



City of Hutto

Agenda

Special Called Planning and Zoning Commission Tuesday, May 16, 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 May 16, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the minor modification application of La Parrilla food truck to be located in the Historic District at 209 Farley Street.
- 4.2. 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 Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119.
- 4.3. Consideration and possible recommendation on the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd.
- 4.4. Consideration and possible action on the proposed North Town Commons Lots 2-4, Block A Final Plat, 2.864 acres, more or less, of land, three commercial lots, located south of FM 1660 along the east side of FM1660N.

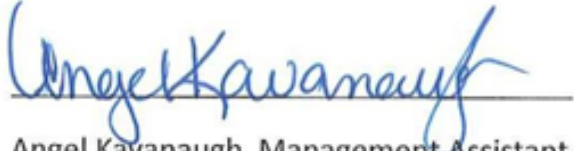
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the May 16, 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 May 12, 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

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of La Parrilla food truck to be located in the Historic District at 209 Farley Street.
Meeting: Tuesday, May 16, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

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

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

SUMMARY OF REQUEST:

STAFF REVIEW:

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

FISCAL NOTES:

POLICY IMPLICATIONS:

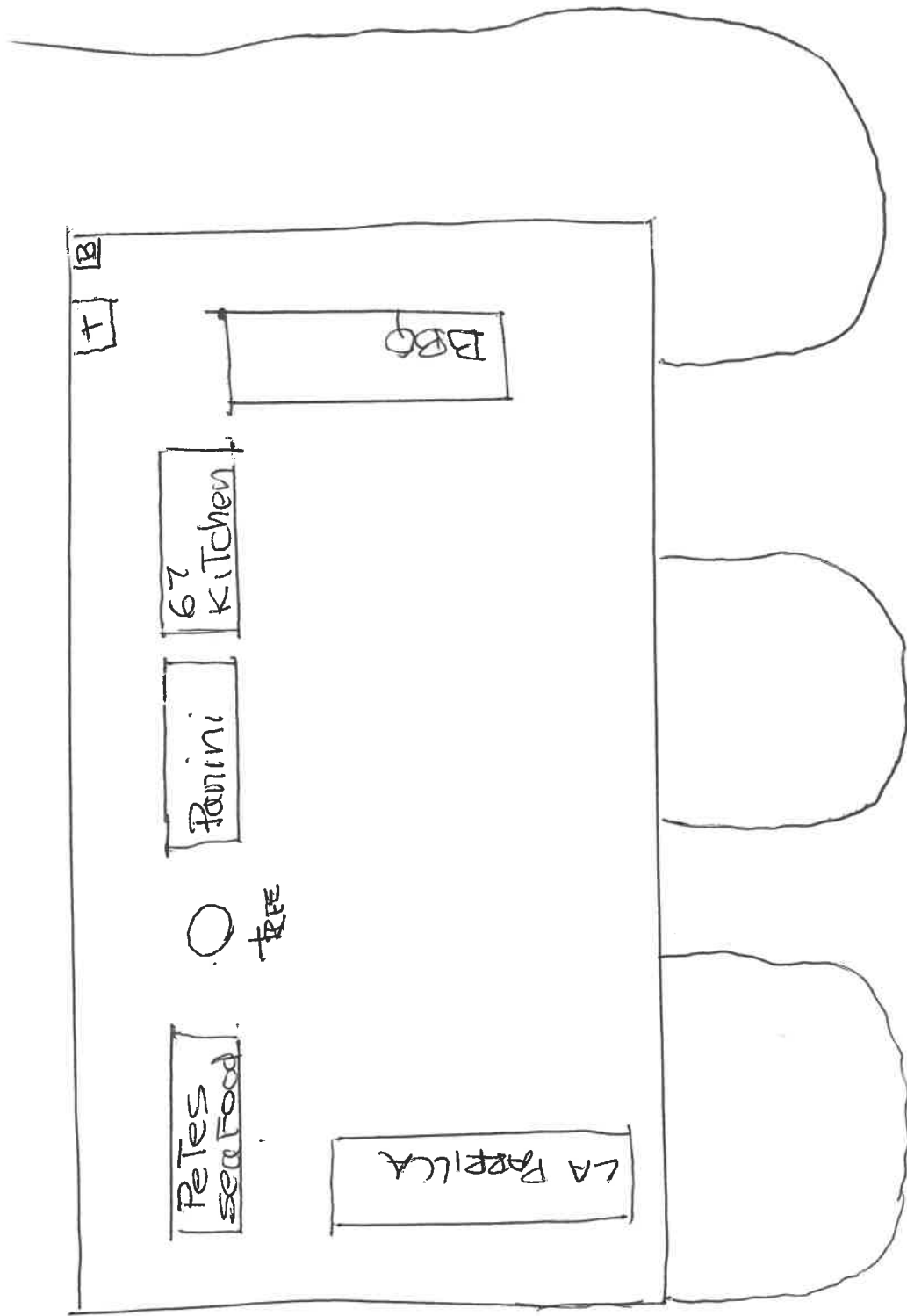
ATTACHMENTS:

1. Letter of Request
2. Site Layout
3. Picture 1
4. Picture 2
5. Picture 3

04-10-2023

To: City of Hutto

My Name Enrique Diaz and Jaime Fernandez, we recently purchased the Lote at 209 Farley st. in Hutto and would like to move my Foodtruck that is functional and all the permits in Georgetown Tx.



209 FARLEY ST



EAT
NO
OPEN

Habanero wrap
Desayuno

OPEN

La Parrilla

MILKS	
CACIQUA	\$2.50
CHOCOLATE	\$2.50
FRUIT FLAVORED	\$2.50
WHOLE MILK	\$2.50
2% MILK	\$2.50
1% MILK	\$2.50
SOY MILK	\$2.50
ALMOND MILK	\$2.50
COCONUT MILK	\$2.50
THAI MILK	\$2.50
DATA	\$2.50
2% MILK	\$2.50
1% MILK	\$2.50
SOY MILK	\$2.50
ALMOND MILK	\$2.50
COCONUT MILK	\$2.50
THAI MILK	\$2.50
DATA	\$2.50
MENU	
PARRILLAS	
GRILL	\$12.99
GRILL & RICE	\$14.99
GRILL & BEANS	\$14.99
GRILL & POTATOES	\$14.99
GRILL & CORN	\$14.99
GRILL & MASHED POTATOES	\$14.99
GRILL & RICE & BEANS	\$16.99
GRILL & RICE & CORN	\$16.99
GRILL & RICE & MASHED POTATOES	\$16.99
GRILL & RICE & CORN & BEANS	\$18.99
GRILL & RICE & CORN & MASHED POTATOES	\$18.99
GRILL & RICE & CORN & BEANS & MASHED POTATOES	\$20.99
APPETIZERS	
CHICKEN WINGS	\$8.99
SHRIMP	\$8.99
GRILL	\$8.99
GRILL & RICE	\$10.99
GRILL & BEANS	\$10.99
GRILL & POTATOES	\$10.99
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SIDES	
GRILL	\$4.99
GRILL & RICE	\$5.99
GRILL & BEANS	\$5.99
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GRILL & MASHED POTATOES	\$5.99
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GRILL & RICE & CORN & MASHED POTATOES	\$8.99
GRILL & RICE & CORN & BEANS & MASHED POTATOES	\$10.99
DRINKS	
COCA-COLA	\$2.50
PEPSI	\$2.50
7UP	\$2.50
SPRITZ	\$2.50
TEA	\$2.50
COFFEE	\$2.50
MILKSHAKE	\$4.99
SMOOTHIE	\$4.99
JUICE	\$4.99
WATER	\$1.50
ICE CREAM	\$3.99
ICE CREAM & SUNDAE	\$4.99
ICE CREAM & SUNDAE & TOPPING	\$5.99
ICE CREAM & SUNDAE & TOPPING & SAUCE	\$6.99
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AGENDA ITEM REPORT

4.2.



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 Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119.
Meeting: Tuesday, May 16, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The proposal consists of a 46.778 acre tract along CR 119, proposing a multi-family residential development with associated amenities and commercial use that will support and serve the nearby residents. The proposed Planned Unit Development (PUD) has a base zoning district of Multi-Family (MF) and Commercial (B-2). The PUD will consist of a multi-story, multi-family housing product across three phases with a maximum density of 20 units per acre across approximately 42 acres. The development also includes approximately five acres of General Commercial (B-2).

WEST: Ed Schmidt Blvd. and Wilco Ranch neighborhood (SF-1)
NORTH: CTC Emory PUD (residential)
EAST: Hutto Square neighborhood (SF-1)
SOUTH: Extraterritorial Jurisdiction with Development Agreement

SUMMARY OF REQUEST:

The purpose of the rezoning is to modify certain codes to allow for a moderately dense residential development with private amenities and accounts for substantial constraints on the site due to a large 100' electric easement. The PUD will provide additional housing choices for residents that contributes to the diversity of housing types as supported by the Hutto 2040 Comprehensive Plan. Additionally, the project will provide trail connecting to the greater trail system which open to the public. The PUD will also include increased buffers and setbacks from the adjacent single family uses.

Specifically, the PUD provides for 85-foot setback between the proposed buildings and the existing residential, and nothing greater than two-stories within 125-feet of the single-family property lines. The developer will also extend Brookside Street to Ed Schmidt Blvd., lining up with Hornbill Drive.

STAFF REVIEW:

76 property owners within 600' were notified of the request and to date, staff has received zero letters in support or opposition.

AGENDA ITEM REPORT

4.2.



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 Schmidt Fields PUD with the condition the 5% minor modification is updated to reflect a 10% cumulative revision.

FISCAL NOTES:

Not applicable to this item.

POLICY IMPLICATIONS:

The project is in substantial compliance with the Future Land Use Map (FLUM) designation of community activity center, which allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

ATTACHMENTS:

AGENDA ITEM REPORT

4.2.



