



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, February 7, 2023 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. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 3, 2023.
- 4.2. Consideration and possible action on the proposed SJS Preliminary Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.
- 4.3. Consideration and possible action on Covered Bridge Lots 1 and 2, Block A and Lots 1 and 2, Block H, Phase 1, Amended Plat, 0.724 acre, more or less, of land, residential lots, located at County Road 138.
- 4.4. Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 16, Final Plat, 2.444 acres, more or less, of land, open space, located at Carl Stern Drive.
- 4.5. Consideration and possible action on the proposed NorthTown Commons, Lot 5, Block A, Final Plat, 1.291 acre, more or less, of land, one commercial lot, located on Limmer Loop.
- 4.6. Consideration and possible action on the proposed Klattenhoff Addition Final Plat, 3.039 acres, more or less, of land, located on Klattenhoff Lane.

5. AGENDA ITEMS

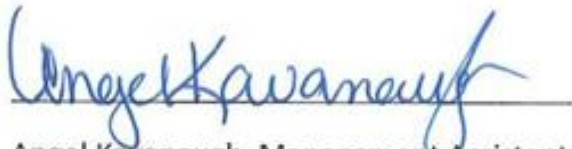
- 5.1. Hold a public hearing and consideration of possible action on the proposed Village at Hutto Station Preliminary Plat, 30.481 acres, more or less, of land, one multifamily lot, located on County Road 138.
- 5.2. Hold a public hearing and possible action on the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, residential lot, located on County Road 119 and Limmer Loop.
- 5.3. Hold a public hearing and consideration of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North.
- 5.4. Consideration and possible action on the proposed Thomison Subdivision Preliminary Plat, 53.14 acres, more or less, of land, 141 residential lots, located on County Road

132 and County Road 133.

- 6. **DEVELOPMENT SERVICES DIRECTOR REPORT**
- 7. **ADJOURNMENT**
- 8. **CERTIFICATION**

I certify that this notice of the 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 2/3/23 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, January 3, 2023 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, David Meyer, Jerica Lawyer, Jim Morris, Susanna Boyer, and Kurt Schwerdtfeger Vice Chair, Bryan Lee arrived at 7:01 PM.

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

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 6, 2022.

A motion was made by Commissioner Jim Morris to accept the meeting minutes as written, seconded by Vice Chair Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, 1 residential lot, located on County Road 119 and Limmer Loop.

Chair Rick Hudson made a motion for denial of agenda item 4.2 Seconded by Commissioner Susanna Boyer. Motion to deny passed 7 Ayes to 0 Nays

5. AGENDA ITEMS

- 5.1. Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Staff presented a public hearing and considered a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard. The public hearing opened at 7:07 PM. Jack Zanger spoke and discussion between applicants, and Commissioners. The public hearing closed at 7:12 pm. Chair Rick Hudson

recommended approval of the site plan substantially conforms and Westside fencing be 8 foot and double sided (pool), seconded by Commissioner Susanna Boyer.
Motion passed 7 Ayes to 0 Nays.

- 5.2. Hold a public hearing and consideration of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North.

- 5.3. Hold a public hearing and consideration of a recommendation to City Council for the Hutto Soar 2040 Comprehensive Plan

The Public Hearing opened at 8:17 Pm and closed at 8:17 PM.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

The meeting was adjourned at 8:45 PM.

8. CERTIFICATION

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

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed SJS Preliminary Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed SJS Preliminary Plat consists of five commercial lots located on Limmer Loop, generally at the northwest corner of Limmer Loop and Ed Schmidt Blvd. The current zoning on the property is B-2 (commercial). A public hearing for this Preliminary Plat was held on January 4, 2022. This property is surrounded by SF-1 to the north, SF-1 and B-2 to the south, ETj with a Development Agreement to the east and SF-1 to the west.

SUMMARY OF REQUEST:

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Preliminary Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Preliminary Plat.

FISCAL NOTES:

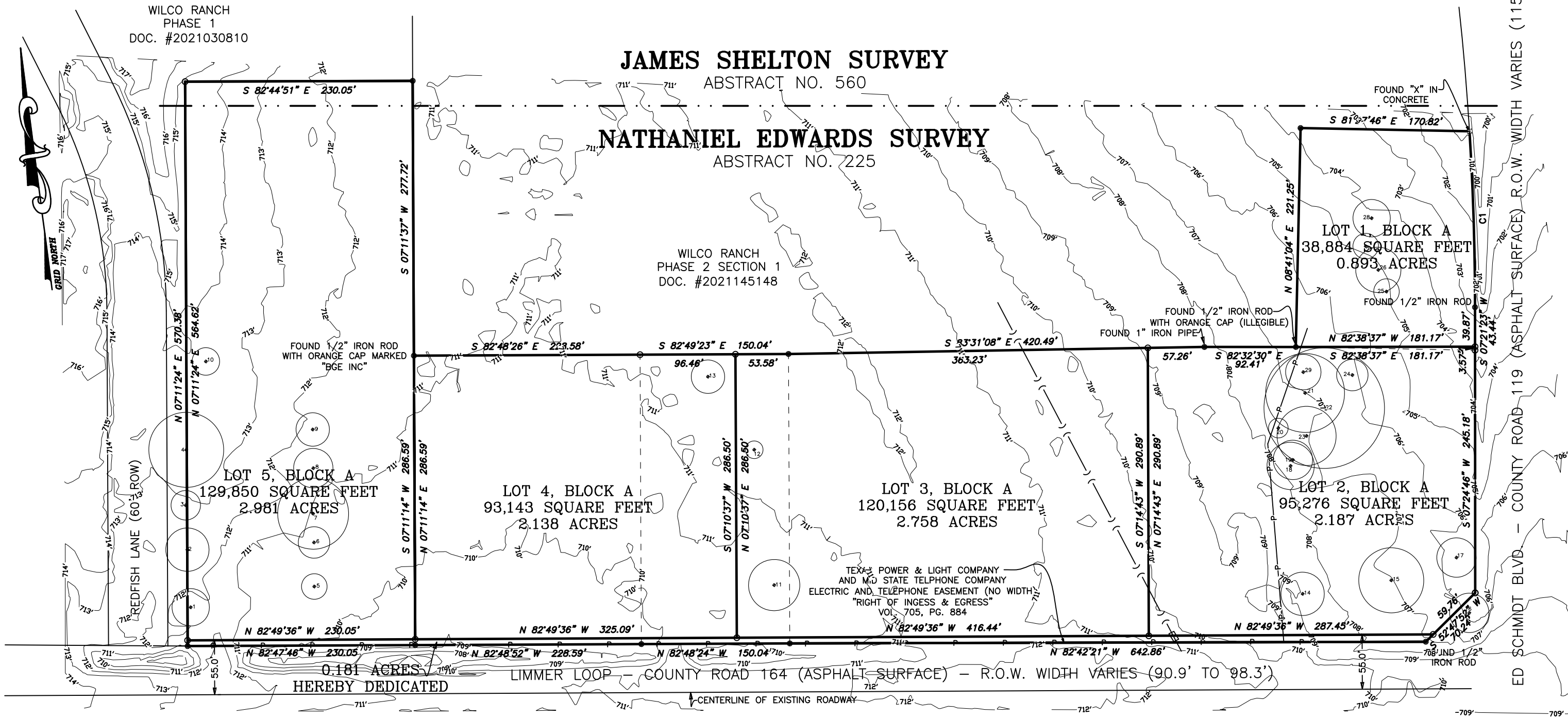
POLICY IMPLICATIONS:

ATTACHMENTS:

1. SJSSubdivPrelim-U3-Plat(12-28-22)

PRELIMINARY PLAT
SJS SUBDIVISION

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS



LOT 1, BLOCK H
EMORY FARMS CHURCH TRACT
DOC. #2006070692

LOT 2, BLOCK H
EMORY FARMS
CHURCH TRACT
DOC. #2006070692

LOT 1, BLOCK A
LIMMER LOOP COMMERCIAL
DOC. #2017093030

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2840.00'	177.90'	177.87'	S 05°39'43" W	3°35'21"

VICINITY MAP
SCALE: 1"=2000'



TREE TABLE:
(EVERY ATTEMPT HAS BEEN MADE TO PROPERLY
IDENTIFY BELOW DESCRIBED TREES. SHOULD AN
EXPERT HAVE A DIFFERING OPINION AS TO THE TYPE
OF TREE, WE DEFER TO THE EXPERT.)

- 1 - 19" PECAN (AVERAGE)
- 2 - 22" TWIN TRUNK PECAN (AVERAGE)
- 3 - 15" PECAN (AVERAGE)
- 4 - 38" TRIPLE TRUNK PECAN (AVERAGE)
- 5 - 13" PECAN (DEAD)
- 6 - 16" PECAN (DEAD)
- 7 - 36" TRIPLE TRUNK PECAN (AVERAGE)
- 8 - 20" PECAN (AVERAGE)
- 9 - 17" PECAN (AVERAGE)
- 10 - 14" PEAR (DEAD)
- 11 - 26" TWIN TRUNK COTTONWOOD (AVERAGE)
- 12 - 9" SPANISH OAK (DEAD)
- 13 - 17" BLACK WALNUT (DEAD)
- 14 - 22" PECAN (DEAD)
- 15 - 33" 4 TRUNK SPANISH OAK (DEAD)
- 16 - 20" TRIPLE TRUNK PEAR (DEAD)
- 17 - 36" 4 TRUNK ELM (AVERAGE)
- 18 - 24" HACKBERRY (DEAD)
- 19 - 20" HACKBERRY (DEAD)
- 20 - 10" PECAN (DEAD)
- 21 - 40" MULTI STEM ASH (AVERAGE)
- 22 - 61" MULTI STEM ASH (AVERAGE)
- 23 - 30" HACKBERRY (DEAD)
- 24 - 16" ASH (AVERAGE)
- 25 - 13" PEAR (DEAD)
- 26 - 32" ASH (AVERAGE)
- 27 - 13" HACKBERRY (DEAD)
- 28 - 19" COTTONWOOD (DEAD)
- 29 - 18" ASH (AVERAGE)

Received 12/28/2022



LEGEND

- - 1/2" IRON ROD FOUND WITH PINK CAP MARKED "TLS" (UNLESS OTHERWISE NOTED)
- - - EXISTING LOT LINE
- > (-) UNDERGROUND PIPELINE
- P- OVERHEAD POWERLINE
- . . - ORIGINAL SURVEY (ABSTRACT) LINE
- - 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

FIELD NOTE DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, AND A PART OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, BEING ALL OF A CALLED 0.900 ACRE TRACT CONVEYED FROM KIMBERLY GAIL DUGGER, ET VIR TO SIS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020, RECORDED IN DOCUMENT NUMBER 20200108297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 4.685 ACRE TRACT (TRACT I) AND ALL OF A CALLED 1.535 ACRE TRACT (TRACT II) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SIS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 4, 2020, RECORDED IN DOCUMENT NUMBER 20200108485 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.007 ACRE TRACT (TRACT I) AND ALL OF A CALLED 30.012 ACRE TRACT (TRACT II) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SIS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 4, 2020, RECORDED IN DOCUMENT NUMBER 20200108485 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NUMBER 2020119517 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" ON THE NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP (COUNTY ROAD 164), AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE WILCO RANCH, PHASE 1 IN DOCUMENT NUMBER 2021030810, FOR THE COMMON SOUTHWEST CORNER OF THE SAID 3.012 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINES BETWEEN THE SAID WILCO RANCH, PHASE 1, AND THE SAID 3.012 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N07°11'24"E - 570.38' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" FOR THE COMMON NORTHWEST CORNER OF THE SAID 3.012 ACRE TRACT AND OF THIS TRACT;
S82°44'51"E - 230.05' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" ON THE WEST LINE OF WILCO RANCH, PHASE 2, SECTION 1 RECORDED IN DOCUMENT NUMBER 2021145148, AT THE MOST NORTHERLY SOUTHEAST CORNER OF THE SAID WILCO RANCH, PHASE 1, AT THE NORTHEAST CORNER OF THE SAID 3.012 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 3.012 ACRE TRACT, THE SAID 1.535 ACRE TRACT, THE SAID 1.007 ACRE TRACT, THE SAID 4.685 ACRE TRACT AND THE SAID 0.900 ACRE TRACT, RESPECTIVELY, AND THE SAID WILCO RANCH, PHASE 2, SECTION 1 FOR THE FOLLOWING COURSES AND DISTANCES:

S07°11'37"W - 277.72' TO A FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "BGE INC" AT THE NORTHWEST CORNER OF THE SAID 1.535 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S82°48'26"E - 228.58' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTHEAST CORNER OF THE SAID 1.535 ACRE TRACT, AT THE NORTHWEST CORNER OF THE SAID 1.007 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S82°49'23"E - 150.04' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE NORTHEAST CORNER OF THE SAID 1.007 ACRE TRACT, AT THE NORTHWEST CORNER OF THE SAID 4.685 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S83°31'08"E - 420.49' TO A FOUND 1" IRON PIPE FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;
S82°32'30"E - 92.41' TO A FOUND 1/2" IRON ROD WITH AN ILLEGIBLE ORANGE PLASTIC CAP AT THE SOUTHWEST CORNER OF THE SAID 0.900 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
N08°41'04"E - 221.25' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE NORTHWEST CORNER OF THE SAID 0.900 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
S81°27'46"E - 170.82' TO A FOUND "X" MARKED IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD (COUNTY ROAD 119), AT THE SOUTHEAST CORNER OF THE SAID WILCO RANCH, PHASE 2, SECTION 1, FOR THE COMMON NORTHEAST CORNER OF THE SAID 0.900 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 0.900 ACRE TRACT AND THE SAID 4.685 ACRE TRACT, RESPECTIVELY, AND THE SAID WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 177.90', A RADIUS OF 2840.00', A CHORD BEARING OF S05°39'43"W AND A CHORD LENGTH OF 177.87' TO A FOUND 1/2" IRON ROD FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 0.900 ACRE TRACT AND OF THIS TRACT;
S07°21'23"W - 43.45' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE SOUTHEAST CORNER OF THE SAID 0.900 ACRE TRACT, AT THE NORTHEAST CORNER OF THE SAID 4.685 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
S07°24'46"W - 245.18' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;
S52°47'52"W - 70.24' TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE SAID WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD AND THE SAID NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP, FOR THE COMMON SOUTHEAST CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 4.685 ACRE TRACT, THE SAID 1.007 ACRE TRACT, THE SAID 1.535 ACRE TRACT AND THE SAID 3.012 ACRE TRACT, RESPECTIVELY, AND THE SAID LIMMER LOOP FOR THE FOLLOWING COURSES AND DISTANCES:

N82°42'21"W - 642.86' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 4.685 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 1.007 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
N82°48'24"W - 150.04' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 1.007 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 1.535 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
N82°48'52"W - 228.59' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 1.535 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 3.012 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
N82°47'46"W - 230.05' TO THE **POINT OF BEGINNING** CONTAINING WITHIN THESE METES AND BOUNDS 11.139 ACRES OF LAND.

SHEET 1 OF 2	
SURVEYING, INC. FIRM REGISTRATION NO. 10007900	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567	
PRELIMINARY PLAT SJS SUBDIVISION 11.139 ACRES JAMES SHELTON SURVEY, A-560 NATHANIEL EDWARDS SURVEY, A-225 CITY OF HUTTO WILLIAMSON COUNTY, TEXAS	
Completion Date: 8/1/22	Drawn by: BL
Scale: 1"=100'	Surveyed by: BL/JA
PROJECT NO. S20-228	Checked by: BL

PRELIMINARY PLAT
SJS SUBDIVISION

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

I, DALJIT SINGH, MANAGING MEMBER OF SJS INVESTMENTS AND HOLDING LLC, IS THE OWNER OF AN 11.139 ACRE TRACT, BEING A CONGLOMERATION OF ALL OF A CALLED 0.900 ACRE TRACT CONVEYED FROM KIMBERLY GAIL DUGGER, ET VIR TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108297 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 4.685 ACRE TRACT (TRACT 1) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTEE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.535 ACRE TRACT (TRACT 2) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTEE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.007 ACRE TRACT (TRACT 1) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NO. 2020119517 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND ALL OF A CALLED 3.012 ACRE TRACT (TRACT 1) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NO. 2020119517 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID 11.139 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "SJS SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

DALJIT SINGH — MANAGER
FOR: SJS INVESTMENTS AND HOLDING LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 2_____, PERSONALLY APPEARED DALJIT SINGH, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE TITLE COMMITMENTS.
2. THE FOLLOWING EASEMENT GRANTS THE RIGHT OF "INGRESS & EGRESS" TO A PORTION OF THE SHOWN 4.685 ACRE TRACT:
A) ONCOR ELECTRIC DELIVERY COMPANY — DOC. # 2011015116
3. THE FOLLOWING EASEMENTS GRANT THE RIGHT OF "INGRESS & EGRESS" TO ALL TRACTS SHOWN:
A) TEXAS POWER & LIGHT COMPANY — 394/368
B) TEXAS POWER & LIGHT COMPANY — 435/627
C) TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS — 550/334
D) TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS — 558/093
4. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS AND GRANT THE RIGHT OF "INGRESS & EGRESS" TO ALL TRACTS SHOWN:
A) LONE STAR GAS COMPANY — 239/031
B) JONAH WATER SUPPLY CORP. — 563/519
C) JONAH WATER SUPPLY CORP. — 641/106
5. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
6. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
7. A 10' PUE IS DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
8. A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
9. A 3' PUE IS HEREBY DEDICATED EACH SIDE OF ALL INTERIOR LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
10. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
13. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH UDC, AS AMENDED.
14. WATER SERVICE SHALL BE PROVIDED BY JONAH SUD AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
15. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH SUD, WASTEWATER: CITY OF HUTTO, AND ELECTRIC: ONCOR.
16. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIR MAP NUMBER 48491C0520E, EFFECTIVE DATED 9/26/2008.
17. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
18. THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS 80%.
19. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
20. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. THIS SUBDIVISION IS ZONED B-2.

23. A BLANKET JOINT ACCESS EASEMENT IS PROVIDED WITH THIS PRELIMINARY PLAT FOR ALL LOTS. PRIVATE JOINT ACCESS EASEMENTS SHALL BE DEDICATED ACROSS EACH LOT WITH THE INDIVIDUAL SITE DEVELOPMENT PLANS AND REFLECTED ON THE FINAL PLAT.

24. EACH LOT MAY PROVIDE ITS OWN DRAINAGE FACILITY PER CITY OF HUTTO CRITERIA AND MUST PROVIDE CONVEYANCE FOR FULLY DEVELOPED UPSTREAM FLOWS IN ACCORDANCE WITH THE REQUIRED PRIVATE DRAINAGE AND MAINTENANCE EASEMENTS THAT WILL BE PROVIDED WITH SITE DEVELOPMENT PLANS AND REFLECTED ON FINAL PLAT.

25. A REAR 20' PRIVATE WASTEWATER EASEMENT FOR THE PRIVATE WASTEWATER SYSTEM IS DEDICATED WITH THIS PRELIMINARY PLAT. RECORDED WASTEWATER AND MAINTENANCE EASEMENTS WILL BE REQUIRED WITH SITE DEVELOPMENT PLANS AND SHALL BE REFLECTED ON THE FINAL PLAT ONCE DESIGNED WITH SDP.

WE, FIRST TEXAS BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SJS SUBDIVISION, IN INSTRUMENT OF RECORD IN WILLIAMSON COUNTY CLERK'S FILE NO. 2020108487, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT LIEN AND WE HEREBY CONFIRM AND THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS THE _____ DAY OF _____, 20_____, A.D.

BY: _____ BY: _____

BY: _____ BY: _____
(PRINT NAME AND TITLE) (PRINT NAME AND TITLE)

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 2_____, PERSONALLY APPEARED _____, OF FIRST TEXAS BANK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANKING ASSOCIATION.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

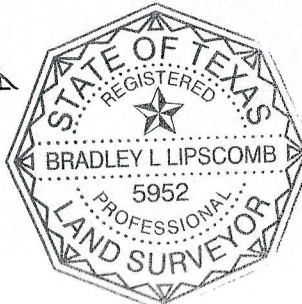
PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

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

I, BRADLEY LIPSCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF HUTTO, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD (AS DISCLOSED BY A TITLE POLICY PREPARED IN CONJUNCTION WITH THE MOST RECENT CONVEYANCE OF THESE TRACTS) HAVE BEEN SHOWN OR NOTED HEREON.

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS
DATE 12/15/2022



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

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS
DATE 12/15/2022



ENGINEER:	SURVEYOR:	OWNER:
NICHOLAS SANDLIN	BRADLEY LIPSCOMB	SJS INVESTMENTS AND HOLDING, LLC
SANDLIN SERVICES, LLC	TRIAD SURVEYING, INC.	2509 SYCAMORE FIG BEND
TBPELS #21356	TBPELS #10007900	LEANDER, TX 78641
11500 TX-29	528 CR 325	
LIBERTY HILL, TX 78642	ROCKDALE, TX 76567	

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20_____.
PLANNING AND ZONING CHAIR DATE DEVELOPMENT SERVICES DIRECTOR DATE
RICHARD HUDSON ASHLEY BAILEY

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DATE OF _____, 20_____, A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____, DEPUTY

Received 12/28/2022



SURVEYING, INC. SHEET 2 OF 2	
FIRM REGISTRATION NO. 10007900	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567	
PRELIMINARY PLAT SJS SUBDIVISION 11.139 ACRES JAMES SHELTON SURVEY, A-560 NATHANIEL EDWARDS SURVEY, A-225 CITY OF HUTTO WILLIAMSON COUNTY, TEXAS	
Completion Date: 8/1/22	Drawn by: BL
Scale: N/A	Surveyed by: BL/JA
PROJECT NO. S20-228	Checked by: BL

OWNER:
ACREAGE:
SURVEY(S):
NUMBER OF BLOCKS:
NUMBER OF LOTS:
SURVEYOR:
PROJECT DATUM:

SJS INVESTMENTS AND HOLDING LLC
11.139 ACRES
JAMES SHELTON SURVEY, ABSTRACT NO. 560
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
1
5
TRIAD SURVEYING, INC.
P.O. BOX 1489
ROCKDALE, TX 76567
NORTH AMERICAN DATUM OF 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE — CENTRAL ZONE (4202)
UNITS: US SURVEY FEET

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on Covered Bridge Lots 1 and 2, Block A and Lots 1 and 2, Block H, Phase 1, Amended Plat, 0.724 acre, more or less, of land, residential lots, located at County Road 138.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Covered Bridge Phase 1 Final Plat was originally approved in June 2021. After recording, four lots have been identified as having errors in the line table. This amended plat corrects the missing information.

SUMMARY OF REQUEST:

The amended plat meets the minimum standards of the UDC and state law, therefore staff recommends approval.

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Amended Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Amended Plat.

FISCAL NOTES:

Not applicable.

