CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, JUNE 21, 2018 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
401 WEST FRONT STREET

CITY COUNCIL

Doug Gaul, Mayor
Tom Hines, Place 2, Mayor Pro-tem
Scott Rose, Place 1
Nathan Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

AMENDED AGENDA

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL COMMENTS**
   5A. General Comments from City Council

6. **PUBLIC COMMENT**
   Any citizen wishing to speak during public comment regarding an item on or off the agenda may do so after completing the required registration card. In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.
   6A. Remarks from visitors. (*Three-minute time limit*)

7. **CONSENT AGENDA ITEMS:**
   All items listed on the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Council member in which event, the item will be removed from the consent agenda and considered as a regular agenda item.

7A. Consideration and possible action approving the minutes of the June 2, 2018 City Council Work Session and June 7, 2018, Regular City Council meeting. (Lisa Brown)

7B. Consideration and possible action on the acceptance of the streets and drainage improvements of Carol Meadows. (Robert Sims)

7C. Consideration and possible action on the acceptance of the water, wastewater, sidewalks, streets and drainage improvements in Mager Meadows. (Robert Sims)

7D. Consideration and possible action, subject to an executed amended agreement between the City of Hutto and developer, on a resolution approving the proposed Star Ranch Section 7 Phase 7 Final Plat, 14.955 acres, more or less, of land, 44 residential lots, located within Hutto's extraterritorial jurisdiction (ETJ) near the intersection of Winterfield Drive and the future extension of Star Ranch Boulevard. (Ashley Lumpkin)

7E. Consideration and possible action on a Memorandum of Understanding authorizing the City Manager to execute an amended agreement with regard to the Star Ranch Development. (Ashley Lumpkin)

REGULAR AGENDA ITEMS

8. **ORDINANCES:**

8A. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Overton-Wolter Tracts, 181.33 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the east side of CR 119, adjacent to the northeast boundary of the Huttoparke Subdivision. (Ashley Lumpkin)

8B. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Wallin Family Hutto Investments Tract, 136.0 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the west side of FM 1660 North, along the northern boundary of the Huttoparke Subdivision. (Ashley Lumpkin)

8C. Consideration and possible action on the second and final reading of an ordinance approving the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located on between CR 119 (west boundary) and FM 1660 North (east boundary) and the Huttoparke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)

8D. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision. (Ashley Lumpkin)

8E. Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as FM 1660 North (Packsaddle Tract), 4.14 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186 in Williamson County, Texas, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district. (Ashley Lumpkin)

8F. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Neal Tracts, 167.375 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on the south side of CR 199. (Ashley Lumpkin)

8G. Consideration and possible action on the second and final reading of an ordinance approving the zoning change for the property known as the Cross Creek PUD, 167.39 acres, more or less, of land, located on CR 199, from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)

8H. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. (Ashley Lumpkin)

9. **RESOLUTIONS:**

9A. Consideration and possible action on a resolution authorizing participation in the Texas Main Street Program. (Jessica Bullock)

9B. Consideration and possible action on a resolution to approve an interlocal agreement to allow the City of Hutto to connect to, operate on, and maintain as necessary portions of CR 163 and to authorize the city manager to execute the agreement. (Matt Rector)

9C. Consideration and possible action on a resolution declaring opposition to Lealco's Application for a Type V Municipal Solid Waste - TCEQ Proposed Permit No. 2398 for the construction of a transfer station. (Helen Ramirez)

10. **CITY MANAGER COMMENTS:**

10A. Presentation of Texas Association of Municipal Information Officer Awards for Best Website and Special Print Publications for the City of Hutto. (Eliska Padilla)

10B. Monthly Presentation of the Financial Statements and Investment Activity for the Month of May. (Anthony Emadi)

10C. Update from the Chief of Hutto Fire Rescue/Williamson County Emergency Services District #3, regarding the progress of its Capital Plan with regard to the new fire station and other overall activities of Williamson County Emergency Services District #3. (Scott D. Kerwood)

10D. Presentation of March 2018 Water Storage Facility Quarterly Inspection Reports and the status of Carl Stern Water Plant and Frame Switch Composite Elevated Water Storage Tank Rehabilitation Project. (Sam Pearson and Robert Sims)

11. **EXECUTIVE SESSION:**

11A. Executive Session, as authorized by Texas Government Code Section 551.074, deliberations regarding personnel matters, as it relates to City Council's Boards and Commissions.