-
1. Schmidt's Fields PUD
 2. Schmidt_Fields_Zoning_PUD_Newspaper_Map

Schmidt Fields– Hutto PUD

City of Hutto, Texas
Planned Unit Development

Exhibit A
Development Plan

April 3, 2023

Developer: Thompson Realty Capital, LLC
1600 N. Collins Blvd.
Suite 3000
Richardson, Texas 75080

Prepared by: HD Brown Consulting
210 W 38th Street
Austin, Texas 78705

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the Schmidt Fields Planned Unit Development Ordinance and may be cited hereafter as “PUD”.

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Development Plan (“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 of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.4 Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this Plan 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:

- A. 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, (c) building placement and/or size, or (d) 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.
- B. 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.

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

1.5 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.

1.6 Concept Plan

Exhibit C 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 the concept plan, as long as the general design intent and principles remain consistent with the language of this Plan and are in compliance with Section 1.4 above.

2. DEVELOPMENT PLAN AND LAND USES

2.1 Permitted Uses 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 B:

MF Residential: multiple household

The MF designated area on Exhibit B is intended to be used for a housing product with a maximum density of 20 units per acre based on the gross site area of the entire 42 acres. The product is a highly amenitized housing development with attached multi-family units.

B-2 commercial: general

The B-2 designated area on Exhibit B is intended to be used for a commercial use that complements the surrounding businesses and will support and serve the nearby residents.

2.2. Use Descriptions and Standards

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

3. DEVELOPMENT STANDARDS- MF RESIDENTIAL: MULTIPLE HOUSEHOLD

3.1 Height

- A. Maximum height is 55'
- B. Maximum height is calculated by the average of the top plates to roof ridges.

3.2 Unit Mix

- A. 80% of all total units shall be a minimum of 1 and 2-bedrooms.

3.3 Architectural standards

A. General Standards

- i. 10.406.4.4.5 (Garage Doors) of the Hutto UDC shall not apply to accessory detached garages.
- ii. Every two single-bay garage doors or every double garage door must be offset by at least 2 ft. from the plane of adjacent garage door.
- iii. UDC Architectural Standards 10.406.4.4.7, Building Roofs is modified as "On buildings with pitched roofs, the minimum roof pitch is 4:12."
- iv. On buildings where sloping roofs are the predominate roof type, each building must have a variety of roof forms. Forms to include but not limited to: gables, hips, sheds, etc."
- v. UDC Architectural Standards 10.406.4.4.3, Long walls and facades is modified as "the maximum length of a multiple household residential building is 275 ft."
- vi. UDC Architectural Standards 10.406.4.5.3, Material or color changes – "across the horizontal plan, material and paint colors will transition at an inside corner only. Along the vertical plane, a reveal may be provided as a watertable, window, and/or door as a material transition"

B. Architectural Style- Similarity

- i. All buildings shall be consistent with similar architectural style, roof style, and detail within each individual Phase.
- ii. Each phase of the development shall be architecturally distinct, but cohesive. The following is required:

- a. All Phases of the development shall have a similar color palate,
- b. Each Phase shall provide a different dominant color within the cohesive color palate, and
- c. All Phases shall have at least one similar accent material, such as stone and/or metal.

C. Balconies & Patios

- i. Each residential unit shall have either an outdoor balcony or patio unless architectural design requires removal of patios related to entrances, integral structure, and/ or interior space organization. Example: patios above integrated Clubhouse or Amenity Spaces.

D. Building Materials

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

E. Architectural Rendering (Exhibit D)

- i. Exhibit D is provided to show architectural intent only for Phase 1. The final design may vary from Exhibit D, so long as the design meets the criteria established in 3.3 of the PUD and the UDC.

3.4 Compatibility- The provisions below shall apply to only the eastern property line where there are single-family platted lots:

A. Height:

- i. No building may be greater than 2 stories within 125' of the adjacent single-family property line .

B. Setback

- i. The 2-story building setback from the property line shall be 85' from the adjacent single-family property line.
- ii. Detached garages are permitted within the setback established in this section.

C. Landscaping

- i. A 20 ft. wide planting area shall be provided along the property line.
- ii. One (1) native tall tree planted at an average of every thirty (30) linear feet of buffer yard shall be provided.

D. No additional Bufferyard requirements shall be required.

3.5 Required parking spaces

- A. Minimum Parking- The minimum number of required parking spaces for a use is as follows:

Land Use Classification	Required Specs (minimum)
MF Units	1.5 per unit 10% of the total required spaces shall be added as guest parking

B. Electric Car Charging Spaces

- i. At least five (5) electric car charging spaces will be provided.

C. Garage Parking

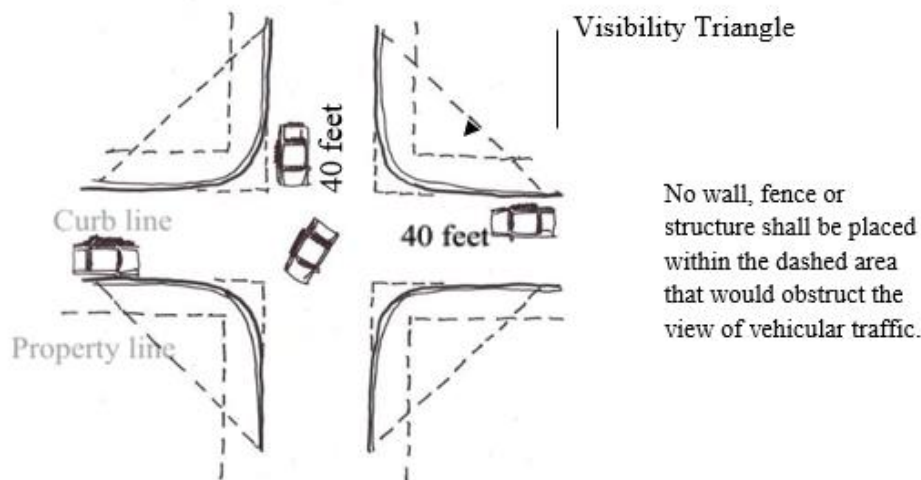
- i. 10% of total units shall be provided a tuck-under Garage.
- ii. 10% of total units shall be provided a detached garage.

D. Space computation and fractions- Fractional results will be rounded up when computing the number of required parking spaces and the garage parking and electric car charging spaces shall be included in the calculation of the minimum required parking spaces.

3.6 Landscaping

A. Visibility

- i. 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.



B. Utilities: Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

C. Required Landscaping:

- i. Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages. Net acreage excludes drainage areas, the New Roadway, and existing and proposed easements:
Residential MF: 20%
- ii. For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.
- ii. The perimeter of all vehicular use areas included parking areas, drive aisles, and loading areas shall be screened from Ed Schmidt Blvd as follows:
 - a. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
 - b. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
 - c. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height at maturity for 50% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
 - d. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required
- iii. Unless stated in the PUD, no other landscaping requirements shall apply to the PUD.
- iv. All Required Landscaping within the Oncor Easement is subject to the approval of Oncor. When in conflict, adjustments to the requirements above may be permitted by-right if required by Oncor.

D. Required Landscape Along New Roadway

- i. The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas, with the exception of a landscape area which overlaps with an easement. Exhibit C of this PUD illustrates the conceptual location of the required trees and shrubs on the overall plan. 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 shrubs (3 gallon or 18" tall minimum)
Landscape along the New Roadway: 25-foot minimum buffer	1 per 30-40 ft. of linear buffer	N/A	N/A

- ii. 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.

E. Materials, maintenance and replacement

- i. Plant Materials: Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.
- ii. Maintenance:
 - a. 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.
 - b. 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.
- iii. 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.
- iv. Automatic irrigation required: Irrigation shall be provided on site.

3.7 Transportation

A. New Roadway

- i. The PUD shall construct the extension of Brookside St to Ed Schmidt Boulevard as shown on Exhibit C ("New Roadway").

- ii. The New Roadway will be constructed in accordance with UDC standards.
- iii. Traffic Impact Fees may be credited towards the construction of the New Roadway.

B. External sidewalks

- i. Sidewalks on both sides of the right-of-way for the New Roadway and Ed Schmidt Boulevard shall be constructed per the UDC.
- ii. The sidewalks along the New Roadway shall be constructed with the adjacent phase.
- iii. Traffic Impact Fees may be credited towards the construction of the sidewalk .

3.8 Common Open Spaces / Parkland

- A. Parkland: The PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as \$675 per unit. Payment of the parkland fee in lieu shall be provided prior to the approval of the site plan for each phase.

B. Public Trail:

- i. A 10' public trail shall run along the eastern portion of the property as shown on Exhibit C. The trail shall connect to the propose regional trail in the Master Trails Plan and to the New Roadway. The trail shall be 10' in width and shall be maintained by the Developer.
- ii. The trail shall be encumbered with an access easement to be recorded at the time of construction plans.
- iii. The Parkland fee-in-lieu and the Parkland development fee may be credited towards the construction of the trail.

3.9 Amenities

- A. In addition to the fee in lieu of parkland, an internal, private network of amenities will be provided within Phase 1 and will include a clubhouse/pavilion, swimming pool, internal trail system, and a play scape and at least 3 of the following amenities:

- Exercise stations
- Coworking Space
- “Grab and go” food station
- Dog park
- Pet spa

3.10 Phasing Plan

- A. The Project shall be developed in 3 (three) phases as shown on Exhibit C.
 B. Phase 1 shall be developed first.

- C. The subsequent phase's building permit, which may be either Phase 2 or 3 as shown on Exhibit C, may not be issued until nine (9) months after issuance of the Phase 1 building permit.
- D. The final phase's building permit, either Phase 2 or 3, whichever is the final phase, may not be issued until nine (9) months after the issuance of the second Phase's building permit.
- E. Landscaping, detention, parkland, and maximum density and unit mix shall be considered cumulatively across the entirety of the PUD.

