



City of Hutto

Agenda

Special Called Planning and Zoning Commission

Tuesday, March 21, 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

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 21, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as CTC at Emory Crossing Planned Unit Development (PUD), 56.3 acres, more or less, of land, located on Ed Schmidt Boulevard/CR119.
- 5.2. Consideration and possible action to disapprove the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.
- 5.3. Hold a public hearing on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).

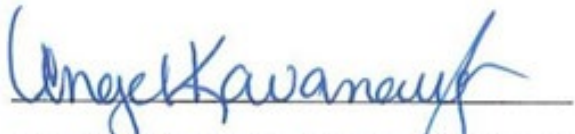
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the March 21, 2023 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 March 17, 2023 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as CTC at Emory Crossing Planned Unit Development (PUD), 56.3 acres, more or less, of land, located on Ed Schmidt Boulevard/CR119.
Meeting: Tuesday, March 21, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a 56.3 acre tract along Ed Schmidt Blvd. proposing a residential development with associated amenities and a portion of parkland for a trail extension.

WEST: CR 119/Ed Schmidt Blvd

NORTH: Emory Crossing neighborhood

EAST: HuttoParke neighborhood

SOUTH: Undeveloped

SUMMARY OF REQUEST:

The current proposal by Taylor Morrison is to develop the tract with attached and detached residential units with a maximum density of 12 units per net acre. Each unit will have a private entry and yard. The attached product will make up approximately 20% of the overall development with one shared wall (duplex) and the other 80% will be detached, cottage-style units. This is a for-rent development on a common lot, thus a site plan will be reviewed separately for the development to ensure compliance with the PUD if approved.

The proposed PUD has provisions to ensure the privacy of the adjacent neighbors to the north in all units being single-story units and the prohibition of balconies or porches facing those properties. Four-sided design, masonry, multiple roof eaves, and unique wall planes are all included in the proposed PUD. The proposal also incorporates the existing ponds on site into the overall development, amenitizing those features and proposing to save and incorporate a minimum of 50% of the existing trees on site into the development.

The main request in the proposed PUD is related to reducing the landscaping required on site from the UDC requirements. The developer has created exhibits to illustrate the proposed landscaping and written language to provide the ability to install fewer trees than the UDC minimum. An exhibit is attached showing the difference between the UDC requirements and the proposal is attached. This reduction is, in part, a factor of the large overhead electric easement along Ed Schmidt Blvd., the drainage easements bisecting the two development areas, as well as the floodplain on site.

AGENDA ITEM REPORT

5.1.



STAFF REVIEW:

229 property owners within 600' were notified of the request and to date, with some duplicates. Staff has received two objections (attached).

The PUD request meets the PUD criteria as outlined below:

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

Staff recommends approval of the CTC at Emory PUD with the following conditions from the Parks Advisory Board:

1. Mowing – maintain 10-15 feet on each side of the trail mow strip, bi-monthly March-October and monthly November-February
2. Maintenance – warranty concrete work for a minimum of 1 year
3. Trees – plant approved trees and bubblers along the trail.
4. Easement – getting the necessary easements with RSI and Hutto Parke for trail access.

FISCAL NOTES:

The property will be responsible for the

AGENDA ITEM REPORT

5.1.



POLICY IMPLICATIONS:

The project is in substantial compliance with the Future Land Use Map (FLUM) designation of community activity center, although slightly less dense than conceptually provided for in the FLUM. The larger area is shown to have a 50/50 mix between residential and non-residential uses. The proposal shows the area as a transitional area between a single-family development and the roadway, provides access to a trail extension, and access to what will likely develop as non-residential development at the hard corner of Limmer Loop and Ed Schmidt Blvd. The development provides a missing link in the trail system, provides for a housing type that Hutto currently lacks, and will provide a walkable project for adjacent uses.

ATTACHMENTS:

1. CTC Emory Crossing PUD Document 20230220
2. 7_Sketch of Property
3. ExhibitA-Land Use Plan
4. ExhibitB-Perimeter
5. Tree Survey
6. ExhibitC-Tree Planting
7. Concept A Landscape Calculations
8. ExhibitD-Prototypical Planting Plan
9. ExhibitE-Fencing
10. ExhibitF-Parkland
11. Taylor Morrison Homes - Austin BTR(1-4-23)
12. CTC-OBJECT(CLARK)
13. CTC-OBJECT(MONROE)

CTC at Emory Crossing PUD

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

March 16, 2023

Developer:

**Taylor Morrison
810 Hesters Crossing Road
Suite 235
Round Rock, TX 78681**

Prepared by:

**Kimley-Horn & Associates
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759**

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “CTC at Emory Crossing” Planned Unit Development Ordinance and may be cited as “CTC at Emory Crossing PUD” or “PUD”.

1.2 Applicability of City Ordinances

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

1.3 Severability

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

1.4 Amendments to Ordinance

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

Modifications of the Concept Plan pertaining to (a) Private drives and trails; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than five percent (5%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to Private drive and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Services Director has final review and decision-making authority.

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

approved and recorded Concept Plan.

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

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

1.5 Definitions

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

2. Development Plan and Land Uses

2.1 Permitted in the PUD

For the purpose of addressing any development regulation or conditions not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for development requirements, as shown on Exhibit A: Exhibit A is conceptual in nature and is intended to convey the general vision for the various product types and how they will be configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.

Multi Family: MF

The MF designated area on Exhibit A is intended to be used for a unique, medium density housing product with a maximum density of **128** units per **net** acre. The PUD is a highly amenitized housing development with a combination of detached and attached dwelling units. All units will have an individual entry and a private yard area.

- A. The PUD will be an attached and detached dwelling unit development on a common lot.
- B. Attached dwelling units are limited to two units sharing a common wall.
- C. 20% of the units shall be an attached product and 80% of the units shall be a detached product.

- D. A maximum of 340 units are allowed within the PUD.
- E. The PUD will be a for-rent development on a common lot.

3. Development Standards

3.1 General Standards

- A. Lot dimensions and area. See Exhibit B for Perimeter Setbacks as noted below.

	Residential MF
Lot area (min)	20,000 sq. ft.
Lot width at building line (min)	100 ft.
Ed Schmidt Blvd. setback	25 ft.
Side yard (min)	15 ft.
Rear yard (min)	20 ft.
Side and rear yard for accessory building (min)	Same as main Building
Spacing between buildings (min)	0'/10 ft. *
Building height (min/max)	25' and 1 story
Building height, accessory (max) (b)	15 ft.
Impervious Cover	65%

- Side setback of 0 feet is allowed only for internal attached buildings with a common wall.
- Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- Onsite detention is required.
- * Building spacing and setbacks will comply with UDC and International Fire Code 2018 fire code and suppression requirements.

B. Setback encroachments

Type of Structure or Use	Residential Uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened with landscaping from view
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site
Architectural Features, including bay windows, overhanging eaves, rear porches, and roof top eaves.	Any yard on the site

C. Required Parking Spaces

The minimum number of required parking spaces is:

Land Use Classification	Required Specs (minimum)
Attached/Detached Units	1.5 per 1 bedroom unit 2 per 2 bedroom unit 10% of the total required spaces shall be added as guest parking

- i. Garage Parking: A minimum of 20% of required parking will be located in detached garage parking.
- ii. Parking Location: Each unit shall be located within 200 feet of a parking space.
- iii. Space computation and fractions: Fractional results will be rounded up when computing the number of required parking spaces.

3.2 Architectural Standards

3.2.1 All residential development

3.2.1.1 Design Guidelines

Distinct groups of buildings will share a common, identifiable, complementary design. This includes non-residential structures in the development such as amenity centers, maintenance buildings, and garages. A multiple household residential structure must have a single definitive, consistent style.

3.2.1.2 Open Elements – Porches

- A. A minimum 30 square foot porch shall be required for each dwelling unit.
- B. A balcony or porch facing the adjacent property to the north shall be prohibited.

3.2.2 Attached Dwelling Unit Design Standards

3.2.2.1 Form and Mass

- A. A single, large, dominant building mass should be avoided.
- B. Multiple household residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.
- C. Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

3.2.2.2 Pattern

- A. Facades must be articulated with bays, insets, balconies, porches or stoops related to entrances and windows.

3.2.2.3 Four-sided Design

- A. All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.
- B. Two of the following design elements must be implemented on units facing any private drive aisle :
 - i. Two unique roof eave lines
 - ii. Two unique wall planes
 - iii. Two unique material patterns or colors

3.2.2.4 Long Walls and Façades

- A. The maximum length of a multiple household residential building is 200 ft.
- B. Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 1 ft every no more than 50'.

3.2.2.5 Building Entries

- A. Building entries next to a public street, private drive or parking area must be pedestrian-scaled, providing an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.

3.2.2.6 Windows and Transparency

- A. All walls and elevations on all floors of multiple household buildings must have

windows, except when necessary to assure privacy for adjacent property owners.

- B. Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

3.2.2.7 Building Roofs

- A. On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall.
- B. Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades.

3.2.2.8 Materials and Color

A. Building Materials

- i. Masonry must be used as dominant (at least 50% of exterior surface area) exterior materials.
- ii. Masonry includes stone, cementitious siding and stucco.

B. Roof Materials

Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

C. Material or color changes

Material or color changes must only occur at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

D. Mechanical Equipment Screening

- i. Rooftop mechanical equipment must be hidden or screened from view of the private drive aisle with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.
- ii. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- iii. Mechanical equipment must be located where their acoustics will not be disruptive to residents.
- iv. Solar panels are exempt from mechanical equipment screening standards.

3.2.2.9 No additional architectural design criteria shall be required

beyond the design regulations listed above.

3.2.3 Detached Dwelling Unit Design Standards

3.2.3.1 Mechanical Equipment Screening

- Rooftop mechanical equipment is prohibited.
- Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened from the view of the private drive aisle with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened or placed where they are not visible from the public right-of- way.
- Solar panels are exempt from mechanical equipment screening standards.

3.2.3.2 Facades

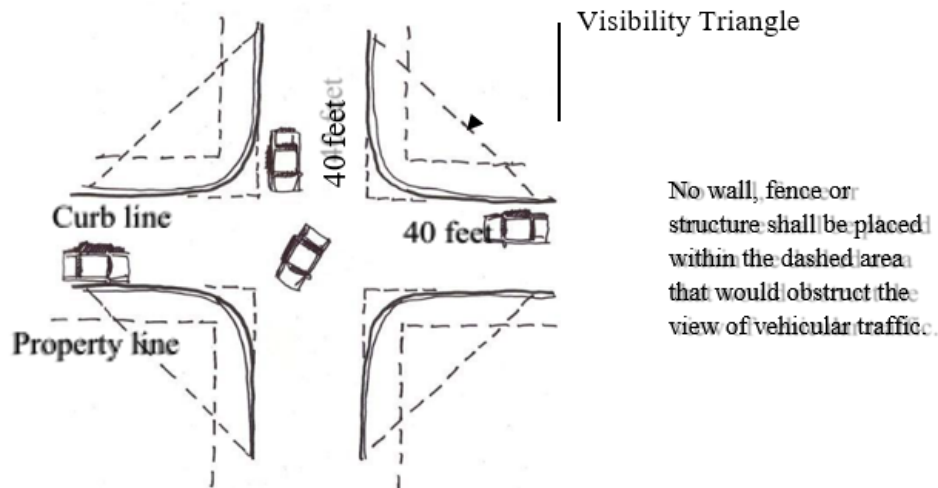
- Facades must be articulated by using color, arrangement, or change in materials to emphasize the façade elements. Exterior wall planes may be varied in height, depth, or direction. Design elements and detailing, including the presence of windows and window treatments (only for wall that front another residential unit), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the façade.

3.2.3.3 No additional architectural design criteria shall be required beyond the design regulations listed above.

3.3 Landscaping

3.3.1 General Standards

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



3.3.2 Required Landscaping

3.3.2.1 Landscaping areas: A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

Residential MF: 20%

3.3.2.2 The planting requirements listed in the chart below shall be required within the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Exhibit C and Exhibit D of this PUD illustrate the conceptual location of the required trees and shrubs on the overall plan as well as a prototypical unit application. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3 in. caliper and 10' tall minimum)	Native small trees (2 in. caliper and 8' tall minimum)	Native shrub 3 gallon or 18' tall minimum)
Required Landscaping area along Ed Schmidt Blvd	1 per 30-40 ft. of linear buffer	N/A	N/A
MF Residential Units Landscape required per individual unit*	1 per unit	1 per unit	12 per unit

* Required trees may be planted anywhere on the site unless otherwise specified in Section 3.3.2.3 and Section 3.3.4 below.

3.3.2.3 Entry Landscaping: Approximately 500 sq. ft. of enhanced landscaping is required at each of the entrances of the development.) and must include two ornamental trees, and four shrubs.

- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees

- Trees required under this provision may count toward the minimum landscape requirement.

3.3.2.4 Monument Sign: The enhanced landscaping shall include at minimum 1 monument sign to be located at the main entrance only as shown on Exhibit E

- The monument sign shall have a maximum area of 32 sq. ft. per sign, no taller than 6 ft. in height, and placed at least 5 ft. from the property line.

3.3.3 Tree and Shrub Size

Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.

Native small trees must have a caliper of at least 2 in. and 8-10 ft. ht.

Planted shrubs must have a minimum 3-gallon container or be at least 2 feet tall.

3.3.4 Required Landscape Along Ed Schmidt:

- The required landscaping between Ed Schmidt Blvd and the development shall be located west of the utility easement that currently exists along Ed Schmidt Blvd.
- All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to 9 feet high to allow for safe passage.
- In the event of improvements to Ed Schmidt Blvd conflicting with these requirements, the proposed landscaping requirements will be relocated to the east side of the utility easement and shall be a minimum of 25' in width.
- The following tree species are recommended for the landscaping Trees. The same species may be used along a contiguous street frontage for a visual consistency.

Common Name	Scientific name
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Live Oak	<i>Quercus virginiana</i>
Mexican Sycamore	<i>Platanus mexicana</i>

3.3.5 Materials, Maintenance, and Replacement

A. Plant Materials

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

B. Maintenance

Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter. Masonry walls shall not be located in the drainage easements that exist on the property if they impede flow of stormwater. If they do not interfere with flow, they will be allowed.

C. License Agreement

A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

D. Automatic Irrigation Required

A. Irrigation shall be provided on site.

E. Tree Preservation

A. This PUD proposes to preserve a minimum of 50% the total caliper inches of the Oaks and Pecans within the area designated as the Existing Trees Area in Exhibit C, unless otherwise approved by the Director. Exhibit C illustrates the concept for the tree preservation, however the tree preservation area may be used for residential units and/or an amenity center.

F. Fencing

A. Fencing shall be provided on site according to Exhibit E.

B. Figure 1 & 2 provided on Exhibit E are conceptual in nature and are intended for reference only. Actual walls may vary from Figure 1 & 2.