11B. Executive Session, as authorized by Texas Government Code, Section 551.071, consultation with attorney, and Section 551.087, deliberations regarding Economic Development negotiations regarding Project Music Play.

11C. The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

12. **ACTION RELATIVE TO EXECUTIVE SESSION:**

12A. Consideration and possible action relating to City Council's Boards and Commissions.

13. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the June 21, 2018 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on June 18, 2018 at _____.

Original Agenda Signed
Lisa L. Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or lisa.brown@huttotx.gov for assistance.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7A. **AGENDA DATE:** June 21, 2018

PRESENTED BY:

ITEM:

Consideration and possible action approving the minutes of the June 2, 2018 City Council Work Session and June 7, 2018, Regular City Council meeting. (Lisa Brown)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:

1. June 2, 2018 Minutes
2. June 7, 2018 Minutes

CITY COUNCIL SPECIAL CALLED MEETING MINUTES JUNE 2, 2018

The Hutto City Council met in a work session on Saturday, June2, 2018, at Crosswalk Church, 8650 County Road 110, Hutto, Texas 78665..

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 8:30 a.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, and Councilmember Terri Grimm, and Councilmember Patti Turner.

Members of staff that were present were Odis Jones, City Manager; Bill Bingham, City Attorney; Helen Ramirez, Assistant City Manager; Eliska Padilla, Executive Director of Communication; Scot Stromsness, Director of Community Services; Ashley Lumpkin, Executive Director of Development Services; Carroll Menasco, Director Human Resources; James Bryson, Director of Finance; Matt Rector, Executive Director of Engineering and Public Works, and Lisa Brown, City Secretary.

INVOCATION

Pastor Steve Cochran of Crosswalk Church gave the invocation

Mayor Gaul led an exercise where the councilmembers stated what they see as the future of Hutto.

Jason Gray with JD Gray Group welcomed everyone and opened the work session.

Lt. Nate Spraggins joined the meeting at 9:20 a.m.

Discussion concerning Board and Commission appointments.

Jason Gray led the discussion concerning Boards and Commissions.

Discussion ensued regarding the structure and composition of the boards and commissions, and when appointments should be made.

The Council recessed at 9:45 a.m. and reconvened at 10:02 a.m.

Discussion concerning Policy-Focused Governance

Mayor Gaul began a discussion about developing a Community Development Board

Discussion ensued regarding the creation of a new recommending board for quality of life or economic development, and defining the direction of the Economic Development Corporation..

The Council recessed at 11:30 a.m. and reconvened at 11:45 a.m. for a working lunch.

Discussion regarding Active Projects

Jason Gray reviewed the active projects under way in the City and presented a comparative analysis of the growth of the city from 2015 to 1018 and the expected growth rate over the next seven years.

Jason Gray led a discussion on the use of future use of revenues.

A discussion ensued on how to reduce costs to the citizens, improve infrastructure

The Council recessed at 12:41 p.m. and reconvened at 12:50 p.m.

Discussion on Quality of Life

Jason Gray asked the Council what types of projects they would like to see to improve the quality of life.

Discussions were centered on maintaining and improving existing parks and hiring staff.

ADJOURNMENT

The meeting was adjourned at 1:50 p.m.

CITY OF HUTTO

_____

Doug Gaul, Mayor

APPROVED:

_____

Lisa L. Brown, City Secretary

CITY COUNCIL
MEETING MINUTES
JUNE 7, 2018

The Hutto City Council met in a regular session on Thursday, June 7, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council that were present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Patti Turner, and Councilmember Terri Grimm. Councilmember Scott Rose was absent

Members of staff that were present were Odis Jones, City Manager; Bill Bingham, City Attorney; Byron Frankland, Chief of Police, Paul Hall, Assistant Chief of Police, Matt Rector, Executive Director of Public Works and Engineering; Ashley Lumpkin, Executive Director of Business and Development Services; Anthony Emadi, Chief Financial Officer; Lisa Riggs, Library Manager; and Lisa Brown, City Secretary.