4 DEVELOPMENT STANDARDS- B-2 COMMERCIAL: GENERAL

4.1 The B-2 zoning area shall comply with the UDC.

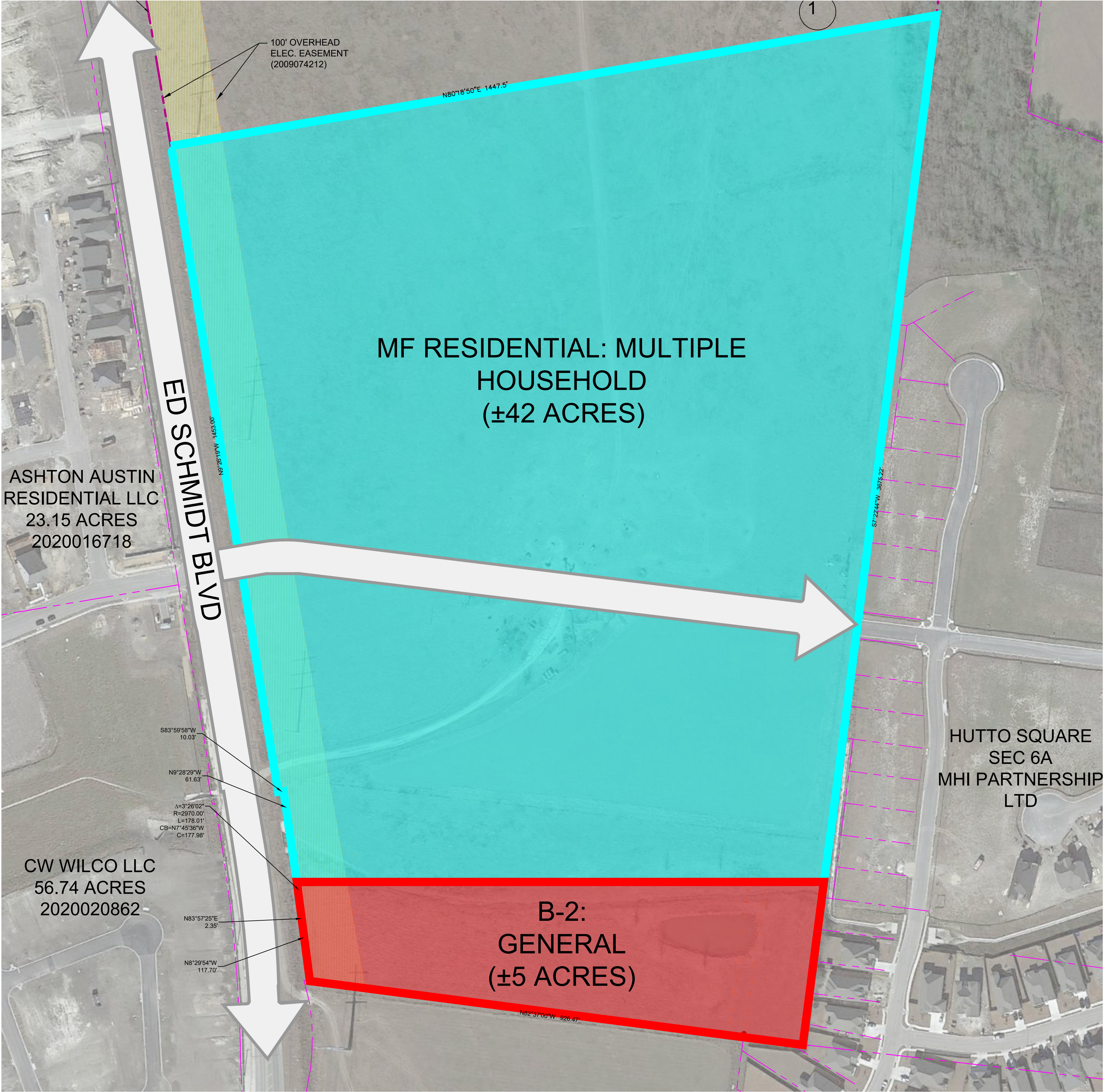
5. EXHIBITS

Exhibit A: Development Plan

Exhibit B: Zoning Map

Exhibit C: Concept Plan

Exhibit D: Conceptual Rendering



N
W
E
S

0150'300'
1" = 150'

LEGEND

PROPERTY LINE

WW

EXISTING WASTEWATER LINE

W

EXISTING WATER LINE

⊕

EXISTING WASTEWATER MANHOLE

EXISTING STORM DRAIN LINE

⬮

EXISTING FIRE HYDRANT

□

EXISTING STORM DRAIN INLET

OHE

EXISTING OVERHEAD POWERLINE

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EXISTING POWER POLE

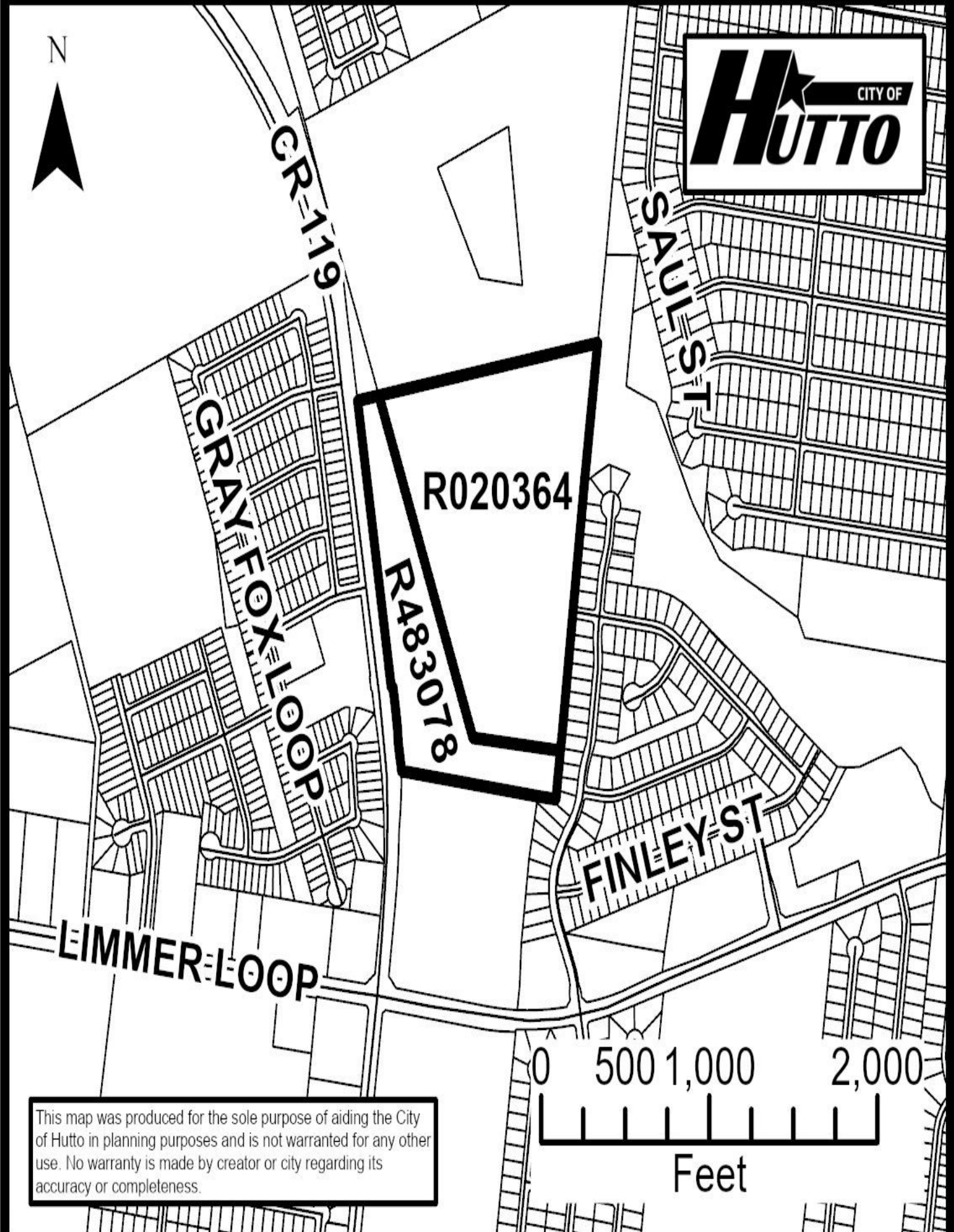
Exhibit C



Exhibit D



Schmidt Fields Zoning PUD



AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd.
Meeting: Tuesday, May 16, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed zoning is a Planned Unit Development (PUD) with a base zoning district of Residential Multi-Family (MF) and Commercial (B-2). The purpose of the rezoning is to allow for a moderately dense residential development with private amenities and neighborhood-serving commercial development. The PUD will include both single-family detached and attached duplex units for rent, which will provide additional housing choices for residents that contributes to the diversity of housing types as supported by the Hutto 2040 Comprehensive Plan.

WEST: CR 119/Ed Schmidt Blvd

NORTH: Limmer Loop

EAST: Hutto Square neighborhood

SOUTH: Undeveloped, zoned PUD for single-family for rent development and one commercial

SUMMARY OF REQUEST:

The current proposal is to develop the tract with attached and detached residential units with a maximum density of approximately 9 units per acre. This is less dense than the allowed 12-25 units per acre provided in the Comprehensive Plan designation of Multi-Family, however this is more in line with the more desired Community Activity Center with a near 50/50 split between proposed residential and commercial uses. Currently, the concept plan allows for a total of 173 residential units. Over a quarter of those units are planned to have garages and twenty percent (20%) will have a 30 square foot porch. Site plans will be reviewed separately for the development to ensure compliance with the PUD, if approved.

The proposed PUD has provisions in the residential standards to ensure the privacy of the adjacent neighbors to the east with all units being a minimum of 25-feet away, single-story buildings along the shared property line, and the prohibition of porches facing those properties. Repeatability standards, multiple roof eaves, and unique wall planes are all included in the proposed residential design elements of the PUD. The proposed commercial has a thirty-foot buffer yard required with two tall native trees and one short native tree every fifty linear feet along the eastern property line. In addition, there is an additional setback of 100 feet for trash enclosures from the adjacent homes and loading docks cannot be oriented to face the existing residential area. The proposal also extends the existing

AGENDA ITEM REPORT

4.3.