C. Pre-cast concrete is an allowed material for the masonry wall as shown on Exhibit E. Masonry walls shall not be located in drainage easements that exist on the property if they impede flow of stormwater. If they do not interfere with flow, they will be allowed.

D. View fencing shall be used in the parkland areas and areas within the floodplain.

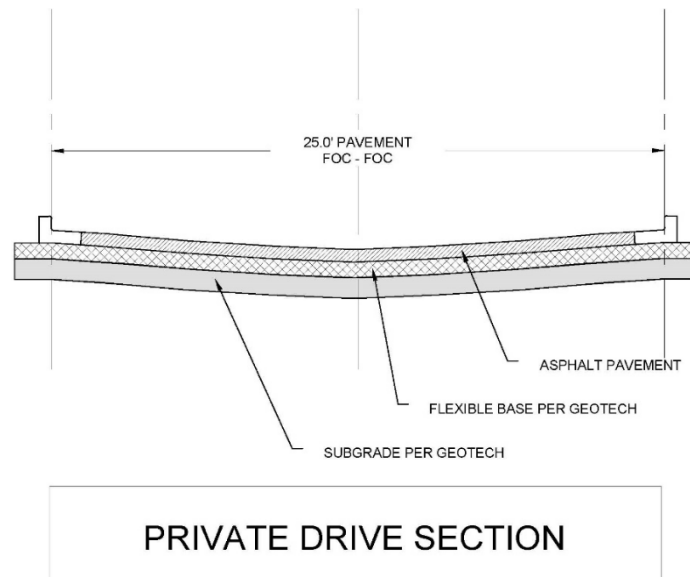
3.3.6 No additional landscaping requirements shall apply.

3.4 Drive Aisles

3.4.1 Drive Aisles Alignment

The precise alignment of the drive aisles included in the Plan may be varied with City Development Services Staff approval. Exhibit A illustrates the primary circulation pattern, and the below drive designation describes the planned drive aisles within the PUD boundary.

3.4.2 Drive Aisles Cross Section



3.4.3 Sidewalks

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5' sidewalks shall be located adjacent to parking areas and 3 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

3.5 Common Open Space and Parkland

3.5.1 Trail

3.5.1.1 Private Trail System

- An interconnected private internal trail system throughout the property shall be provided as shown on Exhibit G.

3.5.1.2 Public Trail System

- A public trail as designated on the Hutto Parks and Recreation Master Plan shall be provided as shown on Exhibit G
- The parkland development fees may be credited towards the cost of constructing the public trail system improvements.

3.5.2 Parkland Dedication

Section 10.609.4.1 shall be satisfied by the dedication of 20.9 acres of land as public parkland as shown on Exhibit G. The park will include public trail connections as designated on the Hutto Parks and Trails Master Plan.

Parkland development fees may be credited toward any improvements within the parkland dedication area.

No additional parkland requirements will be required.

3.5.3 Amenities

3.5.3.1 Private Amenities

An internal, private network of amenities will be provided within the residential area and will include a clubhouse/ pavilion, a playscape and at least 3 of the following amenities:

- Exercise stations
- Sport Courts
- Swimming pool
- Dog park
- Meeting room

3.5.3.2 Private Common Open Space

4.7 acres of private common open space shall be provided.

3.6 Construction Entrances

Construction entrances will be located on Ed Schmidt Blvd and will be maintained per the UDC.

4. Exhibits

Exhibit A – Land Use Plan

Exhibit B – Perimeter Setbacks

Exhibit C – Tree Planting Plan

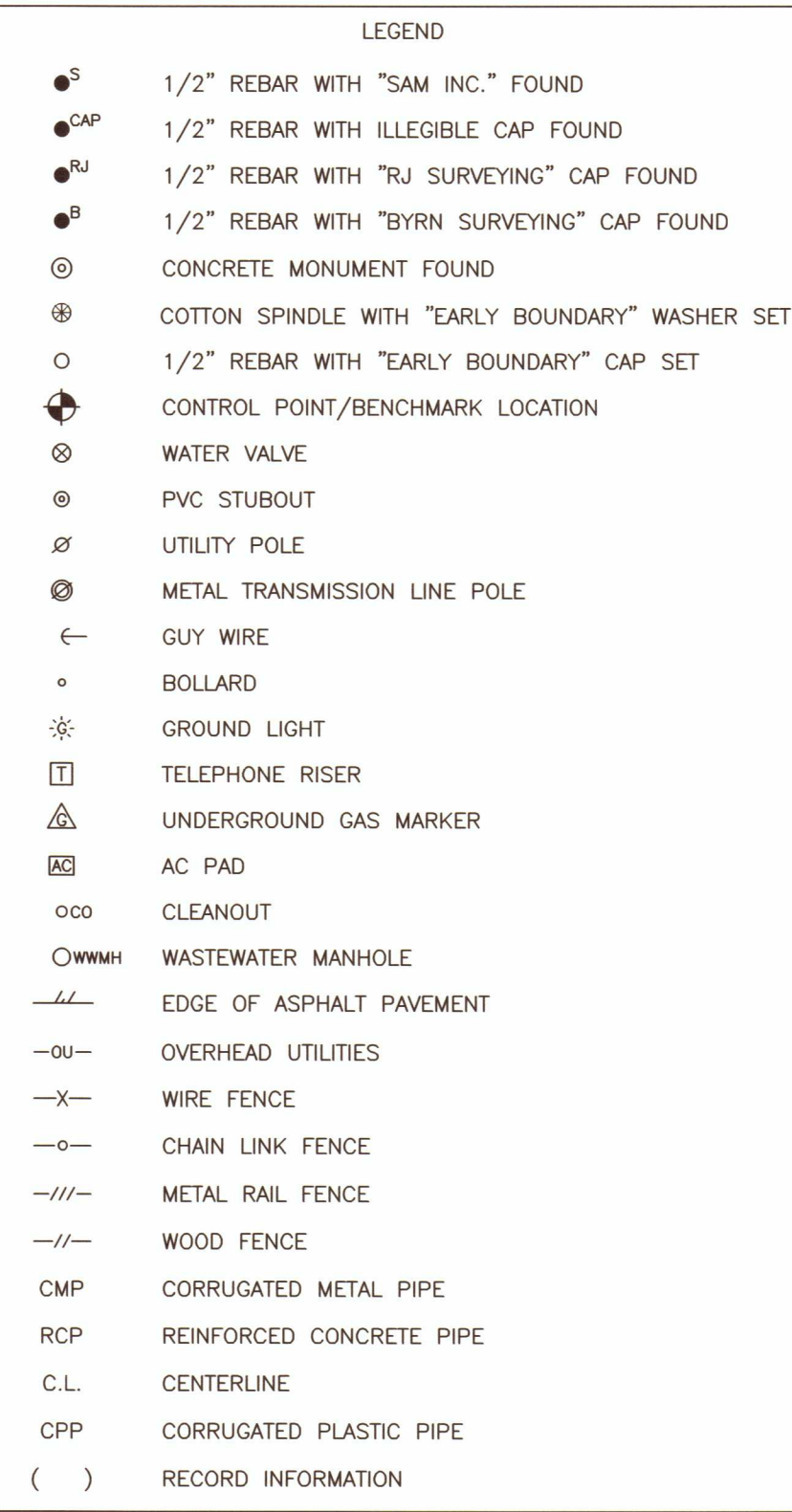
Exhibit D – Prototypical Planting Plan

Exhibit E – Prototypical Landscape Plan

Exhibit E – Walls and Fencing Plan

Exhibit F – Parkland Plan

LOCATION MAP
NOT TO SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD (RECORD CHORD)
C1	2970.00'	3'26"02"	178.01'	N07°45'36"W	177.98' (N07°43'17" 177.98')
C2	2560.00'	2'09"14"	96.24'	N10°35'03"W	96.23' (N10°31'01"W 96.39')

TITLE COMMITMENT NOTE

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Capstone Title Co.

C# No.: 20220209 Effective Date: 2/17/22 Issues: 2/28/22

The surveyor has reflected upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" Items contained therein and re-listed below were considered:

- 10. Right of Way Easement granted to Jonah Water Special Utility District as described in Document No. 18-19-03-21--81 as recorded in Document No. 2019035407, of the Official Public Records of Williamson County, Texas. --- Subject to, not platiable, blanket tie into water pipeline is located by a utility location. The easement granted herein shall be limited to a strip of land 15' in width with the center line thereof being the pipe line as installed.
- 10. Right of Way Easement granted to Jonah Water Special Utility District as described in Document No. 18-19-03-21, of the Official Records, Williamson County, Texas. --- Subject to, not platiable, blanket tie into water pipeline is located by a utility location. The easement granted herein shall be limited to a strip of land 15' in width with the center line thereof being the pipe line as installed.
- 10. Drapage Easement granted to Williamson County, Texas, as described in Document No. 200007566, of the Official Public Records of Williamson County, Texas. --- Does not exist.
- 10. Electric Transmission Line Easement and Right of Way granted to Occor Electric Delivery Company, as described in Document No. 200007432, of the Official Public Records of Williamson County, Texas. --- Subject to, as shown
- 10. Drapage Easement(s) granted to Williamson County, Texas, as described in Document No. 200007566, of the Official Records of Williamson County, Texas. --- Subject to, as shown
- 10. Terms, Conditions and Stipulations in the Agreement regarding Resolution No. R-19-03-21--81 as recorded in Document No. 2019035407, of the Official Public Records of Williamson County, Texas. --- Subject to, not platiable
- 10. Terms, Conditions and Stipulations in the Agreement regarding Resolution No. R-19-03-21--8K as recorded in Document No. 2019035409, of the Official Public Records of Williamson County, Texas. --- Subject to, not platiable
- 10. Terms, Conditions and Stipulations in the Agreement regarding Resolution No. R-19-03-21--8R as recorded in Document No. 2019043502, of the Official Public Records of Williamson County, Texas. --- Subject to, not platiable

FLOOD-PLAN NOTE:

A portion of the tract shown herein lies within Zone "AE" (Special Flood hazard zones with Base Flood Elevation (BFE) indicated) as shown on the attached Flood Insurance Rate Map (FIRM) No. 17020C0010E, as identified by the Federal Emergency Management Agency, National Flood Insurance Administration, dated 08/04/2014 (effective 04/04/2015), and 4449-0205, dated December 20, 2019, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard zone, it may be located within a flood plain, in place, except as shown herein, and that the property abuts the free from flooding or flood protection. This flood statement shall not create liability on the part of the surveyor.

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), Central (4494,0205), utilizing the SMARTNET NORTH DATUM.

SURVEYOR'S CERTIFICATE:

I, _____
REGISTERED TO:
C/O Hutto Gateway Fund LLC
IM ETR of TEXAS, LLC
First American Title Guaranty Company
Hutto, Texas

PROPERTY ADDRESS: C.R. 119, Ed Schmidt Blvd., Hutto, TX 78634

DATE OF SURVEY: 3/23/22

ATTACHMENTS: Maps and bounds description 1110-001-56A0--PART-B

herby certify that a survey of the property shown herein was actually made upon the ground under and adjacent to the property on the date shown, and that to the best of professional knowledge and belief: there are no right-of-encroachments, overlapping of improvements, discrepancies, deed line errors, or other matters of record or otherwise shown on the map, and that the property abuts or abounds a dedicated road or right-of-way or access easement, unless noted herein.

This survey was made substantially in accordance with the standards and conditions set forth for a Professional Land Surveyor in the State of Texas, as set forth in the Manual of Practice for Land Surveying in Texas, 2019, Revised Thirteenth Edition, prepared by the Texas Society of Professional Surveyors.



Eric J. Dannheim
P.L.S.#. 6075

EARLY

LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TITELS FIRM NO. 01094487

PROJECT NO.:
1110-001

DRAWING NO.:
1110-001-SSAC-P1

PLOT DATE:
3/30/2022

PLOT SCALE:
"= 100'

DRAWN BY:
EJD

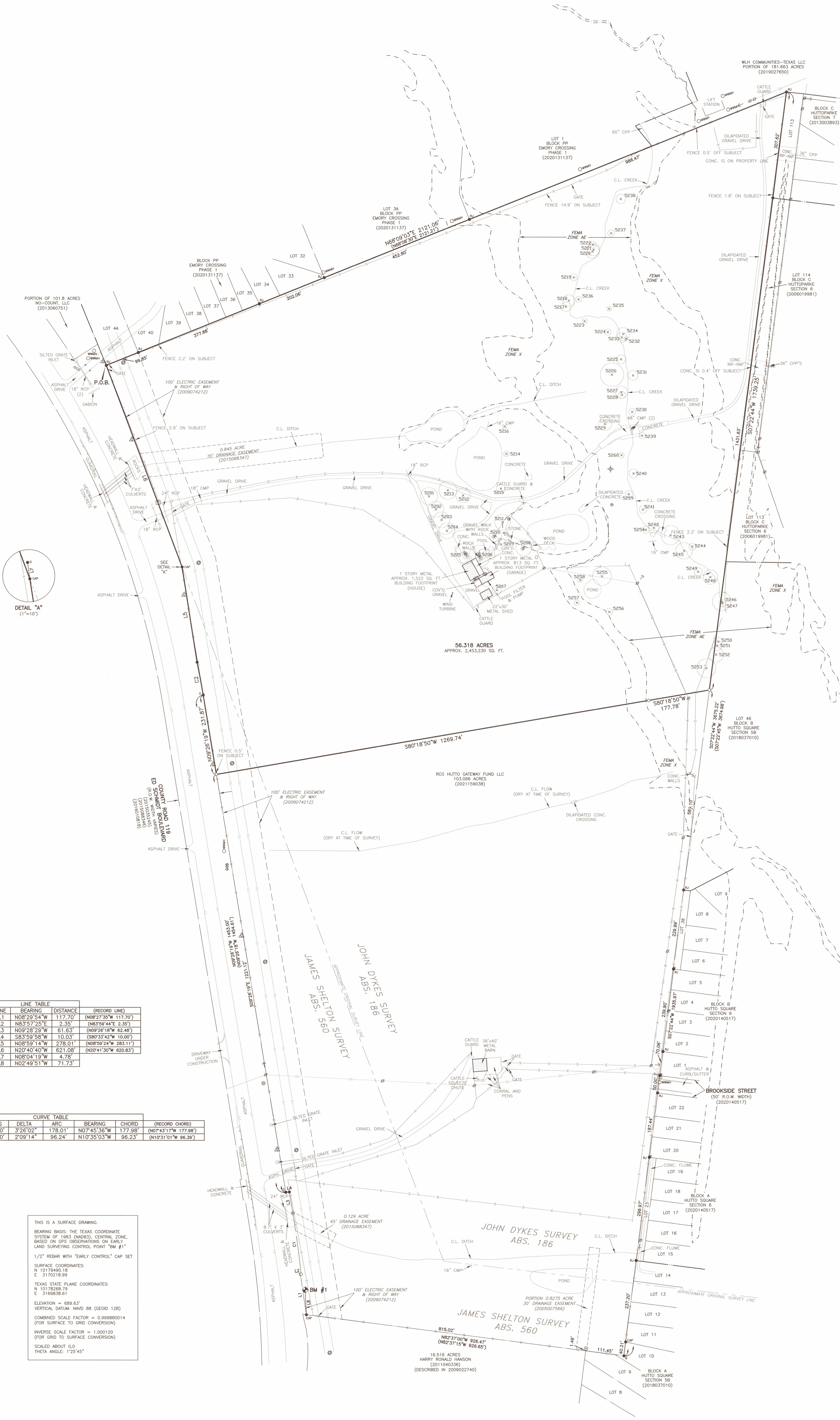
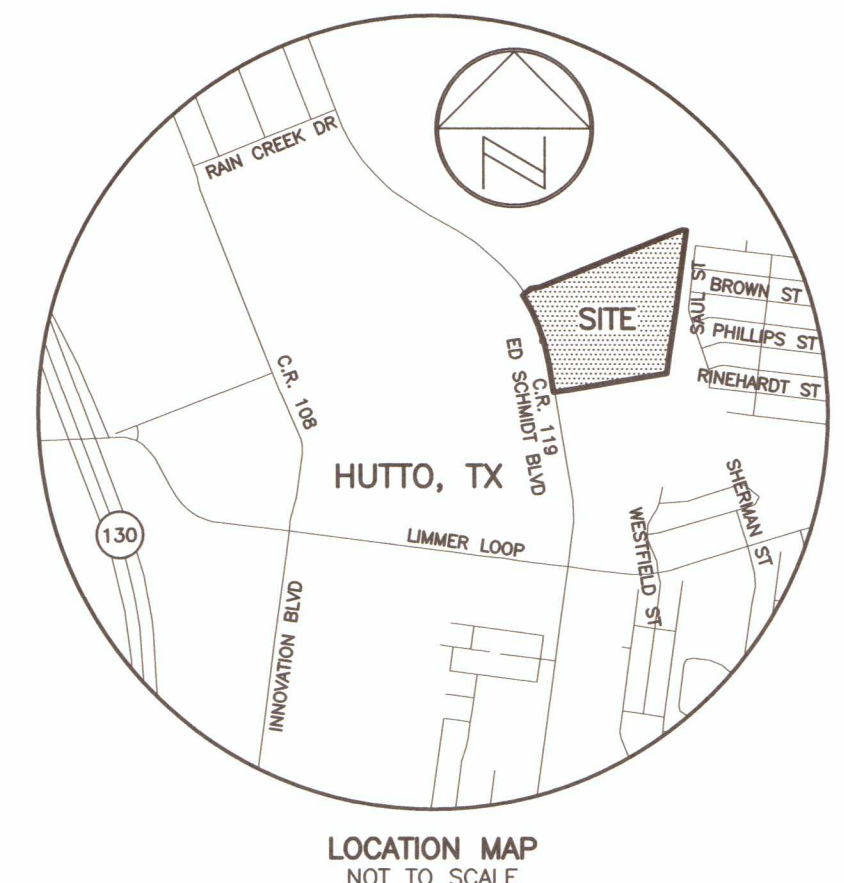
SHEET

