



2023 Subdivision Application Submittal Schedule

New Submittals	First Available P&Z Mtg.	# of Days
9/6/2022	10/4/2022	28
10/3/2022	11/1/2022	29
11/7/2022	12/6/2022	29
12/5/2022	1/3/2023	29
1/9/2023	2/7/2023	29
2/6/2023	3/7/2023	29
3/6/2023	4/4/2023	29
4/3/2023	5/2/2023	29
5/8/2023	6/6/2023	29
6/12/2023	7/11/2023	29
7/3/2023	8/1/2023	29
8/7/2023	9/5/2023	29
9/5/2023	10/3/2023	28
10/10/2023	11/7/2023	28
11/6/2023	12/5/2023	29
12/4/2023	1/2/2024	29

City Holiday – City Offices Closed

Subdivision/Zoning Application Submittal Date

Planning & Zoning Commission Meeting Date

Planning and Zoning Meeting Dates are only for complete applications subject to HB3167

All applicants must schedule an intake meeting to submit and incomplete applications will not be accepted. Please contact the Development Services Department at (512) 759-5973 or planning@huttotx.gov to schedule an appointment. All fees are due at the time of submittal.