Albalny Way street from Hutto Square, through the development, to Ed Schmidt Blvd., lining up with North Emory Cove.

There is no commercial parking required due to the need to provide parking under the aerial easements. Currently, the easement owners have a requirement that parking is not allowed to locate in/under the aerial easement unless it is in excess of the minimum standards. Thus, removing parking standards in the PUD allows the development to provide parking in the area. There is a caveat in the PUD to allow the landscaping to be approved by the easement owner, thus reducing the need to amend the PUD for landscaping in the future.

STAFF REVIEW:

243 property owners within 600' were notified of the request. The Developer also held a neighborhood meeting to discuss the development with the adjacent Homeowner's Association. Staff has received numerous responses, all attached to this item.

The PUD request meets the PUD criteria as outlined below:

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

AGENDA ITEM REPORT

4.3.



Staff recommends approval of the Upper Schmidt's Creek PUD with the following conditions :
The 5% minor modification shall be amended to a 10% cumulative allowance.

FISCAL NOTES:

Not applicable with this request.

POLICY IMPLICATIONS:

The project is in substantial compliance with the Future Land Use Map (FLUM) designation of Multi-Family, although slightly less dense than conceptually provided for in the FLUM. The area more generally meets the criteria of Community Activity Node. 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 a new roadway for Hutto Square development to exit, thus taking some of the burden off Anderson Street. The development provides for a housing type that Hutto currently lacks and will provide a walkable project for adjacent uses, including walkable commercial development.

ATTACHMENTS:

1. Development Standards_20230503
2. Favor
3. Object(Reyes)
4. USC-Object(Villegas)
5. Planning and zoning hearing vote
6. Upper Schmidts Creek PUD. 16 May 23 Zoning Commission Meeting - Support
7. Resident feedback for WCAD parcel R020489 (450 Ed Schmidt Blvd Hutto) proposed PUD
8. USC-FAVOR(DESAI)
9. USC-OBJECT(DOTY)
10. USC-OBJECT(GRAHAM)
11. USC-OBJECT(HARRIS)
12. USC-OBJECT(INGRASSIA)
13. USC-OBJECT(MAHONEY)
14. USC-OBJECT(REBOLLOS)
15. USC-OBJECT(ROWE)
16. Upper Schmidt's creek planned unit development owner response
17. USC- Object Haywood
18. USC OBJECT Maria
19. USC Object LAWRENCE
20. usc favor smith

AGENDA ITEM REPORT

4.3.



Bell Yard – Upper Schmidt’s Creek PUD

City of Hutto, Texas
Planned Unit Development

Exhibit A
Development Plan

May 3, 2023

Developer: Aspen Heights Partners
1301 S Capital of Texas Hwy
Austin, TX 787456

Prepared by: Amanda C. Brown
H.D. Brown Consulting
210 W 38th Street
Austin, TX 78705

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the Bell Yard – Upper Schmidt’s Creek Planned Unit Development Ordinance and may be cited hereafter as “PUD”.

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Development Plan (“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 of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.4 Amendments to Ordinance

- A. Technical, site planning or engineering considerations that meet the intent of this Plan 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:
 - i. 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, or (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.
 - ii. 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.

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

1.5 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 Base Zoning

- A. For the purpose of addressing any development regulation or conditions not modified within the Plan, the following City of Hutto UDC base zoning district shall be utilized for development requirements, as shown on Exhibit B.
- B. The base zoning for the PUD is MF Residential: multiple household(MF) and General Commercial (B-2) as generally shown on Exhibit B.
- C. The MF residential area shall comprise of detached units and attached units.
 - i. Detached units are defined as the detached product with no shared walls, and
 - ii. Attached units shall have a minimum of two attached units and a maximum of 6 attached units.
- D. The MF shall be limited to 10 units per gross acre.

2.2 Concept Plan

Exhibit B 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 the concept plan, as long as the general design intent and principles remain consistent with the language of this Plan and Section 1.4(A) above.

3. DEVELOPMENT STANDARDS

3.1 General Standards

A. Lot dimensions and area

	Residential uses
Lot area (min)	20,000 sq. 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 (max)	35' or 2 stories
Building height, accessory (max)	15 ft.
Impervious Cover	65 %

* Side setback of 0 feet is allowed only for internal attached buildings with a common wall. Building spacing and setbacks will comply with UDC and the International Fire Code requirements

- B. Accessory buildings are not permitted between the front building line of the primary building and the public right of way.

C. Detention

- i. On-site detention is required.
- ii. Detention ponds adjacent to fencing shall be either setback by 15' from the fence line or at a slope no greater than 2% for a minimum of 10' from the fence line.

D. Setback encroachment exceptions:

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 wall	Any yard on the site with City of Hutto engineering staff approval.
Architectural Features, including bay windows, overhanging eaves, rear porches, and rooftop eaves	Any yard on the site and in compliance with International Residential Code.

- i. Setback encroachment exceptions are only permitted if fire access is not impeded.

E. Required parking spaces:

Land use	Required spaces (minimum)
Residential	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3-bedroom unit 10% of the total required spaces shall be added as guest parking
Commercial	None

3.2 Architectural Standards- Residential Uses

A. Design Guidelines

A. 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.

B. The following criteria are required for the MF land use area:

- 1) No more than two adjacent buildings shall share the same color scheme
- 2) Two of the following design elements will also be implemented on units facing any private drive aisle or the front of another residential units:
 - a) Two unique roof eave lines
 - b) Two unique wall planes
 - c) Two unique material patterns or colors

B. Façades

- i. Façades must be articulated by using color, arrangement, or change in materials to emphasize the façade elements.
- ii. 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 walls 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.

C. Repetitive design

- i. Development of ten or more detached multi-family units and two household dwellings must have five or more different elevations. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots.

D. Mechanical equipment screening

- i. Rooftop mechanical equipment is prohibited.
- ii. 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.
- iii. Solar panels are exempt from mechanical equipment screening standards, however, if solar panels are ground mounted they will be done in a way that does not impeded or outdoor space or walking areas.

E. Open Elements – Porches

- i. A minimum of 20% of the total units shall provide a minimum 30 square foot porch.
- ii. A porch facing the eastern property line where there are single-family platted lots shall be prohibited.

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

3.3 Architectural Standards- Commercial Uses

A. The B-2 designated area shall comply with existing UDC standards.

3.4 Compatibility- Commercial Uses

The provisions below shall apply to only the eastern property line where there are single-family platted lots:

A. Bufferyard shall consist of the following:

- i. A 30 ft. wide planting area;
- ii. Two (2) native tall trees and one (1) native short tree at an average of every fifty (50) linear feet of bufferyard;
- iii. A continuous landscape hedge not less than 3 ft. in height, at full maturity, is required;
- iv. The required landscaping requirements in this section may be counted towards required plantings in Section 4 below.

B. Trash

- i. Trash Enclosures shall be located a minimum of 100' away from the eastern property line where there are single-family platted lots.

C. Loading Docks

- i. Under this provision, loading docks are defined as having an elevated platform designed to load and unload semi-trucks ("Loading Docks").
- ii. Loading Docks must be oriented in a direction other than the eastern property line where there are single-family platted lots.
- iii. Hours for deliveries to Loading Docks shall be limited to the hours of 6am-9pm.

D. Lighting

- i. Lighting cannot produce intense glare or direct illumination across the bounding property line. Glare or light cannot be so intense that it creates a nuisance or detracts from the use and enjoyment of nearby properties.
- ii. The cone of a light shall not exceed .5 foot candle measured at the eastern property line where there are single-family platted lots.

The provisions below shall apply to only between the B-2 and MF areas included in the PUD area:

- A. The medium level bufferyard (“b”) required under Section 10.403.6.3 in the UDC may be located on the MF portion of the PUD.

3.5 Compatibility- Residential Uses

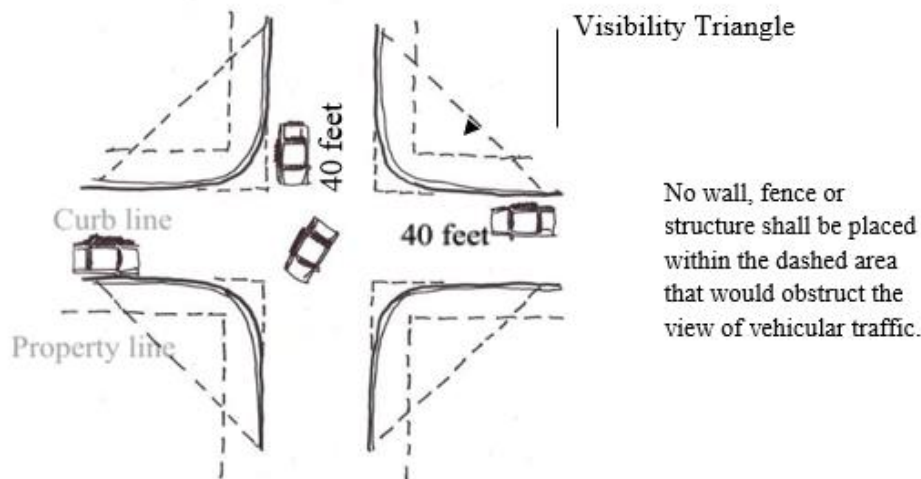
The provisions below shall apply to only the eastern property line where there are single-family platted lots:

- A. Any building within 25’ of the eastern property line where there are single-family platted lots shall be limited to 1-story.
- B. The front entry way of all residential homes shall not be oriented towards the eastern property line where there are single-family platted lots.
- C. The bufferyard may be fenced and used as private yards.