01 OF 01





A LAND TITLE SURVEY OF 56.318 ACRES IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 103.096 ACRE TRACT OF LAND CONVEYED TO RCG HUTTO GATEWAY FUND LLC IN DOCUMENT NO. 2021159038 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

1/2"	REBAR WITH "SAM INC." FOUND
1/2"	REBAR WITH ILLEGIBLE CAP FOUND
1/2"	REBAR WITH "RJ SURVEYING" CAP FOUND
1/2"	REBAR WITH "BYRN SURVEYING" CAP FOUND
⊗	CONCRETE MONUMENT FOUND
⊗	COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET
1/2"	REBAR WITH "EARLY BOUNDARY" CAP SET
⊕	CONTROL POINT/BENCHMARK LOCATION
⊕	WATER VALVE
⊕	PVC STUBOUT
⊗	UTILITY POLE
⊗	METAL TRANSMISSION LINE POLE
—	GUY WIRE
⊗	BOLLARD
⊗	GROUND LIGHT
⊕	TELEPHONE RISER
⊕	UNDERGROUND GAS MARKER
⊕	AC PAD
⊕	CLEANOUT
⊕	WASTEWATER MANHOLE
—	EDGE OF ASPHALT PAVEMENT
—	OVERHEAD UTILITIES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	METAL RAIL FENCE
—	WOOD FENCE
⊕	CORRUGATED METAL PIPE
⊕	REINFORCED CONCRETE PIPE
⊕	CENTERLINE
⊕	CORRUGATED PLASTIC PIPE
()	RECORD INFORMATION

TREE INDEX				TREE LIST					
TAG NO.	TYPE	INDICATES MULTI TRUNK							
514	LO	17 14 11	(29.5)						
INDIVIDUAL TRUNK DIA. (IN INCHES)	TOTAL (IN INCHES)	ROOT ZONES (IN INCHES)							
CRITICAL ROOT ZONES (TREE CIRCLES)									
ARE SHOWN USING THE DIA. FORMULA FOR SINGLE AND MULTI TRUNK TREES.									
CTN = COTTONWOOD				5201	CN	25	23		
AE = AMERICAN ELM				5202	CN	23	23		
SYC = CYCAMORE				5203	CN	23	23		
ASH = GREEN ASH				5204	CN	30	31		
WL = WILLOW				5205	CN	30	30		
UNK = UNKNOWN TREE.				5206	CN	13	13		
NOTE ABOUT DEAD TREES: IF THE TREE APPEARS DEAD, BUT IT HAS NOT BEEN NOTED AS DEAD, HOWEVER, SUCH DETERMINATION IS SUBJECT VERIFICATION BY A QUALIFIED ARBORIST.				5207	CN	13	13		
				5208	CN	12	11 (17.5)		
				5210	CN	18			
				5211	CN	23	23		
				5212	CT	21			
				5213	CN	18	18		
				5214	CN	8			
				5215	CN	13	13		
				5216	CN	14			
				5217	AE	7			
				5218	WL	17			
				5219	CN	10	20		
				5220	WL	20			
				5221	WL	18	19		
				5222	CN	9			
				5223	CN	8			
				5224	CN	6	6 (9)		
				5225	CN	18	18		
				5226	WL	25	18 (34)		
				5227	CT	14			
				5228	CT	10			
				5229	CT	14			
				5230	CT	10			
				5231	CT	14			
				5232	CT	15			
				5233	WL	15	15		
				5234	WL	10			
				5235	CN	7			
				5236	CN	9			
				5237	CN	12			
				5238	CT	14			
				5239	CT	9			
				5240	CT	13			
				5241	CN	11			
				5242	WL	15			
				5243	WL	11	7 7 7 (28)		
				5244	CT	10			
				5245	CT	24			
				5246	WL	17			
				5247	WL	11			
				5248	UK	16	10 (21) DEAD		
				5249	CT	12			
				5250	AE	26			
				5251	CT	12			
				5252	ASH	15	13 (21.5)		
				5253	ASH	8	8 7 6 (27.5)		
				5254	CT	10			
				5255	WL	27			
				5256	CT	10			
				5257	CN	8			
				5258	CT	7			
				5259	CN	11			
				5260	CN	8			

LINE TABLE			(RECORD LINE)
LINE	BEARING	DISTANCE	
L1	N08°29'54"W	117.70'	(N08°27'35"W 117.70')
L2	N83°57'25"E	2.35'	(N83°59'44"E 2.35')
L3	N09°28'29"W	61.63'	(N09°26'18"W 62.48')
L4	S83°59'58"W	10.03'	(S80°33'42"W 10.00')
L5	N08°59'14"W	278.01'	(N08°59'24"W 283.11')
L6	N20°40'40"W	621.08'	(N20°41'30"W 620.83')
L7	N08°04'19"W	4.78'	
L8	N02°49'51"W	71.73'	

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	2970.00'	3°26'02"	178.01'	N07°45'36"W	177.98'	(N07°43'17"W 177.98')

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "B #1"

1/2" REBAR WITH "EARLY CONTROL" CAP SET

SURFACE COORDINATES:
N 1017490.18
E 3170218.99

TEXAS STATE PLANE COORDINATES:
N 10178268.79
E 3169836.61

ELEVATION = 689.63'
VERTICAL DATUM: NAVD 88 (GEOD 128)

COMBINED SCALE FACTOR = 0.9999880014
(FOR GRID TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°25'45"

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Capstone Title

G.F. No. 20200209 Effective Date: 2/17/22 Issued: 2/28/22

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, encroachments, and other matters affecting title to the subject property as indicated by the instrument number(s). Items listed are recorded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

- 10. Right of Way Easement granted to Jonah Water Special Utility District as described in Document No. 88502043, of the Official Records of Williamson County, Texas. -- Subject to, not platifiable, harvest type until water pipeline is located by a utility locator, "the easement granted herein shall be limited to the right of way easement for the purpose of installing the pipe or pipes as intended."
- 10. Right of Way Easement granted to Jonah Water Special Utility District as described in Document No. 88502043, of the Official Records, Williamson County, Texas. -- Subject to, not platifiable, bracket to be installed by a utility locator, "The easement granted herefor has purpose to be limited to a strip of stop land '15' wide from the center line thereof being the pipe line as installed"
- 10. Drainage Easement granted to Williamson County, Texas, as described in Document No. 2005007366, of the Official Public Records of Williamson County, Texas. -- Does not affect
- 10. Electric Transmission Line Easement and Right of Way granted to Oncor Electric Delivery Company, L.P., as described in Document No. 2000704712, of the Official Public Records of Williamson County, Texas. -- Subject to, as shown
- 10. Drainage Easement(s) granted to Williamson County, Texas, as described in Document No. 88508347, of the Official Public Records of Williamson County, Texas. -- Subject to, as shown
- 10. Terms, Conditions and Stipulations in the Agreement regarding Resolution No. R-19-03-21-81 as recorded in Document No. 2019035407, of the Official Records of Williamson County, Texas. -- Not platifiable
- 10. Terms, Conditions and Stipulations in the Agreement regarding Resolution No. R-19-03-21-8K as recorded in Document No. 2019035409, of the Official Records of Williamson County, Texas. -- Not platifiable
- 10. Terms, Conditions and Stipulations in the Agreement regarding Resolution No. R-19-03-21-8BR as recorded in Document No. 2019045032, of the Official Records of Williamson County, Texas. -- Not platifiable

PLACED IN MY MOUTH

LOAD-PLAN NOTE:

A portion of the tract shown herein lies within Zone "AE" (Special flood hazard areas with Base Flood Elevation) as identified by the Federal Emergency Management Agency, National Flood Insurance Administration, as shown on map nos. 48461-0105-01 and 48461-0202-01, dated December 20, 2010, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this statement does not imply that the property is not subject to flooding. However, there will be from flooding or flood damage. This flood statement shall not create liability on the part of Surveyor.

BEARING BASIS:

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

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
RCO Hutto Gateway Fund LLC
1616 RTW of TEXAS, LLC
First American Title Guaranty Company
Opasone Title

PROPERTY ADDRESS: C.R. 119, Ed Schmidt Blvd., Hutto, TX 78634

DATE OF SURVEY: 3/23/22, Dates 2/24/23

ATTACHMENTS: Metes and bounds description 1110--001--56AC--PART--MB

I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, the same is a true and correct statement of the facts shown, unless noted herein. I acknowledge, visible utility lines or roads in place, except as shown and heard, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted herein.

This map was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition 2, TSPS Land Survey, based on the Manual of Professional Land Surveying

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
eric@earthsurveying.com

 ERIC J. Dannheim P.E., License No. 6075	EARY LAND SURVEYING A LIMITED LIABILITY COMPANY* P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPCLP.FIRM NO. 1019487	PROJECT NO.: 1110-001 DRAWING NO.: 1110-001-56AC-P PLOT DATE: 2/27/22 PLOT SCALE: 1"=100' DRAWN BY: EJD SHEET 01 OF 07
--	---	---



CTC AT EMORY CROSSING Landscape Calculations

Minimum Landscape Requirements

Per Section 10.407.5.1.1 of the Hutto Development Code:

26.79 Acres of Multi Family

26.79 Acres x 20% = 5.3 acres (233,395 S.F.) of landscape area required

*For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required.

233,395 s.f. / 500 s.f. = 467

467 x 2 =

934 Trees Required

467 x 4 =

1,868 Shrubs Required

Minimum Landscape Requirements

Per CTC at Emory Crossing PUD:

MF Residential Units:

330 Units

1 Native Tall +

310

Large Trees

1 Native Small Tree

350

Small Trees

per unit

660

Trees Provided*

12 Native Shrubs

per unit

3,960

Shrubs Provided

660

Trees Provided

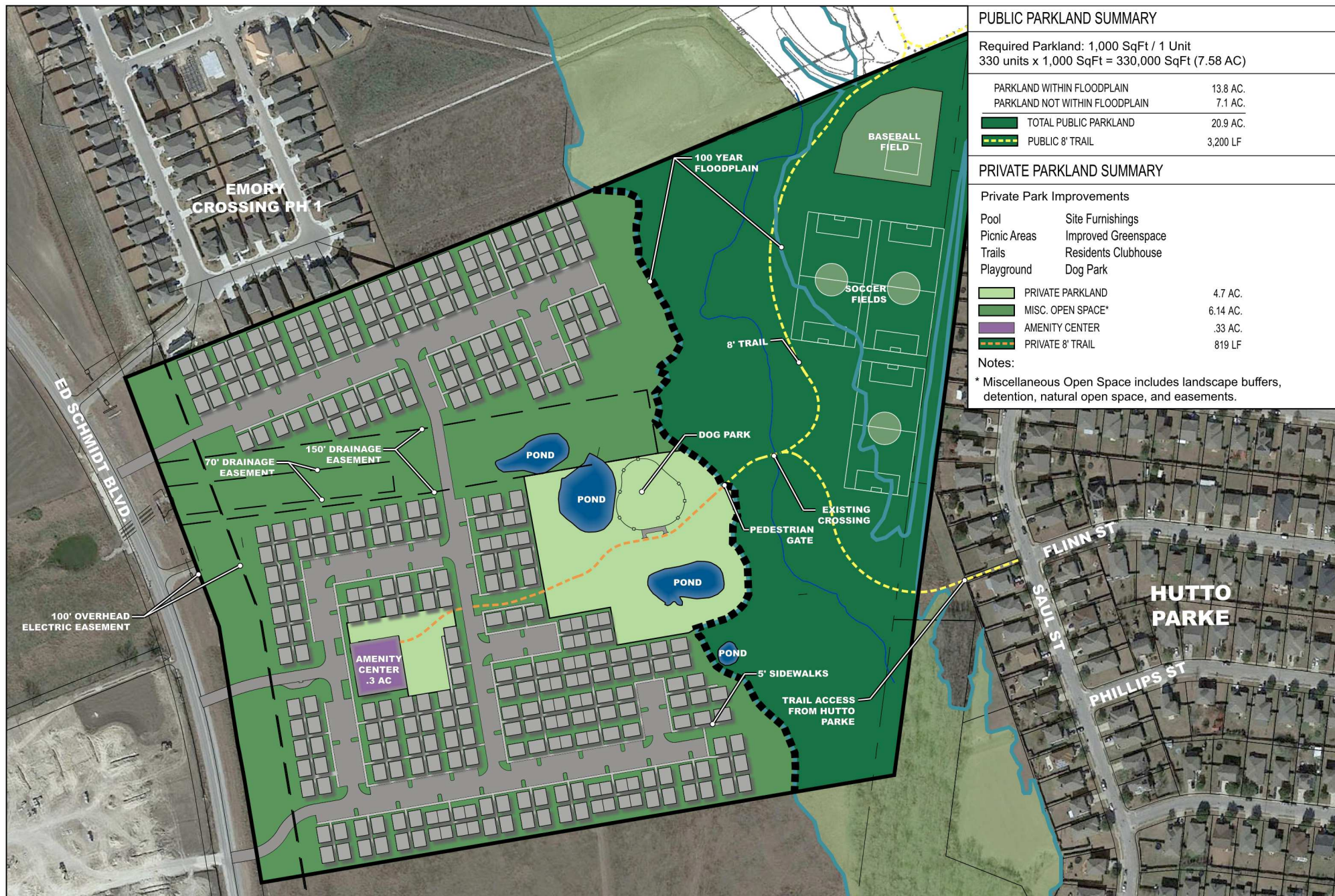
3,960

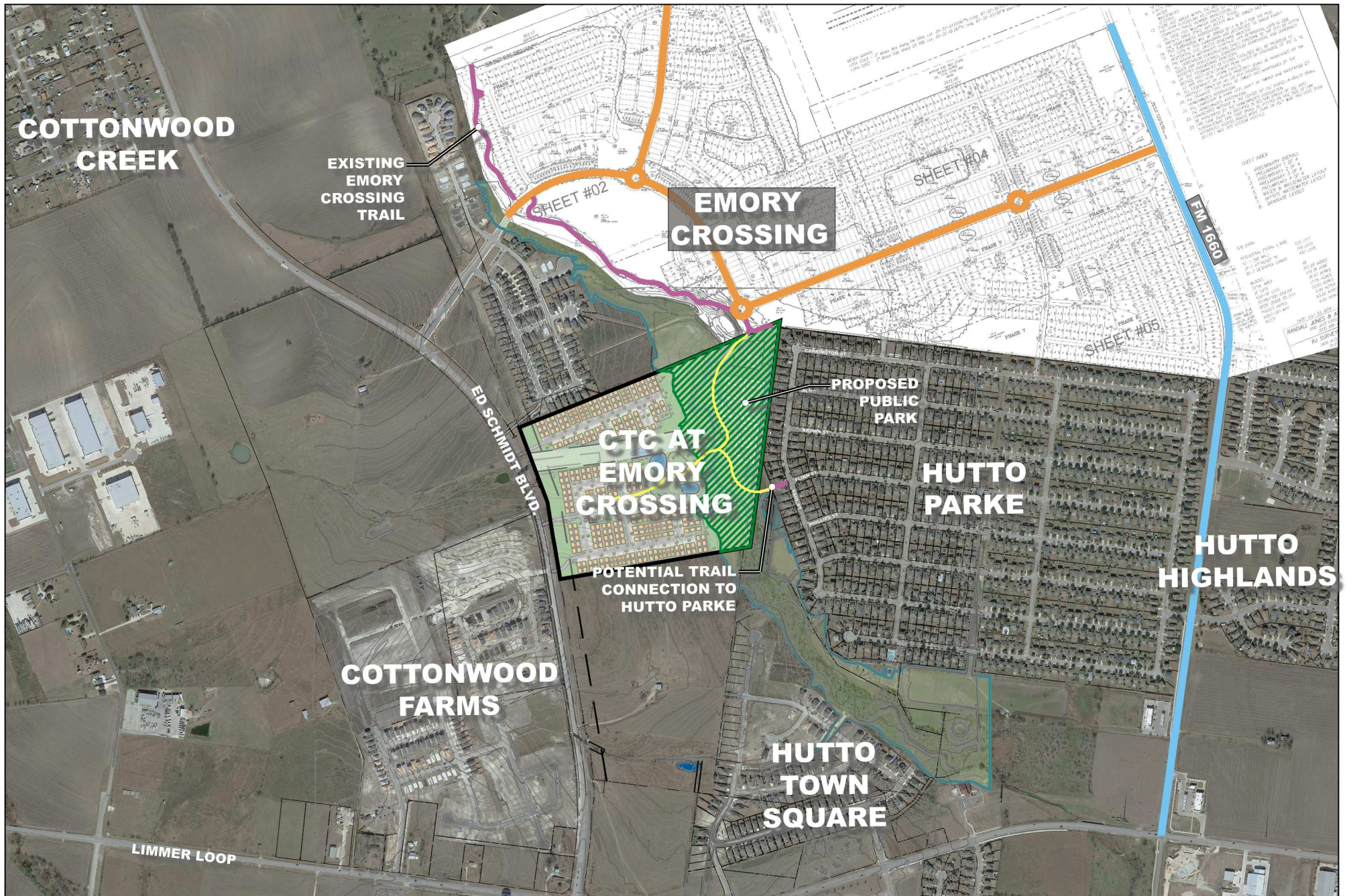
Shrubs Provided

*As shown on concept plan











FRONT ELEVATION
ELEVATION A - CHAMBRAY 1/4" = 1'-0"



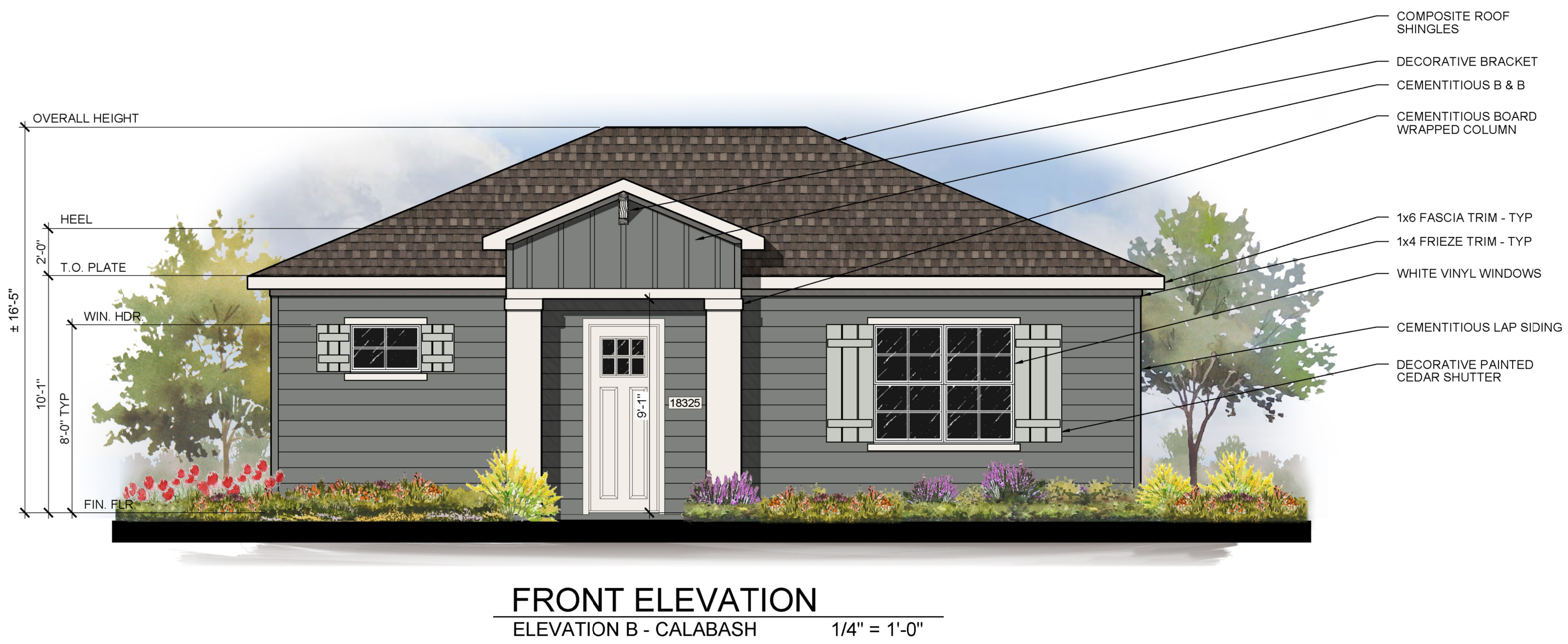
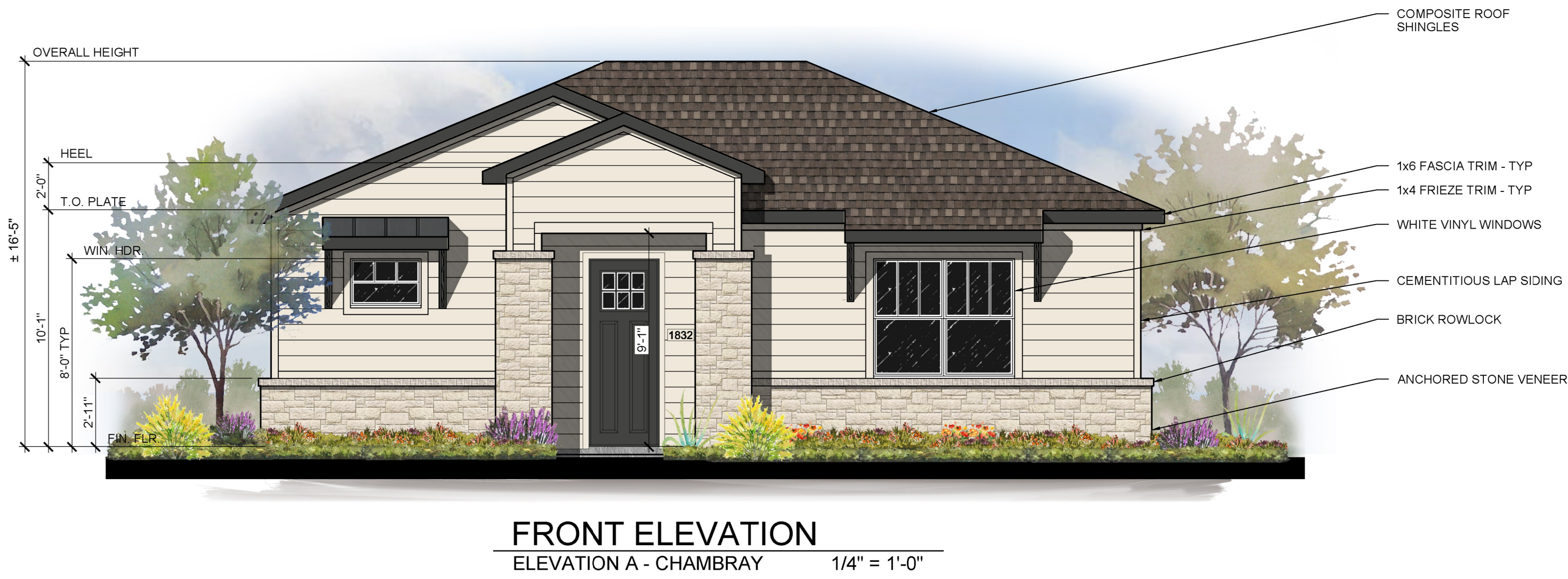
FRONT ELEVATION
ELEVATION B - CALABASH 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION C - DOVETAIL 1/4" = 1'-0"



ALTERNATE FRONT ELEVATION
ELEVATION A - CHAMBRAY 1/4" = 1'-0"





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

PLANNING & ZONING COMMISSION ON: **MARCH 21, 2023**
CITY COUNCIL ON: **APRIL 6, 2023**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **CTC At Emory Crossing Planned Unit Development (PUD)**, 56.3 acres, more or less, of land, in the John Dykes Survey, Abstract No. 186, and the James Shelton Survey, Abstract No. 560, in Williamson County, located on CR 119. The proposal consists of a residential development and associated amenities.

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

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **CTC At Emory Crossing Planned Unit Development (PUD)**, 56.3 acres, more or less, of land, in the John Dykes Survey, Abstract No. 186, and the James Shelton Survey, Abstract No. 560, in Williamson County, located on CR 119. The proposal consists of a residential development and associated amenities.

Name: JASON CLARK
Address: 511 SALK ST. HUTTO TX 78634

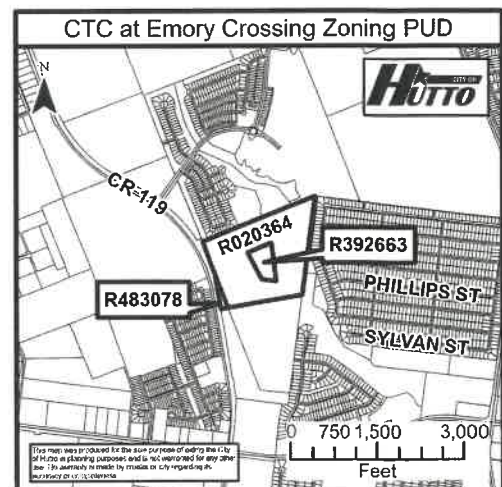
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

The Infrastructure of Roads is NOT Sufficient For ANY INCREASED TRAFFIC Flow. ANY Multi-FAMILY STRUCTURE will block the view from anyone on SALK ST. AND IN TURN MAKE OUR PROPERTY LESS DESIRABLE FOR A PURCHASE. LASTLY, the INCREASED lights & NOISE will be both DISTRACTING & TRIBLE some for the houses that BACK up to the new PROPOSED AREA.

SITE LOCATION MAP





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

PLANNING & ZONING COMMISSION ON: **MARCH 21, 2023**
CITY COUNCIL ON: **APRIL 6, 2023**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
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Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **CTC At Emory Crossing Planned Unit Development (PUD)**, 56.3 acres, more or less, of land, in the John Dykes Survey, Abstract No. 186, and the James Shelton Survey, Abstract No. 560, in Williamson County, located on CR 119. The proposal consists of a residential development and associated amenities.

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

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **CTC At Emory Crossing Planned Unit Development (PUD)**, 56.3 acres, more or less, of land, in the John Dykes Survey, Abstract No. 186, and the James Shelton Survey, Abstract No. 560, in Williamson County, located on CR 119. The proposal consists of a residential development and associated amenities.