INVOCATION

The invocation was conducted by Pastor Johnny Brower, from Hutto Discovery United Methodist Church.

PLEDGE OF ALLEGIANCE

Cub Scout Pack 912 led the Pledge of Allegiance and the Texas Pledge.

CITY COUNCIL COMMENTS

5A. General Comments from City Council

Mayor Pro-tem Tom Hines thanked the Council and City Staff for a productive and well run work session on June 2, 2018.

PUBLIC COMMENT

Lucas Evans - 3750 CR 132 – spoke regarding the fast growth of the City. Would like to see the City slow the development of the housing market.

<u>Mary Belton</u> – 1109 Enclave Way – remarked on the wooden fence that has been erected behind the Valero convenience store on Chris Kelly Blvd. instead of the masonry wall that is required by the UDC. Wants to know why the City has not done anything to make the developer comply with the UDC.

<u>Elizabeth Mark</u> – 112 Silkstone – spoke about the Star Ranch development and how the developer has changed the development plan for the community since it's inception and how is removing all the greenspace.

<u>Renee LaFrance</u> – 204 Silkstone St. – spoke about the over-development of the Star Ranch community.

CONSENT AGENDA

7A. Consideration and possible action on the meeting minutes for the May 15, 2018 Special Called City Council Meeting, and the May 17, 2017 Regular City Council Meetings.

MOTION: Councilmember Tom Hines moved to approve the minutes for the May 15 and 17, 2018 City Council meetings. Councilmember Nathan Killough seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Council Member Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

ORDINANCES

8A. Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as RSI PUD, 315.28 acres, more or less, of land, located between CR 119 (west boundary) and FM 1660 North (east boundary) and the Huttoparke Subdivision (south boundary), from SF-1 (single-family residential) to planned Unit Development (PUD) zoning district.

Ashley Lumpkin presented the Planned Unit Development for the first townhome development that will include an east/west collector road with a turn lane.

Odis Jones stated that the PUD calls for improvements to the sewer system in the development.

Councilmember Grimm what the width of the curbs would be in the round-a-bouts.

Stephen Ferris with the builder explained that the curb widths will be 18' from curb to curb on the interior portions, and will be rollover curbs that are accessible for fire trucks. He also explained the streets will be 29' feet wide with parking on both sides of the street.

Mayor Pro-tem Hines stated that the fire department prefers 35' with parking on one side of the street. He also asked if the curbs at the entrance and exits would be rollover curbs.

Stephen Ferris agreed to parking on one side of the street and was willing to look at rollover curbs at the front entrance.

MOTION: Councilmember Nathan Killough moved to approve the first reading of an ordinance approving the zoning change for the property known as RSI PUD, 315.28 to a Planned Unit Development (PUD) zoning district with the proposed changes of parking on one side of the street and rollover curbs. Councilmember Patti Turner seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

8B. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of Pollard Tracts, 69.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137.

MOTION: Councilmember Tom Hines moved to approve the first reading of an ordinance regarding the proposed annexation of Pollard Tracts, 69.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. Councilmember Terri Grimm seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan

	Councilmember Patti Turner
	Councilmember Terri Grimm
Nays:	None
Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

8C. Consideration and possible action considering second reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in City Council Compensation and Fund Accounts.

MOTION: Councilmember Tim Jordan moved to approve the second reading of an ordinance approving a Fiscal Year 2017-2018 Budget Amendment concerning changes in City Council Compensation and Fund Accounts. Councilmember Tom Hines seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
	Nays:	Councilmember Terri Grimm
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 5 ayes and 1 nay.

RESOLUTIONS

9A. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, Texas.