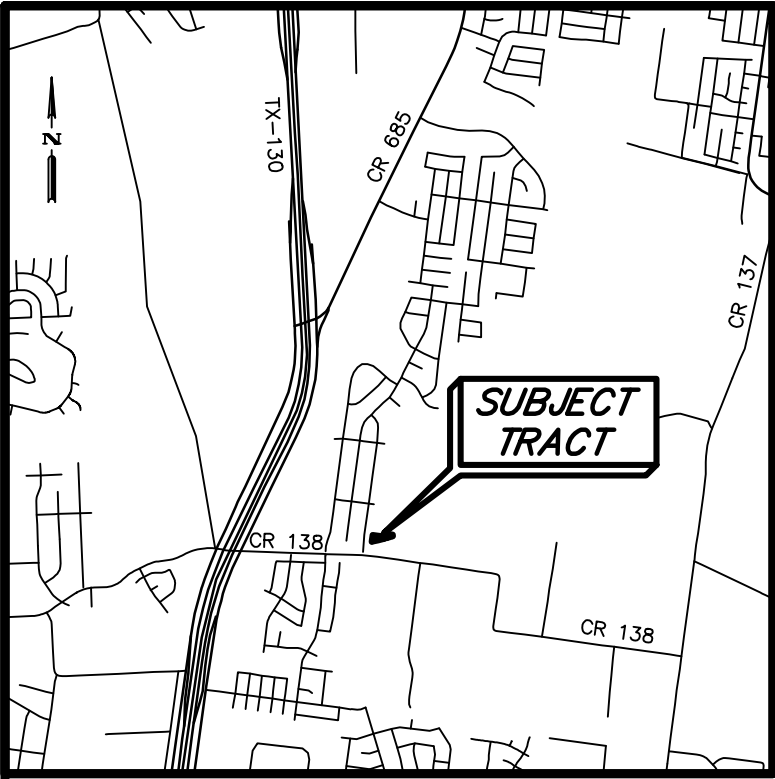
POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. CoveredBridgePh1-AP-Init-Plat(11-8-22)

G:\TXC\Projects\Ashton_Woods\8676-00-Covered_Bridge_Ph_1\SV\04_Finals\Drawings\Plat\Amended Plat\8676-00-Covered_Bridge_Amended_PLAT.dwg, 10/27/2022 3:36 PM, shorger, 1:0



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

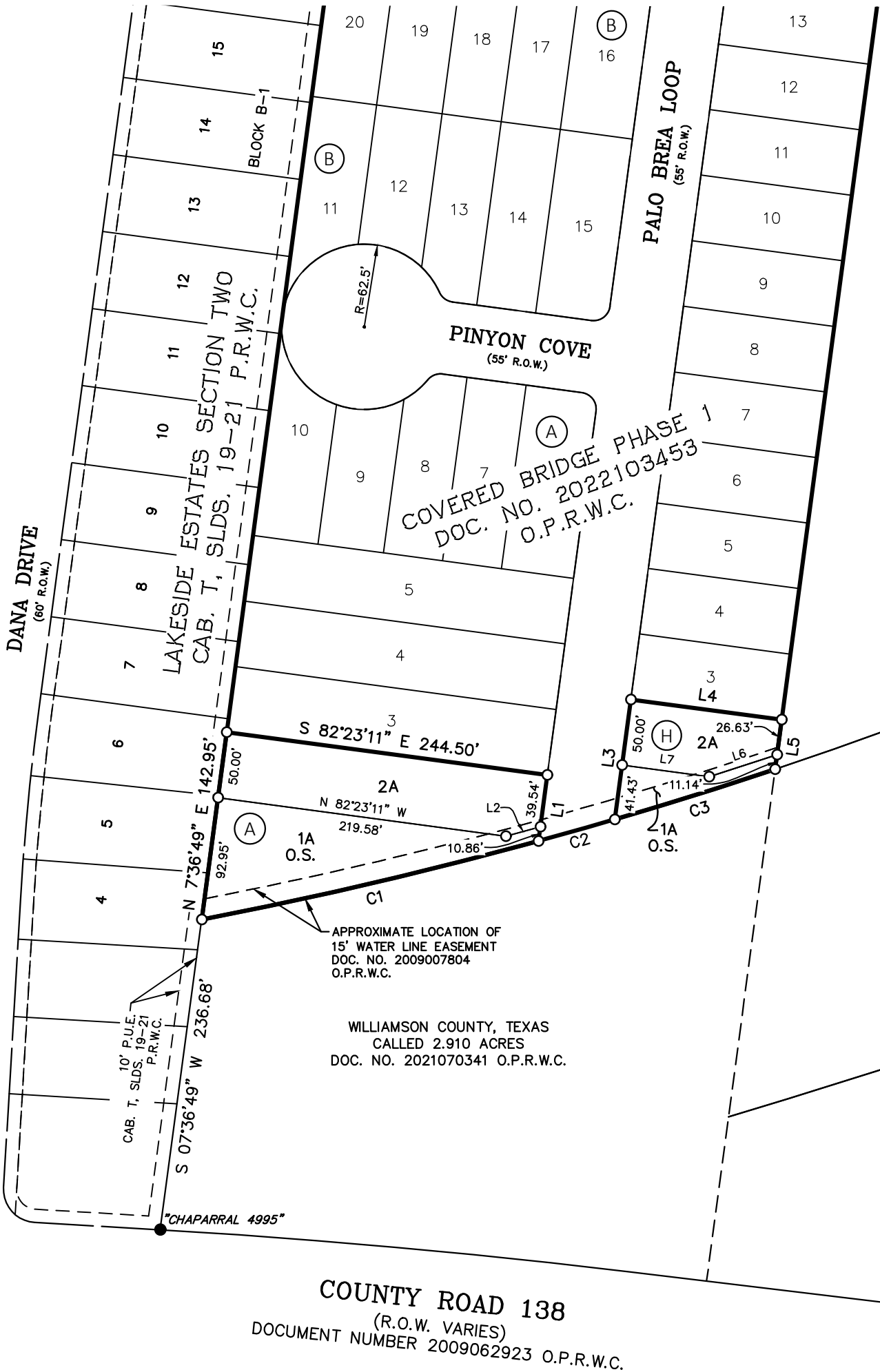
LOT 1 AND LOT 2, BLOCK "A" AND LOT 1 AND LOT 2, BLOCK "H" OF COVERED BRIDGE PHASE 1, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2022103453 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1A	A	11,980	
2A	A	12,094	

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1A	H	2,296	
2A	H	5,183	

AMENDED PLAT OF
**LOTS 1 AND 2,
BLOCK "A" AND
LOTS 1 AND 2,
BLOCK "H",
COVERED BRIDGE
PHASE 1**

0.724 ACRE OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 07°36'49" W	50.40'
L2	N 74°49'59" E	27.02'
L3	N 07°36'49" E	91.43'
L4	S 82°23'11" E	115.00'
L5	S 07°36'49" W	37.77'
L6	S 71°53'59" W	53.87'
L7	N 82°23'11" W	66.47'

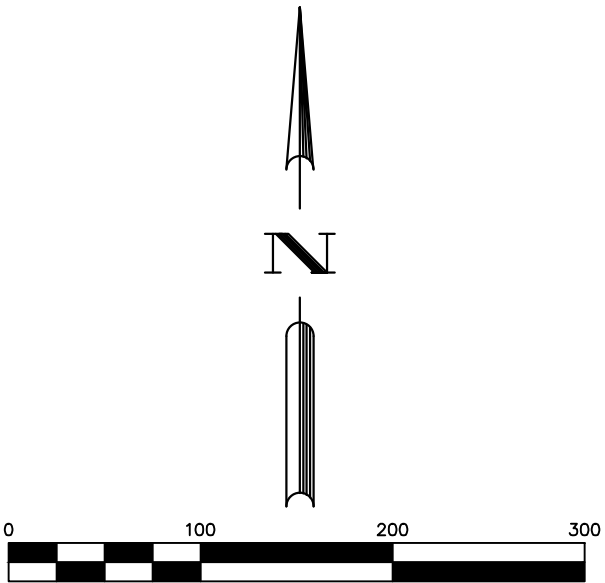
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	261.49'	3,400.00'	4°24'24"	S 76°52'46" W	261.43'
C2	59.95'	3,400.00'	1°00'37"	S 74°10'16" W	59.95'
C3	126.91'	3,400.00'	2°08'19"	S 72°35'48" W	126.91'

Received 11/8/2022



LEGEND

- CAB. CABINET
- DOC. DOCUMENT
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- ESMT. EASEMENT
- NO. NUMBER
- NOS. NUMBERS
- O.S. OPEN SPACE
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- P.G. PAGE
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- SLDS. SLIDES
- VOL. VOLUME
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. COMBINED SCALE FACTOR = 0.9998896092.



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT ARROYO CAP II-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH JEFFREY B. BROUELETTE, EXECUTIVE VICE PRESIDENT, BEING THE OWNER OF 0.724 ACRE OF LAND IN THE JOHN KELSEY SURVEY A-337, WILLIAMSON COUNTY, TEXAS; SAID 0.724 ACRE TRACT OF LAND BEING LOTS 1 AND 2, BLOCK "A" AND LOTS 1 AND 2, BLOCK "H" OF COVERED BRIDGE PHASE 1, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2022103453 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021084347 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A" AND LOTS 1 AND 2, BLOCK "H", COVERED BRIDGE PHASE 1

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF COVERED BRIDGE PHASE 1, RECORDED IN DOCUMENT NUMBER 2022103453 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

JEFFREY B. BROUELETTE, EXECUTIVE VICE PRESIDENT
ARROYO CAP II, LLC
18575 JAMBOREE ROAD, SUITE300
IRVINE, CALIFORNIA 92612

STATE OF CALIFORNIA §
COUNTY OF _____ §

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

NOTARY PUBLIC, STATE OF CALIFORNIA

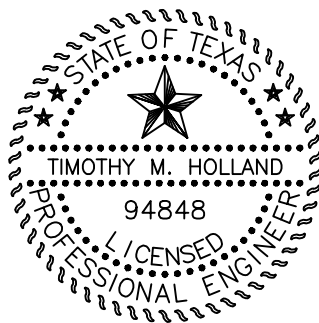
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY PENDING FINAL REVIEW

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE



AMENDED PLAT OF
LOTS 1 AND 2,
BLOCK "A" AND
LOTS 1 AND 2,
BLOCK "H",
COVERED BRIDGE
PHASE 1

0.724 ACRE OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9998896092
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 11144 (MANVILLE WSC) AND WASTEWATER CCN SERVICE AREA 20122 (CITY OF HUTTO). WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

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

RICHARD HUDSON, CHAIR

DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



Received 11/8/2022



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 16, Final Plat, 2.444 acres, more or less, of land, open space, located at Carl Stern Drive.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The purpose of this plat is to begin platting a single, non-residential lot that will ultimately serve to help speed the construction of the leasing office for the for-rent residential on the north side of Carl Stern Drive. The property is within the Hutto Crossing PUD and meets the minimum requirements of the development moving forward.

SUMMARY OF REQUEST:

This is a single, non-residential lot adjacent to a future access easement. The purpose of platting this lot prior to the remaining property is to be able to construct the leasing office/amenity center that will serve the larger area and create less construction congestion during the build process.

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Final Plat.

FISCAL NOTES:

None.

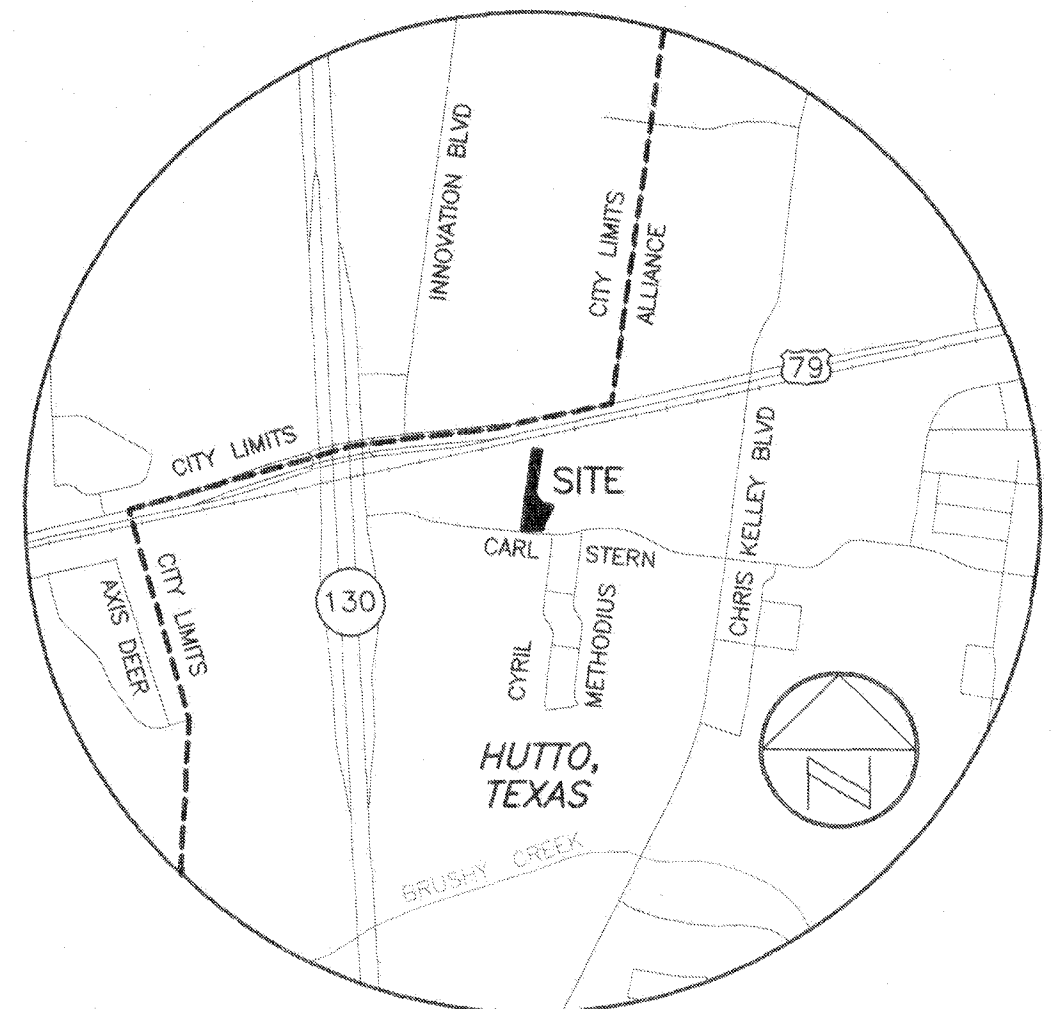
POLICY IMPLICATIONS:

None.

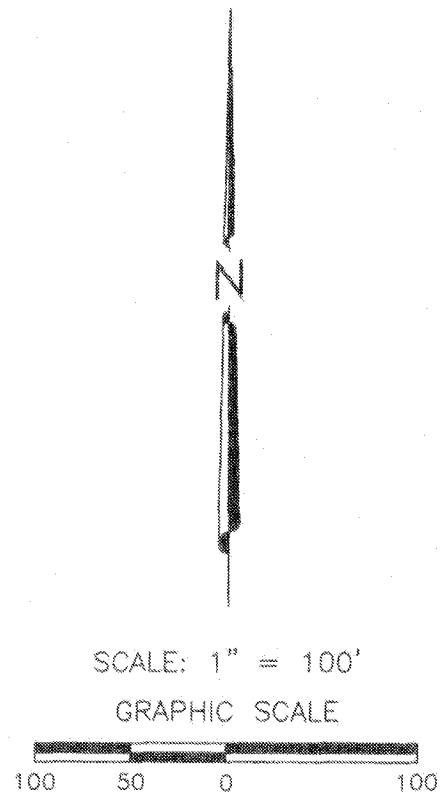
ATTACHMENTS:

1. HCPH4Sec16FP-U2-Plat(1-20-23)

FINAL PLAT OF HUTTO CROSSING PHASE 4 SECTION 16



LOCATION MAP
SCALE 1" = 2000'



LOT SUMMARY:
BLOCK GG
LOT 1 2.444 ACRES
TOTAL LOTS: 1
TOTAL BLOCKS: 1
NATHANIEL EDWARDS
SURVEY NO. 21,
ABSTRACT NO. 225

OWNER:

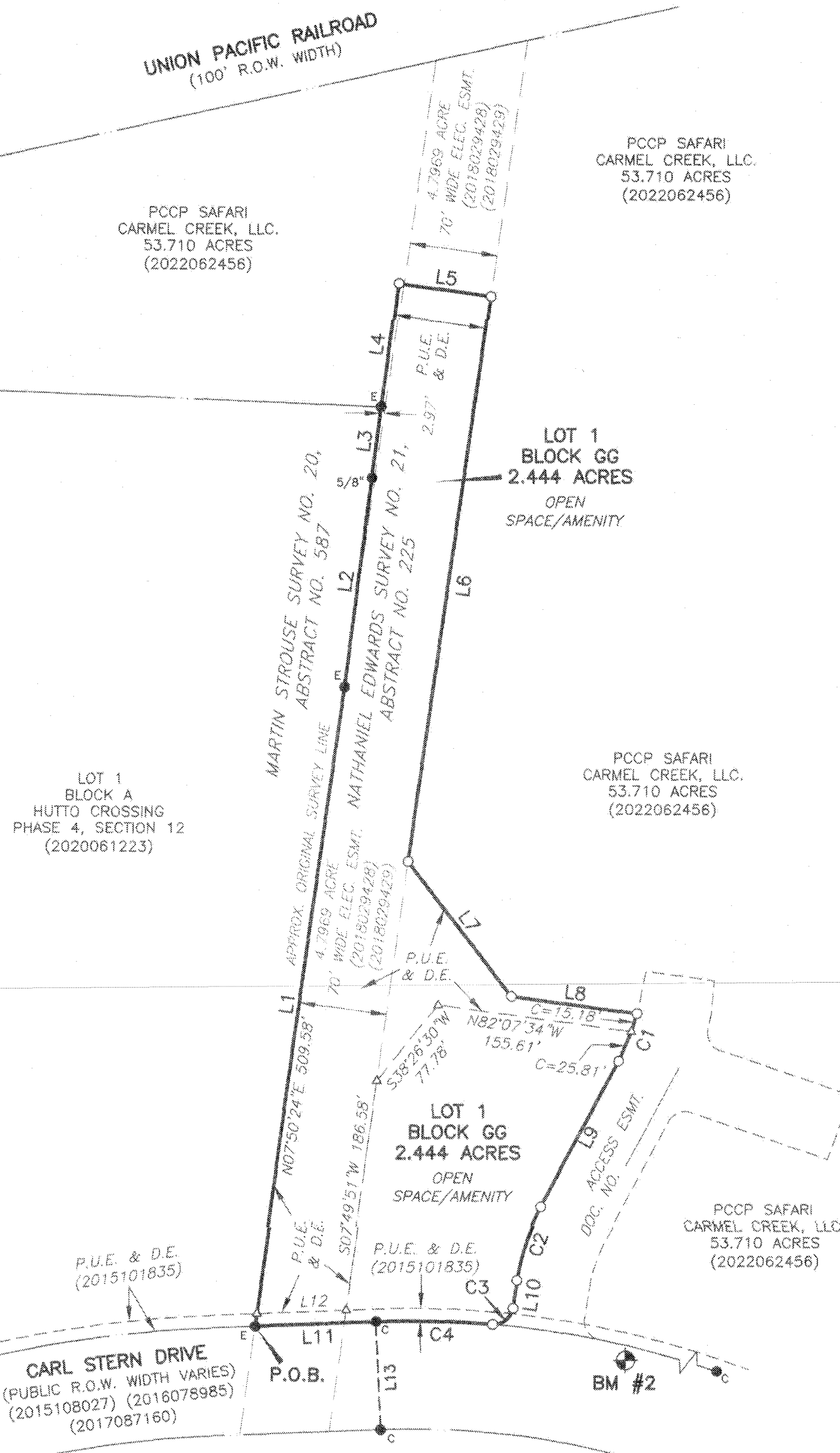
PCCP SAFARI CARMEL CREEK, LLC.
1000 SANTA MONICA BLVD, STE 100
LOS ANGELES, CA 90067

ENGINEERING BY:

KITCHEN TABLE CIVIL SOLUTIONS
CONTACT: KENNETH W. MARTIN
6805 N CAPITAL OF TX HWY STE 315
AUSTIN, TX 78731
512-758-7474

SURVEYING BY:

EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR., RPLS
P O BOX 92588
AUSTIN, TX 78709
512-202-8631



BENCHMARK INFORMATION:

BM #2: MAG NAIL WITH WASHER SET ON A STORM SEWER
INLET ALONG THE NORTH SIDE OF CARL STERN DRIVE
APPROX 1057' WEST OF CHRIS KELLEY BLVD AND
APPROX. 72' NORTHEAST OF METHODIUS DRIVE.
ELEVATION = 645.12'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

Received 1/20/2023



LEGEND

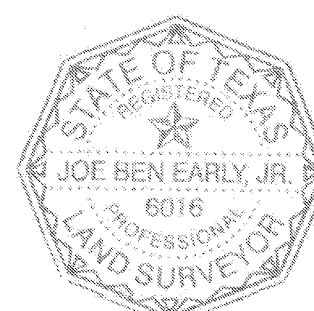
- 1/2" REBAR WITH "CAPITAL" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

LINE	BEARING	DISTANCE
L1	N07°50'24"E	519.76'
L2	N07°06'33"E	169.88'
L3	N07°20'43"E	57.77'
L4	N07°20'43"E	99.93'
L5	S82°06'17"E	74.07'
L6	S07°54'54"W	459.87'
L7	S37°07'46"E	135.95'
L8	S82°07'45"E	101.49'
L9	S27°54'35"W	132.73'
L10	S08°21'07"W	22.64'
L11	S87°40'36"W	96.43'
L12	S87°41'18"W	71.11'
L13	S02°22'25"E	86.99'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	171.00'	13°44'37"	41.02'	S21°02'17"W	40.92'
C2	184.00'	19°33'28"	62.81'	S18°07'51"W	62.50'
C3	15.00'	86°28'58"	22.64'	S51°35'37"W	20.55'
C4	741.24'	7°10'21"	92.79'	N88°45'05"W	92.73'



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL-P4-S16
PLOT DATE:
1/6/23
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
01 OF 02

FINAL PLAT OF HUTTO CROSSING PHASE 4 SECTION 16

STATE OF _____ }
COUNTY OF _____ } KNOW ALL MEN BY THESE PRESENTS

PCCP SAFARI CARMEL CREEK, LLC, SOLE OWNER OF 53.710 ACRES DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022062456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID TRACTS AND DO HEREBY SUBDIVIDE 2.444 ACRES OUT OF SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4 SECTION 16"

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

PCCP SAFARI CARMEL CREEK, LLC.

BY: _____

IT'S: _____

PCCP SAFARI CARMEL CREEK, LLC.
1000 SANTA MONICA BLVD, STE. 100
LOS ANGELES, CA 90067

STATE OF _____ }
COUNTY OF _____ } KNOW ALL MEN BY THESE PRESENTS

ON _____ BEFORE ME _____, PERSONALLY APPEARED

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

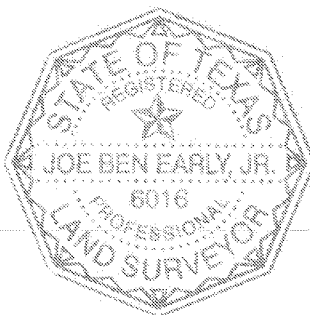
STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 6TH DAY OF JANUARY, 2023.

JOE BEN EARLY, JR., RPLS #6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487



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

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, KENNETH W. MARTIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

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

6th DAY OF January 2023

Kenneth W. Martin
KENNETH W. MARTIN, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

KITCHEN TABLE CIVIL SOLUTIONS
6805 N CAPITAL OF TX HWY STE 315
AUSTIN, TX 78731
512-758-7474



CITY DEVELOPMENT SERVICES

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

ASHLEY BAILEY
AICP, EXECUTIVE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

DATE

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

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

RICHARD HUDSON, CHAIR

METES AND BOUNDS DESCRIPTION:

BEGINNING at a 1/2" rebar with "Early Boundary" cap found in the north right-of-way line of Carl Stern Drive (public right-of-way width varies) as shown on the plats recorded in Document Nos. 2015108027, 2016078985 and 2017087160 of the Official Public Records of Williamson County, Texas, for a corner of the said 53.710 acre tract, being the southeast corner of Lot 1, Block A, Hutto Crossing Phase 4, Section 12, a subdivision of record in Document No. 2020061223 of the Official Public Records of Williamson County, Texas;

THENCE with a west line of the said 53.710 acre tract and the east line of said Lot 1, the following three (3) courses and distances:

1. North 07°50'24" East, a distance of 519.76 feet to a 1/2" rebar with "Early Boundary" cap found;
2. North 07°06'33" East, a distance of 169.88 feet to a 5/8" rebar found;
3. North 07°20'43" East, a distance of 57.77 feet to a 1/2" rebar with "Early Boundary" cap found for an interior corner of the said 53.710 acre tract, being the northeast corner of said Lot 1;

THENCE crossing the said 53.710 acre tract, the following ten (10) courses and distances:

1. North 07°20'43" East, a distance of 99.93 feet to a 1/2" rebar with "Early Boundary" cap set;
2. South 82°06'17" East, a distance of 74.07 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 07°54'54" West, a distance of 459.87 feet to a 1/2" rebar with "Early Boundary" cap set;
4. South 37°07'46" East, a distance of 135.95 feet to a 1/2" rebar with "Early Boundary" cap set;
5. South 82°07'45" East, a distance of 101.49 feet to a 1/2" rebar with "Early Boundary" cap set;
6. With a curve to the right, having a radius of 171.00 feet, a delta angle of 13°44'37", an arc length of 41.02 feet, and a chord which bears South 21°02'17" West, a distance of 40.92 feet to a 1/2" rebar with "Early Boundary" cap set;
7. South 27°54'35" West, a distance of 132.73 feet to a 1/2" rebar with "Early Boundary" cap set;
8. With a curve to the left, having a radius of 184.00 feet, a delta angle of 19°33'28", an arc length of 62.81 feet, and a chord which bears South 18°07'51" West, a distance of 62.50 feet to a 1/2" rebar with "Early Boundary" cap set;
9. South 08°21'07" West, a distance of 22.64 feet to a 1/2" rebar with "Early Boundary" cap set;
10. With a curve to the right, having a radius of 15.00 feet, a delta angle of 86°28'58", an arc length of 22.64 feet, and a chord which bears South 51°35'37" West, a distance of 20.55 feet to a 1/2" rebar with "Early Boundary" cap set in the north right-of-way line of Carl Stern Drive, being the south line of the said 53.710 acre tract;

THENCE with the north right-of-way line of Carl Stern Drive and the south line of the said 53.710 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 741.24 feet, a delta angle of 07°10'21", an arc length of 92.79 feet, and a chord which bears North 88°45'05" West, a distance of 92.73 feet to a 1/2" rebar with "Capital" cap found;
2. South 87°40'36" West, a distance of 96.43 feet to the POINT OF BEGINNING, containing an area of 2.444 acres, more or less.

GENERAL NOTES:

1. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUD REQUIREMENTS.
2. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
3. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
4. CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
5. DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCD WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
7. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
8. BUILDING SETBACKS SHALL CONFORM TO PUD REQUIREMENTS AS AMENDED JULY 19, 2018.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND ABOUNDING THE SUBDIVISION.
11. STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE HUTTO CROSSING PLANNED UNIT DEVELOPMENT (PUD) PLAN, CITY OF HUTTO CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CROSSINGS PUD AND THE CITY OF HUTTO UDC.
16. A FIVE (5') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
17. A TEN (10') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY.
18. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN SINGLE-FAMILY.
19. THE MAXIMUM IMPERVIOUS COVERAGE IS DEFINED BY THE UDC 2018, AS AMENDED AND PUD AGREEMENT AS AMENDED JULY 19, 2018.