Name:

Kiara Monroe

Address:

605 Saul Street Hutto, TX 78634

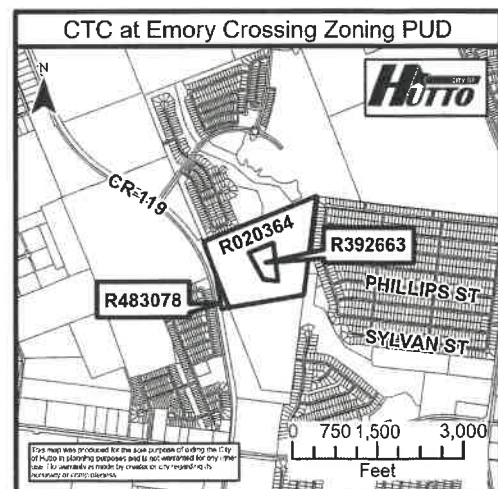
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

*I like the peace of not having
homes, people, traffic, and crime
behind my house. Please keep it
as a protected green belt for
the wild life. Such as deer,
cows, exotic birds, etc.
No, No, No !!!*

SITE LOCATION MAP



AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.
Meeting: Tuesday, March 21, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed SJS Final 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). 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:

The application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does not comply with the UDC. The comments and submitted plans are attached to this item.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. SJS Subdivision - Staff Comments

SJS Subdivision

3/17/2023

Attendees

Ashley Bailey (ashley.bailey@huttotx.gov)
Sofia Sierra (sofia.sierra@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)

Documents

2062-PLAT-SJSSubdivFP-Init-Applic(3-8-23).pdf
2062-PLAT-SJSSubdivFP-Init-DrainStdy-Maps(3-8-23).pdf
2062-PLAT-SJSSubdivFP-Init-Plat(3-8-23).pdf



PLAT APPLICATION
FINAL-SHORT FORM-AMENDED)
Must be accompanied by a
Master Application

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

PROJECT NAME: **SJS Subdivision**

PROJECT ADDRESS: **2725 Limmer Loop, Hutto, TX 78634**

Total acreage **11.139**

Proposed use **Commercial**

Location: **City Limits**

Incomplete submittals will not be accepted for review

(Check One) ☒ Final Plat (not Replat/Resubdivision) ☐ Short Form Final Plat ☐ Amended Plat

FEES ☒ All required fees may be provided by cash, check made payable to: City of Hutto, or via MyGovernmentOnline.

REQUIRED FOR SUBMITTAL

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

- ☒ Completed Master application and Plat application with owner's original signature.
- ☒ Applicant has coordinated with staff on submittal requirements
 - o Date of Pre-Development Meeting: **06/2020**
- ☒ Copy of deed/proof of ownership, proof of signatory authority for corporations.
- ☒ Traffic Impact Analysis (TIA) Determination or approved TIA, or City Engineer's written approval of a TIA deferral. UDC 10.312.11 and 10.615.4.1
- ☒ Service Extension Request approval documentation
- ☒ Engineer's summary letter describing any service extensions, streets, and other public facilities proposed with the application.
- NA ☐ Copy of completed LOMA/CLOMAR/LOMAR as applicable.
- NA ☐ Documentation from Williamson County 911/Addressing approving the street names. 10.615.3 UDC
- ☒ Written verification from all utility providers that the project is within their service area and the ability to provide services to the development.
- ☒ A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, superimposed over proposed lot lines and other improvements. 10.407.8.2.3 UDC
- ☒ Copy of proposed/existing deed restrictions, restrictive covenants or other private limitations.
- ☒ Copy of all dedicated easements affecting the property.
- na ☐ Parkland letter of intent - if parkland is proposed to be conveyed to the City, the dedication must be approved by the Parks Advisory Board and Parks and Recreation Director (10.609.5.1 UDC)
- ☒ Utility summary describing existing and proposed water and wastewater facilities with a utility schematic. **To be designed with Site Development Plan**
- ☒ Copy of the approved drainage study and summary letter of facilities and/or improvements.
- NA ☐ If the subject property has been approved for a private wastewater treatment system or a septic tank system, provide documentation.

no drainage study or summary letter was provided. This submittal is incomplete.

September 2021

ENG's Summary

- ☒ A purpose statement indicating the reason for the application.
- ☒ Copy of recorded final plat. **copy of signed preliminary plat to be completed on 3/7**
- ☒ All submittal documents provided on a thumb drive or other electronic storage device.
- ☒ Two paper copies sized 18" x 24" and two (2) sized 11" x 17"

FEES ☒ All required fees should be verified prior to submission. Payment may be provided by cash, check made payable to: City of Hutto, or via MyGovernmentOnline. WCESD #3 fees are separate and must be verified and paid directly to the ESD. www.huttofirerescue.org

Plat Application Fee		\$1,575
Number of development lots	x\$25/lot	\$ 5 x \$25 = \$125
Number of other lots (alleys, drainage, open space, etc)	x\$25/lot	\$
Total acreage of right-of-way	x\$20/ac	\$
GIS Fee		\$25
Technology Fee		included with application fee
Total Fee		\$1,675

WAIVER OF RIGHTS ACKNOWLEDGEMENT

- ☒ CHECK HERE IF APPLICANT or AUTHORIZED AGENT WAIVES PROVISIONS OF TLGC §212.009(b). CHECKING THIS BOX ALLOWS THE APPLICATION TO REMAIN UNDER ACTIVE REVIEW WITHOUT REQUIRING A FORMAL WRITTEN REQUEST TO WAIVE SAID PROVISIONS IN THE EVENT THE APPLICANT CAN NOT ADDRESS ALL CITY REVIEW COMMENTS PRIOR TO 10 DAYS BEFORE A SCHEDULED MEETING, ACCORDING TO THE POSTED SUBMITTAL SCHEDULE FOR PLANNING AND COMMISSION. THE ALTERNATIVE IS THE APPLICATION PROCEEDS TO COMMISSION WITH A STAFF RECOMMENDATION OF DISAPPROVAL.

FOR DEPARTMENT USE ONLY:

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



**SUBDIVISION CONSTRUCTION PLAN
MASTER APPLICATION**

City Issued MPN # _____
Office Use Only

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

PROJECT NAME: 2725 Limmer Loop Commercial APPLICATION TYPE: Service Extension Request

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

Name: Nick Sandlin, PE

Company Name: Sandlin Services, LLC

Address: 4501 Whispering Valley Dr #27, Austin, TX 78727

Phone: 806-674-5217 Email: operations@sandlinservices.com

PROPERTY INFORMATION

Address: 2725 Limmer Loop, Hutto, TX 78635 and all contiguous parcels WCAD IDS:

Legal Description: Lot(s) _____ Block _____ Subdivision _____

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

City Limits or ETJ: City Limit, recent annex Current Zoning District: Commercial B-2

PROPERTY OWNER INFORMATION

Name: Sukhvir Singh

Company Name: SJS Investments and Holdings, LLC

Address: 2509 Sycamore Fig Bend, Leander, TX 78641

Phone: 909-965-6193 Email: thindgroupinc@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Sukhvir Singh
Property Owner Signature

SUKHVIR SINGH
Property Owner Printed Name

9-29-21
Date

THE STATE OF TEXAS

COUNTY OF Texas

Before me, the undersigned authority, on this day personally appeared Sukhvir Singh, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

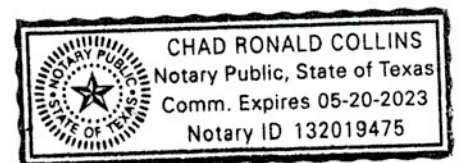
Given under my hand and seal of office this 29 day of September, 2021 A.D.

Chad Ronald Collins
Notary Public Signature

Chad Ronald Collins
Notary Public Printed Name

(Seal)

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





**WAIVER OF RIGHTS REQUEST
FOR
SUBDIVISION PLATS**
May 2019

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

DATE OF REQUEST: 3/6/2023

PROJECT NAME: SJS Subdivision

(Check One) ☐ Preliminary Plat ☒ Final Plat ☐ Short Form Final Plat ☐ Amended Plat

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

Name: Nick Sandlin / Adam Hughes

Company Name: Sandlin Services, LLC

Address: 4501 Whispering Valley Dr, #27, Austin, TX 78727

Phone: 806-679-7303 Email: operations@sandlinservices.com

- A waiver of rights is a written document that acknowledges an applicant's request to forego the Texas Local Government Code §212.009(b) requirement for a municipality to act on a plat within (30) thirty days.
- Plat applications are submitted on specific dates designed to accommodate this requirement (Submittal Schedule). Applications submitted after/before these submittal dates do not meet the state statute and require a waiver of rights. An applicant has the option to rescind their application and submit on the next designated submittal date.
- This waiver of rights document allows an application to continue the review process in order for an applicant to satisfy all review comments prior to the designated commission or city council meeting date. If comments are not satisfied and an applicant has not waived their right, an application may receive staff recommendation for denial.
- Plat applications (after March 20, 2015) include the waiver option. If the option to waive rights is checked, this form is not required.

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application.

By signing this request, the owner of the property acknowledges and waives their right to have the above listed plat application approved or denied by the governing body of the municipality within (30) thirty days after the date the plat is submitted or from the date that the Planning and Zoning Commission recommended approval to City Council or it is considered approved by the inaction of the commission. A plat is considered approved by the governing body unless it is disapproved within that time period.

DocuSigned by:
Nick Sandlin
B3CFBB569DC4415...

Nick Sandlin
Property Owner Printed Name

3/6/2023
Date

FOR DEPARTMENT USE ONLY:

Date Received	Original PZ Mtg. Date	Original CC Mtg. Date

PLAT APPLICATION

REVIEW CRITERIA

- ☒ The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.
- ☒ The subdivision is compatible with existing and permitted land uses in the surrounding area.
- ☒ The subdivision preserves and/or enhances the character of Hutto.
- ☒ The newly created parcels will meet minimum lot size standards and minimum access standards.
- ☒ A preliminary plat and final plat may not be submitted simultaneously.

ADDITIONAL REVIEW CRITERIA FOR FINAL PLATS:

- ☒ Subdivision improvements plans may be submitted concurrently, but not without, a final plat.

ADDITIONAL REVIEW CRITERIA FOR SHORT FORM PLATS:

- ☐ New streets are not required.
- ☐ Off-site improvements are not required.
- ☐ Drainage improvements are not required.

ADDITIONAL REVIEW CRITERIA FOR AMENDED PLATS:

- ☐ New lots will not be created.
- ☐ Resulting lots meet the required minimum lot size and lot width of the underlying zoning district. If existing plat is non-conforming, amending the plat shall not increase non-conformity.
- ☐ It shall not create a non-conforming setback for any existing buildings.
- ☐ Access, drainage, utility easements or right-of way serving the property or other properties in the area will not be adversely affected.
- ☐ Covenants and deed restrictions applied to the original plat convey to the amended plat. This shall be noted on the plat.
- ☐ "Quitclaiming" land to an adjacent property owner without approval by formal subdivision review is prohibited.

PLAT CONTENT REQUIREMENTS

- ☐ Proposed name of development. Cannot be the same as any other subdivision within Williamson County and must be named to match the approved Preliminary Plat.
- ☒ Schematic drawn at a scale of 1" = 100', include a scale bar and numeric scale
- ☒ Location map and north arrow
- ☒ Legend with all acronyms, symbols, and line types defined
- ☒ Proposed phasing must be legible on the schematic and meet the requirements of 10.605.3 UDC, if applicable.
- ☒ Plat title and page numbers on each page. Scale and north arrow on each page with the plat schematic.
- ☒ Label each lot number and each block alphanumerically (i.e. Lot 1, Block A)
- ☒ Dimensions for front, side and rear lot lines.
- ☒ Identify adjacent city limit, ETJ and/or County line, if applicable.
- ☒ Owner's name and deed or plat reference and property lines of all adjacent properties. Include adjacent lots in dashed lines.
- ☒ In one area on the first page:
 - ☒ Name and contact information of developer, owner of record, and authorized agent (engineer, consultant, etc).
 - ☒ Acreage of total site, lots by type, and right-of-way.

- ☒ Linear feet of new streets
- ☒ Total number of blocks and lots
- ☒ Identify building setback lines as a separate diagram on the plat for all residential subdivisions.
- ☒ For residential subdivisions, show compliance with 10.403.3 with a width to depth ratio of 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- ☒ Show greenlink lots when applicable per 10.613.3.6 of the UDC.
- ☒ Provide the required connections as defined in 10.613.3.8 of the UDC.
- ☒ Block lengths must be no more than 1,000 ft. except along major arterials. 10.613.5.2 UDC
- ☒ Double frontage residential lots are discouraged, where impossible, a minimum of a 10ft. deep lot or easement shall be dedicated along the secondary frontage for landscaping and subdivision wall and a non-vehicular access easement shall be included to prohibit vehicular access or crossing. 10.613.3.5.3
- ☒ Location, dimensions, and widths of all /existing/dedicated streets, alleys, railroads or easements. All subdivisions must provide for adequate roads 10.615.4.6 UDC.
- ☒ Locations, bearings, distances and widths of proposed streets, alleys, railroads, easements and Right-of-Way dedication. All subdivisions must provide for adequate roads 10.615.4.6 UDC.
- ☒ Locations, dimensions, names and descriptions of all existing/proposed streets, alleys, parks, open space, blocks, lots, reservations, easements and right-of way.
- ☒ Locations, dimensions and holders of all existing/proposed easements, right-of-way and utilities within, intersecting or contiguous with the subdivision. Survey ties across all adjacent streets to determine right-of-way widths. Complete curve and line data, when applicable.
- ☒ Label all ROW widths.
- ☒ New street names shall meet the standards of 10.615.3 of the UDC. Provide a street table with the name, classification, Right-of-Way width, tree yard, sidewalk width, and driveway distance from the corner measurement per 10.611 of the UDC or as modified within an approved PUD.
- ☒ Lot Table shown on the plat for residential subdivisions that includes the lot and square foot size of each lot contained in the plat. Call out non-residential lots with their use (landscaping, drainage, ROW, etc.) and show area in acres.
- ☒ Topography lines at the following intervals: slope < 5% use 1' intervals; slope = 5% to 10% use 2' intervals; slope > 10% use 5' intervals.
- ☒ Location of existing hydrologic and topographic features
- ☒ Location of areas subject to flooding, especially in the 100-yr flood plain, shown as drainage easement.
- ☒ Location of centerline in watercourses, creeks and drainage structures.
- ☒ Delineate the riparian setback per 10.403.4.3 of the UDC
- ☒ Bearings and distances of the land being subdivided and described in metes and bounds. Boundary shall be shown as a bold, solid line.
- ☒ Label the point of beginning on the plat.

- ☒ For ETJ plats: Signature on plat of the Williamson County and Cities Health District for projects utilizing individual on-site wastewater (septic) systems.
- ☒ Surveyor: signature and seal.
- ☒ Engineer: signature and seal.
- ☒ Show all appropriate signature blocks: owner(s), lien holders, etc.

REQUIRED PLAT NOTES (AS THEY APPLY)

- ☒ No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.
- ☒ Building setback lines shall conform to UDC requirements, as amended.
- ☒ 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.
- ☒ Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- ☒ Water and wastewater service for this subdivision will be available through the City of Hutto after the appropriate water and wastewater system improvements are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
- ☒ 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.
- ☒ Utility providers for this development are:

Water:	_____
Wastewater:	_____
Electric:	_____
Gas (Natural or Propane):	_____

☐ **Utility Notes**

☐ Within CCN

- ☒ **X - WW only, CoH** 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.