Elliott Jones of Meritage Homes addressed the Council about the type of homes that will be built in the Cross Creek development. Meritage plans to extend Carl Stern and the bridge eastward, will contribute to extending the City Wastewater Collection system and extend service to the east. Will have a north/south collector feeder road. Will contain a 3.5 acres park and 49 acres of open space with trails. Meritage will be contributing $3.5 million to the City in fees. On full build-out it will be approximately $5 million. Meritage is seeking to create a Public Improvement District (PID) for this project with a maximum authorized improvement amount of $10 million.

The City Manager added that in order to extend water/sewer system to the Megasite will cost approximately $7 million. Meritage Homes and Lennar Homes will contribute $6 million toward the re-routing of the sewer system to the southern plant. Meritage will also be contributing to the

cost of improving Cottonwood Creek. Meritage had a drainage study prepared that the City engineer is reviewing.

Councilmember Jordan wanted to know if they were working with FEMA with regard to the flood plain.

The City Manager advised that the PID provides a vehicle for the payment of the improvements to the creek and the sewer system. He further advised the Council that Robert Sims, City Engineer, will be bring a plan to the Council in August with a recommendation on how to control the flooding in that area.

Councilmember Killough wanted to know the price range of the homes - $350-400,000.

Mr. Jones stated they paid for a study of the central plant and under the City Manager's direction Meritage is sending the sewer flow to the southern plant and by doing so that believe they can pick up the Glenwood station which will relieve the burden on the central plant.

Mayor Gaul opened a public hearing at 7:55 p.m. with no comments the hearing was closed at 7:56 p.m.

Mayor Pro-tem asked with $.35 per $100 valuation, are they confident they can fill the houses? Mr. Jones stated for the quality of home they produce this is not an unusual tax rate.

MOTION: Councilmember Hines made a motion to adopt a resolution regarding the creation of the Cross Creek Public Improvement District within the City of Hutto, Texas. Councilmember Killough seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9B. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, Texas.

Estimated cost of construction is $40 million which includes the cost of the collector road to connect Ed Schmidt to FM 1660, landscaping and enhanced roadways. The PID will also include right-sizing the sewer system.

Zach Brown of William Lyons Homes provided an overview of the 315 development. The PID will help pay for the Upper Cottonwood Creek sewer gravity main. The collector with be three lanes with multiple roundabouts that will provide Huttoparke with additional egress.

Mayor Gaul opened the public hearing at 8:03 p.m., with no public comments the hearing was closed at 8:03 p.m.

Councilmember Killough noted that the City needs to address the drainage of Cottonwood Creek where it begins at this point. The City Manager stated that that is included.

MOTION: Councilmember Killough made a motion to adopt a resolution regarding the creation of the Hutto 315 Public Improvement District within the City of Hutto, Texas. Councilmember Jordan seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9C. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, Texas.

Ashley Lumpkin advised the Council for the Packsaddle PID. There are 566 home lots. The project is approximately 177 acres that has a commercial and a church sites. The church is currently on the Co-Op site, but they agreed to move if an alternate site could be found. Bob Wunch worked with the developer to find an alternate site for the church. This project enables the expansion of the sewer line to the west and enables the site where the new high school will be located to have sewer. It also improves the drainage south.

Scott Rempke from Packsaddle Partners presented an overview of the project. Stated the church site is 12 acres, intends to bring childcare to the area; has 38 acres of parks and trails, will construct a road that will provide access to the neighborhood and to the school complex.

The developer stated that they have over-engineered the project to deal with current and future drainage issues.

Mayor Gaul opened the public hearing at 8:17 p.m., with no public comment the hearing was closed at 8:17 p.m.

Councilmember Jordan asked about the flood plain on the map. Mr. Rempke stated it was an engineered flood plain. This is not a FEMA area, but their potential storm water area.

MOTION: Councilmember Killough made a motion to adopt a resolution regarding the creation of the Packsaddle Public Improvement District within the City of Hutto, Texas. Councilmember Hines seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9D. Public hearing, discussion, and possible action to adopt a resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto, Texas.

Bob Wunch gave a brief construction update on the Co-Op construction progress.