4. LANDSCAPING

4.1. Visibility

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



4.2 Utilities:

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

4.3 Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages. The net area excludes drainage areas, the New Roadway, and all existing and proposed easements:

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. 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 shrubs (3 gallon or 18" tall minimum)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	12 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

4.4 Required Landscaping: B-2 District

- A. Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:
 - i. Non-Residential: 15%
- B. The net area excludes drainage areas, the New Roadway and existing and proposed easements.
- C. For every 500 square feet of landscaping required, or portion thereof, at least one (1) large tree and two (2) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees”.
- D. The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- i. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
 - ii. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
 - iii. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
 - iv. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required
- E. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.
- F. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

4.5 Materials, maintenance and replacement

A. Plant Materials:

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

B. Maintenance:

- i. 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.
- ii. The applicant, landowner or successors must be jointly and severally be 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.

C. License Agreement:

- i. 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.

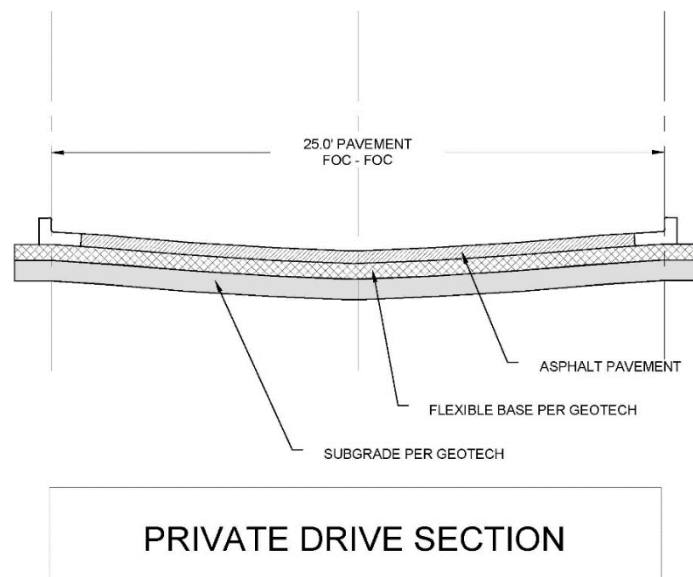
4.6 Irrigation

- A. Automatic irrigation shall be provided on site.
- B. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

5. TRANSPORTATION

5.1. Private Drive Aisles

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



5.2. 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.

5.3 New Roadway

- i. The PUD shall construct the extension of the public stub-out from the east to Ed Schmidt Boulevard as shown on Exhibit B ("New Roadway").
- ii. This roadway will be constructed in accordance with UDC standards.
- iii. Traffic Impact Fees may be credited towards the construction of the New Roadway.

5.4 Driveways

- i. Driveways accessing Limmer Loop shall be limited to a maximum of 2.

6. COMMON OPEN SPACES / PARKLAND

6.1. Parkland

- A. The PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as \$675 per unit. The parkland fee in lieu calculation summary shall be provided with the site plan. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within the said final plat.

6.2 Amenities: Residential

- A. In addition to the fee in lieu of parkland, the multifamily area will include a clubhouse/pavilion, swimming pool, and at least 3 of the following amenities:
 - Exercise stations
 - Sport Courts
 - Swimming pool
 - Dog park
 - Internal trail system

7 Exhibits

Exhibit A: Development Plan

Exhibit B: Conceptual Plan





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

PLANNING & ZONING COMMISSION ON:
CITY COUNCIL ON:
MEETING LOCATION:
MEETING TIME:

MAY 16, 2023
JUNE 1, 2023
500 W. Live Oak St. – City Hall
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 **Upper Schmidts Creek Planned Unit Development (PUD)**, 40.8 acres, more or less, of land, out of the N. Edwards Survey, Abstract No. 225, in Williamson County, located on Ed Schmidt Boulevard. The proposal consists of a residential development, associated amenities, and approx. ten (10) acres of commercial along Limmer Loop.

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 **Upper Schmidts Creek Planned Unit Development (PUD)**, 40.8 acres, more or less, of land, out of the N. Edwards Survey, Abstract No. 225, in Williamson County, located on Ed Schmidt Boulevard. The proposal consists of a residential development, associated amenities, and approx. ten (10) acres of commercial along Limmer Loop.

Name: DC Rebels investment property

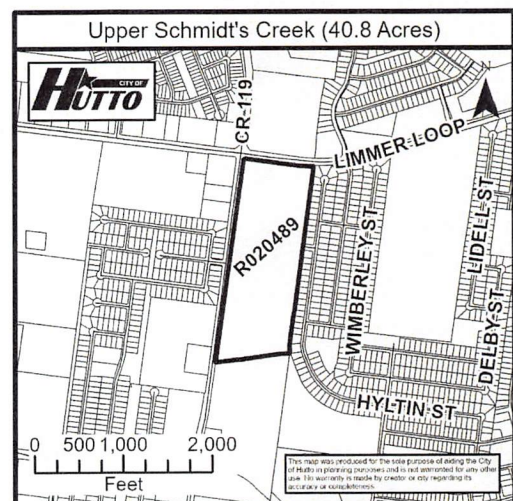
Address: _____

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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PLANNING & ZONING COMMISSION ON: **MAY 16, 2023**
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Name: Jose and Maricela Reyes

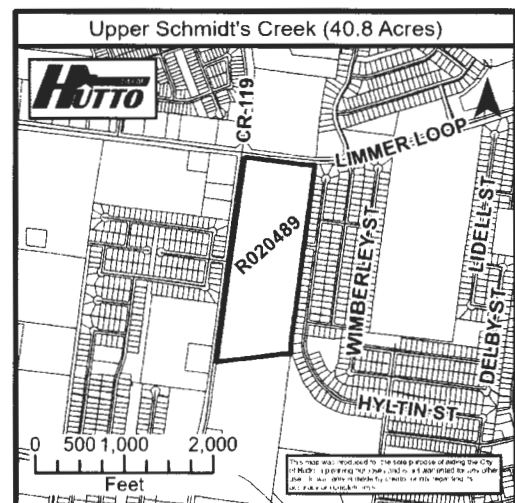
Address: 313 Hyltin Street, Hutto TX 78634-5325

☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





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

PLANNING & ZONING COMMISSION ON:
CITY COUNCIL ON:
MEETING LOCATION:
MEETING TIME:

MAY 16, 2023
JUNE 1, 2023
500 W. Live Oak St. – City Hall
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 **Upper Schmidts Creek Planned Unit Development (PUD)**, 40.8 acres, more or less, of land, out of the N. Edwards Survey, Abstract No. 225, in Williamson County, located on Ed Schmidt Boulevard. The proposal consists of a residential development, associated amenities, and approx. ten (10) acres of commercial along Limmer Loop.

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Name: Jose Jaimes + Maria Villegas

Address: 611 Open Range Dr.

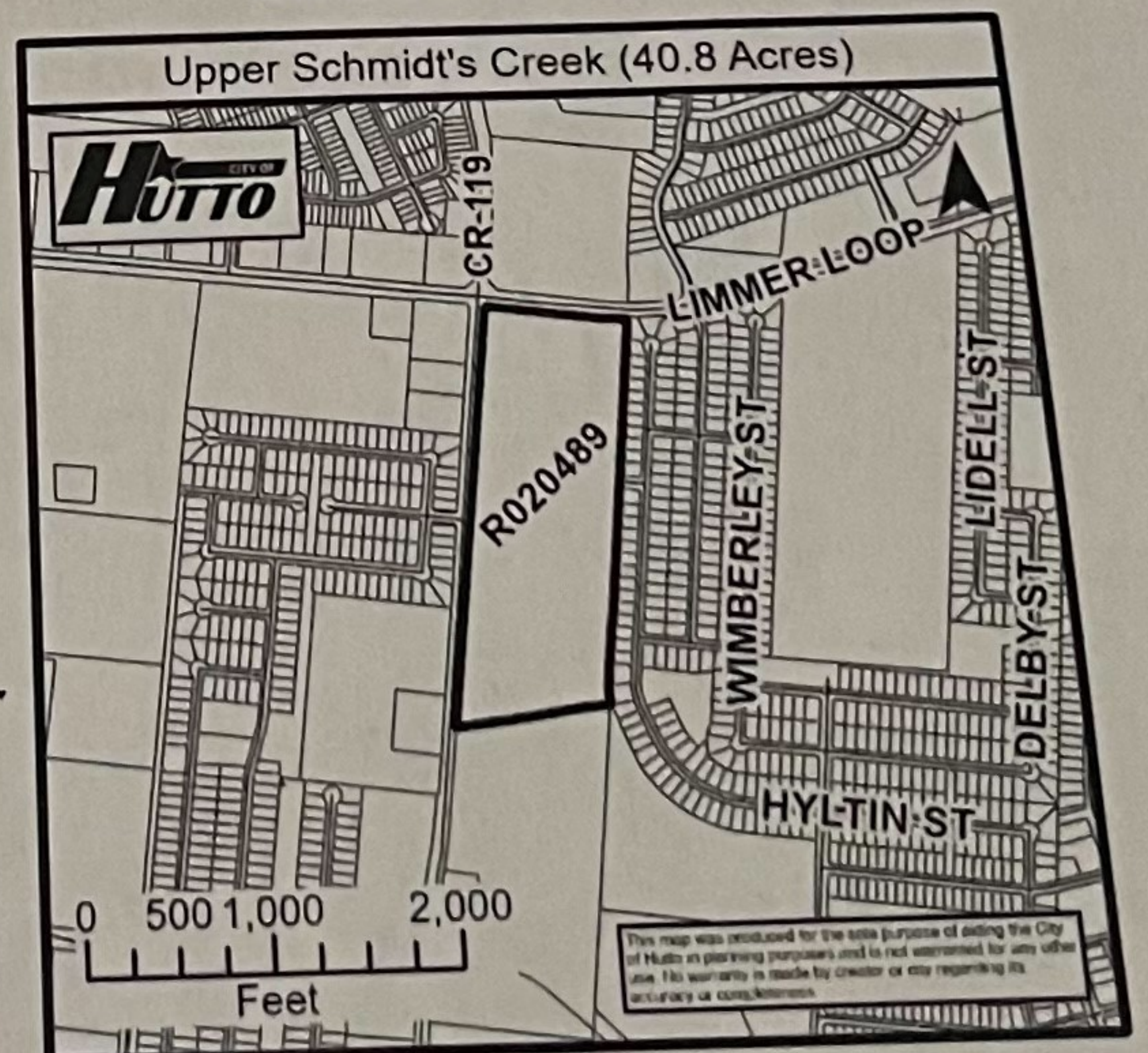
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

I object to this plan because traffic is going to get worse and more dangerous. Ed. Schmidt Blvd is located right behind my house and the traffic has gotten so much worse. Every day I hear people stepping on their ~~brakes~~ ^{brakes} and see cars almost wreck. Please fix the traffic problem →

SITE LOCATION MAP



first before creating and making things worse.