☐ Outside CCN

- ☒ **X - W only, Jonah** Water will be available through _____ after the appropriate water system is installed to this site. Wastewater will be available through _____ after the appropriate wastewater system is installed to this site. _____ assumes no obligations for installing any water and wastewater improvements required to serve this site.

☐ If applicable

- ☒ Wastewater Service will be provided by On Site Sewage Facility until such time that public wastewater service lines are extended to within 400' of the platted property boundary. The owner shall be required to at their expense connect to City of Hutto public sewer within 180 days of receiving written notification from the City of Hutto in accordance of this requirement.

no FP ☐ Floodplain Notes:

- ☐ No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
- ☐ No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number _____, effective date _____, for _____ County, Texas.”

OR

- ☐ A portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number _____, effective date _____, for _____ County, Texas.”

- ☒ Finish floor elevation for residential lots adjacent to the proposed/existing ponds, proposed/existing channels or existing 100-yr floodplain shall be a minimum of two (2) feet above the ultimate 100-year floodplain or 100-year water surface elevation, whichever is greater.
- ☒ All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- ☒ On-site stormwater detention facilities will be provided to reduce post-development 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.
- ☒ Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
- ☒ Greenlink lots shall be developed in conformance with the UDC, as amended.
- ☒ This subdivision is zoned _____ (list the specific zoning)
- ☒ If applicable, “Subdivision walls shall be located and constructed in accordance with Chapter 4 of the UDC, as amended.”
- ☒ If applicable, “This Preliminary Plat conforms to the Conceptual Plan in Planned Unit Development [insert name] as approved by City Council on [insert date].”

ADDITIONAL NOTES FOR RESIDENTIAL PLATS:

- ☐ All lots in this subdivision are restricted to single family residential use, unless otherwise indicated.
- ☐ The maximum impervious coverage per residential lot is ____%.

ADDITIONAL NOTES FOR COMMERCIAL PLATS:

- ☒ The maximum impervious coverage per non-residential lot is ____%.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, potential meeting scheduling.
- ☐ Staff review, comments issued, applicant submits update addressing all comments (step may repeat).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ Documents are to be recorded with the Williamson County Clerk, fees may apply.

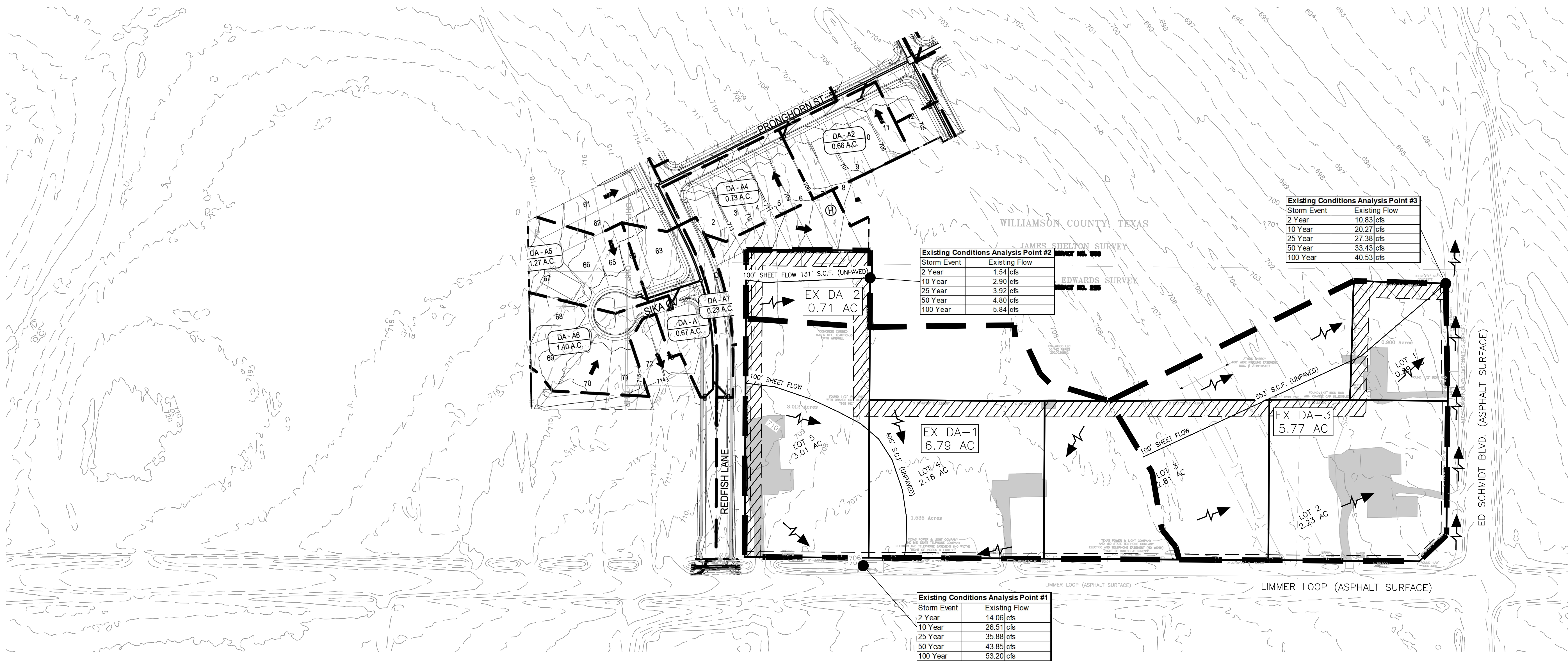
C:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development Division\0007-002 Limmer Loop Commercial\CAD\Construction Sheets\Limmer C-Store\CS DAM.dwg-EDAM Plotted Nov 07, 2022 at 2:03pm by Scott | Last Saved by Scott

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
NICHOLAS R. SANDLIN, P.E.,
TBPE#124404, ON 4/13/2021,
FOR THE PURPOSES OF REVIEW
AND ARE NOT TO BE USED FOR
CONSTRUCTION PRIOR TO
APPROVAL BY THE APPLICABLE
GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

LEGEND

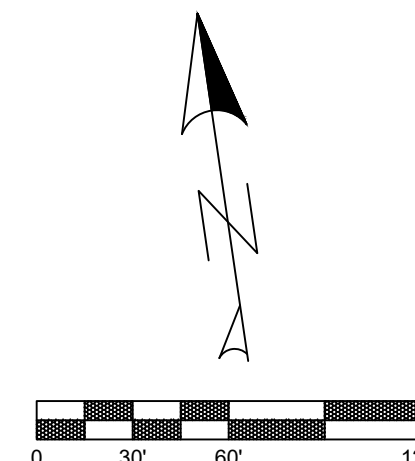
- EXISTING CONTOURS
PROPOSED CONTOURS
PROPERTY BOUNDARY
DRAINAGE AREA BOUNDARY
STORM SEWER CULVERT
STORM SEWER LINE
INLET
STORM SEWER MANHOLE
FLOW ARROW
DRAINAGE AREA DESIGNATION
AND ACREAGE DRAINED



Limmer Loop Commercial					
EXISTING POINT OF CONFLUENCE					
Design Scenario	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
EX DA-1	14.06	26.51	35.88	43.85	53.20
EX DA-2	1.54	2.90	3.92	4.80	5.84
EX DA-3	10.83	20.27	27.38	33.43	40.53

Limmer Loop Commercial					
CURVE NUMBER DETERMINED USING THE SCS METHOD - EXISTING CONDITIONS					
Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
EX DA-1	295,772	6.79	18,735	6.33%	85
EX DA-2	30,928	0.71	0	0.00%	85
EX DA-3	251,341	5.77	23,153	9.21%	85

Limmer Loop Commercial													
EXISTING "Tc" VALUE CALCULATIONS													
Drainage Area	Area (ac)	Sheet Flow				Shallow Concentrated Flow (Unpaved)				Channel Flow			
		Length (ft)	Slope (ft/ft)	n	Tt (min)	Length (ft)	Slope (ft/ft)	Tt (min)		Length (ft)	V (ft/sec)	n	Tt (min)
EX DA-1	6.79 Ac.	100	0.014	0.15	10.78 min	405	0.008	4.71	-	-	-	-	0.00 min
EX DA-2	0.71 Ac.	100	0.023	0.15	9.00 min	131	0.009	1.41	-	-	-	-	0.00 min
EX DA-3	5.77 Ac.	100	0.004	0.15	17.61 min	553	0.019	4.14	-	-	-	-	0.00 min



IF DRAWING BAR DOES NOT MEASURE 2"
THIS PRINT IS NOT TO SCALE



TBPE FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

EXISTING DRAINAGE
AREA MAP

LIMMER LOOP
C-STORE

CASE: DATE: 11/7/2022

APPROVAL BLOCK FOR OFFICIAL USE ONLY

Received 3/8/2023



REV. NO.	BY	DATE	REVISION DESCRIPTION	SHEET
				11
				OF 15

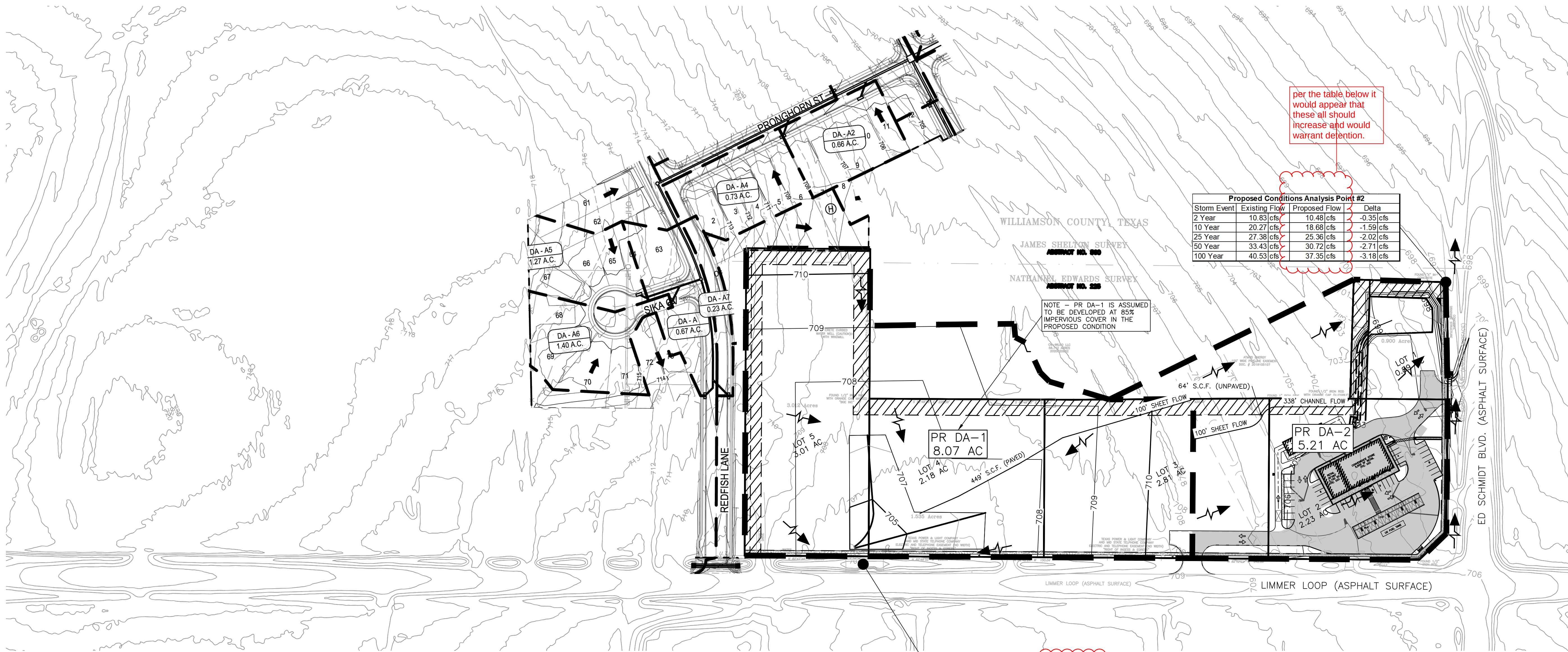
G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development\Division\0007-002 Limmer Loop Commercial\CAD\Construction Sheets\Limmer C-Store.dwg-PROPOSED DAM Plotted Nov 07, 2022 at 2:03pm by Scott | Last Saved by: Scott

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 4/13/2021, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE APPLICABLE GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

LEGEND

- EXISTING CONTOURS
PROPOSED CONTOURS
PROPERTY BOUNDARY
DRAINAGE AREA BOUNDARY
STORM SEWER CULVERT
STORM SEWER LINE
INLET
STORM SEWER MANHOLE
FLOW ARROW
DRAINAGE AREA DESIGNATION AND ACREAGE DRAINED



This is not a complete drainage study. These are only drainage area maps. There is no mention or conversation of detention. There is no model or other information. Technically, this is an incomplete submittal. Comments are provided out of courtesy. Additional comments may result once a complete submittal is provided.

Proposed Conditions Analysis Point #1			
Storm Event	Existing Flow	Proposed Flow	Delta*
2 Year	14.06 cfs	13.87 cfs	-0.19 cfs
10 Year	26.51 cfs	24.4 cfs	-2.11 cfs
25 Year	35.88 cfs	33.34 cfs	-2.54 cfs
50 Year	43.85 cfs	41.29 cfs	-2.56 cfs
100 Year	53.20 cfs	50.35 cfs	-2.85 cfs

per the table below for DA 1 these numbers all need to be revised and would indicate that detention is required.

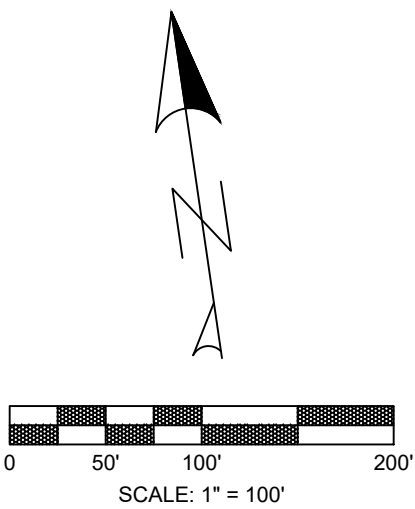
Proposed Conditions Analysis Point #2			
Storm Event	Existing Flow	Proposed Flow	Delta
2 Year	10.83 cfs	10.48 cfs	-0.35 cfs
10 Year	20.27 cfs	18.68 cfs	-1.59 cfs
25 Year	27.38 cfs	25.36 cfs	-2.02 cfs
50 Year	33.43 cfs	30.72 cfs	-2.71 cfs
100 Year	40.53 cfs	37.35 cfs	-3.18 cfs

per the table below it would appear that these all should increase and would warrant detention.