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

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

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

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

BY: _____
DEPUTY

Received 1/20/2023



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL-P4-S16
PLOT DATE:
1/6/23
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
02 OF 02

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed NorthTown Commons, Lot 5, Block A, Final Plat, 1.291 acre, more or less, of land, one commercial lot, located on Limmer Loop.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed NorthTown Commons, Lot 5, Block A, Final Plat, consists of a non-residential lot, approximately 1.291 acres. This site is part of the NorthTown Commons Planned Unit Development. The property is surrounded by ETJ with Development Agreement to the north, NorthTown Commons Planned Unit Development to the east, south and west. This plat conforms to the conceptual plan submitted in the NorthTown Commons Planned Unit Development.

SUMMARY OF REQUEST:

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Final Plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. NTCBlkALot5FP-U2-Plat(1-23-23)

FINAL PLAT

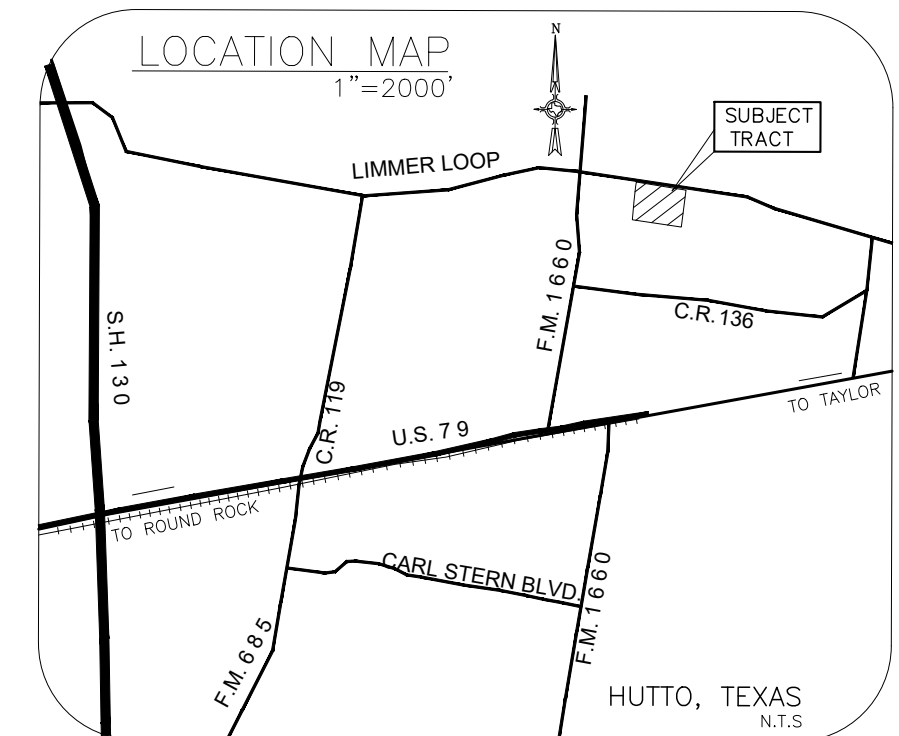
LOT 5, BLOCK A, NORTH TOWN COMMONS

IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

LEGEND

- IRF IRON ROD FOUND
- IRS 1/2" REBAR WITH "HEJL LEE" CAP
- POB POINT OF BEGINNING
- W.C.P.R. WILLIAMSON COUNTY PLAT RECORD
- O.P.R.W.C. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY
- B.L. BUILDING SETBACK LINE
- J.A.E. JOINT ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPOSED SIDEWALK

0 50 100 FT



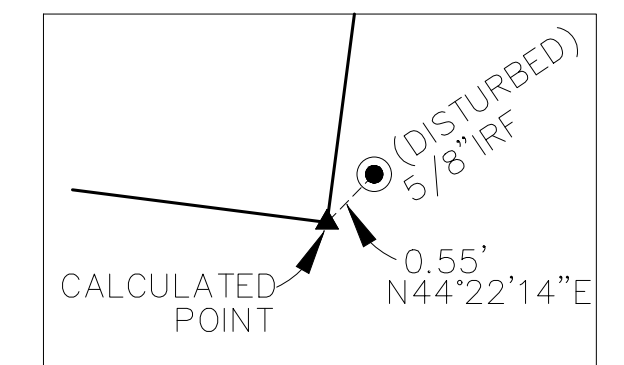
LOT AREA & LAND USE

LOT 5	1.291 Ac	COMMERCIAL
TOTAL	1.291 Ac	

NO. OF BLOCK 1

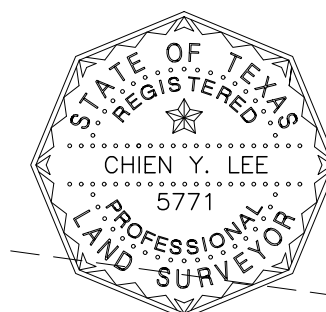
NO. OF LOT 1

OWNER INFO:
ACTION PLUS ENTERPRISES, LLC
20918 ENCINO ASH, SAN ANTONIO, TX 78259
SALVADOR SANCHEZ
(847) 207-0102



DETAIL 'B'

SHEET 1 OF 2



CHIENT Y. LEE, P.E., R.P.L.S., AICP
REGISTERED PROFESSIONAL LAND SURVEYOR

HEJL, LEE & ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING

206 TAYLOR STREET, HUTTO, TEXAS 78634

Ph: (512) 642-3292

TBPE FIRM NO. F-755 TBPLS FIRM NO. 10058500

NOTES

- BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- THIS PROPERTY IS SUBJECT TO THE CITY OF HUTTO PLANNED UNIT DEVELOPMENT (PUD) ZONING REQUIREMENT, AS RECORDED IN O.P.R.W.C. DOC. 2009027013.

UPDATED: 12-1-2022 LOT 5 PLAT (SHT1) 2022-12-01.DWG HLA PROJ. NO. SP1718-L5

FIELD NOTES

BEING 1.291 ACRE TRACT OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 IN WILLIAMSON COUNTY, TEXAS. SAID 1.291 ACRE TRACT OF LAND BEING OUT OF A CALLED 1.359 ACRE TRACT OF LAND RECORDED IN THE NAME OF ACTION PLUS ENTERPRISES, LLC IN DOCUMENT NUMBER (DOC. NO.) 2021188211 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.291 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS);

BEGINNING AT AN IRON ROD FOUND WITH “HEJL LEE” CAP FOR THE NORTHWEST CORNER OF LOT 6, BLOCK A OF NORTH TOWN COMMONS, A SUBDIVISION RECORDED IN DOC. NO. 2018110645 OF O.P.R.W.C.T., BEING ON THE EAST LINE OF SAID 1.359 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A 2,953 SQUARE FEET RIGHT-OF-WAY CONVEYED TO THE CITY OF HUTTO AS RECORDED IN DOC. NO. 2022100811 OF O.P.R.W.C.T., FROM WHICH AN IRON ROD WITH “HEJL LEE” CAP FOUND BEARS N 7°18'32” E AND A DISTANCE OF 15.00 FEET FOR THE NORTHEAST CORNER OF SAID 2,953 SQUARE FEET RIGHT-OF-WAY, FOR THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 7°18'32” W, TRAVELING ALONG THE EAST LINE OF SAID 1.359 ACRE TRACT, AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF 258.10 FEET TO AN IRON ROD FOUND WITH “HEJL LEE” CAP FOR THE SOUTHWEST CORNER OF SAID LOT 6, BEING THE NORTHWEST CORNER OF LOT 7, BLOCK A OF THE AFOREMENTIONED SUBDIVISION, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 82°41'28” W, TRAVELING ALONG THE SOUTH LINE OF SAID 1.359 ACRE TRACT, AND THE NORTH LINE OF FUTURE NORTH LINE OF LOT 4 OF THE AFOREMENTIONED SUBDIVISION, A DISTANCE OF 197.68 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID 1.359 ACRE TRACT, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID SUBDIVISION AS RECORDED IN CABINET GG, SLIDE 298 OF WILLIAMSON COUNTY PLAT RECORDS, BEING CONVEYED TO MAXX OUT HOLDINGS, LLC AS RECORDED IN DOC. NO. 2019095818 OF O.P.R.W.C.T.; FROM WHICH A 5/8” DISTURBED IRON ROD FOUND BEARS N 44°22'14” E AND A DISTANCE OF 0.55 FOOT; FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 7°26'14” E, TRAVELING ALONG THE WEST LINE OF SAID 1.359 ACRE TRACT AND THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 285.00 FEET TO AN IRON ROD FOUND WITH “MCGRAY MCGRAY” CAP FOR THE SOUTHWEST CORNER OF SAID 2,953 SQUARE FEET RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 82°43'15” E, TRAVELING ALONG THE SOUTH LINE SAID 2,953 SQUARE FEET RIGHT-OF-WAY, A DISTANCE OF 197.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.291 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WILLIAMSON
I, CHIEN Y. LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.


12-1-2022

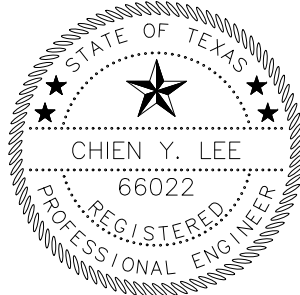
CHIEN Y. LEE, P.E., R.P.L.S., AICP
REGISTERED PROFESSIONAL LAND SURVEYOR
HEJL, LEE & ASSOCIATES, INC.
206 TAYLOR STREET, HUTTO, TX 78634
(512) 642-3292



STATE OF TEXAS
COUNTY OF WILLIAMSON
I, CHIEN Y. LEE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


12-1-2022

CHIEN Y. LEE, P.E., R.P.L.S., AICP
LICENSED PROFESSIONAL ENGINEER
HEJL, LEE & ASSOCIATES, INC.
206 TAYLOR STREET, HUTTO, TX 78634
(512) 642-3292



NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED, OR WITH THE APPROVED PUD.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF HUTTO, WASTEWATER: CITY OF HUTTO, AND ELECTRIC: ONCOR.
10. NO PORTION OF THE AREA OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0520F, EFFECTIVE DATE OF DECEMBER 20, 2019.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS. EACH LOT SHALL BE RESPONSIBLE FOR PROVIDING ITS ON-SITE STORM WATER DETENTION POND TO REGULATE STORM WATER BEFORE DISCHARGE OFF-SITE.
13. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING REGULATIONS:
 - PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE NO. 08-019-00 AS RECORDED IN DOC. 2009027013 OF OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
 - RESTRICTIVE COVENANTS AS RECORDED IN DOC. 2008004882 OF OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, DATED 1-17-2008.
14. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
15. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%.
16. ALL COMMON WATER, WASTEWATER, DRIVEWAY, AND DRAINAGE FACILITIES LOCATED WITHIN THIS SUBDIVISION SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION TO BE RECORDED IN SEPARATE INSTRUMENT.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. THIS SUBDIVISION IS ZONED AS PUD.
20. WHEN STORMWATER IS PROVIDED, STORMWATER RUNOFF PEAK FLOW RATES SHALL NOT BE INCREASED AT ANY POINT OF DISCHARGE FOR THE 2, 10, 25, AND 100-YEAR STORM FREQUENCY EVENTS.

THIS PLAT CONFORMS TO THE CONCEPTUAL PLAN
IN PLANNED UNIT DEVELOPMENT

NORTH TOWN COMMONS
AS APPROVED BY CITY COUNCIL ON

Received 1/23/2023



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 2022, A.D., AT _____ O'CLOCK ____M. AND DULY RECORDED THIS ____DAY OF _____, 2022, A.D., AT _____ O'CLOCK, ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____.

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

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

BY: _____
DEPUTY

LOT 5 PLAT (SHT 2) 2022-12-01.DWG

SHEET 2 OF 2

UPDATED: 12-1-2022

FINAL PLAT
LOT 5 BLOCK A
NORTH TOWN COMMONS
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

COUNTY OF WILLIAMSON
STATE OF TEXAS
I, SALVADOR SANCHEZ, (TITLE) OF ACTION PLUS ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNS 1.359 ACRE TRACT OF LAND AS OUT OF A CALLED 28.449 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2021188211 OF OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 1.359 ACRE TRACT TO BE KNOWN AS
LOT 5, BLOCK A, NORTH TOWN COMMONS
AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2022, A.D.

SALVADOR SANCHEZ, MANAGING MEMBER
ACTION PLUS ENTERPRISES, LLC
20918 ENCINO ASH, SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SALVADOR SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____DAY OF _____, 2022 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES:_____

COUNTY OF WILLIAMSON
STATE OF TEXAS
KNOW ALL MAN BY THESE PRESENTS:
THAT PROSPERITY BANK, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER OF THE CERTAIN TRACT SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT.
PROSPERITY BANK

KEVIN W. LANCASTER, BANKING PRESIDENT
COUNTY OF WILLIAMSON
STATE OF TEXAS
KNOW ALL MAN BY THESE PRESENTS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN W. LANCASTER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____DAY OF _____, 2022, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES:_____

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION ON THE ____ DAY OF _____, 2022 A.D. AND AUTHORIZE TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

RICHARD HUDSON
CHAIR

DATE

ASHLEY BAILEY
DEVELOPMENT SERVICES DIRECTOR

DATE

HEJL, LEE & ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING

206 TAYLOR STREET, HUTTO, TX 78634

PH. (512) 642-3292

TBPE FIRM NO. F-755 TBPLS FIRM NO. 10058500

HLA PROJ. NO. SP1718-L5

CHIEN

AGENDA ITEM REPORT

4.6.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Klattenhoff Addition Final Plat, 3.039 acres, more or less, of land, located on Klattenhoff Lane.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Final Plat of Klattenhoff Addition consists of one non-residential lot, approximately 3.039 acres, of land, located at Klattenhoff Lane on the west side of SH 130, within the Star Ranch development. The site is located within Hutto's ETJ and is surrounded by property in the ETJ.

SUMMARY OF REQUEST:

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Final Plat.

FISCAL NOTES:

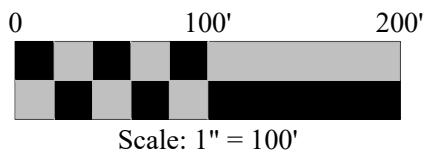
POLICY IMPLICATIONS:

ATTACHMENTS:

1. KlattenhoffAdditionFP-U2-Plat(1-23-23)

PLAT NOTES:

- No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
- Building setbacks shall conform to UDC requirements, as amended.
- A Ten (10) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer.
- A five (5) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer.
- A three (3) foot Public Utility Easement (PUE) is hereby dedicated on each side of all interior side lot lines for utilities other than water, sewer, and storm sewer.
- No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- Street lighting shall be provided by the developer in conformance with the UDC requirements, as amended.
- Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- Trees shall be installed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended
- In order to promote drainage away from a structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
- Utility providers for this development are:
Water: Williamson County WSID 3
Wastewater: Williamson County WSID 3
Electric: Oncor Electric Delivery
Gas: Atmos Energy
- Water will be available through Williamson County WSID 3 after appropriate water system is installed to this site. Wastewater will be available through Williamson County WSID 3 after appropriate wastewater system is installed to this site. Williamson County WSID 3 assumes no obligations for installing any water and wastewater improvements required to serve this site.
- No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1%annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
- No lot in this subdivision is encroached by a Special Flood Hazard Area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map 48491C0515F, dated 2019/12/20, for Williamson County, Texas.
- All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- The maximum impervious coverage per non-residential lots is 80%
- This subdivision was exempt from providing storm-water management controls (detention) at the time of filing this plat based on Williamson County Subdivision Regulation B11.1.4. Prior to any development within this subdivision, storm-water management controls shall be designed, constructed and maintained by the owner in accordance with the applicable regulations in effect at the time of development. Contact the Williamson County Floodplain Administrator for review and approval of the proposed stormwater management controls prior to any development within this subdivision.



Scale: 1" = 100'

JPH Job/Drawing No. (see below)
2022.311.001 - 149 Klattenhoff Ln., Hutto, Wilco, TX-PLAT 100 Scale.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

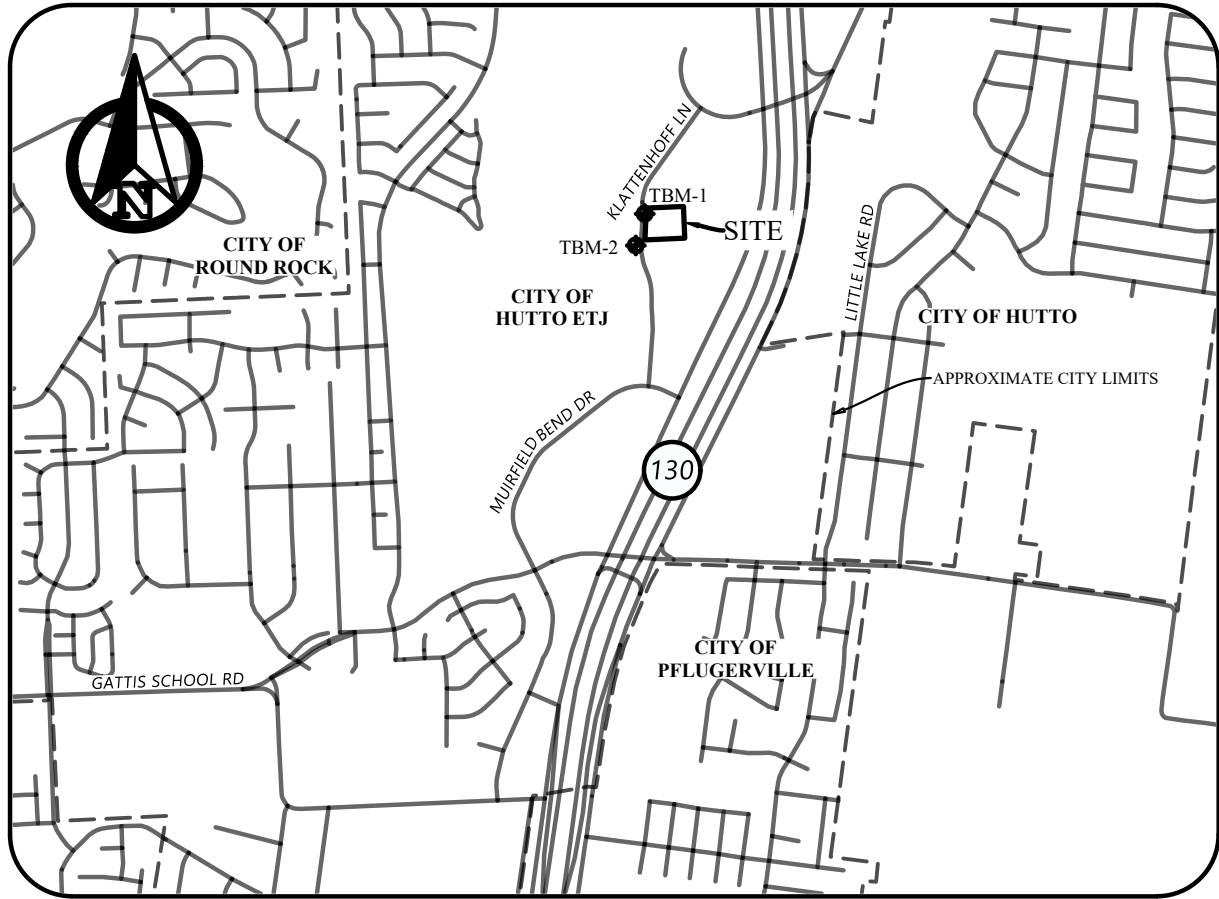
- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ◆ Site benchmark (see vicinity map for general location)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,CZ
Distances & areas shown are represented in surface values
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

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

VICINITY MAP

Scale: 1" = 2000'



FINAL PLAT
OF
KLATTENHOFF ADDITION

A SUBDIVISION OF 3.039 ACRES
SITUATED IN THE
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485
& N. D. WALLING SURVEY, ABSTRACT NO. 675

NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
LOT TYPE: COMMERCIAL
RIGHT-OF-WAY AREA: 0
LINEAR FEET OF NEW STREETS: 0

PREPARED ON: AUGUST 25, 2022
SUBMITTAL DATE: SEPTEMBER 7, 2022

OWNER:

Earl W. Klattenhoff and Jan K. Klattenhoff, Trustees of
The EJK FAMILY TRUST, a Qualifying Trust pursuant
to Tex. Prof. Code § 41.0021 and Tex. Tax Code § 11.13
251 Klattenhoff Lane
Hutto, Texas 76534

SURVEYOR:

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

ENGINEER:

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

LEGEND OF LINE TYPES

- — — — — EASEMENT LINE
— . — . — . — BUILDING SETBACK LINE
— — — — — DEED/ADJOINER LINE
————— PLAT BOUNDARY LINE
— — — — — SURVEY LINE
- - - - - APPROXIMATE
CENTERLINE OF
PAVEMENT

Received 1/23/2023



METES AND BOUNDS DESCRIPTION:

Being that certain 3.039 acre tract situated in the James H. Neiley Survey, Abstract No. 485, and the N. D. Walling Survey, Abstract No. 675, City of Hutto Extra-Territorial Jurisdiction, Williamson County, Texas, being a portion of the tract described as 22.801 acres in a Special Warranty Deed to Earl W. Klattenhoff and Jan K. Klattenhoff, Trustees of the EJK Family Trust (hereinafter referred to as Klattenhoff tract), recorded under Instrument Number 2022030828, of the Official Public Records of Williamson County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the east right-of-way line of Klattenhoff Lane (a 70-foot wide right-of-way as shown under Instrument Numbers 2018031054 and 2017028230, of said Official Public Records), at the common west corner of said Klattenhoff tract and Lot 1, Block C, STAR RANCH COMMERCIAL, LOT 1, BLOCK C, an addition to the City of Hutto Extra-Territorial Jurisdiction recorded under Instrument Number 2013106330, of said Official Public Records;

THENCE NORTH 87° 38' 04" EAST along the common line of said Klattenhoff tract and said Lot 1, a distance of 386.37 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the southeast line of the tract described as 58.13 acres in a Warranty Deed with Vendor's Lien to Andrew S. Huang and Min S. Huang, husband and wife (hereafter referred to as Huang tract), recorded under Instrument Number 2013086306 of said Official Public Records, from which an aluminum capped TXDOT Type III monument found at the northeast corner of said Klattenhoff tract bears NORTH 87° 38' 04" EAST, a distance of 698.17 feet;

THENCE through the interior of said Klattenhoff tract the following bearings and distances:

1. SOUTH 02° 23' 14" EAST, a distance of 329.85 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
2. SOUTH 87° 36' 46" WEST, a distance of 416.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the common line of said Klattenhoff tract and the east right-of-way line of said Klattenhoff Lane;

THENCE NORTH 02° 44' 34" EAST with the common line of said Klattenhoff tract and the east right-of-way line of said Klattenhoff Lane, a distance of 331.33 feet to the POINT OF BEGINNING, enclosing 3.039 acres (±132,363 square feet) of land.

SURVEYOR'S CERTIFICATION

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

That I, Chris Henderson, Registered Public Surveyor, No. 6831, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground. The field work was completed on August 18, 2021.

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

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

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

~RELEASED FOR REVIEW TO ON JANUARY 19, 2023.

OWNER'S CERTIFICATION

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

I, Earl W. Klattenhoff and Jan K. Klattenhoff, Trustees of The EJK FAMILY TRUST, a Qualifying Trust pursuant to Tex. Prof. Code § 41.0021 and Tex. Tax Code § 11.13, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2022030828 of the Official Public Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as KLATTNHOFF ADDITION.

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

Earl W. Klattenhoff
251 Klattenhoff Lane
Hutto, Texas 76534

Jan K. Klattenhoff
251 Klattenhoff Lane
Hutto, Texas 76534

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

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

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

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: _____

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

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

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

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: _____

ENGINEER'S CERTIFICATION

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

I, Terry R. Hagood, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Hutto, Texas.