Hutto is known for having so much traffic.

How can we all see this, but the city can't?

I know what we say won't change anything because it's all about money not safety.



Wreck. Please fix the traffic problem -
Every day I hear people stepping on
the traffic has gotten so much worse
is located right behind my house and
and more dangerous. It's almost
traffic is going to get worse
I object to this plan because



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Name: DC Rebels investment property

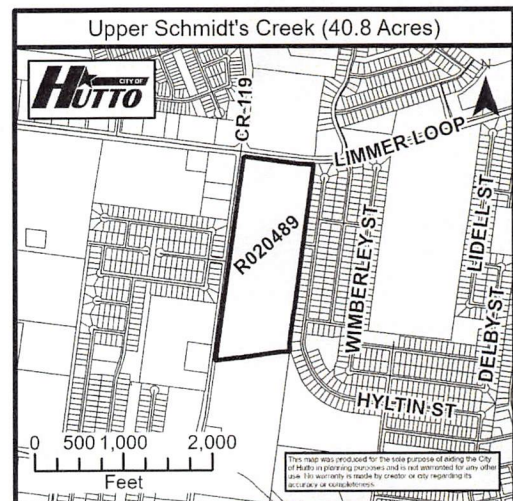
Address: _____

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



From: [Eric Smith](#)
To: [Planning](#)
Subject: Upper Schmidts Creek PUD. 16 May 23 Zoning Commission Meeting
Date: Tuesday, May 2, 2023 11:42:14 AM

I'm in favor of the development. Just please ensure that they take the flood plane into consideration. It's a pretty steep grade from Ed Schmidt to Hilton and the runoff design is perfect now.

Thanks,

Eric Smith
509 Hyltin St
Hutto, TX 78634

Sent from [Mail](#) for Windows

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Stephen Solis](#)
To: amanda.brown@hdbrownconsulting.com
Cc: [Planning](#); [Mike Snyder](#); [Peter Gordon](#)
Subject: Resident feedback for WCAD parcel R020489 (450 Ed Schmidt Blvd Hutto) proposed PUD
Date: Tuesday, April 18, 2023 9:39:14 PM

Hi Amanda ,

My name is Stephen Solis. I live at 105 Wimberley Street in Hutto. I received a letter notifying me of a proposed PUD located at the southeast corner of Ed Schmidt and Limmer Loop from HD Brown consulting. Please forgive me if I misinterpreted anything and feel free to clarify any misunderstandings but I wanted to provide my feedback.

My family and I do have concerns with the initial proposal including “medium density residential community” along with “duplexes”. I do believe due to the high voltage power lines and location along Ed Schmidt, it makes sense to have some commercial along that road. I also do not have issue or concerns with single family residential as long as they maintain similar lot sizing to the existing community (60’ widths) with anywhere from (120’ to 130’) depth of lot size.

As you can infer, the density is the primary concern in this area along with the duplexes. Needless to say, duplexes, multi family and any other single family rentals incur additional renters and less home owners (transitory hutto citizens) which are less invested in the community in general. While I certainly appreciate the need for diversity in housing, I do not see any benefit for Hutto citizens and there is already significant multi family and single family rentable inventory that is now available or coming already in Hutto and more specifically in and around this immediate area.

Besides the opposition to the duplexes and any other multifamily, the density is too great for this area for the available infrastructure. The main points of exit are on congested streets already. I would support single family in this area with the lot sizes mentioned along with commercial on fringes along ed schmidt. This helps to balance the sales tax benefit for Hutto citizens with additional new Hutto citizens that will be invested in the community.

Additionally, I would not support this additional PUD, even with the single family and commercial unless the traffic impact is addressed by the developer BEFORE it is built as as part of the PUD agreement. Traffic impact fees while regulated are only part of the issue where previous collections by other developments have not been funneled to improvements in the areas impacted so in lieu of a development fee to the city, I would rather the development be responsible to improvements to ed schmidt and limmer loop specifically to make ed schmidt a 3 lane (as a minimum), make improvements to ed schmidt and limmer loop intersection (add additional right turn lanes and merging lanes). Limmer Loop probably needs to be 4 lanes most of the way between Ed Schmidt and 1660. There may need to be two additional lights depending on the anderson and elementary school feeders onto limmer loop. I fear that failure to address these issues BEFORE it is built will result in more accidents and even the potential loss of life which can be avoided or minimized. This impact includes the construction traffic as well and damage to roads which we have seen in other areas.

City should ensure that the water system can support the additional connections as well. There have been some electrical issues on the distribution system near anderson. Hopefully these have been addressed already. I do support your annexation into Hutto to add to the tax base if

the infrastructure can support. I do support a PUC instead of a MUD. I would not support any incentives for the development at all. Commercial businesses can work with EDC on any developments once built or with their own agreements if appropriate.

Finally, whatever product that is added, we should ensure that it is quality product, 30 year shingles, wider garages, wider sidewalks, amenities, nicer homes, etc. We have rather diverse set of housing products now and I think most of Hutto would prefer move up or more luxury/executive level housing, preferably more like old town, craftsman style or farmhouse style homes. I welcome any developer who can find a way to balance what is in the best interests of the citizens of Hutto and still make a project meet financial plan, however, I'm probably similar to other citizens where maximizing a developers return on investment is not our primary concern, but rather continuing to support the quality of life and safety hear in hutto as well as building housing that will can maintain value over time which supports this neighborhood.

Thanks again for your time and solicitation of our feedback. I have cc'd the mayor, mayor pro tem and city planning department as well to ensure they receive the same feedback. Amanda, no need to respond to me, just voicing my opinion.

Thanks,

Stephen Solis
dpman421@gmail.com

p.s. to the city staff: I would like to know what the plan is to align live oak where it is misaligned on Exchange as well as repair/repave all of the damage to the road on exchange due to the construction. I hope the developers are paying for that and not taxpayers but either way if you could let me know the plan and timeframe I would appreciate it.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



**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**

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Name: Rishin Desai

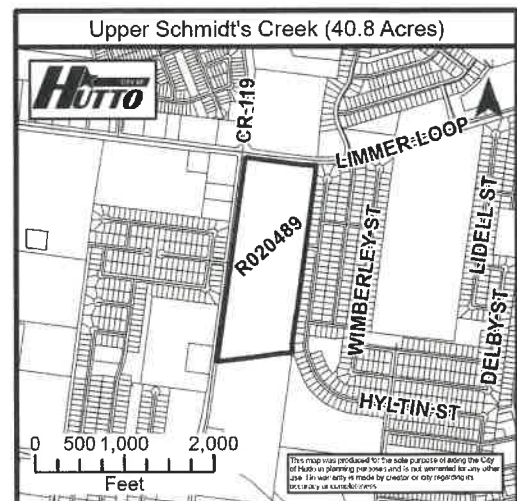
Address: 2911 A.W. GRIMES BLVD #106; HUGERVILLE TX 78759

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



=====

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Name:

Jesse Doty

Address:

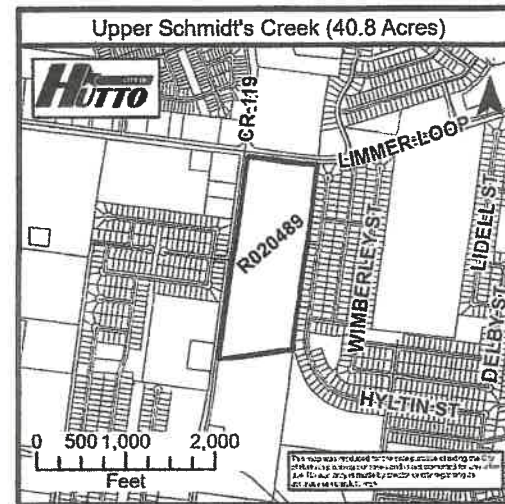
301 HYLIN ST HUTTO 78624

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Upper Schmidts Creek PUD Amendment #2/PZ 03-21-2023/CC 04-06-2023

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Name: Michael & Diana Graham

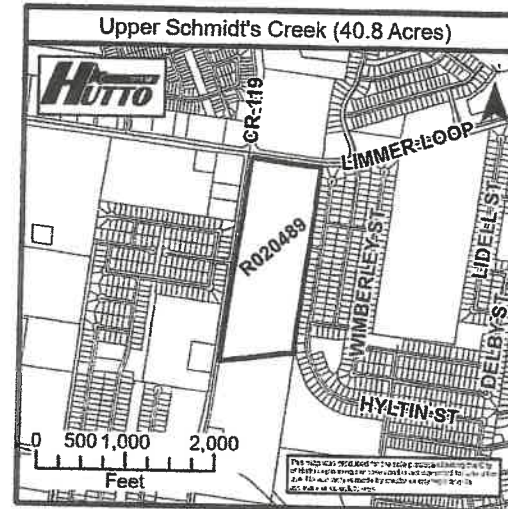
Address: 514 Hytlin St.