Limmer Loop Commercial					
DEVELOPED POINT OF CONFLUENCE					
Design Scenario	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
PR DA-1	22.45	37.16	48.23	57.70	68.86
PR DA-2	16.19	27.46	35.92	43.15	51.67

Limmer Loop Commercial					
CURVE NUMBER DETERMINED USING THE SCS METHOD - DEVELOPED CONDITIONS					
Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
PR DA-1	351,529	8.07	298,800	85.00%	85
PR DA-2	226,948	5.21	150,910	66.50%	85

Limmer Loop Commercial														
DEVELOPED "Tc" VALUE CALCULATIONS														
Drainage Area	Area (ac)	Sheet Flow				Shallow Concentrated Flow				Channel Flow				Total Allowed
		Length (ft)	Slope (ft/ft)	n	Tt (min)	Length (ft)	Slope (ft/ft)	Tt (min)	Length (ft)	V (ft/sec)	n	Slope (ft/ft)	Tt (min)	
PR DA-1	8.07 Ac.	100	0.010	0.011	1.54 min	449	0.010	3.68	-	-	-	-	0.00 min	5.22
PR DA-2	5.21 Ac.	100	0.010	0.011	1.54 min	64	0.010	0.66	338	5.96	0.025	0.010	0.95 min	5.00



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

SANDLIN SERVICES, LLC

TBPE FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

PROPOSED DRAINAGE AREA MAP

LIMMER LOOP C-STORE

CASE: 11/7/2022

APPROVAL BLOCK FOR OFFICIAL USE ONLY

Received 3/8/2023



REV. NO.	BY	DATE	REVISION DESCRIPTION	SHEET
				12
				OF 15

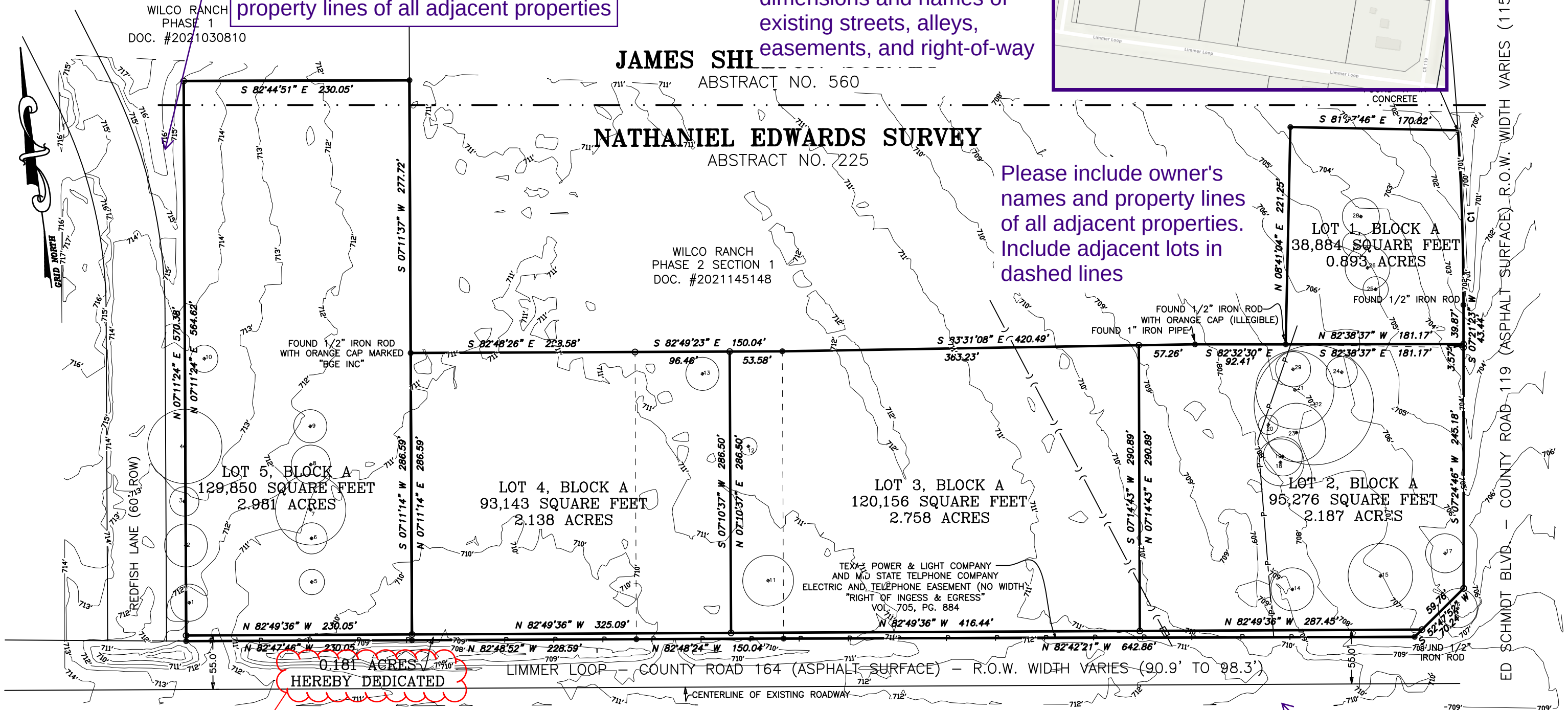
FINAL PLAT
SJS SUBDIVISION

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

Please include owner's names and
property lines of all adjacent properties

Please provide locations,
dimensions and names of
existing streets, alleys,
easements, and right-of-way

Please include owner's
names and property lines
of all adjacent properties.
Include adjacent lots in
dashed lines



is this ROW? please
clarify.

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

Remove all planimetric
features from the Final
Plat

Planning review by:
Sofia Sierra
sofia.sierra@huttotx.gov
(512) 759-4038

Initial review

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)

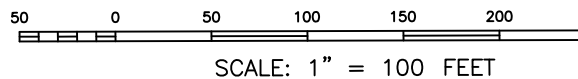
Trees should be on a
separate schematic,
not on this document.

Received 3/8/2023



LEGEND

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



SCALE: 1" = 100 FEET

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 2) 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 "TSL" 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 "TSL" 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 "TSL" 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 "TSL" 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 "TSL" 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 "TSL" 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 "TSL" 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.

Acresage shown on
plat schematic adds
up to 11.138 acres

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

Acresage shown on plat schematic
adds up to 11.138 acres

Acresage shown on
plat schematic adds
up to 11.138 acres

SHEET 1 OF 2	
SURVEYING, INC. FIRM REGISTRATION NO. 10007900	
COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567	
FINAL 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

FINAL PLAT SJS SUBDIVISION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Acreage shown on plat schematic
adds up to 11.138 acres

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 II) 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

Please provide a note stating
TIF will be due based on
Ordinance 2021-014

NOTES:

- THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE TITLE COMMITMENTS.
- 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
- 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
- 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

All offsite extensions of
easements should be
shown on the
schematic. All
easements referenced
in these notes should
be referenced on the
schematic with the
recording
information.

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
- A 10' PUE IS DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
- 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.
- A 3' PUE IS HEREBY DEDICATED EACH SIDE OF ALL INTERIOR LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH UDC, AS AMENDED.
- 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.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH SUD, WASTEWATER: CITY OF HUTTO, AND ELECTRIC: ONCOR.
- 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.
- 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.
- THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS 80%.
- 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.
- THIS SUBDIVISION IS ZONED B-2.

Add "as amended" to
all UDC referenced
notes.

Update to Property
Owner's Association
because these is not a
residential property.

"LOT"

Spelling

Spell out FIRM

Spelling

OWNER: SJS INVESTMENTS
ACREAGE: 11.139 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 5
SURVEYOR: TRIAD SURVEYING, INC.
P.O. BOX 1489
ROCKDALE, TX 76567
PROJECT DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4202)
UNITS: US SURVEY FEET

Acreage shown on plat
schematic adds up to 11.138
acres

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_____, AND

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

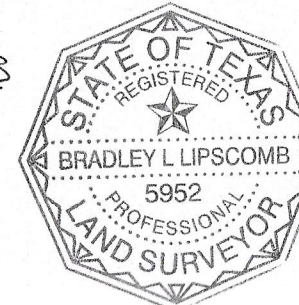
PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS §
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 LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS



STATE OF TEXAS §
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



ENGINEER: NICHOLAS SANDLIN
SANDLIN SERVICES, LLC
TBPELS #21356
11500 TX-29
LIBERTY HILL, TX 78642

SURVEYOR: BRADLEY LIPSCOMB
TRIAD SURVEYING, INC.
TBPELS #10007900
528 CR 325
ROCKDALE, TX 76567

OWNER: SJS INVESTMENTS AND HOLDING, LLC
2509 SYCAMORE FIG BEND
LEANDER, TX 78641

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

Acreage shown on plat schematic
adds up to 11.138 acres

Received 3/8/2023



		SHEET 2 OF 2	
SURVEYING, INC.		FIRM REGISTRATION NO. 10007900	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567			
FINAL 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		

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Hold a public hearing on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).
Meeting: Tuesday, March 21, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The property is zoned Planned Unit Development (PUD) with an underlying B-2 designation. This proposed Preliminary Plat encompasses the remaining approximate 46.65 acres within the PUD district. As proposed, this is the first of two steps in creating a single, legal lot for development.

WEST: Alliance Blvd. and Light Industrial
NORTH: General Commercial (B-2)
EAST: General Commercial (B-2)
SOUTH: US 79 and General Commercial (B-2)

SUMMARY OF REQUEST:

This is a public hearing only.

STAFF REVIEW:

Public notices were sent out to 14 neighbors and no responses were received.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. TWCSec8-Prelim-U1-Plat(3-15-23)

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

We, A-S 64 CR 119-HWY 79, L.P., a Texas limited partnership, sole owner of the certain tract of land shown hereon and described in deeds recorded in Williamson County Clerk's File Nos. 2007026602 and 2007069943 of the Official Records of Williamson County, Texas, and do hereby state that all lien holders of the certain tract are shown hereon, 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 TOWNWEST COMMONS SECTION EIGHT.

IN TESTIMONY WHEREOF THE, A-S 64 CR 119-HWY 79, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Member-Manager of A-S 64, L.C., a Texas limited liability company, its general partner, thereunto authorized, this ____ day of _____, 2023.

A-S 64 CR 119-HWY 79, L.P.,
a Texas limited partnership

By: A-S 64, L.C.,
a Texas limited liability company,
its general partner

By: Steven D. Alvis, Member-Manager

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared Steven D. Alvis, Member-Manager of A-S 64, L.C., general partner of A-S 64 CR 119-HWY 79, L.P., a Texas limited partnership, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

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

I, Brian Nesvadba, Registered Professional Land Surveyor No. 5776 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 December 20, 2022.

TO CERTIFY WHICH, WITNESS my hand and seal at the City of Stafford, Fort Bend County, Texas, this ____ day of _____, 2023.

Brian Nesvadba
Registered Professional Land Surveyor, State of Texas No. 5776
Address: 12718 Century Drive, Stafford, TX 77477
Telephone: 281-491-2525

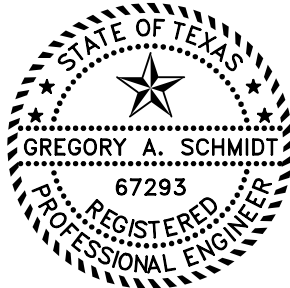


STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON:

I, Gregory A. Schmidt, 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 Stafford, Fort Bend County, Texas, this ____ day of _____, 2023.

Gregory A. Schmidt
Registered Professional Engineer, State of Texas No. 67293
Address: 12718 Century Drive, Stafford, TX 77477
Telephone: 281-491-2525



NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A 10 FOOT P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5 FOOT 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 FOOT 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.
- 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.
- 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.
- 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 FOOT PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY
- UTILITY NOTES:
A. WITHIN CCN
* 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.
- FLOOD PLAIN NOTES:
A. ULTIMATE FLOOD PLAIN
I. "NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
B. EXISTING FLOOD PLAIN
I. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491-C-0515 F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS."
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT 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 THE PROPERTY OWNER'S ASSOCIATION.
- THE PRIVATE WASTEWATER LINES WILL BE MAINTAINED BY THE PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.
- THIS SUBDIVISION IS ZONED IN THE TOWNWEST COMMONS PLANNED UNIT DEVELOPMENT (PUD) IN ORDINANCE NO. 06-020-00.
- THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS 85%.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF RESTRICTIONS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NOS. 2002081259, 2007026606, 2007069946, 2011014847, AND 2013025290.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NOS. 2007026593, 2007026594, 2007026598, 2007026599, 2007069947, 2011014841, AND 2007026606.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD '83) USING NGS C.O.R.S. COORDINATES ARE SURFACE VALUES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99988630155.

We, JP Morgan Chase Bank, N.A., Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2012007750 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as TOWNWEST COMMONS SECTION EIGHT.

This ____ day of _____, 2023.

By: _____

By: _____
(Print Name and Title)

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared _____,

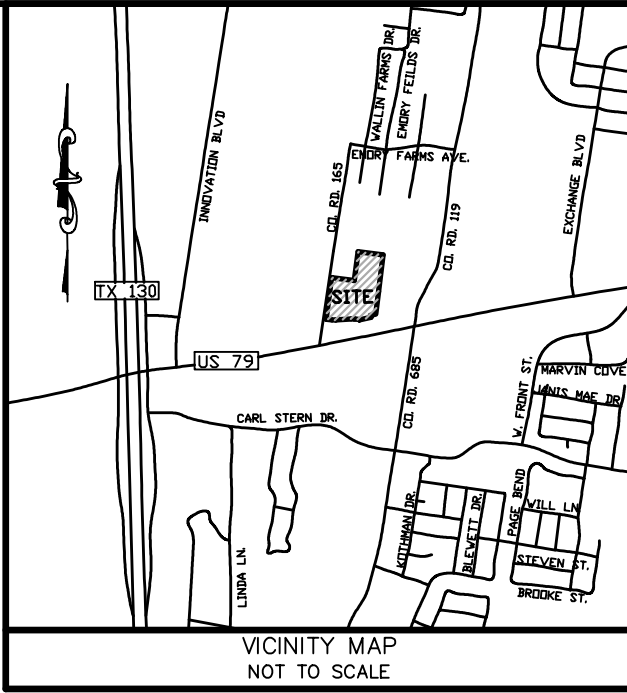
_____ of JP Morgan Chase Bank, N.A., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

Notary



This plat was approved for recording by the Planning and Zoning Commission Chair on the ____ day of _____, 2023.

(Planning and Zoning
Commission Chair Signature)

Date

This subdivision is located within the of the City of Hutto, this the ____ day of _____, 2023.