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

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

CITY DEVELOPMENT SERVICES APPROVAL

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

City of Hutto Staff signature

Date

PLANNING AND ZONING COMMISSION CHAIR APPROVAL

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

Planning and Zoning Chair, City of Hutto

Date

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

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

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

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

BY: _____
Deputy



FINAL PLAT
OF
KLATTENHOFF ADDITION

JPH Job/Drawing No. (see below)
2022.311.001 - 149 Klattenhoff Ln., Hutto, Wilco, TX-PLAT 100 Scale.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

Received 1/23/2023



AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consideration of possible action on the proposed Village at Hutto Station Preliminary Plat, 30.481 acres, more or less, of land, one multifamily lot, located on County Road 138.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Preliminary Plat consists of approximately 30.481 acres that will be one multifamily lot. Access will be taken from County Road 138. The property is surrounded by SF-1 and ETJ to the north, Hutto and Pflugerville ETJ to the south, ETJ to the east and SF-1 and ETJ to the west. This Preliminary Plat conforms to the conceptual plan in the Village at Hutto Station Planned Unit Development that was approved by City Council on May 5, 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Preliminary Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Preliminary Plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. VillageAtHuttoStation-Prelim-U1-Plat(1-19-23)
2. VillageAtHuttoStation-Prelim-Init-Parkland(12-13-22)

G:\TXC\Projects\Bull-By-Empire\10554-00-Village-At-Hutto-Station\SV\04-Encls\Drawings\Plat\10554-00-Village-Hutto-Plat.dwg, 1/17/2023 1:25 PM, Matthew Misick

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 118.971 ACRE TRACT AS CONVEYED TO HUTTO 117 INVESTORS, LP BY SPECIAL WARRANTY DEED WITH VENDOR LIEN RECORDED IN DOCUMENT NUMBER 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "RPLS 1817" found on the north right-of-way line of County Road 138 (right-of way width varies), being the southwest corner of the above described Hutto 117 Investors, LP 118.971-acre remainder tract for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing north right-of-way line of said County Road 138, N 07°22'52" E a distance of 59.84 feet to a 1/2-inch iron rod with cap stamped "BUSBY 4967" found at the southwest corner of a called 1.377 acre tract of land as conveyed to Manville Water Supply Corp. by General Warranty Deed (with easement for access) recorded in Document Number 2006109103 of the Official Public Records of Williamson County, being a northerly west corner of said Hutto 117 Investors, LP 118.971-acre remainder tract, for a northerly west corner of the herein described tract;

THENCE, with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract, and said Manville Water Supply Corp-1.377 acre tract, S 82°18'51" E a distance of 230.29 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of said Manville Water Supply Corp-1.377 acre tract and an interior corner of said Manville Water Supply Corp-1.377 acre tract for an interior corner of the herein described tract;

THENCE, with the east line of said Manville Water Supply Corp-1.377 acre tract and a westerly line of said Hutto 117 Investors, LP 118.971-acre remainder tract, N 07°33'30" E a distance of 330.11 feet to a 1/2-inch iron rod with cap stamped "BRYAN TECH SERVICES" at the northeasterly corner of said Manville Water Supply Corp-1.377 acre tract and a westerly interior corner of said Hutto 117 Investors, LP 118.971-acre remainder tract, for a westerly interior corner of the herein described tract;

THENCE, with the common line of said Manville Water Supply Corp-1.377 acre tract and said Hutto 117 Investors, LP 118.971-acre remainder tract, N 82°27'27" W a distance of 230.10 feet to a 1/2-inch iron rod with cap stamped "BRYAN TECH SERVICES" found at the northwesterly corner of said Manville Water Supply Corp-1.377 acre tract, on the east line of a called 3.996 acre tract of land (Tract 2) as conveyed to Williamson County, Texas by Special Warranty Deed recorded in Document Number 2020100826 of the Official Public Records of Williamson County, Texas, and a northwesterly exterior corner of said Hutto 117 Investors, LP 118.971-acre remainder tract from which a 1/2-inch iron rod with cap stamped "RPLS 1817" found on the west line of said Manville Water Supply Corp-1.377 acre tract and the east line of said Williamson County, Texas-3.996 acre tract bears S 07°35'26" E a distance of 30.02 feet;

THENCE, with the west line of said Hutto 117 Investors, LP 118.971-acre remainder tract and the east line of said Williamson County, Texas-3.996 acre tract, N 07°05'14" E a distance of 86.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set that the most northerly west corner of said Hutto 117 Investors, LP 118.971-acre remainder tract, and the common corner of said Williamson County, Texas-3.996 acre tract, a 4.428 acre tract of land ("Tract 1") as conveyed to Williamson County, Texas by Special Warranty Deed recorded in Document Number 2020100826 of the Official Public Records of Williamson County, Texas, and a called 21.313 acre tract of land ("Exhibit A") as conveyed to Williamson County, Texas in Cause No. 21-0254-CC4 and recorded in Document Number 2021154322 of the Official Public Records of Williamson County, Texas, for the most northerly west corner of the herein described tract;

THENCE, with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract, and said Williamson County, Texas 21.313 acre-tract, N 72°37'20" E a distance of 308.14 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract and said Williamson County, Texas 21.313-acre tract along said curve to the left an arc distance of 540.31 feet, having a radius of 9,440.00 feet, a central angle of 03°16'46" and a chord which bears N 70°58'57" E a distance of 540.24 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set;

THENCE, continuing with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract and said Williamson County, Texas 21.313 acre tract N 69°20'34" E a distance of 774.48 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the right;

THENCE, continuing with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract and said Williamson County, Texas 21.313 acre tract along said curve to the right an arc distance of 52.80 feet, having a radius of 4,565.00 feet, a central angle of 00°39'46" and a chord which bears S 69°40'27" E a distance of 52.80 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an interior corner of said Williamson County, Texas 21.313 acre tract and the most northerly corner of said Hutto 117 Investors, LP 118.971-acre remainder tract for the most northerly corner of the herein described tract;

THENCE, continuing with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract and said Williamson County, Texas 21.313 acre tract S 51°17'18" E a distance of 118.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly north corner of the herein described tract;

THENCE, continuing with the common line of said Hutto 117 Investors, LP 118.971-acre remainder tract and said Williamson County, Texas 21.313 acre tract S 07°34'37" W a distance of 1,201.91 feet to a Type 2 TxDOT monument found on the northern right-of-way line of C.R. 138, for the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said C.R. 138 and the south line of said Hutto 117 Investors, LP 118.971-acre remainder tract, N 81°32'15" W a distance of 1,592.57 feet to the POINT OF BEGINNING and containing 30.481 acres of land, more or less.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 07°22'52" E	59.84'
L2	S 82°18'51" E	230.29'
L3	N 07°05'14" E	86.47'
L4	S 51°17'18" E	118.93'
L5	S 07°35'26" W	30.02'
L6	S 08°28'08" W	50.43'
L7	N 81°32'03" W	47.84'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L4)	(S 51°17'07" E)	(118.93')

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	540.31'	9,440.00'	3°16'46"	N 70°58'57" E	540.24'
C2	52.80'	4,565.00'	0°39'46"	S 69°40'27" W	52.80'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C1)	(540.31')	(9,440.00')	(3°16'46")	(N 70°59'08" E)	(540.24')
(C2)	(52.80')	(4,565.00')	(00°39'46")	(N 69°40'38" E)	(52.80')

PRELIMINARY PLAT
VILLAGE AT
HUTTO STATION

A SUBDIVISION OF 30.481 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, SECTION NO. 18,
ABSTRACT NO. 377, WILLIAMSON COUNTY, TEXAS



Received 1/19/2023



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Built-By-Emprise\10554-00-Village-At-Hutto-Station\SV\04-Final\Drawings\Plot\10554-00-Village-Hutto-Plot.dwg, 1/17/2023 1:25 PM, Matthew Misick

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE VILLAGE AT HUTTO STATION, LLC, BEING THE OWNER OF A CALLED 30.481 ACRE TRACT OF LAND OUT OF THE JAMES SHELTON SURVEY, A-560 AND THE NATHANIEL EDWARDS SURVEY, A-225, BOTH OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2022102673 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 30.481 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE VILLAGE AT HUTTO STATION

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

THE VILLAGE AT HUTTO STATION, LLC
6617 NORTH SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, ARIZONE 85250

GEOFFERY JACOBS, AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

I, THOMAS M. PHARR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THOMAS M. PHARR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 140064

DATE:

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JONATHAN O. NOBLES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF HUTTO, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

DATE:

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

PRELIMINARY PLAT
VILLAGE AT
HUTTO STATION
A SUBDIVISION OF 30.481 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, SECTION NO. 18,
ABSTRACT NO. 377, WILLIAMSON COUNTY, TEXAS

CITY DEVELOPMENT SERVICES SIGNATURES:

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

, 20, A.D

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988960
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO PUD ORDINANCE #2022-030.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: MANVILLE WSC
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC.
- WATER WILL BE AVAILABLE THROUGH MANVILLE WSC AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. MANVILLE WSC ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVICE THIS SITE.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48491C0675F, 48491C0515F, AND 48491C0520F, ALL REVISED DECEMBER 20, 2019.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPTUAL PLAN IN PLANNED UNIT DEVELOPMENT "VILLAGE AT HUTTO STATION", ORDINANCE #2022-030, AS APPROVED BY CITY COUNCIL ON MAY 5TH, 2022.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE SHALL HAVE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE STREET.



Received 1/19/2023



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

Parkland Letter of Intent

PROJECT NAME:
VILLAGE AT HUTTO STATION

PROJECT ADDRESS: 1001 CR 138, HUTTO, TX 78634

Total acreage 30.595 AC

Proposed zoning PUD (ORD. #2022-030)

Location: 1001 CR 138, HUTTO, TX 78634 (N 30.50080, W -97.56461)

☒ Preliminary Plat

☐ Final Plat

Parkland Contribution

All parkland dedication and or fees in lieu of dedication shall be in conformance with 10.609 of Hutto's Unified Development Code, 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.

Number of park acres *required* to be conveyed:

(1,000 SF / DWELLING UNIT) * (276 UNITS) = 276,000 SF = 6.336 AC

Number of park acres *proposed* to be conveyed:

0 AC (100% FEE-IN-LIEU PER PUD)

AND / OR

Amount required for Fee in Lieu of Parkland Conveyance:

(\$175 / MF UNIT) * (276 MF UNITS) = \$48,300.00

Property owner or authorized agent

Signature: _____

Printed Name: Graff Jacobs

Date: _____

Contact Person: Andy Smith

Phone: 480 546 7907

Fax: _____

Email: Andy@BuiltbyEmpire.com

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	Parks Mtg. date	Approved

Received 12/13/2022



October 2021



September 8, 2022

City of Hutto
Planning Department
500 W Live Oak Street
Hutto, TX 78634

Village At Hutto Station Parkland Letter of Intent

Dear Planning Staff:

Per the executed Village At Hutto Station PUD (Ordinance #2022-030) Attachment D, Section 3.1.8,

"The Hutto Station PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The combined fee for parkland development and parkland fee-in-lieu of dedication shall be calculated as a total of \$675 per dwelling unit".

If you require any additional information, please contact me at (512) 852-1666 or tpharr@bgeinc.com.

Sincerely,

A handwritten signature in black ink that reads "Thomas Pharr".

9/8/22

Thomas Pharr, PE, CFM
Project Manager, Site Development
BGE, Inc.
Direct: 512-852-1666
Cell: 979-739-1198

Received 12/13/2022



AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Hold a public hearing and possible action on the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, residential lot, located on County Road 119 and Limmer Loop.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

Wilco Ranch is located at the northwest corner of Limmer Loop and Ed Schmidt Blvd. This application seeks to add a residential lot back to the final plat that was inadvertently left off the Final Plat at recordation, but shown on the Final Plat at approval.

SUMMARY OF REQUEST:

Staff recommends approval of the request as it meets the requirements of the Subdivision Ordinance as presented.

STAFF REVIEW:

FISCAL NOTES:

Not applicable.

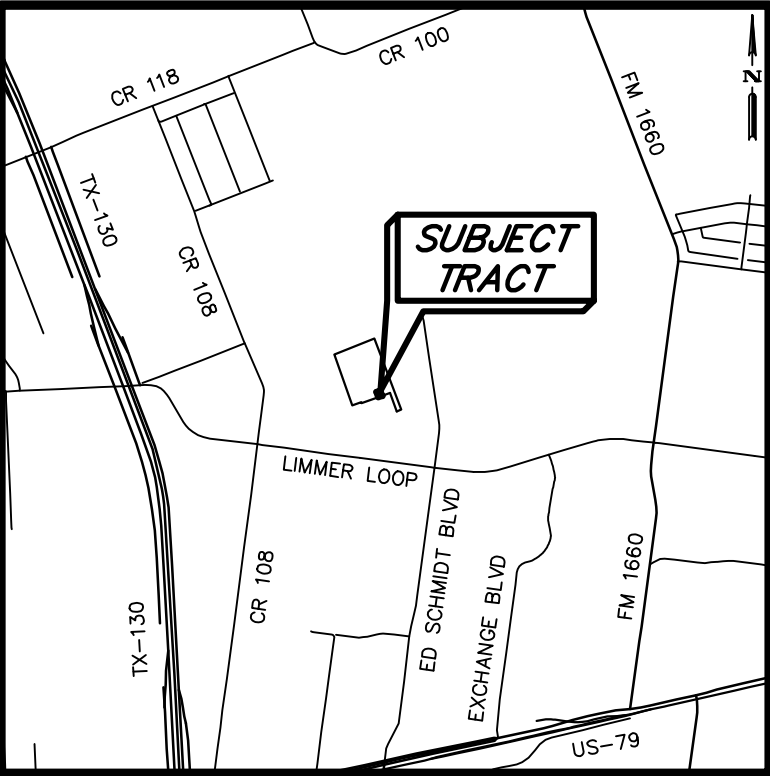
POLICY IMPLICATIONS:

None for this application

ATTACHMENTS:

1. WilcoRanchPh2Sec2Lot10BlkDReplat-Init-Plat(12-13-22)
2. WilcoRanchPh2Sec2Lot10BlkDReplat-Init-ParkLtr(12-13-22)
3. WilcoRanchPh2Sec2Lot10BlkDReplat-Init-SumLtr(12-13-22)

C:\TXC\Projects\Ashton_Woods\6530-00-Wilco_Ranch_Ph2_Sec2\Drawings\6530-00-Wilco_Ranch_Ph2_Sec2_AVEWDED.dwg, 12/02/2022 4:53 PM, mmiskok, 1:100



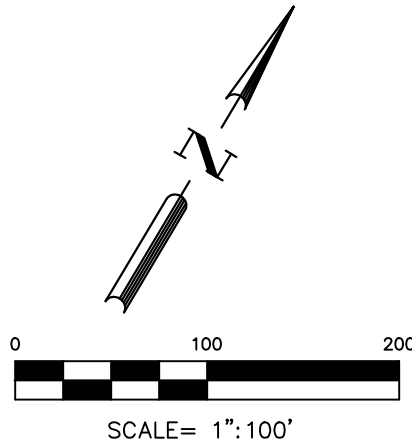
VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- SHEET 1 – PLAT AND LEGAL DESCRIPTION
SHEET 2 – NOTES AND SIGNATURES

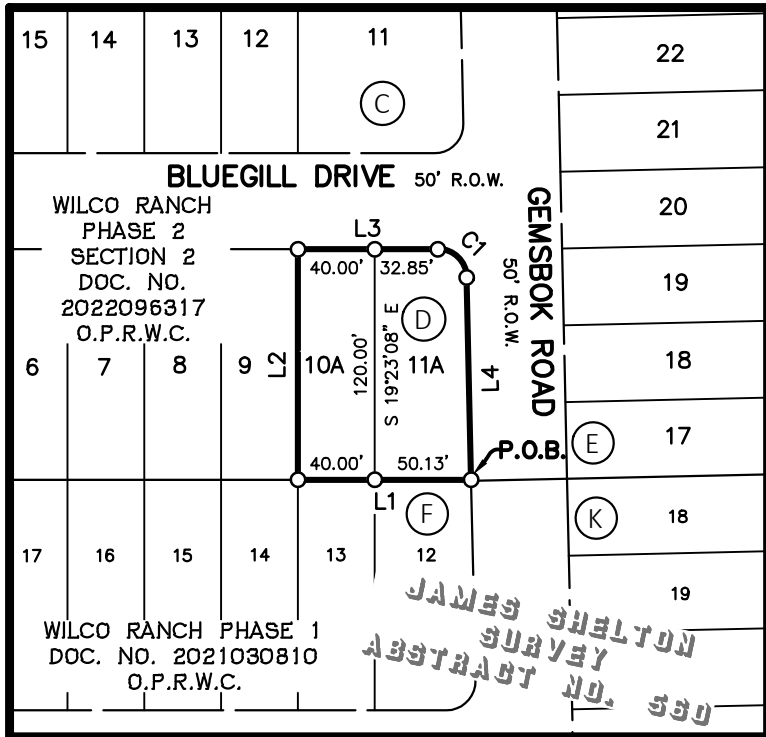
BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 0.99988157



REPLAT PLAT OF
LOT 10, BLOCK "D"
WILCO RANCH PHASE 2
SECTION 2

0.244 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS



LEGEND

- | | |
|------------|---|
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY |
| O.R.W.C. | OFFICIAL RECORDS, WILLIAMSON COUNTY |
| P.O.B. | POINT OF BEGINNING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| ● | FOUND 1/2-INCH IRON ROD |
| ○ | SET 1/2-INCH IRON ROD W/CAP STAMPED "BGE INC" |

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 0.244 OF ONE ACRE (10,613 SQUARE FEET) TRACT OF LAND OUT OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, SITUATED IN WILLIAMSON COUNTY TEXAS, BEING LOT 10, BLOCK D, OF WILCO RANCH PHASE 2 SECTION 2, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2022096317 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.244 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" set on the westerly right-of-way line of Gemsbok Road (R.O.W ~ 50') as shown on the said plat of Wilco Ranch Phase 2 Section 2, at the most easterly corner of said Lot 10, at the most northerly corner of Lot 12, Block F, Wilco Ranch Phase 1, as recorded in Document Number 2021030810 of the Official Public Records of Williamson County, Texas, for the most easterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, coincident with the common line of Lot 10 and Lots 12 and 13, said Block F, S 70°36'52" W, a distance of 90.13 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the common corner of Lot 10 and Lot 9, said Block D, being the most westerly corner of said Lot 13, Block F for the most southerly corner of the herein described tract;

THENCE, departing said common line, coincident with the common line of Lot 10 and said Lot 9, N 19°23'08" W, a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the southerly right-of-way line of Bluegill Drive (R.O.W. ~ 50') as shown on said plat of Wilco Ranch Phase 2 Section 2, at the common corner of Lot 10 and Lot 9, for the most westerly corner of the herein described tract;

THENCE, coincident with the common line of Lot 10 and said right-of-way, N 70°36'52" E, a distance of 72.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the west end of a curve return from the aforementioned westerly right-of-way of Gemsbok Road, for a point of curvature of the herein described tract

THENCE, coincident with the common line of Lot 10 and said curve return, along a curve to the right, an arc length of 23.24 feet, having a radius of 15.00 feet, a central angle of 88°45'29", and a chord which bears S 65°00'24" E, a distance of 20.98 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the east end of said curve return for a point of tangency of the herein described tract,

THENCE, coincident with the common line of Lot 10 and the westerly right-of-way of said Gemsbok Road, S 20°37'39" E, a distance of 105.35 feet to the POINT OF BEGINNING and containing 0.244 of one acre (10,613 Sq. Ft.) of land, more or less.

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
10A	D	4,800
11A	D	5,813

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S 70°36'52" W	90.13'
L2	N 19°23'08" W	120.00'
L3	N 70°36'52" E	72.85'
L4	S 20°37'39" E	105.35'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	88°45'29"	23.24'	S 65°00'24" E	20.98'

OWNER: CW-WILCO LLC
ADDRESS: 8655 SOUTH PRIEST DRIVE,
TEMPE, AZ, 85284
PHONE: 480-820-0977

ACREAGE: 0.244 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560

NUMBER & ACREAGE
BY LOT TYPE: RESIDENTIAL: 2 LOTS/0.244 ACRES

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: (210) 581-3600
ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)
PHONE: (512) 879-0433

Received 12/13/2022



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CW-WILCO LLC, BEING THE OWNER OF LOT 10, BLOCK D OF WILCO RANCH PHASE 2 SECTION 2 IN THE JAMES SHELTON SURVEY A-560, WILLIAMSON COUNTY, TEXAS, CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY REPLAT SAID LOT 10 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

REPLAT PLAT OF LOT 10, BLOCK "D" WILCO RANCH PHASE 2 SECTION 2

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

CW-WILCO, LLC
8655 S PRIEST DRIVE
TEMPE, ARIZONA 85284

JOHN CORK, PRESIDENT
CW-LT MANAGEMENT, LLC
CW-WILCO, LLC
8655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RICHARD L. RYCHLIK, PROFESSIONAL ENGINEER LICENSE NO. 123927 ON 10/11/2022 IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN HEREON.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

REPLAT PLAT OF
LOT 10, BLOCK "D"
WILCO RANCH PHASE 2
SECTION 2

0.244 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

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

RICHARD HUDSON, CHAIR DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988157
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO THE DEVELOPMENT AGREEMENT BETWEEN STARLIGHT HOMES TEXAS, LLC, WMV LIMMER LOOP 23, LLC AND THE CITY OF HUTTO EXECUTED FEBRUARY 24, 2020.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970 AND WASTEWATER CCN SERVICE AREA 21053. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 19, 2019.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



Received 12/13/2022



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



December 5, 2022

City of Hutto Development Services
500 W. Live Oak Street
Hutto, Texas 78634
Re: Wilco Ranch Ph 2, Sec 2 – Parkland Letter

Brown & Gay Engineers, Inc. is pleased to submit the attached Final Plat and Construction Plan application for the proposed Wilco Ranch Ph 2, Sec 2 replat. The plan proposes 1 additional single-family residence and no additional linear feet of public roadways within the City of Hutto. The site is located within the existing Wilco Ranch subdivision.

Parkland dedication for the additional lot will be provided by fee in-lieu.

Feel free to contact me with any questions at 512-879-0433 or tholland@bgeinc.com.

Sincerely,

A handwritten signature in blue ink that reads "Timothy M. Holland".

Timothy M. Holland, P.E.
Associate, Senior Project Manager

Received 12/13/2022





Received 12/13/2022

December 5, 2022

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



Re: Wilco Ranch Phase 2, Section 2
Lot 10, Block D Replat

Brown & Gay Engineers, Inc. is pleased to submit the attached final plat and construction plan applications for the proposed Wilco Ranch Phase 2, Section 2 Lot 10, Block D Replat. The plan proposes 1 additional single-family residence and 0 linear feet of public roadways the City of Hutto. The site is located on Bluegill Drive in the existing Wilco Ranch Phase 2.

The purpose of this replat is to recover an approved lot on the preliminary plat that was inadvertently removed from the final plat. The accompanying construction plans will provide for the water and wastewater services to serve the additional lot.

Retail water service will continue to be provided by Jonah Water Special Utility District. Retail wastewater will be provided by City of Hutto. The proposed services will tie to the existing infrastructure constructed with Wilco Ranch Ph 2, Sec 2. Drainage patterns will remain, runoff will be conveyed to the existing detention pond constructed with Phase 1. Existing infrastructure was previously sized to accommodate this lot since it was included within the preliminary. According to the Federal Emergency Management Agency (FEMA) flood insurance rate map 48491C0520F, dated December 19, 2019, no portion of the site lies within the 100-year floodplain.

Feel free to contact me with any questions at 512-879-0433 or tholland@bgeinc.com.

Sincerely,

A handwritten signature in blue ink that reads "Timothy M. Holland". The signature is fluid and cursive, with the first name "Timothy" and last name "Holland" clearly legible.

Timothy M. Holland, P.E.
Associate, Senior Project Manager

AGENDA ITEM REPORT

5.3.



To: City Council
Subject: Hold a public hearing and consideration of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North.
Meeting: Tuesday, February 7, 2023
Department: Development Services /
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a 28.449 acre parcel, also known as Northtown Commons. The Planned Unit Development was originally approved in 2008 with an amendment in 2017 further clarifying allowed uses and the architectural requirements within the development.

NORTH: Limmer Loop ROW

SOUTH: Existing Single-Family Residential

EAST: Existing Single-Family Residential

WEST: Commercial development, under construction

SUMMARY OF REQUEST:

The current proposal is to amend the development standards in the PUD to clarify that the commercial uses should follow the B-1 District with some minor modifications (no auto repair uses and an increase in the minimum daycare size allowance), update the fencing standards to meet the UDC, allow for murals on the buildings, provide up to 25% of commercial use within the industrial buildings, ancillary to the main use, and remove proposed right-of-way that would connect directly into Mager Meadows. The redline document is attached to this report. Should the proposed right-of-way be approved for removal from the PUD document, the correlating exhibits will be updated.

The prospective developer provided colored elevations and landscape plans to show how they might develop the site. These are attached to this item.

The PUD request meets the PUD criteria as outlined below:

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.

AGENDA ITEM REPORT

5.3.



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

At the previous Planning and Zoning Commission meeting, there was a discussion regarding reducing the height of the lighting on the property allowed in the PUD, murals restricted to only face non-residential property and/or rights-of-way, and concern about the off-site adjacent street stub should the right-of-way not continue through the site.

STAFF REVIEW:

All property owners within 600 feet have been notified by mail of the proposed zoning change. Notice was published in the Taylor Press. Notice has also been posted on the City of Hutto website. Staff has received two responses in opposition and one in favor, no reason provided.

Staff Recommendation:

Staff finds that the proposed amendments to the existing North Town Commons Planned Unit Development meet the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends approval.

FISCAL NOTES:

Not applicable to this item.

ATTACHMENTS:

1. NorthtownCommonsPUDAmend(Ord)
2. Northtown_Commons(ExA)

AGENDA ITEM REPORT

5.3.



-
3. NorthTownPUDAmend#2-DevelPlan(Word) - FINAL REDLINE
 4. 2022-11-01_Building Elevations-Colored
 5. 2022-11-04_Hutto, TX_Landscape Plan_Colored2
 6. Plan for Ordinance

ORDINANCE NO. 2023-006

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE NORTHTOWN COMMONS PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE ADOPTED IN ORDINANCE NO. O-17-10-19-8B, BY REPLACING THE DEVELOPMENT PLAN WITH THE REVISED PLAN ATTACHED AS EXHIBIT "B" AND ATTACHED HERETO, FOR 28.449 ACRES, MORE OR LESS, OF LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the Northtown Commons Planned Unit Development (PUD) by replacing the Development Plan with the revised plan attached as **Exhibit "B"** being attached hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 3rd day of January, 2023, and;

WHEREAS, on the 5th day of January, 2023, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

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

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

SECTION I.

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

- 1) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design; and
- 4) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site; and

- 5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and
- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
- 7) The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
- 8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Northtown Commons Planned Unit Development (PUD) is hereby amended for the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** and incorporated herein.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **5th** day of **January, 2023** at a meeting of the Hutto, Texas City Council; there being a quorum present.