Walter Kulakowski gave an overview of the PID and Tax Incremental Reinvestment Zone structure.

The City Manager emphasized this is not a bond being issued by the City, but will be issued by a private issuer. The City will place a tax assessment on the property which when collected will be paid to the bond purchaser. In the event the owner of the property does not pay then the City would foreclose on the property and find another developer.

MOTION: Councilmember Hines made a motion to adopt the resolution regarding the creation of the Hutto Co-Op Public Improvement District within the City of Hutto. Councilmember Killough seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None

Absent: Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

9E. Consideration and possible action on a resolution approving the waiver of library fees in exchange for canned and boxed goods.

Lisa Riggs, Library Manager, presented a resolution to the Council that would allow Library patrons to have their penalties waived in exchange for a canned or boxed good. One can or box would be equal to $1.00. Ms. Riggs explained that the benefit of the program is twofold in that it brings patrons with fines who are experiencing financial difficulty will not frequent the library out of embarrassment back to the library, and it helps stock the local food pantry.

Mayor Gaul asked why we don't make extend the program for the entire summer.

Councilmember Hines asked what is the total fees due to the library for the 384 patrons who have outstanding fees. Ms. Riggs stated that it averages out to $5.53 per patron.

Councilmember Grimm suggested the program run until August 1, 2018.

Councilmember Jordan wanted to know how this would effect the library. Ms. Riggs believes it will increase attendance at the Library.

MOTION: Councilmember Killough made a motion to accept the resolution approving the waiver of library fees in exchange for canned and boxed goods until August 1, 2018. Councilmember Grimm seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

10A. Presentation of Quarterly Results for Hutto Has Heart.

MOTION: Councilmember Hines made a motion to table the item until the July 5, 2018 meeting. Councilmember Grimm seconded the motion.

VOTE: Ayes: Mayor Doug Gaul

	Mayor Pro-tem Tom Hines
	Councilmember Nathan Killough
	Councilmember Tim Jordan
	Councilmember Patti Turner
	Councilmember Terri Grimm
Nays:	None
Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

10B. Update on the results of the International Council of Shopping Centers RECON Conference.

Odis Jones, City Manager, briefed the Council on the results of conference in Las Vegas attended by himself, Mayor Gaul, Nelson Nagel, Bill Gravell, Helen Ramirez, Jessica Bullock. Mr. Jones praised Ms. Ramirez and Ms. Bullock for all their hard work in organizing and scheduling meetings with the vendors. Hutto representatives were scheduled to meet with 40 vendors, but ended up meeting with 61 retailers, 3 who have committed to coming to Hutto, and 10 who have scheduled visits. Mr. Jones also received calls from 3 hotels interested in Hutto.

On a side note, Mr. Jones advised the Council that the City has won an award from the Texas Association of Municipal Information Officers for the City's branding guide and the website design.

10C. Presentation by Bob Wunch of MA Partners on the status of the Co-Op District.

Mr. Wunch gave another brief update on the construction of City Hall. He then introduced Bob Galloway and Amanda McWilliams who provided a review of the interior finishes for the new City Hall.

The Council recessed into Executive Session at 8:52 p.m. and reconvened at 9:21 p.m.

No action was taken in Executive Session.

MOTION: Councilmember Hines made a motion to authorize the City Manager to enter into a development agreement with the Brooklands. The motion was seconded by Councilmember Grimm.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

MOTION: Councilmember Hines made a motion to authorize the City Manager to enter into a development agreement with Project Manufacturing. Councilmember Killough seconded the motion.

VOTE:	Ayes:	Mayor Doug Gaul
		Mayor Pro-tem Tom Hines
		Councilmember Nathan Killough
		Councilmember Tim Jordan
		Councilmember Patti Turner
		Councilmember Terri Grimm
	Nays:	None
	Absent:	Councilmember Scott Rose

ACTION: The motion carried with 6 ayes and 0 nays.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 9:23 p.m.