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



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Name:

Raven Harris

Address:

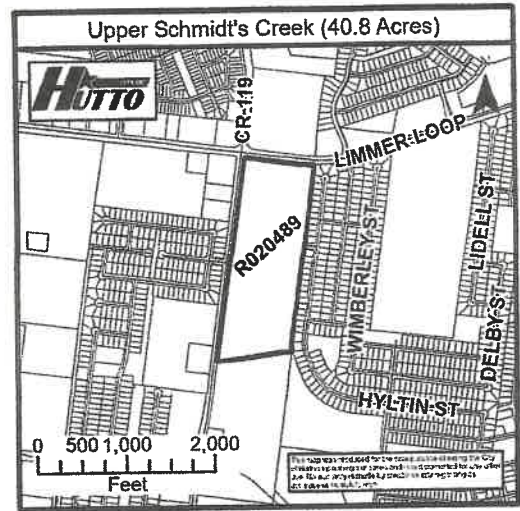
406 Hyltin St. Hutto TX 78634

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☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



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Name:

Andrew & Lindsay Lgrassie

Address:

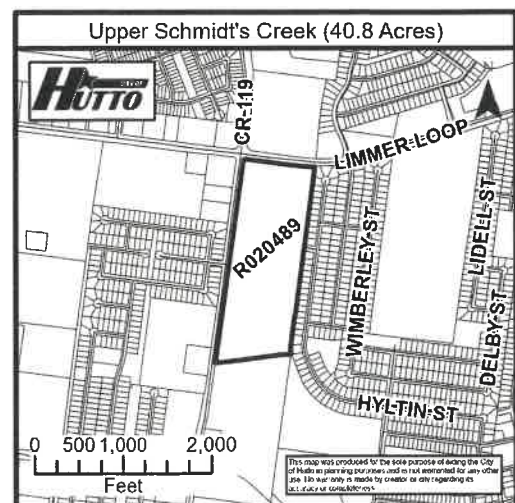
245 Hylfin St.

☐ I AM IN FAVOR

☒ I OBJECT

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SITE LOCATION MAP



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Name: Maureen Mahoney

Address: 515 Hyltin St, Hutto, TX 78634

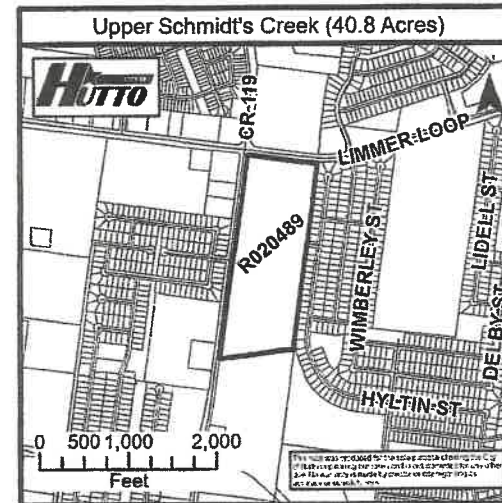
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

There is only 14 Feet between my house + this land + I am on the "Commercial End" of this. I adamantly object to ANYTHING being put right behind me.

SITE LOCATION MAP



Upper Schmidts Creek PUD Amendment #2/PZ 03-21-2023/CC 04-06-2023

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Name: RITCHIE REBOLLOS

Address: 710 N. EMOXY COVE, HUTTO TX 78634

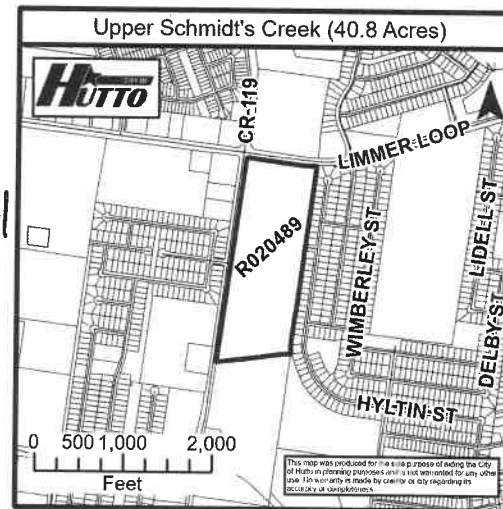
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

Infrastructure is not ready to accommodate such development. Widen the road along Ed Schmidt Blvd. first and create right turn lane going to Cottonwood Creek Elementary School.

SITE LOCATION MAP



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Name:

ADAM ROWE

Address:

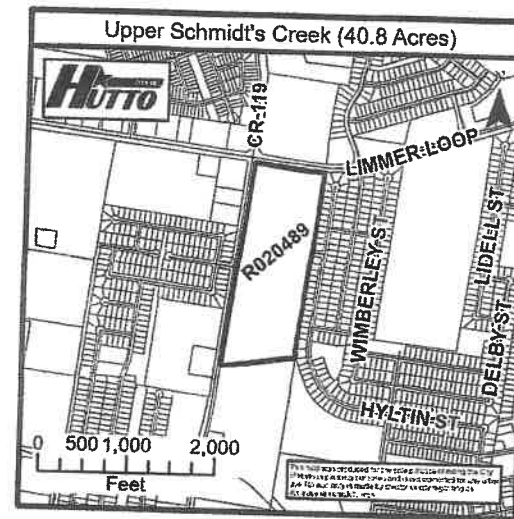
516 Hyltin St Hutto TX

☐ I AM IN FAVOR

☒ OBJECT !!!

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Upper Schmidts Creek PUD Amendment #2/PZ 03-21-2023/CC 04-06-2023

From: [Tiffany Francis](#)
To: [Planning](#)
Subject: Upper Schmidt's creek planned unit development owner response
Date: Saturday, March 11, 2023 6:59:15 PM
Attachments: [IMG-4217.jpg](#)



Upper Schmidt creek planned unit development
Hearing date: March 21 and April 6
Tiffany Francis and David Beaver
309 Hyltin Street, hutto, tx 78634

I object!

From: [Haywood, Devene](#)
To: [Planning](#)
Cc: dhaywood1@austin.rr.com
Subject: Vote for Public Hearing: Upper Schmidts Creek Planned Unit Development
Date: Tuesday, March 14, 2023 8:16:21 AM

Please see my vote and pertinent information below.

Project/Case Name: Planned Unit Development (PUD) zoning ordinance amendment request for the property known as Upper Schmidts Creek Planned Unit Development

Public Hearing Date: 03/21/2023-Planning and Zoning Commission / City Council 04/06/2023

Name: Devene Haywood

Address: 315 Hyltin St. Hutto, TX 78634

Favor/Object: **I Object**

Thank you,

DEVENE HAYWOOD

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From: Maria V
To: Planning
Subject: Schmidt planning response
Date: Friday, May 12, 2023 1:38:47 PM



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

PLANNING & ZONING COMMISSION ON: **MAY 16, 2023**
CITY COUNCIL ON: **JUNE 1, 2023**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

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Name:

Jose Jaimes + Maria Villegas

Address:

611 open Range Dr.

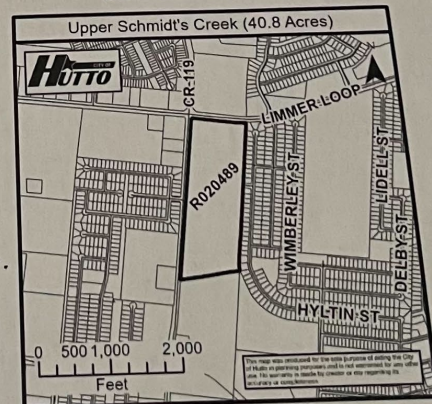
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

I object to this plan because traffic is going to get worse and more dangerous. Ed. Schmidt Blvd is located right behind my house and the traffic has gotten so much worse. Everyday I hear people stepping on their ~~brakes~~ and see cars almost wreck. Please fix the traffic problem →

SITE LOCATION MAP

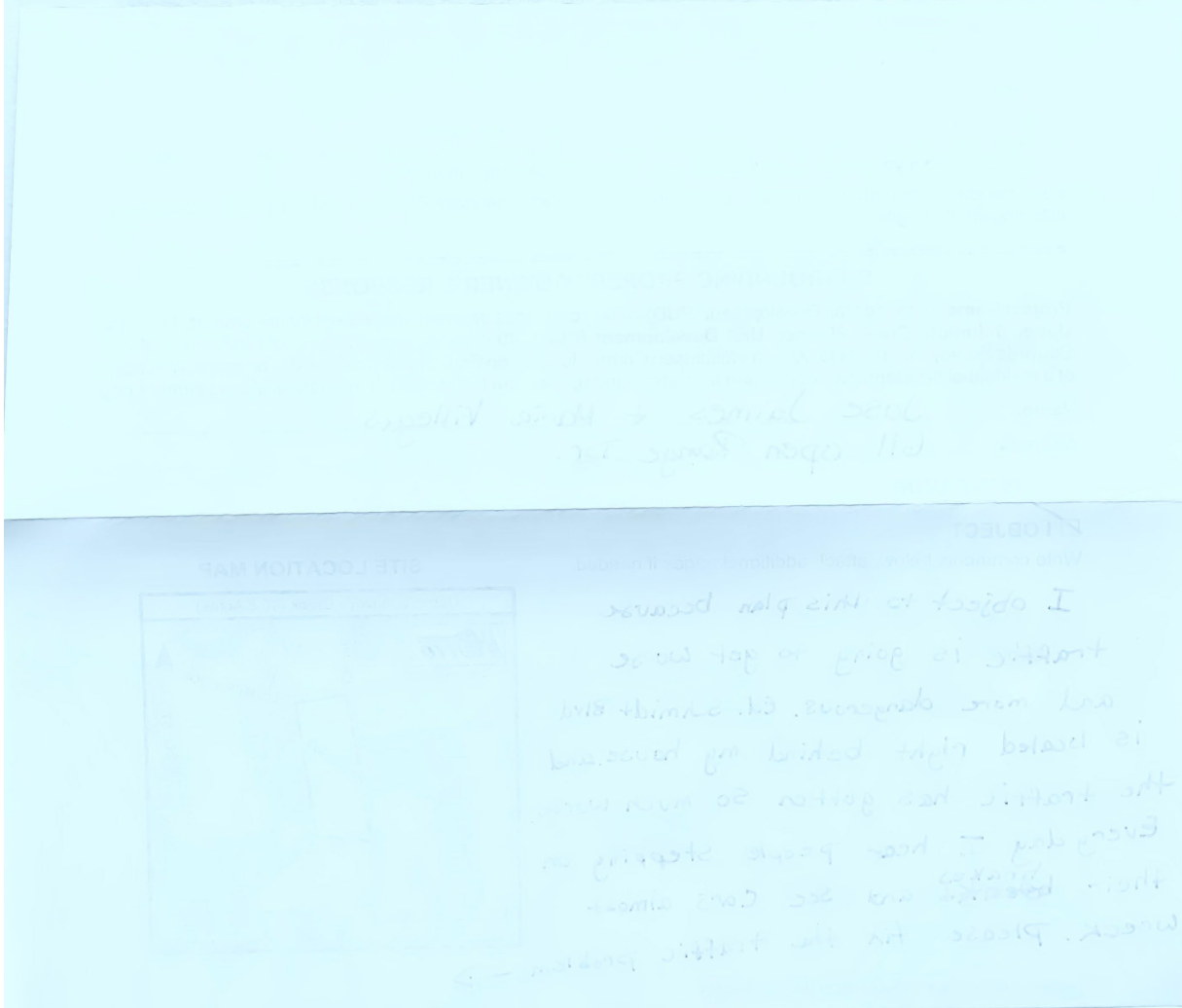


first before creating and making things worse.