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

READ, PASSED and **ADOPTED** on second reading of ordinance this **5th** day of **January, 2023** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

Attest:

Angela Lewis, City Secretary

County: Williamon
Project: 28 acre
Project No. 076001

FIELD NOTES

ALL OF THAT CERTAIN 28.449 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693 AND THE JOSIAS B. BEALLE SURVEY, ABSTRACT NUMBER 97, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 135 ACRE TRACT OF LAND RECORDED IN THE NAME OF JANET LYNN BARNARD FAMILY 1984 TRUSTS IN VOLUME 1126, PAGE 800 OF THE WILLIAMSON COUNTY DEED RECORDS (W.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found "x" cut in concrete rip/rap for a northwesterly corner of said 135 acre remainder tract, said "x" being on the southerly Right-of-Way (R.O.W.) line of Limmer Loop (90' R.O.W.);

Thence, with the northerly line of said 135 acre remainder tract and the southerly R.O.W. of said Limmer Loop, South 82 degrees 43 minutes 15 seconds East, a distance of 2062.36 feet to a 5/8-inch iron rod set for the northeasterly corner of said 135 acre remainder tract, said iron rod being on the westerly line of Carol Meadows Section One, a subdivision as recorded in Cabinet W, Slide 300 of the Williamson County Plat Records (W.C.P.R.), for the northeasterly corner hereof;

Thence, with the easterly line of said 135 acre remainder tract and the westerly line of said Carol Meadows, Section One, South 07 degrees 35 minutes 20 seconds West, a distance of 614.29 feet to a 5/8-inch iron rod set for the southeasterly corner of said 135 acre remainder tract, said iron rod being the southwesterly corner of said Carol Meadows, Section One, said iron rod also being on the northerly line of a called 72.025 acre tract of land recorded in the name of Mager Meadows, LP in Document Number 2004018146 of the Official Public Records of Williamson County (O.P.R.W.C.), for the southeasterly corner hereof;

Thence, with the southerly line of said 135 acre remainder tract and the northerly line of said 72.025 acre tract, North 82 degrees 09 minutes 47 seconds West, a distance of 1538.17 feet to a 5/8-inch iron rod set for an ell corner of said 135 acre remainder tract, said iron rod being the northwesterly corner of said 72.025 acre tract, said iron rod also being on the easterly line of a called 11.10 acre tract of land recorded in the names of Jerry and Hilda Roznovak in Volume 443, Page 472 (Tract 2) of the W.C.D.R.;

Thence, with the easterly line of said 11.10 acre tract, North 07 degrees 49 minutes 21 seconds East, a distance of 19.17 feet to a 5/8-inch iron rod set for an ell corner of said 135 acre remainder tract, said iron rod being the northeasterly corner of said 11.10 acre tract;

Thence, with the southerly line of said 135 acre remainder tract and the northerly line of said 11.10 acre tract, North 82 degrees 03 minutes 39 seconds West, a distance of 496.66 feet to a calculated point for the southwesterly corner of said 135 acre tract, said point being the northwesterly corner of said 11.10 acre tract, also being on the easterly R.O.W. line of F.M. 1660 (80' R.O.W.), for the southwesterly corner hereof;

Thence, with the westerly line of said 135 acre remainder tract and the easterly R.O.W. line of said F.M. 1660 the following three (3) courses and distances;

1. North 02 degrees 38 minutes 01 seconds West, a distance of 326.53 feet to a 5/8-inch iron rod set;
2. North 07 degrees 29 minutes 01 seconds East, a distance of 326.42 feet to a 5/8-inch iron rod set;
3. North 52 degrees 22 minutes 53 seconds East, a distance of 21.25 feet to the **POINT OF BEGINNING** and containing 28.449 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.



Alan J. Horton
Registered Professional Land Surveyor No. 5768
Date: June 23, 2007

Bearing Basis: The bearings described herein are based on the southerly R.O.W. line of Limmer Loop being South 82 degrees 43 minutes 15 seconds East.

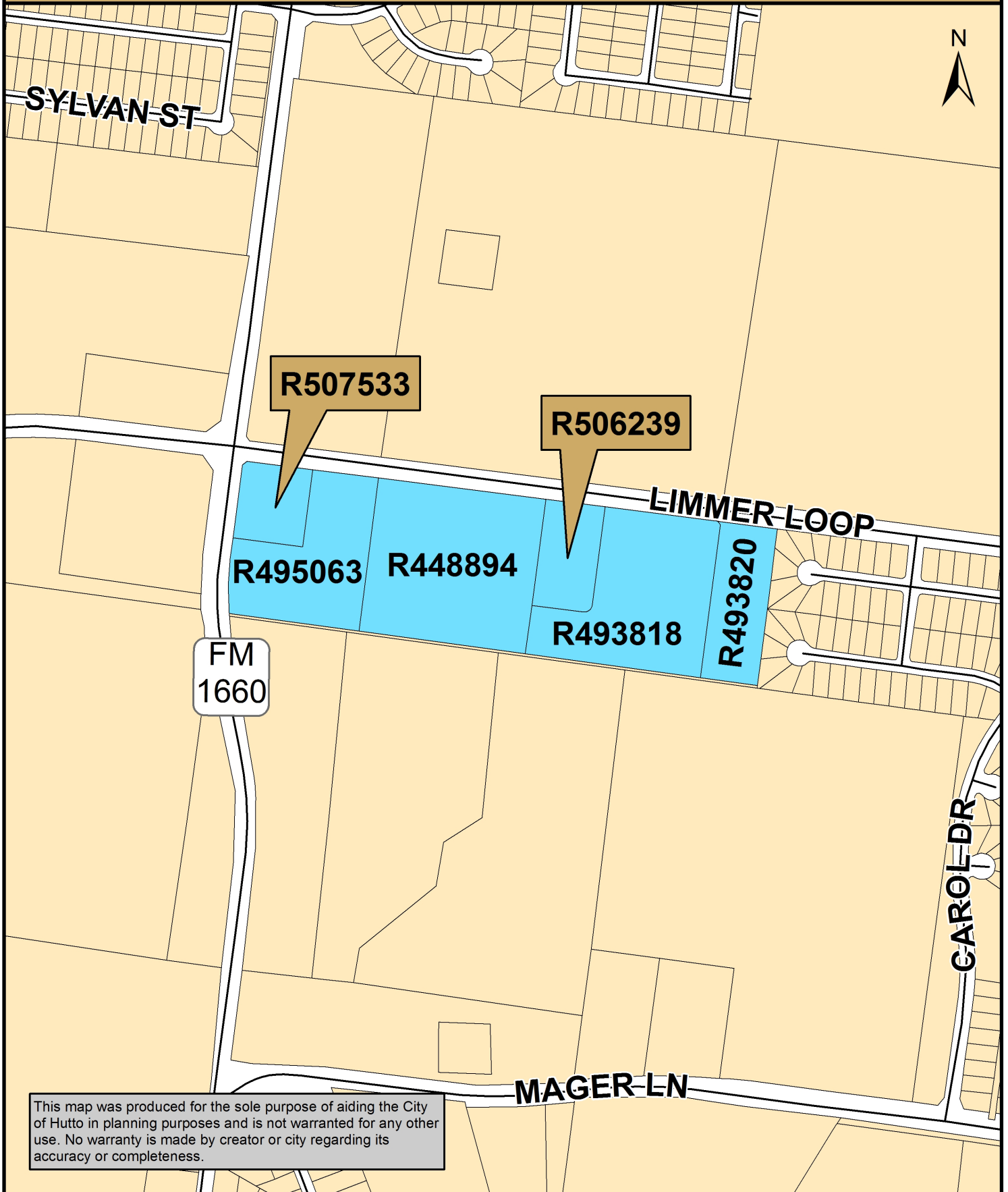
VARA LAND SURVEYING, INC.

Ph: (512) 836-2622

June 23, 2007

076001-boundary.doc

Northtown Commons



**DEVELOPMENT PLAN
NORTH TOWN COMMONS
PLANNED UNIT DEVELOPMENT**

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this "Plan") is made and entered by and between the CITY OF HUTTO, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and North Town Commons, LLC (13.99 & 3.10) acres; Robert M. Castle, Jr. and William Randall Russ (2.18 acres); Trim Tech of Austin, Inc. (7.32 acres); and Nancy N. Rabb Properties, LTD. (1.86 acres), their successors and assigns, (hereafter referred to as the "Owners"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owners, as it relates to the respective property, shall be assumed by the new owners, and the Owners shall have no further liability relating to their respective property.

WHEREAS, the Owners are the owners of certain real property consisting of 28.449 acres, as more particularly described in Exhibit "A", (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, the Owners have submitted a request to the City to rezone the Property consisting of five (5) parcels located at the southeast corner of the intersection of FM 1660 North and Limmer Loop in the City of Hutto, County of Williamson, State of Texas, as more clearly delineated on the attached Plan as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 14, Exhibit A, Zoning Ordinance, City of Hutto, Texas, the Owners have submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Plan; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on the 23rd day of June 2008, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD and a PUD revision on the 3rd day of October, 2017; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Hutto and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS PLAN WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owners agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan described in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to the Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed including approval by all Property Owners and the City.

3. **ZONING VIOLATION**

The Owners, their successors and assigns, understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Hutto, Texas, as amended. This Development Plan will be filed in the Official Records of Williamson County, thereby placing future purchasers of the Property on notice of all of the terms and conditions of the Development Plan.

4. **LIENHOLDER CONSENT**

Each lienholder, if any, of record has consented to this Development Plan, including any and all dedications to the public. Lienholder consent is attached hereto and incorporated herein as

Exhibit "B".

5. **MISCELLANEOUS PROVISIONS**

5.1 **Assignment.**

Neither party may assign its rights and obligations under this Plan without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

5.2 **Necessary Documents and Actions.**

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Plan.

5.3 **Severability.**

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

5.4 **Entire Plan.**

This Plan constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 **Applicable Law.**

This Plan shall be construed under and in accordance with the laws of the State of Texas.

5.6 **Venue.**

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 No Third Party Beneficiaries.

This Plan, express or implied, is not intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Plan.

5.8 Duplicate Originals.

This Plan may be executed in duplicate original, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Plan may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER(S)
North Town Commons LLC
William R Russ
Member 3874 Limmer Loop

CITY OF HUTTO, TEXAS
City of Hutto, Texas 401 West Front
Street Hutto, Texas 78634
Attn: Community Development Director
Hutto, Texas 78634

Robert M. Castle, Jr. and William Randall Russ
3874 Limmer Loop Hutto, Texas 78634
Trim Tech of Austin, Inc.
Sam Culpepper, Vice President 902
Tradesmen’s Park Loop Hutto, Texas 78634
Nancy N. Rabb Properties, LTD.
Cary Rabb, President 2604 Sunrise Road Round
Rock, Texas 78664

5.10 Effective Date.

This Plan shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Plan may be appealed to the City Council in writing within thirty (30) days following receipt by the Owner of the written confirmation of the decision.

5.12 Sunset Provision

In the event that this Planned Unit Development is not recorded by the Williamson County Clerk within two years from the date the Planned Unit Development is approved by the City Council, then the Planned Unit Development shall be automatically voided, and the Property described in **Exhibit “A”** shall be zoned B-2 (General Commercial) Zoning District.

II DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Hutto, Texas, hereinafter referred to as "the Code"

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 28.449 acres of land, located within the city limits of Hutto, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. Specifically areas of the plan proposed as and identified as commercial use shall be subject to B-1 (Local Commercial District), B-2 (General Business District) zoning conditions and areas of the plan proposed as and identified as industrial use shall be subject to LI (Light Industrial) zoning conditions. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. **PERMITTED USES**

The Property shall be used and developed as shown in **Exhibit "C"** (Master Plan) and described in **Exhibit "F"** (Development Standards), and attached hereto and incorporated herein.

6. **SIGNS**

Signs shall be permitted within the Property and conform to the City of Hutto Unified Development Code, except for the following specific allowances:

- a. One (1) twenty (20) foot tall Development Identification Sign shall be allowed near the intersection of FM 1660 North and Limmer Loop with a maximum of one-hundred (100) square feet of display on each face of sign.
- b. One (1) Multi-Tenant sign, with a maximum height of ten (10) feet and forty-two (42) square feet of display on each face of sign shall be allowed at the common access driveway for Lots 6, 7, 8 & 9 , Block A and the common access driveway for Lots 10, 11, 12 & 13, Block A.
- c. Wall signs advertising the business are limited to one (1) sign per tenant on the main building on each lot.

Signs shall be shown in **Exhibit "D"** (Sign Master Plan), attached hereto and incorporated herein.

7. **BUILDINGS**

Unless otherwise identified in this Plan, building size, dimension and setbacks for all parcels shall be in accordance with the City of Hutto's Unified Development Code. All buildings shall be 100% masonry.

8. **LANDSCAPE, SETBACKS AND BUFFERING Landscape**

Landscape shall conform to existing City of Hutto Unified Development Code. Enhanced landscaping requirements that are applied to this development are described in **Table 1.1** and illustrated in **Exhibit "E"** (Master Landscape Plan), and attached hereto and incorporated herein. Property owners shall be responsible for maintaining all landscaping.

Table 1.1		
TABLE 1.1		
LANDSCAPE REQUIREMENTS		
LOCATION: Lots: 1 through 15 of Block A and Lots: 1 through 4 of Block B		
ZONE: PUD		
USE: Commercial and/or Industrial		
ITEM	CURRENT CITY CODE REQUIREMENTS	NORTH TOWN COMMONS PUD PROVISIONS
STREET YARD (between front face of buildings and the street / R.O.W.)	100% landscaping all pervious areas.	100 % landscaping all pervious areas
	20% landscaping area	25 % landscaping area
	Minimum = 2 trees 1 caliper*/ea.	8 trees @ 2" caliper*/ea.
MATERIAL REQUIREMENTS	Minimum = 8 shrubs (1 gal.)/acre	2 shrubs (3 gal.)/street yard parking space <i>or</i>
		1 Vi shrubs (5 gal.)/street yard parking space <i>or</i>
		1 shrubs (7 gal.)/street yard parking space
ADDITIONAL GREENSPACE (Lots: 7, 8, 11, 12, and 15 of Block A)	15' buffer at south property line	
		25' buffer at south property line w/ 2" trees at 40' on center

* As measured twelve (12) inches from the top of the root ball.

Setbacks

Setbacks shall conform to existing City of Hutto Unified Development Code. Setback requirements that are applied to this development are described in Table 1.2 and incorporated herein.

Table 1.2	
Lots along FM 1660 North and Limmer Loop - SETBACK REQUIREMENTS	
LOCATION: Lots: 1 through 6, 9-10, 13 through 15 of Block A and Lot 1 of Block B	
ZONE: PUD	
USE: Commercial and/or Industrial	
BUILDING SETBACK	Thirty-five (35) foot minimum dedicated along FM 1660 North and Limmer Loop.

Commercial Lots Abutting Residential District (East Boundary) SETBACK REQUIREMENTS	
LOCATION: Lots: 1 through 4 of Block B	
ZONE:	PUD
USE:	Commercial
BUILDING SETBACKS	Twenty-five (25) foot minimum between site development and residential use property lines. Twenty-five (25) foot minimum adjacent to proposed public street within this development.
Industrial Lots Abutting Residential District (South Boundary) - SETBACK	
LOCATION: Lots: 7, 8, 11, 12, and 15 of Block A	
ZONE: PUD	
USE: Industrial	
BUILDING SETBACKS	Seventy-five (75) foot minimum for main buildings adjacent to residential use property line Fifty (50) foot minimum for accessory buildings adjacent to residential use property line

Fencing

Fences shall conform to existing City of Hutto Unified Development Code, as amended, or as modified in Development Standards, Exhibit "F".

Table 1.3

TABLE 1.3

Commercial Lots Abutting Residential District (East Boundary) — FENCING

REQUIREMENTS

LOCATION: — Lots: 1 through 4 of Block B

ZONE:	PUD
USE:	Commercial
ITEM	REQUIREMENTS
FENCING SETBACKS	Six (6) foot tall green vinyl clad chain link fence with green vinyl inserts shall be constructed along common property line adjacent to all residential districts. Buffering and fencing shall meet the minimum standards of the Unified

Industrial Lots Abutting Residential District (South Boundary) — FENCING

REQUIREMENTS

LOCATION: — Lots: 7, 8, 11, 12, and 15 of Block A

ZONE: — PUD

USE: — Industrial

ITEM	REQUIREMENTS
FENCING SETBACKS	Six (6) foot tall green vinyl covered chain link fence with green vinyl clad inserts shall be provided at residential district property line. Buffering and fencing shall meet the minimum standards of the Unified Development Code, as amended

Building Height

Building height shall conform to the City of Hutto Unified Development Code, as amended, or as modified in Development Standards, Exhibit “F”. except as described below. Different building height requirements that are applied to this development are described in Table 1.4 and incorporated herein.

Table 1.4

TABLE 1.4

Commercial Lots Abutting Residential District (East Boundary) — BUILDING HEIGHT

REQUIREMENTS

LOCATION: — Lots: 1 through 4 of Block B

ZONE: — PUD

ITEM	USE: — Commercial
BUILDING HEIGHT	REQUIREMENTS
	Fourteen (14) foot maximum height at eave line.
	Thirty four (34) foot maximum height at roof ridge line.

9. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the Development Standards set forth in **Exhibit "F"** (Master Building and Color Scheme Plan), attached hereto and incorporated herein.

10. UNDERGROUND UTILITY SERVICE

All internal utility lines must be underground to connection points provided by the utility service provider, excluding primary electrical/transmission lines. All transformers must be visually screened.

11. ACCESS DESIGN

Driveway access to FM 1660 North and Limmer Loop shall be limited to locations shown in **EXHIBIT "C"** (Master Plan) as approved by the Texas Department of Transportation (TxDOT), Williamson County, and shall meet all requirements of the City of Hutto. All Joint Access Easements, Drainage Easements and Public Utility Easements shall not prohibit public access and access by all governmental and emergency vehicle access and service.

~~The new public street will be 36' pavement with curb and gutter, within a 60' dedicated public right of way. Street cross sections shall be submitted for review prior to their construction.~~

12. PHASING

The development shall proceed in an orderly fashion. Lots may be platted if the infrastructure, including Joint Access Easements, Drainage Easements and Public Utility Easements, are in place or if the Property Owners provide fiscal surety for infrastructure as a condition of Final Plat approval.

13. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

13.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively. Changes must be made in writing, and approved by the Community Development Director, City Engineer and the City Attorney.

13.2 Major Changes

All changes not permitted under Section 13.1 above, shall require approval under the same procedure required by the original PUD application.

EXHIBIT “F”
DEVELOPMENT STANDARDS
COMMERCIAL AND INDUSTRIAL DEVELOPMENT PARCELS

The following Development Standards shall apply to all development on portions of the Property, which are identified as Commercial and Industrial Development Parcels on the Plan attached as **Exhibit “C”** (Master Plan).

1. PERMITTED USES:

The following principal uses are permitted:

Lots 1, 2, and 3 of Block A:

All B-1 (Local Commercial) Zoning District uses identified in the current City of Hutto Unified Development Code and any Auto Service Facility with similar use allowances as defined by Sections 1.412 (2)(a) and 1.412 (2)(b) of the Code.

Lots 1 through 4 of Block B:

All B-1 (Local Commercial) Zoning District uses identified in the City of Hutto Unified Development Code, excluding Auto Service Facilities, and Day Care provided that each daycare building is a maximum of 10,000 gross square feet and the lot area is sufficient to contain the parking and peak traffic vehicles on-site. No uses will be permitted that generate exceedingly loud, disturbing noise levels before 7:00 AM or after 7:00 PM. No operation of any all-night or 24-hour businesses.

All proposed Industrial Use Lots as shown in **Exhibit “C”** (Master Plan):

All LI (Light Industrial) Zoning District uses identified in the current City of Hutto Unified Development Code. **The L1 buildings are permitted to operate up to twenty-five percent (25%) of their floor area as retail space ancillary to their L1 use.**

2. PROHIBITED USES:

The following uses are prohibited on the Property: all cell towers; other free standing towers over forty-six feet (46') in height (wind turbines to generate electricity shall be measured from the rotating shaft height), flea markets, sexually oriented businesses, outdoor amusement parks or carnivals, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales (agricultural tractors and implement sales are allowed), kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, automotive sales (including boats, recreational vehicles and trailer sales).

3. OUTDOOR SALES & DISPLAYS:

Outdoor sales and displays are permitted as accessory uses in conjunction with, a building only in an area designated on the site plan approved by the Director of Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use of a tenant in a multi-tenant building, and shall not comprise a separate business use. **Artistic building murals are permitted on one wall of the building contingent on approval of city staff.**

DEVELOPMENT STANDARDS:

- 3.1 All building shall be 100% percent masonry (except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features including aluminum composite panel allowed, and trim. Masonry shall mean brick, stone, stucco, concrete panels, EFIS (Exterior Finish Insulation System), fiber cement siding such as Hardi Board, or CMU
- 3.2 All exterior color shall be of neutral muted tones compatible with the PUD color scheme and architectural design standards set by this agreement. Primary color shall be cream, light grey or beige limestone. No weathered brown limestone will be allowed. Accent colors and special decorative features shall be less than 40% of exterior areas.
- 3.3 ~~Industrial Lot:~~ Peaked Roof Buildings fronting on Limmer Loop shall be a maximum of thirty-four (34') feet high at eave line and a maximum of forty-five (45') feet high at roof ridge line. Mezzanines are allowed on peaked roof buildings.
- 3.4 Flat roof buildings shall be a maximum of forty-six (46') feet high with roof slope not less than 1/8" per foot. Not more than 4 floors are allowed for flat roof buildings.
- 3.5 One (1) Industrial lot building may have a second level area that is no larger than the gross ground level building area. Industrial uses that employ seasonal workers may utilize the second level area as temporary lodging for the workers. Such facilities shall meet all Building, Fire and Access Codes.

4. SERVICE & LOADING AREAS:

All service and loading areas shall be in compliance with B-1 (Local Business) Zoning District and LI (Light Industrial) Zoning District requirements as identified in the Unified Development Code, unless otherwise noted in this document. On-Street loading or unloading is prohibited for any lot.

5. INDUSTRIAL LOT FENCING:

All internal **industrial** lot fencing shall be **either** green vinyl-coated chain link **or meet the minimum requirements of the Unified Development Code, as amended.**

6. IRRIGATION:

An underground, automatic irrigation system must be installed in all landscaped areas, other than areas approved by the City for plant materials that do not normally require irrigation. Drip irrigation is encouraged, and all irrigation must effectively water all the landscaped areas. All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

7. SITE PLAN REQUIRED:

A site plan for each lot or phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement and all ordinances and requirements of the City of Hutto prior to the issuance of each building permit.

8. PARKING STANDARDS:

All parking for individual lot developments shall comply with requirements of the City of Hutto Unified Development Code.

9. MASTER DRAINAGE PLAN AND RECIPROCAL DRAINAGE EASEMENT:

Subdivision development shall include Drainage Easements with adequate surface or underground

conveyances to serve each individual lot. Drainage conveyances shall collect and route runoff from each lot to established area natural drainage patterns. Each individual lot shall provide for on-site storm water detention facilities designed and constructed in accordance with the storm water policy of the City of Hutto. All drainage facilities shall be private and those located on individual lots shall be maintained by the individual lot owner. No drainage improvement shall be altered by the individual lot owner in any manner that would impede the intended use of other lot owners or any off-site drainage conveyance through the development site. Any such alteration shall not commence until an engineering plan has been submitted and approved by the City. On-site detention shall provide such that peak developed flows are no greater than pre-developed peak flows.

10. UTILITY EASEMENT:

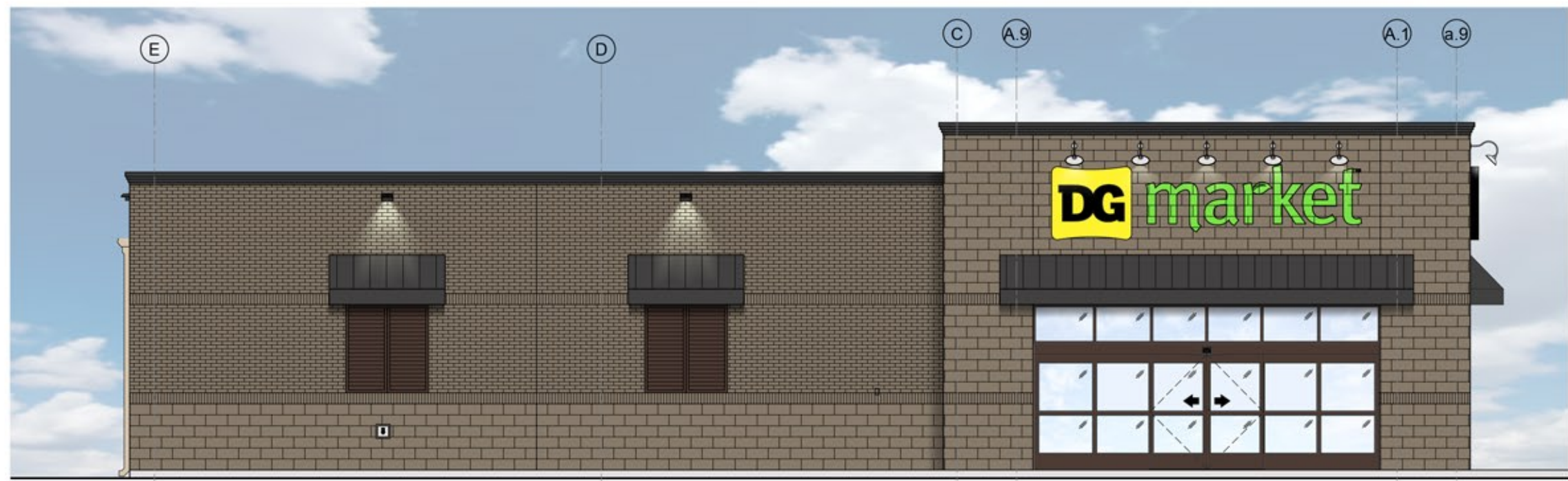
Developer or Property Owner shall dedicate Public Utility Easements (P.U.E.) to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove public utility lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in, upon, over, under, above and across the Property and shall be dedicated by this subdivision development to allow for individual lot service of each public utility.