Ashley Bailey, AICP
Development Services Director

Date

Received 3/15/2023



PRELIMINARY PLAT OF
TOWNWEST COMMONS
SECTION EIGHT

A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND
BEING IN THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225,
CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK

~ OWNER ~

A-S 64 CR 119-HWY 79, L.P.,

A TEXAS LIMITED PARTNERSHIP

8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive

Stafford, Texas 77477

281.491.2525

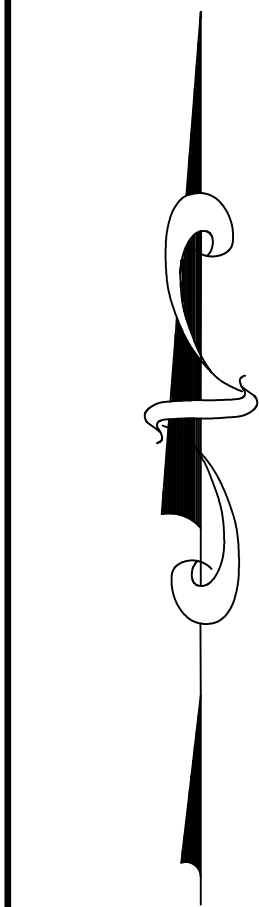
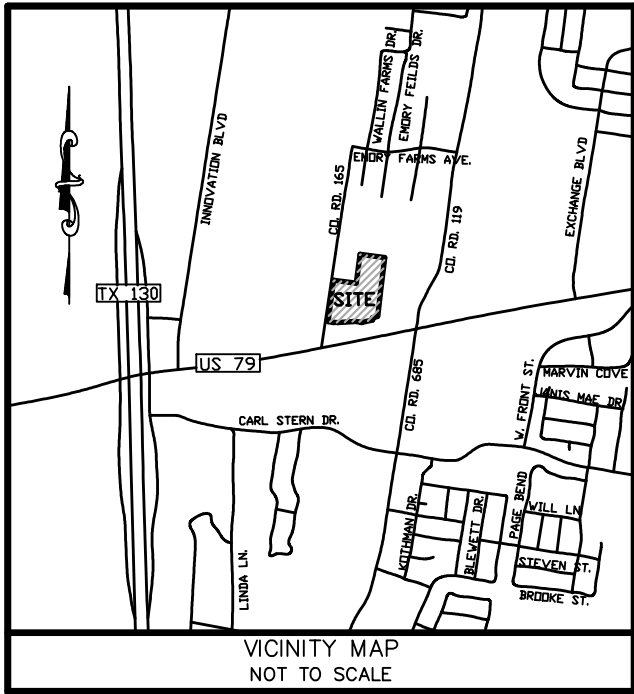
www.mckimcreed.com

TBPELS Firm Registration No. 10177600

Job No. 1513-4 / 08530-0002

MARCH 14, 2023

SHEET 1 OF 3



COUNTY ROAD 165
(ALLIANCE BOULEVARD)
(WIDTH VARIES)
(DOC. NO. 2019035180; W.C.P.R.)

U.S. HIGHWAY 79
(WIDTH VARIES)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	60.59'	60.49'	N 88°11'30" W	11°34'18"
C2	335.00'	67.66'	67.54'	N 88°11'30" W	11°34'18"

LINE	BEARING	DISTANCE
L1	S 77°21'26" W	90.01'
L2	S 12°39'25" E	36.01'
L3	S 77°19'57" W	190.04'
L4	N 12°35'18" W	5.40'
L5	N 82°24'21" W	74.68'
L6	S 86°01'21" W	246.61'
L7	N 82°24'21" W	92.89'

BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119. ELEVATION=658.84'

TBM B:
MAG NAIL W/SHINER IN CURB AT NORTHWEST CORNER OF SONIC TRACT, AS SHOWN. ELEVATION=659.56'

TBM C:
BOX CUT ON EAST SIDE OF LIGHT STANDARD AT THE SOUTHWEST CORNER OF SONIC TRACT, AS SHOWN. ELEVATION=660.57'

TBM D:
BOX CUT ON NORTH SIDE OF LIGHT STANDARD AT THE NORTHEAST CORNER OF SONIC TRACT, AS SHOWN. ELEVATION=660.88'

TBM E:
BOX CUT ON TYPE "C" INLET LOCATED ALONG EAST PROPERTY LINE OF THIS TRACT, AS SHOWN. ELEVATION=662.93'

TBM I:
BOX CUT ON INLET LOCATED ALONG THE WEST PROPERTY LINE OF TRACT, AS SHOWN. ELEVATION=663.90'

TBM 11:
60D NAIL IN ASPHALT LOCATED ALONG EAST PROPERTY LINE OF TRACT, AS SHOWN. ELEVATION=662.48'

TBM 17:
CUT "X" IN CONCRETE DRIVE LOCATED ALONG THE SOUTH PROPERTY LINE OF TRACT, AS SHOWN. ELEVATION=656.97'

TBM 18:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE SOUTHWEST CORNER OF TRACT, AS SHOWN. ELEVATION=657.72'

TBM 19:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE NORTHEAST CORNER OF TRACT, AS SHOWN. ELEVATION=663.91'

TBM 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN. ELEVATION=661.82'

TOWNWEST COMMONS SUBDIVISION,
SECTION ONE
(CABINET W, SLIDE 148; W.C.P.R.)

TOWNWEST COMMONS
SECTION SEVEN
(DOC. NO. 2019035180; W.C.P.R.)

**PRELIMINARY PLAT OF
TOWNWEST COMMONS
SECTION EIGHT**
A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND
BEING IN THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225,
CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK
~ OWNER ~
A-S 64 CR 119-HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~
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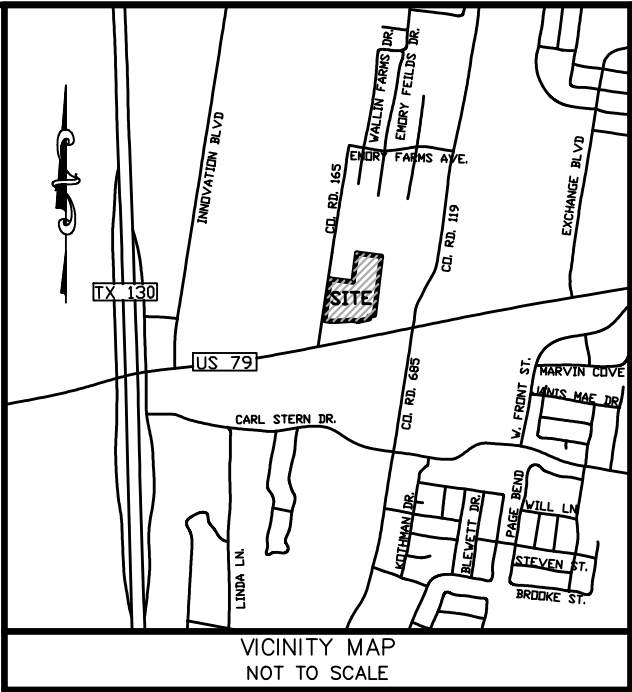
Job No. 1513-4 / 08530-0002

MARCH 14, 2023

Received 3/15/2023



SHEET 2 OF 3



A FIELD NOTE DESCRIPTION OF A 15.7215 ACRE TRACT OF LAND IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS; SAID 15.7215 ACRE TRACT BEING A PORTION OF AN 11.460 ACRE TRACT OF LAND CONVEYED TO A-S 64 CR 119-HWY 79, L.P., AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602, AND BEING THE REMAINDER OF A 10.840 ACRE TRACT OF LAND CONVEYED TO A-S 64 CR 119-HWY 79, L.P., AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2007069943; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES-AND-BOUNDS AS FOLLOWS WITH THE BEARINGS BEING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83) PER GPS OBSERVATIONS USING NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS:

BEGINNING AT A CUT "X" SET IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 165 (ALLIANCE BOULEVARD) (WIDTH VARIES) FOR THE NORTHWEST CORNER OF TOWNWEST COMMONS SECTION SEVEN, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2019035180 OF THE WILLIAMSON COUNTY PLAT RECORDS AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 07° 35' 39" EAST - 394.10 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 AND WITH THE WEST LINE OF SAID 11.460 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, NORTH 07° 32' 19" EAST - 286.65 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165, WITH THE WEST LINE OF SAID 11.460 ACRE TRACT, AND WITH THE WEST LINE OF SAID 10.840 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, TOWNWEST COMMONS SECTION SIX FINAL PLAT, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2013105095 OF THE WILLIAMSON COUNTY PLAT RECORDS AND FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 82° 27' 41" EAST - 371.87 FEET WITH THE SOUTH LINE OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT TO A CUT "X" SET IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 07° 32' 19" EAST - 474.58 FEET WITH THE EAST LINE OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET IN THE SOUTH LINE OF A 3.569 ACRE TRACT OF LAND CONVEYED TO THE CITY OF HUTTO, TEXAS, AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2013025291 AND IN THE NORTH LINE OF SAID 10.840 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR A NORTHWEST CORNER OF THIS TRACT; FROM WHICH A CUT "X" SET IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 FOR THE NORTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR THE SOUTHWEST CORNER OF SAID 3.569 ACRE TRACT BEARS NORTH 82° 22' 41" WEST -371.87 FEET;

THENCE, SOUTH 82° 22' 41" EAST - 406.69 FEET WITH THE SOUTH LINE OF SAID 3.569 ACRE TRACT AND WITH THE NORTH LINE OF SAID 10.840 ACRE TRACT TO A MAG NAIL FOUND IN THE WEST LINE OF LOT 1, BLOCK A, TOWNWEST COMMONS SECTION FOUR, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 291 OF THE WILLIAMSON COUNTY PLAT RECORDS FOR THE NORTHEAST CORNER OF SAID 10.840 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 3.569 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS TRACT; FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "T.E.A.M." SET FOR THE NORTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION FOUR BEARS NORTH 06° 57' 06" EAST -199.83 FEET;

THENCE, SOUTH 06° 57' 06" WEST - 597.83 FEET (CALLED SOUTH 06° 57' 50" WEST - 597.71 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007069943) WITH THE WEST LINE OF SAID TOWNWEST COMMONS SECTION FOUR AND WITH THE EAST LINE OF SAID 10.840 ACRE TRACT TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHAPPARAL" FOUND FOR THE NORTHWEST CORNER OF LOT 2, TOWNWEST COMMONS SECTION 5, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET EE, SLIDE 130 OF THE WILLIAMSON COUNTY PLAT RECORDS, FOR THE SOUTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION FOUR, FOR THE SOUTHEAST CORNER OF SAID 10.840 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR AN ANGLE POINT OF THIS TRACT; FROM WHICH A MAG NAIL WITH SHINER STAMPED "CHAPPARAL" FOUND BEARS SOUTH 83° 18' 56" EAST - 275.25 FEET;

THENCE, SOUTH 06° 56' 55" WEST - 369.70 FEET (CALLED SOUTH 06° 56' 52" WEST - 369.64 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH WEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH THE EAST LINE OF SAID 11.460 ACRE TRACT TO CUT "X" FOUND FOR AN INTERIOR CORNER OF SAID TOWNWEST COMMONS SECTION 5, FOR A SOUTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 77° 21' 26" WEST - 90.01 FEET (CALLED SOUTH 77° 20' 38" WEST - 89.97 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH A NORTHWEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH A SOUTHEAST LINE OF SAID 11.460 ACRE TRACT TO A MAG NAIL FOUND FOR A WEST CORNER OF SAID TOWNWEST COMMONS SECTION 5, FOR AN INTERIOR CORNER OF SAID 11.460 ACRE TRACT, AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 12° 39' 25" EAST - 36.01 FEET (CALLED SOUTH 12° 39' 22" EAST - 36.00 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH A SOUTHWEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH A NORTHEAST LINE OF SAID 11.460 ACRE TRACT TO A MAG NAIL WITH SHINER STAMPED "CHAPPARRAL" FOUND FOR THE NORTH CORNER OF LOT D, BLOCK 1, TOWNWEST COMMONS SUBDIVISION SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET W, SLIDE 148 OF THE WILLIAMSON COUNTY PLAT RECORDS, FOR A SOUTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHEAST CORNER OF THIS TRACT; FROM WHICH A TXDOT DISC FOUND BEARS SOUTH 12° 41' 27" EAST - 209.64 FEET;

THENCE, SOUTH 77° 19' 57" WEST - 190.04 FEET WITH THE NORTHWEST LINE OF SAID LOT D, TOWNWEST COMMONS SUBDIVISION SECTION ONE AND WITH A SOUTHEAST LINE OF SAID 11.460 ACRE TRACT TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTHEAST LINE OF SAID TOWNWEST COMMONS SECTION SEVEN FOR THE WEST CORNER OF SAID LOT D, TOWNWEST COMMONS SUBDIVISION SECTION ONE, FOR A SOUTHWEST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHWEST CORNER OF THIS TRACT; FROM WHICH A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND BEARS SOUTH 12° 35' 18" EAST -209.83 FEET;

THENCE, NORTH 12° 35' 18" WEST - 5.40 FEET WITH THE NORTHEAST LINE OF SAID TOWNWEST COMMONS SECTION SEVEN TO CUT "X" SET IN CONCRETE FOR THE NORTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SEVEN AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 82° 24' 21" WEST - 74.68 FEET WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN TO A CUT "X" SET IN CONCRETE FOR A POINT-OF-CURVATURE OF CURVE TO THE LEFT;

THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 11° 34' 18", A LENGTH OF 60.59 FEET, AND A CHORD BEARING NORTH 88° 11' 30" WEST - 60.49 FEET TO A CUT "V" SET IN CONCRETE FOR A POINT-OF-TANGENCY;

THENCE, SOUTH 86° 01' 21" WEST WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN, AT DISTANCE OF 187.50 FEET PASS A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND" FOUND FOR THE NORTHEAST CORNER OF LOT A AND FOR THE NORTHWEST CORNER OF LOT B OF SAID TOWNWEST COMMONS SECTION SEVEN AND CONTINUING WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN FOR A TOTAL DISTANCE OF 246.61 FEET TO A MAG NAIL FOUND FOR A POINT-OF-CURVATURE OF A CURVE TO THE RIGHT;

THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 11° 34' 18", A LENGTH OF 67.66 FEET, AND A CHORD BEARING NORTH 88° 11' 30" WEST - 67.54 FEET TO A MAG NAIL FOUND FOR A POINT-OF-TANGENCY;

THENCE, NORTH 82° 24' 21" WEST WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN, AT A DISTANCE OF 76.69 FEET PASS A MAG NAIL FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 165 (WIDTH VARIES), ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2019035180 OF THE WILLIAMSON COUNTY PLAT RECORDS FOR THE NORTHWEST CORNER OF SAID LOT B AND CONTINUING WITH A JOG IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 FOR A TOTAL DISTANCE OF 92.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.7215 ACRES OF LAND.

**PRELIMINARY PLAT OF
TOWNWEST COMMONS
SECTION EIGHT**

**A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND
BEING IN THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225,
CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS**

1 LOT 1 BLOCK

~ OWNER ~

**A-S 64 CR 119-HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP**

**8827 W. Sam Houston Pkwy N., Suite 200
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SHEET 3 OF 3