Hutto is known for having so much traffic.

How can we all see this, but the city can't?

I know what we say won't change anything because it's all about money not safety.





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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 **Upper Schmidts Creek Planned Unit Development (PUD)**, 40.8 acres, more or less, of land, out of the N. Edwards Survey, Abstract No. 225, in Williamson County, located on Ed Schmidt Boulevard. The proposal consists of a residential development, associated amenities, and approx. ten (10) acres of commercial along Limmer Loop.

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 **Upper Schmidts Creek Planned Unit Development (PUD)**, 40.8 acres, more or less, of land, out of the N. Edwards Survey, Abstract No. 225, in Williamson County, located on Ed Schmidt Boulevard. The proposal consists of a residential development, associated amenities, and approx. ten (10) acres of commercial along Limmer Loop.

Name: Pamela Lawrence
Address: 400 Farm Creek Dr.

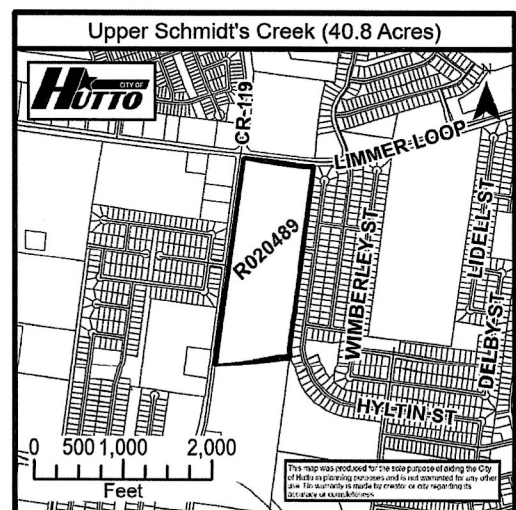
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

There is no road infrastructure in place to handle the additional traffic that would be caused by this development. Roads need to be widened before this property is developed. There is already more traffic on Ed Schmidt and Limmer Loop than those roads can handle. This development would do nothing but

SITE LOCATION MAP



From: [Eric Smith](#)
To: [Planning](#)
Subject: Upper Schmidts Creek PUD. 16 May 23 Zoning Commission Meeting
Date: Tuesday, May 2, 2023 11:42:14 AM

I'm in favor of the development. Just please ensure that they take the flood plane into consideration. It's a pretty steep grade from Ed Schmidt to Hilton and the runoff design is perfect now.

Thanks,

Eric Smith
509 Hyltin St
Hutto, TX 78634

Sent from [Mail](#) for Windows

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed North Town Commons Lots 2-4, Block A Final Plat, 2.864 acres, more or less, of land, three commercial lots, located south of FM 1660 along the east side of FM1660N.
Meeting: Tuesday, May 16, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Final Plat consists of approximately 2.864 acres, subdivided into three lots. Access will be taken from FM 1660 North and internal, private driveways. The property is surrounded by commercial and light industrial/warehouse to the north, Durango PUD to the south with possible multi-family or commercial uses, and east is additional North Town Commons lot, and to the west lies FM 1660 North.

SUMMARY OF REQUEST:

The revised Preliminary Plat for North Town Commons Block A, Lots 2-4 is located along FM 1660 North. The proposal seeks to amend the existing Preliminary Plat to adjust the joint access easement along the west side of Lots 2 and 3. The layout substantially conforms to the approved North Town Commons PUD that was adopted in 2008 and amended in 2017. Access to the proposed lots will be provided from FM 1660 North and the shared driveway indicated on the schematic. Joint use access easements will be dedicated prior to Final Plat. The private driveway will be owned and maintained by the property owners, through a Property Owners Association.

The property will be served by the City of Hutto after the developer makes the necessary extensions. The utilities on site will be maintained by the property owner/developer, which aligns with the requirements of the PUD zoning requirements. Sidewalks will be installed by the developer on all street side property lines.

STAFF REVIEW:

This plat has been reviewed and all City comments have been addressed. Staff recommends approval.

FISCAL NOTES:

None at this time.

POLICY IMPLICATIONS:

Not applicable

AGENDA ITEM REPORT

4.4.



ATTACHMENTS:

1. NTCBlkALots2-4FP-U2-Plat(4-12-23)

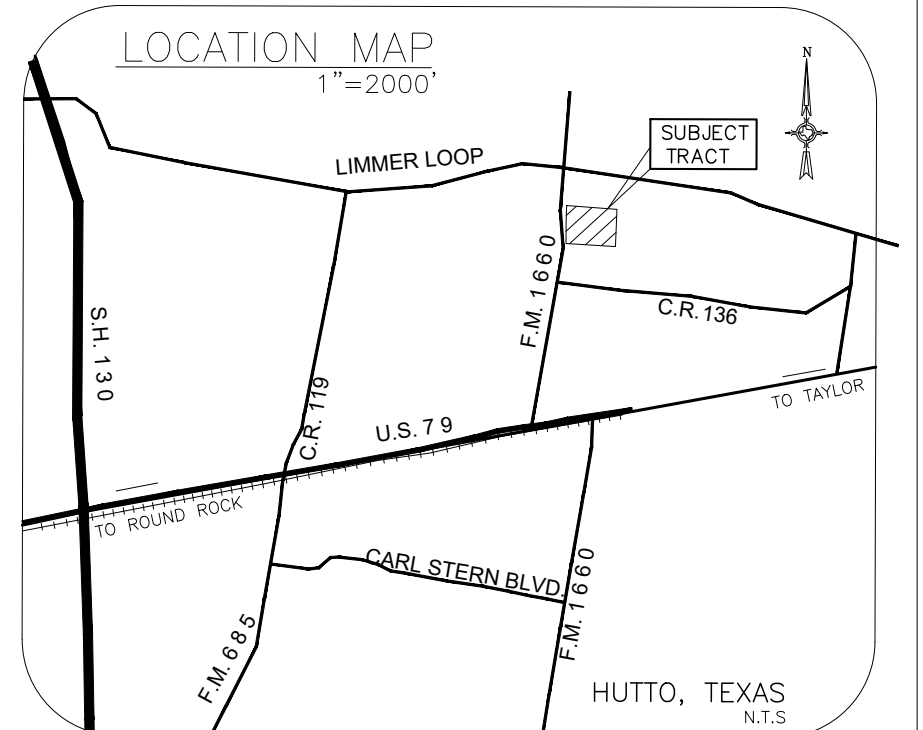
FINAL PLAT

LOTS 2, 3, & 4, BLOCK A, NORTH TOWN COMMONS

IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

0 25 50 FT

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



LOT AREA & LAND USE

LOT 2	0.876 Ac	COMMERCIAL
LOT 3	0.723 Ac	COMMERCIAL
LOT 4	1.265 Ac	INDUSTRIAL
TOTAL	2.864 Ac	

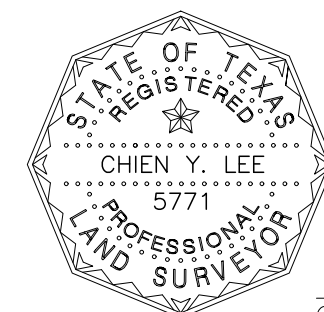
OWNER INFO:
NORTH TOWN COMMONS, LLC
3874 LIMMER LOOP, HUTTO, TX 78634
RANDY RUSS
(512) 689-6982

MINIMUM FINISHED FLOOR ELEVATION

LOT 2	665.0'
LOT 3	665.0'
LOT 4	670.0'

SHEET 1 OF 2

4-11-2023



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

HEJL, LEE & ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING

206 TAYLOR STREET, HUTTO, TEXAS 78634
Ph: (512) 642-3292

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

NOTES

1. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
2. THIS PROPERTY IS SUBJECT TO THE CITY OF HUTTO PLANNED UNIT DEVELOPMENT (PUD) WITH ORDINANCE 2023-006.

UPDATED: 4-11-2023 LOTS 2, 3, 4 FINAL PLAT (SHT1) 2023-04-11.DWG HLA PROJ. NO. SP1718-234

MA DURANGO FARMS, LLC Received 4/12/2023
10.521 Ac
DOC. NO. 2020097807
O.P.R.W.C.T.



**NORTH TOWN COMMONS
BLOCK A, LOT 1
CABINET GG, SLIDE 298
W.C.P.R.**

**ACTION PLUS
ENTERPRISES, LLC
1.359 Ac
DOC. NO. 2021188211
O.P.R.W.C.T.**

LOT 6
DOC. NO. 2018006018
O.P.R.W.C.T.

BLOCK A

LOT 7
DOC. NO. 2020111911
O.P.R.W.C.T.

LOT 2

LOT 3

LOT 4

NORTH TOWN COMMONS, LLC
REMAINDER PORTION
28.449 ACRES
DOCUMENT NO. 2007062953
O.P.R.W.C.