11. RECIPROCAL JOINT USE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS:

The above-described easements are as shown on the Development Plan and are intended as reciprocal access easement between and among Property Owners granting the right of free and uninterrupted ingress and egress for persons, vehicles, and equipment necessary or convenient for use in the PUD, specifically granting the right for all persons and/or members of the general public to come on and be present within the boundaries of the PUD property, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, and across said Property, and provide for unrestricted access of all governmental and emergency service vehicles and equipment as necessary.

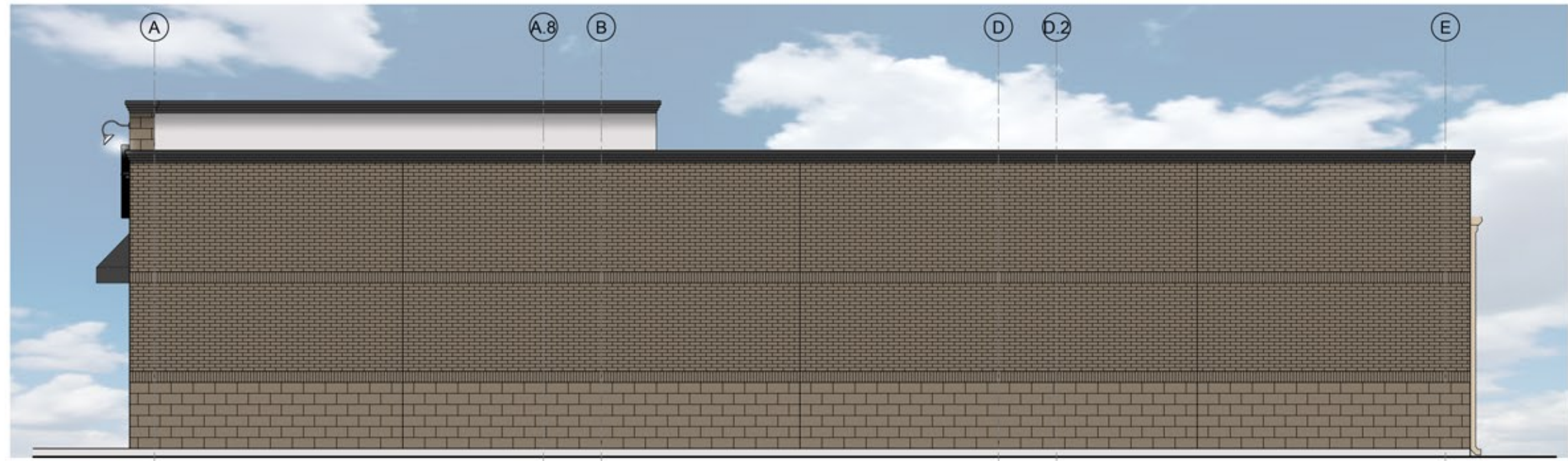
12. PARKING LOT LIGHTING:

All lighting shall be in compliance with standard B-1 (Local Commercial) Zoning District and LI (Light Industrial) Zoning District requirements. Maximum height of a lighting fixture shall not exceed thirty (30) feet. No site lighting shall create an area of illumination on any adjacent residential use areas.



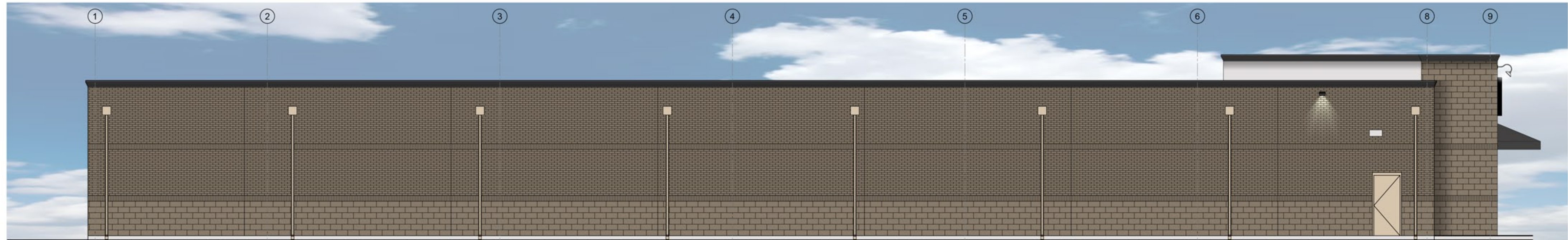
FRONT ELEVATION

1/8" = 1'-0"



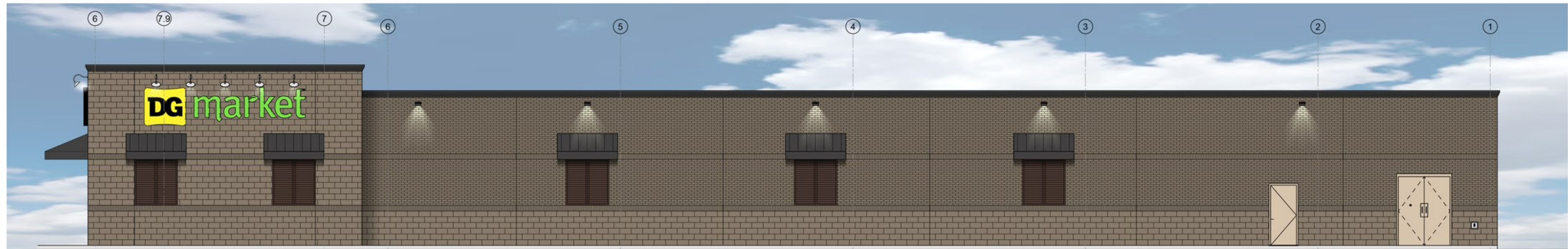
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

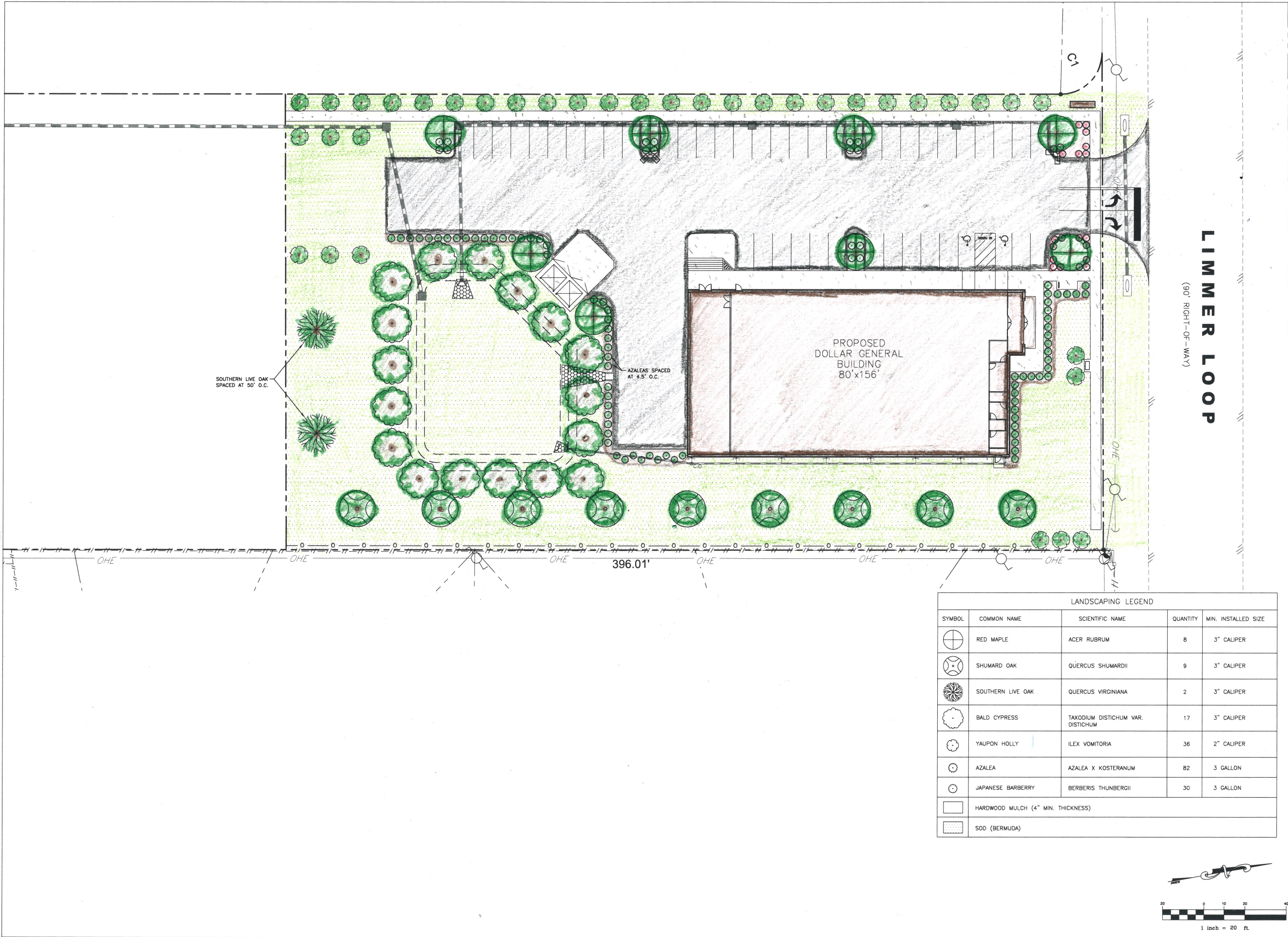
1/8" = 1'-0"

EXTERIOR FINISHES		MATCH SHERWIN WILLIAMS SW6108 "KILM BEIGE"	PAINT OF PRE-FINISH TO MATCH SHERWIN WILLIAMS SW 7032 "WARMSTONE"	BLACK	BRONZE	POLAR WHITE	GALVALUME
EXTERIOR FINISHES TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.							
GUTTERS		●					
DOWN SPOUTS		●					
METAL PANELS-FRONT: REVERSE-RIB PROFILE		●					
METAL PANELS-SIDE & REAR		●					
BRICK			●				
AWNINGS/CANOPIES				●			
COPING & ROOF TRIM				●			
STOREFRONT SYSTEM					●		
STANDING SEAM METAL ROOF PANELS							●
LINER PANELS, 28 GA. (INTERIOR SALES FLOOR AND RECEIVING AREA)						●	
RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)		●					

- KILM BEIGE
- WARM STONE
- BRONZE



DOLLAR GENERAL
HUTTO, TX



CIVIL ENGINEER:

BERRY

ENGINEERS LLC

63 BROAD ST NW
CLEVELAND, TN 37311
FIRM REGISTRATION: F-15079

DEVELOPER:

DG HOLDINGS, LLC

825 SISK AVE, SUITE 200

OXFORD, MS 38655

PROJECT:

DOLLAR GENERAL

LIMMER LOOP

HUTTO, TX

SHEET NAME:

LANDSCAPE PLAN

DATE:

11/4/2022

DRAWN BY:

CMB

CHECKED BY:

BMB

PROJECT NO.:

22047

SHEET NUMBER:

L-01

**DEVELOPMENT PLAN
NORTH TOWN COMMONS
PLANNED UNIT DEVELOPMENT**

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this "Plan") is made and entered by and between the CITY OF HUTTO, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and North Town Commons, LLC (13.99 & 3.10) acres; Robert M. Castle, Jr. and William Randall Russ (2.18 acres); Trim Tech of Austin, Inc. (7.32 acres); and Nancy N. Rabb Properties, LTD. (1.86 acres), their successors and assigns, (hereafter referred to as the "Owners"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owners, as it relates to the respective property, shall be assumed by the new owners, and the Owners shall have no further liability relating to their respective property.

WHEREAS, the Owners are the owners of certain real property consisting of 28.449 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, the Owners have submitted a request to the City to rezone the Property consisting of five (5) parcels located at the southeast corner of the intersection of FM 1660 North and Limmer Loop in the City of Hutto, County of Williamson, State of Texas, as more clearly delineated on the attached Plan as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 14, Exhibit A, Zoning Ordinance, City of Hutto, Texas, the Owners have submitted a **Development Plan** setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Plan; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on the 23rd day of **June, 2008**, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Hutto and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS PLAN WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owners agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan described in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to the Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed including approval by all Property Owners and the City.

3. **ZONING VIOLATION**

The Owners, their successors and assigns, understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Hutto, Texas, as amended. This Development Plan will be filed in the Official Records of Williamson County, thereby placing future purchasers of the Property on notice of all of the terms and conditions of the Development Plan.

4. **LIENHOLDER CONSENT**

Each lienholder, if any, of record has consented to this Development Plan, including any and all dedications to the public. Lienholder consent is attached hereto and incorporated herein as

Exhibit "B".

5. **MISCELLANEOUS PROVISIONS**

5.1 **Assignment.**

Neither party may assign its rights and obligations under this Plan without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

5.2 **Necessary Documents and Actions.**

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Plan.

5.3 **Severability.**

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

5.4 **Entire Plan.**

This Plan constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 **Applicable Law.**

This Plan shall be construed under and in accordance with the laws of the State of Texas.

5.6 **Venue.**

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 No Third Party Beneficiaries.

This Plan, express or implied, is not intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Plan.

5.8 Duplicate Originals.

This Plan may be executed in duplicate original, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Plan may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER(S)
North Town Commons LLC
William R Russ
Member 3874 Limmer Loop

CITY OF HUTTO, TEXAS
City of Hutto, Texas 401 West Front
Street Hutto, Texas 78634
Attn: Community Development Director
Hutto, Texas 78634

Robert M. Castle, Jr. and William Randall Russ
3874 Limmer Loop Hutto, Texas 78634
Trim Tech of Austin, Inc.
Sam Culpepper, Vice President 902
Tradesmen’s Park Loop Hutto, Texas 78634
Nancy N. Rabb Properties, LTD.
Cary Rabb, President 2604 Sunrise Road Round
Rock, Texas 78664

5.10 Effective Date.

This Plan shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Plan may be appealed to the City Council in writing within thirty (30) days following receipt by the Owner of the written confirmation of the decision.

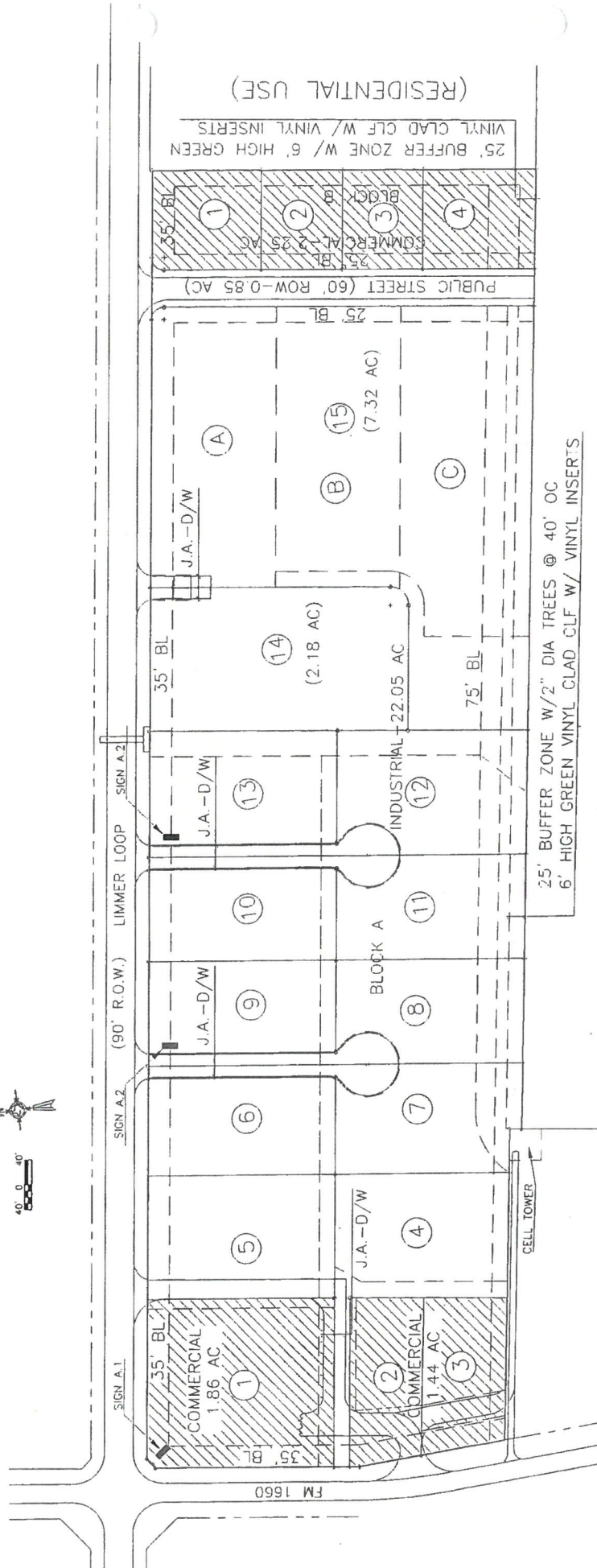
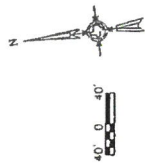
5.12 Sunset Provision

In the event that this Planned Unit Development is not recorded by the Williamson County Clerk within two years from the date the Planned Unit Development is approved by the City Council, then the Planned Unit Development shall be automatically voided, and the Property described in **Exhibit “A”** shall be zoned B-2 (General Commercial) Zoning District.

EXHIBIT “C”
[Master Plan]

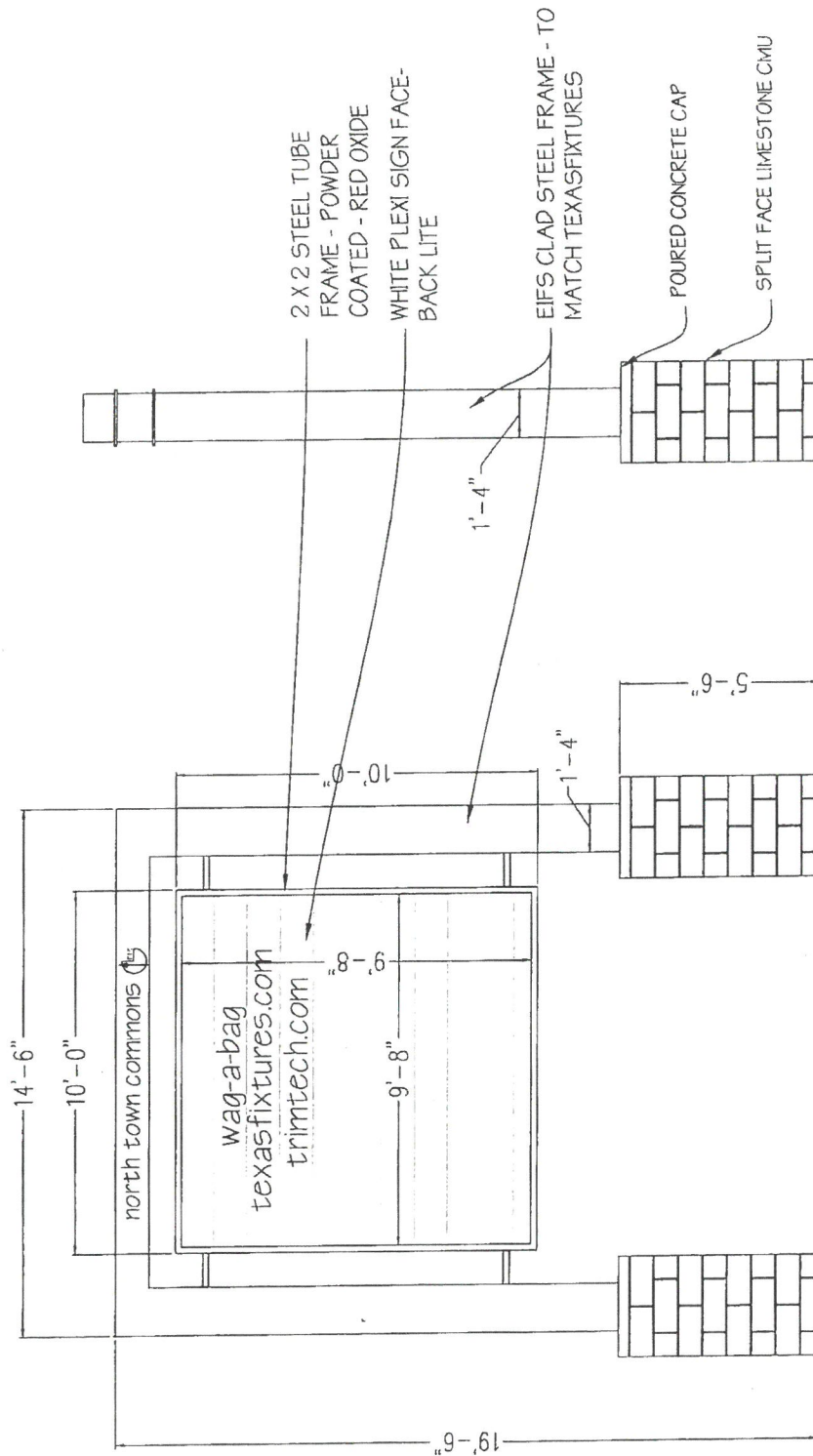
EXHIBIT "C"
MASTER DEVELOPMENT PLAN
NORTH TOWN COMMONS

EXHIBIT "D"
[Sign Master Plan]

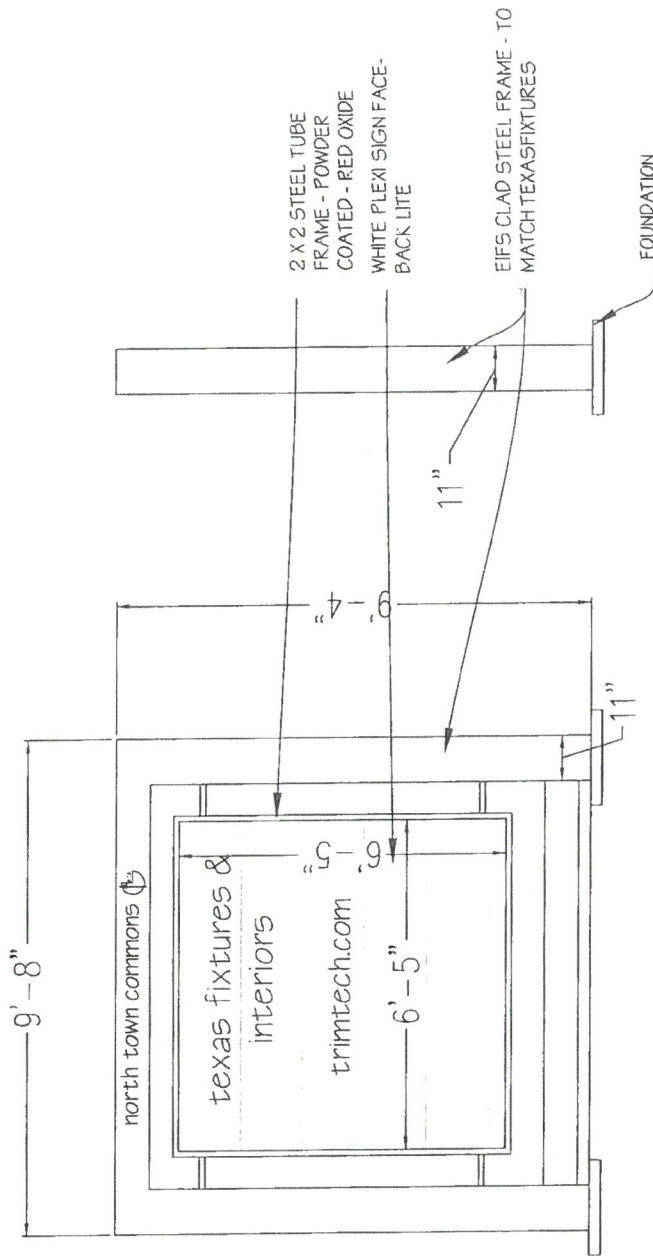


(RESIDENTIAL USE)

EXHIBIT D - SIGN MASTER PLAN



NORTH TOWN COMMONS
 MOUMENT SIGN A.1 -
 ELEVATION & SECTION

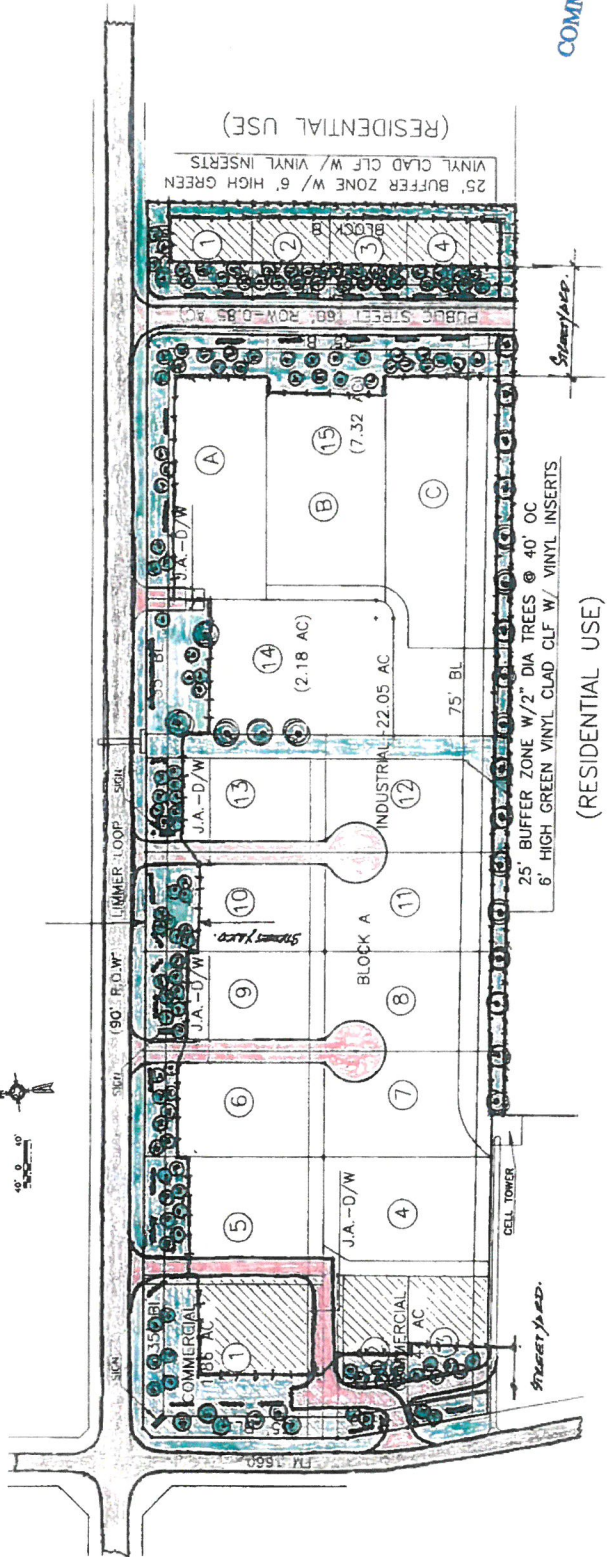


NORTH TOWN COMMONS TENANT SIGN A.2 - ELEVATION & SECTION

EXHIBIT D - 2 OF 2

EXHIBIT "E"
[Landscape Plan]

RECEIVED BY
CITY OF HUTTO
MAY 23 2008
COMMUNITY DEVELOPMENT
DEPARTMENT



Street Yard:
(Ref. Article 3.11 Landscaping-City of Hutto Code)

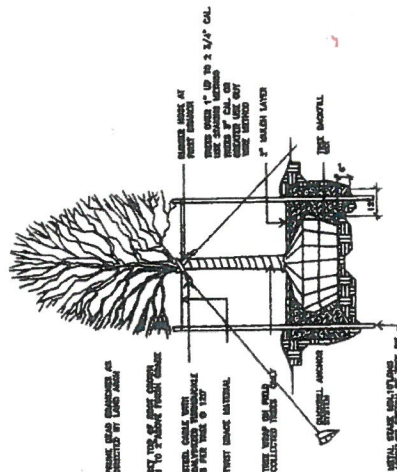
- 2" Trees ----- minimum of 8 per lot
+ 1/ 2000 sf > 10,000 sf
- Plants/Shrubs----- 2-3gal or 1 1/2-5 gal or 1-7gal
Per street yard parking space
Minimum 8 plants/lot
- Each parking space to be within 50' of a tree --
- 100% street yard pervious areas to be landscaped --
- 25% of street yard - minimum landscape area --
- Screening/Islands/Peninsulas/Medians and
Irrigation per Code. (Article 3.11)

Note: Street yard shown is for illustration purpose only.
Actual Street Yard is a function of lot specific
Land Development Site Plan.

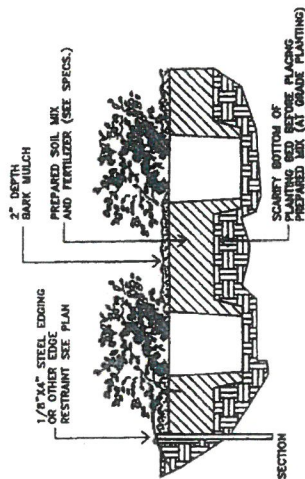
Flag Lots 4/7/8/11 and 12 have 0 street yard area.

19 MAY 2008
EXHIBIT "E"
MASTER LANDSCAPE PLAN
NORTH TOWN COMMONS

BARRY CAMPBELL ENGINEER
7113 BURNETT ROAD, SUITE 212
AUSTIN, TEXAS 78757
PHONE (512) 452-4000



Canopy Tree Planting



Shrub Planting

SCALE: NONE

EXHIBIT “F”
[Development Standards]

II DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Hutto, Texas, hereinafter referred to as "the Code"

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 28.449 acres of land, located within the city limits of Hutto, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. Specifically areas of the plan proposed as and identified as commercial use shall be subject to B-1 (Local Commercial District), B-2 (General Business District) zoning conditions and areas of the plan proposed as and identified as industrial use shall be subject to LI (Light Industrial) zoning conditions. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. **PERMITTED USES**

The Property shall be used and developed as shown in **Exhibit "C"** (Master Plan) and described in **Exhibit "F"** (Development Standards), and attached hereto and incorporated herein.

6. **SIGNS**

Signs shall be permitted within the Property and conform to the City of Hutto Unified Development Code, except for the following specific allowances:

- a. One (1) twenty (20) foot tall Development Identification Sign shall be allowed near the intersection of FM 1660 North and Limmer Loop with a maximum of one-hundred (100) square feet of display on each face of sign.
- b. One (1) Multi-Tenant sign, with a maximum height of ten (10) feet and forty-two (42) square feet of display on each face of sign shall be allowed at the common access driveway for Lots 6, 7, 8 & 9 , Block A and the common access driveway for Lots 10, 11, 12 & 13, Block A.
- c. Wall signs advertising the business are limited to one (1) sign per tenant on the main building on each lot.

Signs shall be shown in **Exhibit "D"** (Sign Master Plan), attached hereto and incorporated herein.

7. **BUILDINGS**

Unless otherwise identified in this Plan, building size, dimension and setbacks for all parcels shall be in accordance with the City of Hutto's Unified Development Code. All buildings shall be 100% masonry.

8. **LANDSCAPE, SETBACKS AND BUFFERING Landscape**

Landscape shall conform to existing City of Hutto Unified Development Code. Enhanced landscaping requirements that are applied to this development are described in **Table 1.1** and illustrated in **Exhibit "E"** (Master Landscape Plan), and attached hereto and incorporated herein. Property owners shall be responsible for maintaining all landscaping.

Table 1.1		
TABLE 1.1		
LANDSCAPE REQUIREMENTS		
LOCATION: Lots: 1 through 15 of Block A and Lots: 1 through 4 of Block B		
ZONE: PUD		
USE: Commercial and/or Industrial		
ITEM	CURRENT CITY CODE REQUIREMENTS	NORTH TOWN COMMONS PUD PROVISIONS
STREET YARD (between front face of buildings and the street / R.O.W.)	100% landscaping all pervious areas.	100 % landscaping all pervious areas
	20% landscaping area	25 % landscaping area
	Minimum = 2 trees 1 caliper*/ea.	8 trees @ 2" caliper*/ea.
MATERIAL REQUIREMENTS	Minimum = 8 shrubs (1 gal.)/acre	
		2 shrubs (3 gal.)/street yard parking space <i>or</i>
		1 Vi shrubs (5 gal.)/street yard parking space <i>or</i>
		1 shrubs (7 gal.)/street yard parking space
	15' buffer at south property line	
ADDITIONAL GREENSPACE (Lots: 7, 8, 11, 12, and 15 of Block A)		25' buffer at south property line w/ 2" trees at 40' on center

* As measured twelve (12) inches from the top of the root ball.

Setbacks

Setbacks shall conform to existing City of Hutto Unified Development Code. Setback requirements that are applied to this development are described in Table 1.2 and incorporated herein.

Table 1.2	
Lots along FM 1660 North and Limmer Loop - SETBACK REQUIREMENTS	
LOCATION: Lots: 1 through 6, 9-10, 13 through 15 of Block A and Lot 1 of Block B	
ZONE: PUD	
USE: Commercial and/or Industrial	
BUILDING SETBACK	Thirty-five (35) foot minimum dedicated along FM 1660 North and Limmer Loop.

Commercial Lots Abutting Residential District (East Boundary) SETBACK REQUIREMENTS	
LOCATION: Lots: 1 through 4 of Block B	
ZONE:	PUD
USE:	Commercial
BUILDING SETBACKS	Twenty-five (25) foot minimum between site development and residential use property lines. Twenty-five (25) foot minimum adjacent to proposed public street within this development.
Industrial Lots Abutting Residential District (South Boundary) - SETBACK	
LOCATION: Lots: 7, 8, 11, 12, and 15 of Block A	
ZONE:	PUD
USE:	Industrial
BUILDING SETBACKS	Seventy-five (75) foot minimum for main buildings adjacent to residential use property line Fifty (50) foot minimum for accessory buildings adjacent to residential use property line

Fencing

Fences shall conform to existing City of Hutto Unified Development Code, as amended, or as modified in Development Standards, Exhibit "F".

Table 1.3

TABLE 1.3

Commercial Lots Abutting Residential District (East Boundary) — FENCING

REQUIREMENTS

LOCATION: — Lots: 1 through 4 of Block B

ZONE:	PUD
USE:	Commercial
ITEM	REQUIREMENTS
FENCING SETBACKS	Six (6) foot tall green vinyl clad chain link fence with green vinyl inserts shall be constructed along common property line adjacent to all residential districts. Buffering and fencing shall meet the minimum standards of the Unified

Industrial Lots Abutting Residential District (South Boundary) — FENCING

REQUIREMENTS

LOCATION: — Lots: 7, 8, 11, 12, and 15 of Block A

ZONE: — PUD

USE: — Industrial

ITEM	REQUIREMENTS
FENCING SETBACKS	Six (6) foot tall green vinyl covered chain link fence with green vinyl clad inserts shall be provided at residential district property line. Buffering and fencing shall meet the minimum standards of the Unified Development Code, as amended

Building Height

Building height shall conform to existing City of Hutto Unified Development Code, ~~except as described below. Different building height requirements that are applied to this development are described in Table 1.4 and incorporated herein.~~ **as amended.**

Table 1.4

TABLE 1.4

Commercial Lots Abutting Residential District (East Boundary) — BUILDING HEIGHT

REQUIREMENTS

LOCATION: — Lots: 1 through 4 of Block B

ZONE: — PUD

ITEM	USE: — Commercial
BUILDING HEIGHT	REQUIREMENTS
	Fourteen (14) foot maximum height at eave line.
	Thirty four (34) foot maximum height at roof ridge line.

9. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the Development Standards set forth in **Exhibit "F"** (Master Building and Color Scheme Plan), attached hereto and incorporated herein.

10. UNDERGROUND UTILITY SERVICE

All internal utility lines must be underground to connection points provided by the utility service provider, excluding primary electrical/transmission lines. All transformers must be visually screened.

11. ACCESS DESIGN

Driveway access to FM 1660 North and Limmer Loop shall be limited to locations shown in **EXHIBIT "C"** (Master Plan) as approved by the Texas Department of Transportation (TxDOT), Williamson County, and shall meet all requirements of the City of Hutto. All Joint Access Easements, Drainage Easements and Public Utility Easements shall not prohibit public access and access by all governmental and emergency vehicle access and service.

~~The new public street will be 36' pavement with curb and gutter, within a 60' dedicated public right of way. Street cross sections shall be submitted for review prior to their construction.~~

12. PHASING

The development shall proceed in an orderly fashion. Lots may be platted if the infrastructure, including Joint Access Easements, Drainage Easements and Public Utility Easements, are in place or if the Property Owners provide fiscal surety for infrastructure as a condition of Final Plat approval.

13. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

13.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively. Changes must be made in writing, and approved by the Community Development Director, City Engineer and the City Attorney.

13.2 Major Changes

All changes not permitted under Section 13.1 above, shall require approval under the same procedure required by the original PUD application.

EXHIBIT “F”
DEVELOPMENT STANDARDS
COMMERCIAL AND INDUSTRIAL DEVELOPMENT PARCELS

The following Development Standards shall apply to all development on portions of the Property, which are identified as Commercial and Industrial Development Parcels on the Plan attached as **Exhibit “C”** (Master Plan).

1. PERMITTED USES:

The following principal uses are permitted:

Lots 1, 2, and 3 of Block A:

All B-1 (Local Commercial) Zoning District uses identified in the current City of Hutto Unified Development Code and any Auto Service Facility with similar use allowances as defined by Sections 1.412 (2)(a) and 1.412 (2)(b) of the Code.

Lots 1 through 4 of Block B:

All B-1 (Local Commercial) Zoning District uses identified in the City of Hutto Unified Development Code, excluding Auto Service Facilities, and Day Care provided that each daycare building is a maximum of 10,000 gross square feet and the lot area is sufficient to contain the parking and peak traffic vehicles on-site. No uses will be permitted that generate exceedingly loud, disturbing noise levels before 7:00 AM or after 7:00 PM. No operation of any all-night or 24-hour businesses.

All proposed Industrial Use Lots as shown in **Exhibit “C”** (Master Plan):

All LI (Light Industrial) Zoning District uses identified in the current City of Hutto Unified Development Code. **The L1 buildings are permitted to operate up to twenty-five percent (25%) of their flood area as retail space ancillary to their L1 use.**

2. PROHIBITED USES:

The following uses are prohibited on the Property: all cell towers; other free standing towers over forty-six feet (46') in height (wind turbines to generate electricity shall be measured from the rotating shaft height), flea markets, sexually oriented businesses, outdoor amusement parks or carnivals, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales (agricultural tractors and implement sales are allowed), kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, automotive sales (including boats, recreational vehicles and trailer sales).

3. OUTDOOR SALES & DISPLAYS:

Outdoor sales and displays are permitted as accessory uses in conjunction with, a building only in an area designated on the site plan approved by the Director of Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use of a tenant in a multi-tenant building, and shall not comprise a separate business use. **Artistic building murals are permitted on one wall of the building contingent on approval of city staff.**

DEVELOPMENT STANDARDS:

- 3.1** All building shall be 100% percent masonry (except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features including aluminum composite panel allowed, and trim. Masonry shall mean brick, stone, stucco, concrete panels, EFIS (Exterior Finish Insulation System), fiber cement siding such as Hardi Board, or CMU
- 3.2** All exterior color shall be of neutral muted tones compatible with the PUD color scheme and architectural design standards set by this agreement. Primary color shall be cream, light grey or beige limestone. No weathered brown limestone will be allowed. Accent colors and special decorative features shall be less than 40% of exterior areas.
- 3.3** ~~Industrial Lot:~~ Peaked Roof Buildings fronting on Limmer Loop shall be a maximum of thirty-four (34') feet high at eave line and a maximum of forty-five (45') feet high at roof ridge line. Mezzanines are allowed on peaked roof buildings.
- 3.4** Flat roof buildings shall be a maximum of forty-six (46') feet high with roof slope not less than 1/8" per foot. Not more than 4 floors are allowed for flat roof buildings.
- 3.5** One (1) Industrial lot building may have a second level area that is no larger than the gross ground level building area. Industrial uses that employ seasonal workers may utilize the second level area as temporary lodging for the workers. Such facilities shall meet all Building, Fire and Access Codes.

4. SERVICE & LOADING AREAS:

All service and loading areas shall be in compliance with B-1 (Local Business) Zoning District and LI (Light Industrial) Zoning District requirements as identified in the Unified Development Code, unless otherwise noted in this document. On-Street loading or unloading is prohibited for any lot.

5. INDUSTRIAL LOT FENCING:

All internal **industrial** lot fencing shall be **either** green vinyl-coated chain link **or meet the minimum requirements of the Unified Development Code, as amended.**

6. IRRIGATION:

An underground, automatic irrigation system must be installed in all landscaped areas, other than areas approved by the City for plant materials that do not normally require irrigation. Drip irrigation is encouraged, and all irrigation must effectively water all the landscaped areas. All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

7. SITE PLAN REQUIRED:

A site plan for each lot or phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement and all ordinances and requirements of the City of Hutto prior to the issuance of each building permit.

8. PARKING STANDARDS:

All parking for individual lot developments shall comply with requirements of the City of Hutto Unified Development Code.

9. MASTER DRAINAGE PLAN AND RECIPROCAL DRAINAGE EASEMENT:

Subdivision development shall include Drainage Easements with adequate surface or underground

conveyances to serve each individual lot. Drainage conveyances shall collect and route runoff from each lot to established area natural drainage patterns. Each individual lot shall provide for on-site storm water detention facilities designed and constructed in accordance with the storm water policy of the City of Hutto. All drainage facilities shall be private and those located on individual lots shall be maintained by the individual lot owner. No drainage improvement shall be altered by the individual lot owner in any manner that would impede the intended use of other lot owners or any off-site drainage conveyance through the development site. Any such alteration shall not commence until an engineering plan has been submitted and approved by the City. On-site detention shall provide such that peak developed flows are no greater than pre-developed peak flows.

10. UTILITY EASEMENT:

Developer or Property Owner shall dedicate Public Utility Easements (P.U.E.) to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove public utility lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in, upon, over, under, above and across the Property and shall be dedicated by this subdivision development to allow for individual lot service of each public utility.

11. RECIPROCAL JOINT USE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS:

The above-described easements are as shown on the Development Plan and are intended as reciprocal access easement between and among Property Owners granting the right of free and uninterrupted ingress and egress for persons, vehicles, and equipment necessary or convenient for use in the PUD, specifically granting the right for all persons and/or members of the general public to come on and be present within the boundaries of the PUD property, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, and across said Property, and provide for unrestricted access of all governmental and emergency service vehicles and equipment as necessary.

12. PARKING LOT LIGHTING:

All lighting shall be in compliance with standard B-1 (Local Commercial) Zoning District and LI (Light Industrial) Zoning District requirements. Maximum height of a lighting fixture shall not exceed thirty (30) feet. No site lighting shall create an area of illumination on any adjacent residential use areas.

AGENDA ITEM REPORT

5.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Thomison Subdivision Preliminary Plat, 53.14 acres, more or less, of land, 141 residential lots, located on County Road 132 and County Road 133.
Meeting: Tuesday, February 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Preliminary Plat consists of approximately 53.14 acres of land, with 141 residential lots and three open space and parks lots and one lift station lot. The property is surrounded by ETJ to the north, SF-1 to the south, ETJ to the east and ETJ with Development Agreement to the west. The property was annexed in March 2019 and zoned SF-1. Access will be taken from County Road 132. A public hearing for this Preliminary Plat was held on November 9, 2021.

SUMMARY OF REQUEST:

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. The proposed Preliminary Plat is in compliance with the applicable subdivision regulations. Staff recommends approval of the proposed Preliminary Plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. ThomisonSubdivPrelim-U5-Plat(11-15-22)
2. ThomisonSubdivPrelim-U1-ParkLtr(10-26-21)

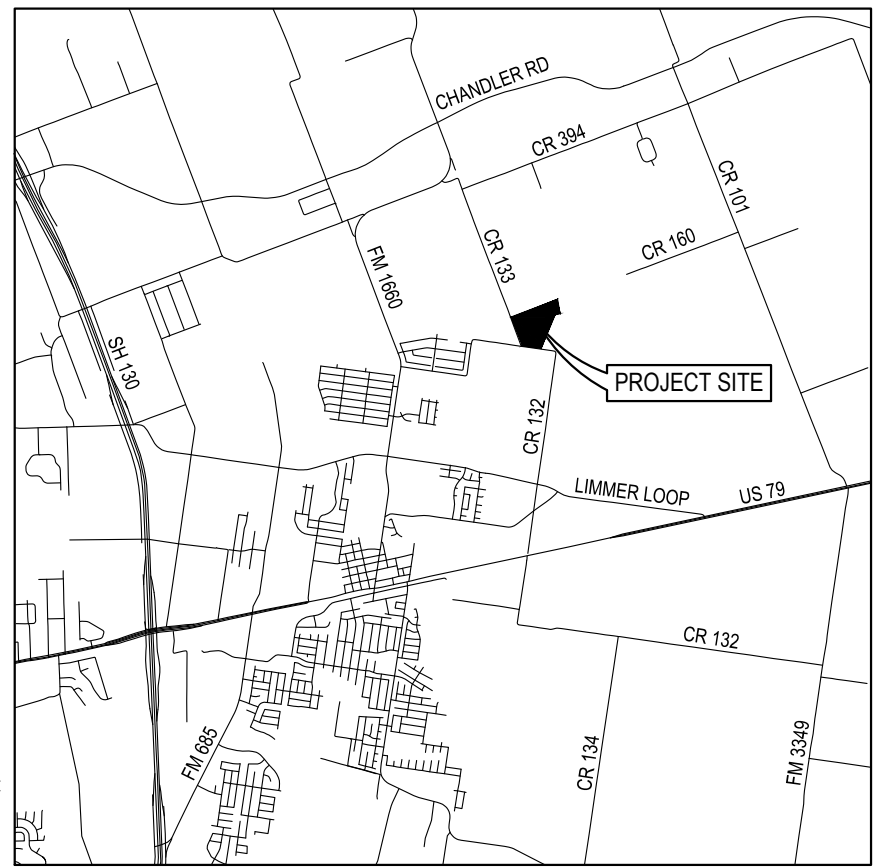
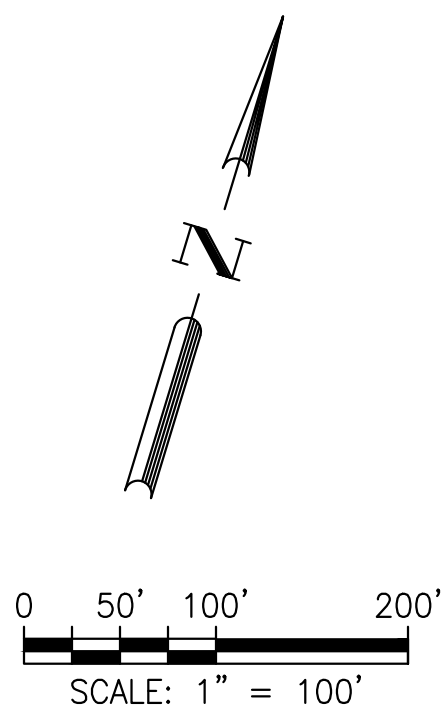
OWNERS:
AARON & BRENDA THOMSON
301 WILL SMITH DRIVE
HUTTO, TX 78634-4053
PHONE: 512-248-1617

DEVELOPER:
GFO HOME, LLC
2750 BURBANK ST.
DALLAS, TX 75235
CONTACT NAME: KEVIN YOUNGBLOOD
CONTACT PHONE: 214-450-8945

ENGINEER/SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

THOMISON SUBDIVISION ESTATES OF HUTTO

PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
1	PRELIMINARY PLAT
2	WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN
3	OVERALL STORM DRAIN PLAN
4	LOT TABLES AND SETBACKS

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED FACE OF CURB
- BUILDING SETBACK LINE
- 1% ANNUAL CHANCE FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC DATED JULY 2021
- RIPARIAN SETBACK

PRELIMINARY PLAT NOTES:

- NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES WILL BE DEDICATED ON THE FINAL PLAT.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL REAR LOT LINES WILL BE DEDICATED ON THE FINAL PLAT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE 5' IN WIDTH.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE U.D.C., AS AMENDED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- UTILITY NOTES:
WITHIN CCN
WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
OUTSIDE CCN
WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 4849100510F EFFECTIVE DATE DECEMBER 20, 2019.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY OF HUTTO STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE FLOOD STUDY DATED JANUARY 2022 BY BGE, INC.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE MAXIMUM IMPERVIOUS COVER ALLOWED ON EACH LOT IS 55%.
- ALL OPEN SPACE, GREENLINKS, AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL STREET TREES WITHIN THE SUBDIVISION WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- BEARING BASIS:
NAD 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
SCALE FACTOR OF 0.99980116, ORIGIN (0,0)
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED: SF-1
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER JONAH
WASTEWATER CITY OF HUTTO
GAS ATMOS
ELECTRIC ONCOR
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES WILL BE DEDICATED ON THE FINAL PLAT.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.3 HAS BEEN GRANTED WITH THIS PRELIMINARY PLAN IN ACCORDANCE WITH THE APPROVED MODIFIED SETBACK WITH ZONING BOARD OF ADJUSTMENT COMMISSION MEETING DECEMBER 1, 2021

PLANNING AND ZONING COMMISSION CHAIR

THIS PLAT WAS APPROVED FOR RECORDING BY
THE HUTTO PLANNING AND ZONING COMMISSION
ON THE _____ DAY OF _____, 2021.

RICHARD HUDSON, P&Z CHAIR

DESIGN	DATE	REV	DESCRIPTION
DESIGNED BY:	MKS		
REVIEWED BY:	JAB		
DRAWN BY:	MKS		

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TELEPHONE: 512-879-0400
WWW.BGEINC.COM

THOMISON SUBDIVISION
HUTTO, TEXAS

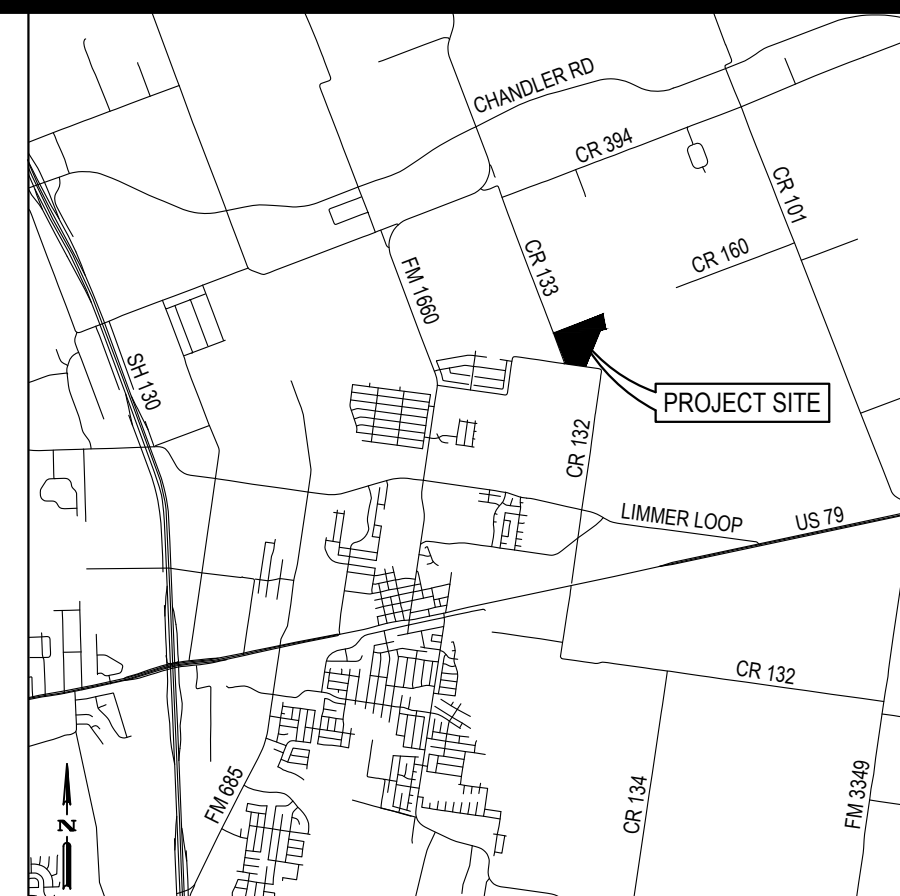
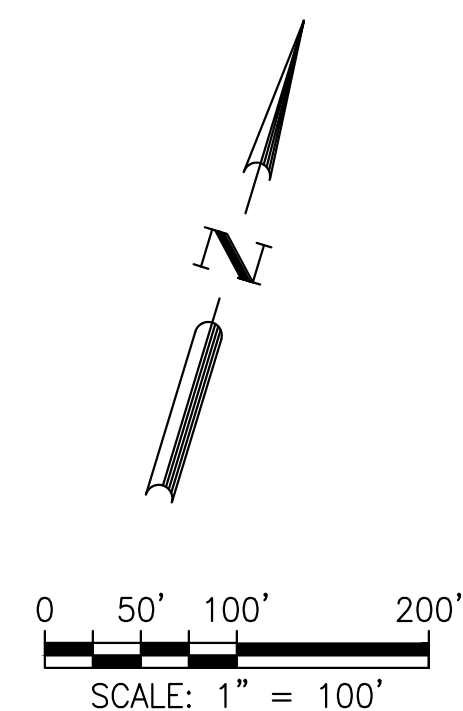
PRELIMINARY PLAT

1 OF 4



THOMISON SUBDIVISION

WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN



LEGEND

- | | |
|----------------|--|
| ————— | PROPERTY BOUNDARY |
| - - - - - XXXX | MAJOR ELEV. CONTOUR |
| ————— | MAJOR ELEV. CONTOUR |
| | PROPOSED SIDEWALK |
| ————— | PROPOSED FACE OF CURB |
| ————— | BUILDING SETBACK LINE |
| | 1% ANNUAL CHANCE FLOODPLAIN
PER DRAINAGE STUDY BY BGE,
INC DATED JULY 2021 |
| ————— | RIPARIAN SETBACK |
| —— w —— | PROPOSED WATER |
| —— w —— | EXISTING WATER |
| ← ww ——— | PROPOSED GRAVITY WASTEWATER |
| —— ww —— | EXISTING GRAVITY WASTEWATER |
| FM ——— | PROPOSED FORCE MAIN |

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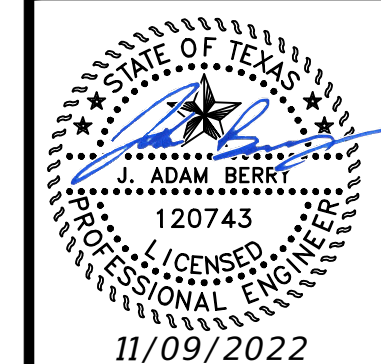
DESIGNED BY:	MKS
REVIEWED BY:	JAB
DRAWN BY:	MKS



BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

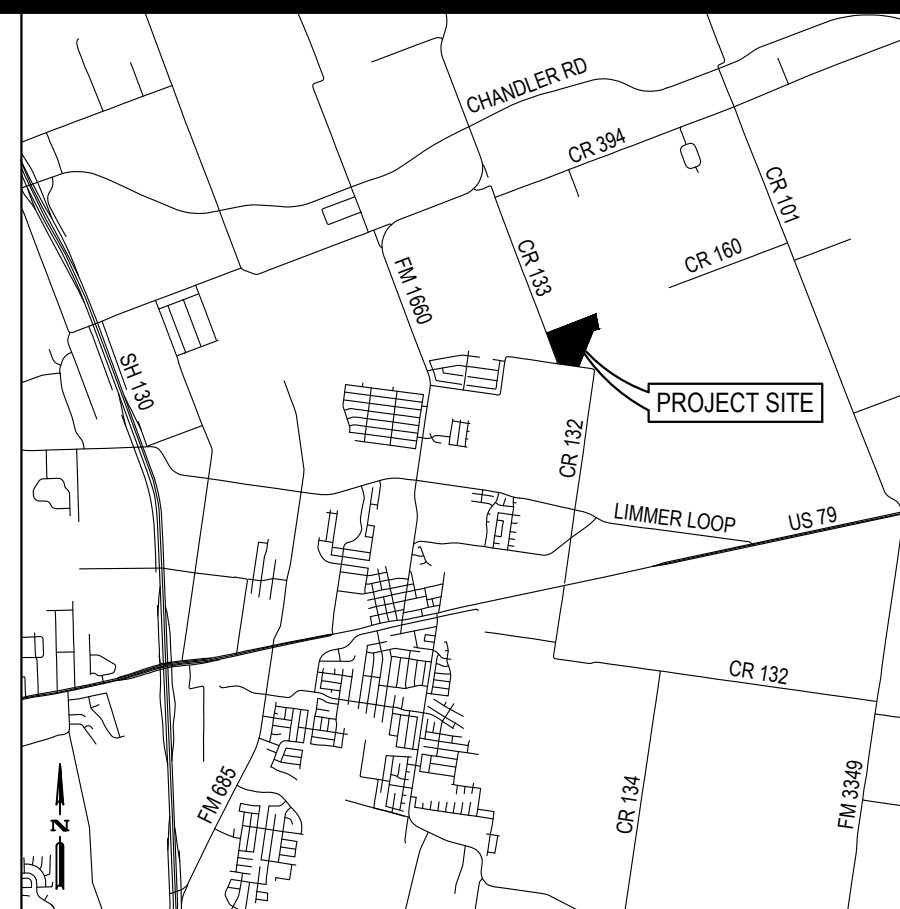
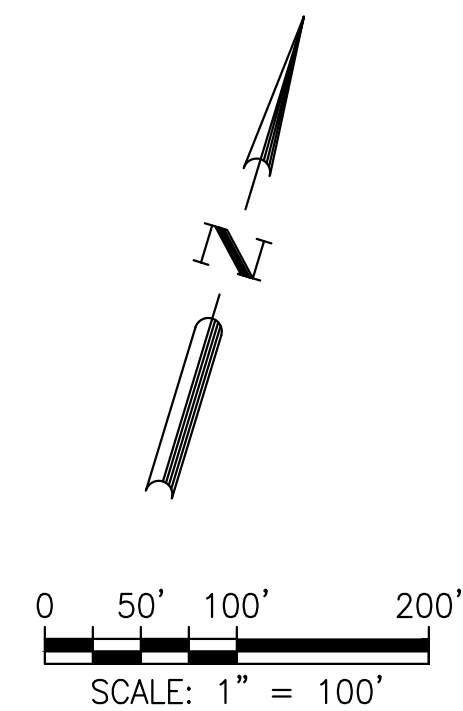
**THOMISON SUBDIVISION
HUTTO, TEXAS**

Received 11/15/2022



THOMISON SUBDIVISION

OVERALL STORM DRAIN PLAN



VICINITY MAP
N.T.S.

- LEGEND**
- | | |
|-----------------|---|
| _____ | PROPERTY BOUNDARY |
| _____ XXX _____ | MAJOR ELEV. CONTOUR |
| _____ XXX _____ | MAJOR ELEV. CONTOUR |
| | PROPOSED SIDEWALK |
| _____ | PROPOSED FACE OF CURB |
| _____ | BUILDING SETBACK LINE |
| _____ | 1% ANNUAL CHANCE FLOODPLAIN |
| _____ | POR DRAINAGE STUDY BY BGE,
INC DATED JULY 2021 |
| _____ | RIPARIAN SETBACK |
| _____ SSL _____ | PROPOSED STORM DRAIN |

[illegible]

DESIGNED BY:	MKS
REVIEWED BY:	JAB
DRAWN BY:	MKS

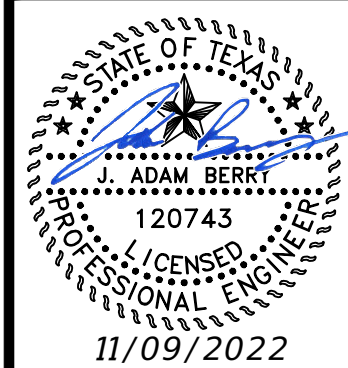


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**THOMISON SUBDIVISION
HUTTO, TEXAS**

OVERALL STORM DRAIN PLAN

Received 11/15/2022



STREET SUMMARY TABLE				
STREET NAME	LENGTH	CLASSIFICATION	ROW WIDTH	PAVING WIDTH
COUNTY ROAD 133	1,322 LF	MAJOR ARTERIAL	136' (DEDICATION VARIES)	ROW DEDICATION ONLY, NO PAVING IMPROVEMENTS
MONTEFORTE ROAD	58 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
SAGE STREET	383 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
OREGANO ROAD	800 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
CAYENNE LANE	1,270 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
LEMONGRASS DRIVE	867 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
GINGER STREET	1,321 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
TARRAGON DRIVE	1,375 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 1	SF	9581
BLOCK A LOT 2	SF	7802
BLOCK A LOT 3	SF	8397
BLOCK A LOT 4	SF	8115
BLOCK A LOT 5	SF	8651
BLOCK A LOT 6	LIFT STATION	17795
BLOCK A LOT 7	SF	8598
BLOCK A LOT 8	SF	9040
BLOCK A LOT 9	SF	8835
BLOCK A LOT 10	SF	8751
BLOCK A LOT 11	SF	8751
BLOCK A LOT 12	OPEN SPACE/DE LOT	528015
BLOCK A LOT 13	SF	8751
BLOCK A LOT 14	SF	8751
BLOCK A LOT 15	SF	8751
BLOCK A LOT 16	SF	8751
BLOCK A LOT 17	SF	8751
BLOCK A LOT 18	SF	8751
BLOCK A LOT 19	SF	8751
BLOCK A LOT 20	SF	8751
BLOCK A LOT 21	SF	8751

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK B LOT 22	SF	8751
BLOCK A LOT 23	SF	8751
BLOCK A LOT 25	SF	8751
BLOCK A LOT 26	SF	8707
BLOCK A LOT 27	SF	8539
BLOCK A LOT 28	SF	8061
BLOCK A LOT 29	SF	13196
BLOCK A LOT 30	SF	15235
BLOCK A LOT 31	SF	13653
BLOCK A LOT 32	SF	11788
BLOCK A LOT 33	SF	11513
BLOCK A LOT 34	SF	13200
BLOCK A LOT 35	SF	10352
BLOCK A LOT 36	SF	9100
BLOCK A LOT 37	SF	9100
BLOCK A LOT 38	SF	17067
BLOCK A LOT 39	SF	13243
BLOCK A LOT 40	SF	10375
BLOCK A LOT 41	SF	8999
BLOCK A LOT 42	SF	8013
BLOCK A LOT 43	SF	7801

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 44	SF	7801
BLOCK A LOT 45	SF	7801
BLOCK A LOT 46	SF	7801
BLOCK A LOT 47	SF	7801
BLOCK A LOT 48	SF	9053
BLOCK B LOT 1	SF	9528
BLOCK B LOT 2	SF	7810
BLOCK B LOT 3	SF	7802
BLOCK B LOT 4	SF	7802
BLOCK B LOT 5	GLWWEIDE	6501
BLOCK B LOT 6	SF	7802
BLOCK B LOT 7	SF	7802
BLOCK B LOT 8	SF	7802
BLOCK B LOT 9	SF	7802
BLOCK B LOT 10	SF	7802
BLOCK B LOT 11	SF	7802
BLOCK B LOT 12	SF	7802
BLOCK B LOT 13	SF	7802
BLOCK B LOT 14	SF	7802
BLOCK B LOT 15	SF	7802
BLOCK B LOT 16	SF	7802

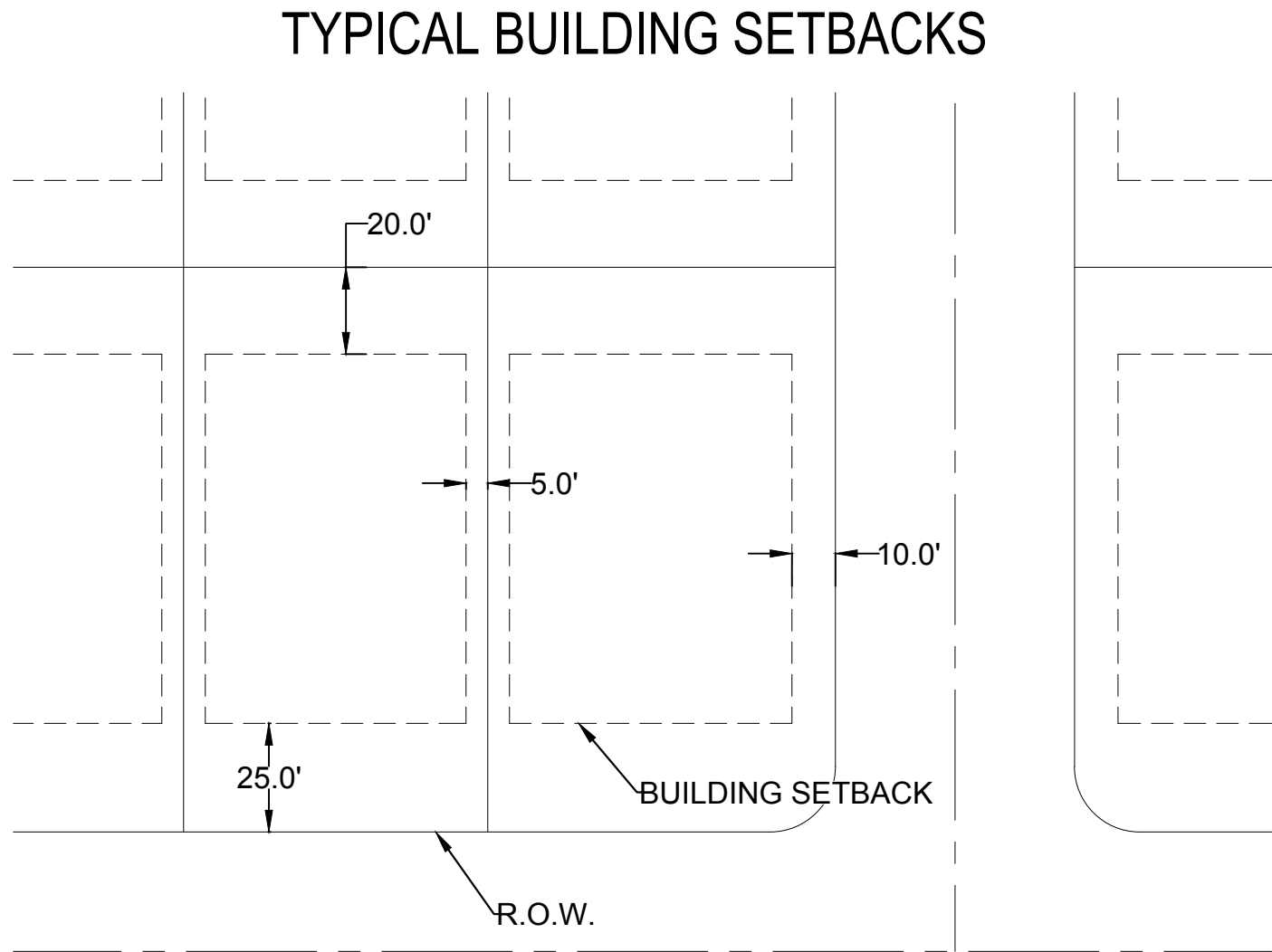
Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK B LOT 17	SF	11140
BLOCK B LOT 18	SF	12175
BLOCK B LOT 19	SF	7855
BLOCK B LOT 20	SF	7800
BLOCK B LOT 21	SF	7800
BLOCK B LOT 22	SF	7800
BLOCK B LOT 23	SF	7800
BLOCK B LOT 24	SF	7800
BLOCK B LOT 25	SF	7800
BLOCK B LOT 26	SF	7800
BLOCK B LOT 27	SF	7800
BLOCK B LOT 28	SF	7800
BLOCK B LOT 29	SF	7800
BLOCK B LOT 30	SF	7800
BLOCK B LOT 31	SF	7800
BLOCK B LOT 32	SF	7829
BLOCK B LOT 33	SF	10547
BLOCK B LOT 34	SF	11694
BLOCK C LOT 2	SF	9100
BLOCK C LOT 3	SF	8377
BLOCK C LOT 4	GLWWEIDE	6501

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK C LOT 5	SF	7800
BLOCK C LOT 6	SF	8096
BLOCK C LOT 7	SF	7800
BLOCK C LOT 8	SF	7800
BLOCK C LOT 9	SF	8070
BLOCK C LOT 10	SF	8611
BLOCK C LOT 11	SF	10730
BLOCK C LOT 12	SF	14201
BLOCK C LOT 13	SF	11934
BLOCK C LOT 14	SF	7800
BLOCK C LOT 15	SF	7800
BLOCK C LOT 16	SF	7800
BLOCK C LOT 17	SF	7780
BLOCK C LOT 18	SF	7509
BLOCK C LOT 19	SF	8234
BLOCK C LOT 20	SF	12809
BLOCK C LOT 21	SF	11241
BLOCK C LOT 22	SF	9810
BLOCK C LOT 23	SF	8845
BLOCK C LOT 24	SF	8098
BLOCK C LOT 25	SF	7802

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK C LOT 26	SF	7821
BLOCK C LOT 27	SF	9804
BLOCK C LOT 28	SF	10258
BLOCK D LOT 1	SF	13349
BLOCK D LOT 2	SF	9531
BLOCK D LOT 3	SF	7859
BLOCK D LOT 4	SF	8732
BLOCK D LOT 5	SF	10558
BLOCK D LOT 6	SF	11243
BLOCK D LOT 7	SF	9049
BLOCK D LOT 8	SF	7800
BLOCK D LOT 9	SF	7800
BLOCK D LOT 10	SF	7801
BLOCK D LOT 11	SF	11869
BLOCK D LOT 12	SF	15839
BLOCK D LOT 13	SF	13070
BLOCK D LOT 14	SF	16854
BLOCK E LOT 1	SF	9405
BLOCK E LOT 2	SF	8096
BLOCK E LOT 3	SF	8221
BLOCK E LOT 4	SF	8347

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK E LOT 5	SF	8472
BLOCK E LOT 6	SF	8597
BLOCK E LOT 7	SF	8757
BLOCK E LOT 8	SF	9622
BLOCK E LOT 9	SF	9162
BLOCK E LOT 10	SF	10680
BLOCK E LOT 11	SF	8532
BLOCK E LOT 12	SF	7717
BLOCK E LOT 13	SF	8750
BLOCK F LOT 1	SF	8697
BLOCK F LOT 2	SF	7962
BLOCK F LOT 3	SF	8446
BLOCK F LOT 4	SF	12942
BLOCK F LOT 5	SF	8810
BLOCK F LOT 6	SF	8006
BLOCK F LOT 7	SF	7842
BLOCK F LOT 8	SF	7801
BLOCK F LOT 9	SF	7801
BLOCK F LOT 10	SF	9053

MINIMUM F.F.E.		
BLOCK	LOT	ELEV.
A	7	647.4
A	8	647.1
A	9	646.9
A	10	646.7
A	11	646.6
A	13	646.1
A	14	645.7
A	15	645.2
A	16	644.5
A	17	644.3
A	18	644.0
A	19	643.8
A	20	643.5
A	21	642.9
A	22	642.7
A	23	642.5
A	25	641.9
A	26	642.2
A	27	642.1
A	28	642.3
A	29	641.6
A	30	641.0



FIELD NOTES FOR A 53.122 ACRE TRACT OF LAND OUT OF THE PATRICK O. DAUGHERTY SURVEY, ABSTRACT NO. 184, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 53.12 ACRE TRACT OF LAND CONVEYED TO AARON THOMISON AND BRENDA THOMISON BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018002933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 53.122 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the east right-of-way line of County Road 133 (R.O.W. varies), at the northwest corner of the above described Thomison 53.122 acre tract, being the southwest corner of a called 242.46 acre tract of land conveyed to Hutto 525 Development Partners, LP by Special Warranty Deed recorded in Document Number 2020119607 of the Official Public Records of Williamson County, Texas, for the northwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE, with the north line of the said Thomison 53.122 acre tract, N 68°53'20" E a distance of 2,053.42 feet to a 5/8-inch iron rod found for the northeast corner of the herein described tract;

THENCE, with the easterly line of the said Thomison 53.122 acre tract, S 10°08'27" E a distance of 590.89 feet to a 1/2-inch iron rod found with plastic cap stamped "RPLS 5345" at an interior corner of

a called 79.11 acre tract conveyed to Alvin T. Murphy by Deed recorded in Volume 504, Page 62 of the Deed Records of Williamson County, Texas for the most easterly exterior corner of the herein described tract;

THENCE, continuing with the easterly line of said Thomison 53.122 acre tract, S 76°38'10" W a distance of 206.91 feet to a 6-inch by 6-inch square concrete monument found for an interior corner of the herein described tract;

THENCE, continuing with the easterly line of said Thomison 53.122 acre tract, S 22°39'49" W a distance of 1,526.74 feet to a 1/2-inch iron rod found on the north right-of-way line of County Road 132 (R.O.W. varies), at the southwest corner of the said Murphy 79.11 acre tract, for the southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132, N 62°31'11" W a distance of 766.07 feet to a 3/4-inch iron rod found on said north right-of-way line, for the most southerly southwest corner of the herein described tract;

THENCE, leaving the north right-of-way line of said County Road 132 with the southwest line of the said Thomison 53.122 acre tract, N 54°51'14" W a distance of 16.24 feet to a 3/4-inch iron rod found on the east right-of-way line of said County Road 133, for the most westerly southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said County Road 133, N 21°01'25" W a distance of 1,274.43 feet to the POINT OF BEGINNING and containing 53.122 acres of land, more or less.

Received 11/15/2022



THOMISON SUBDIVISION
HUTTO, TEXAS

LOT TABLES AND SETBACKS





October 20, 2021

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

Parkland Summary Letter
Thomison "Estates of Hutto" Preliminary Plat – Project No.: 1857-PLAT

This summary letter has been prepared on behalf of GFO Home as part of the Thomison Preliminary Plat submittal. This project will consist of single-family homes. This property is a 53.12-acre property within the ETJ, to be annexed into the full purpose city limits of the City of Hutto. The property consists of one-hundred forty-one (141) single family residential lots, four (4) open space/drainage easement lots, one (1) parkland/open space/drainage easement lot, and one (1) lift station lot.

The intent of this letter is to inform the City of Hutto that the parkland dedication requirement will be satisfied through the proposed dedication of Lot 12 of Block A, a 6.48 acre Parkland/Open Space/Drainage Easement Lot. Dedication will occur at or prior to recordation of the Final Plat.

You may contact me at (980) 221-1553 or at aberry@bgeinc.com if you have any questions regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Adam Berry".

J. Adam Berry, P.E.
Project Manager
BGE, Inc.
TBPE Firm #F-1046

Received 10/26/2021