CITY OF HUTTO

_____
Doug Gaul, Mayor

APPROVED:

_____
Lisa L. Brown, City Secretary

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7B. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Robert Sims, P.E., City Engineer

ITEM:

Consideration and possible action on the acceptance of the streets and drainage improvements of Carol Meadows. (Robert Sims)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

The infrastructure improvements for the residential subdivision Carol Meadows Section 2 have been constructed and are ready to be accepted by the City Council. A final inspection was conducted by the City's Construction Inspector of all streets, drainage, sidewalk, and sidewalk ramp improvements. All items have been constructed according to engineering plans and City codes and standards. The contractor has submitted a warranty bond to cover the materials and workmanship for two years

BUDGETARY AND FINANCIAL SUMMARY:

The total cost of the improvements is $1,467,371.50

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends approval.

SUPPORTING MATERIAL:

1. Engineer's Concurrence
2. Project Construction Summary
3. Mintenance Bond
4. Area MAp
5. Resolution

RANDALL JONES & ASSOCIATES
ENGINEERING INC.
2900 JAZZ STREET • ROUND ROCK, TEXAS 78664

ENGINEER'S CONCURRENCE LETTER

Owner of Property:
Hutto Development, Ltd.

Kind of Project, Contract Identification:
Carol Meadows Section 2 – Street, Drainage, Water, Wastewater, and Erosion Control Improvements

Name of Contractor: Cash Construction Company, Inc.

Name of Consulting Engineer: Randall Jones & Associates Engineering, Inc. / TBPE Reg. No. F-9784

Address of Consulting Engineer: 2900 Jazz St, Round Rock, TX 78664

I certify that this Project is 100% complete April 11, 2018; that the project was under periodic observation by either myself or someone under my supervision; that to the best of my knowledge the Project was in accordance with and includes all items in the plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" have been furnished to the City.

This concurrence letter does not include the inspection or approval of any ADA related improvements. The opinion expressed in this letter is based on a general visual inspection of the project. As engineer, I was not engaged to perform inspection services during construction.

STATE OF TEXAS
ISRAEL RAMIREZ
114495
LICENSED
PROFESSIONAL ENGINEER
4.11.18

Signature
Texas Registration Number
114495

T: engconc

(512) 836-4793 • FAX (512) 836-4817
TBPE REG NO. F-9784

RANDALL JONES & ASSOCIATES
ENGINEERING INC.
2900 JAZZ STREET • ROUND ROCK, TEXAS 78664

ENGINEER'S CONCURRENCE LETTER

Owner of Property:
Hutto Development, Ltd.

Kind of Project, Contract Identification:
Carol Meadows Section 2 – Offsite Wastewater and Water Improvements

Name of Contractor: Cash Construction Company, Inc.

Name of Consulting Engineer: Randall Jones & Associates Engineering, Inc. / TBPE Reg. No. F-9784

Address of Consulting Engineer: 2900 Jazz St, Round Rock, TX 78664

I certify that this Project is 100% complete April 11, 2018; that the project was under periodic observation by either myself or someone under my supervision; that to the best of my knowledge the Project was in accordance with and includes all items in the plans and specifications approved by all authorities having jurisdiction; and "Record Drawings" have been furnished to the City.

This concurrence letter does not include the inspection or approval of any ADA related improvements. The opinion expressed in this letter is based on a general visual inspection of the project. As engineer, I was not engaged to perform inspection services during construction.

STATE OF TEXAS
ISRAEL RAMIREZ
114495
LICENSED
PROFESSIONAL ENGINEER
4.11.18

Signature
Texas Registration Number
114495

T: engconc

(512) 836-4793 • FAX (512) 836-4817
TBPE REG NO. F-9784

PROJECT CONSTRUCTION SUMMARY

PROJECT NAME: Carol Meadows Section 2

FINAL ACCEPTANCE DATE:

INSPECTOR: Todd Meaker

CONTRACTOR: Cash Construction Company, Inc.

Maintained By:	
COH	Other
Boxes checked by HOA	

CONSTRUCTION COSTS

STREET IMPROVEMENT COST: $607,070.50

SIDEWALK IMPROVEMENT COST: $33,900.00

SIDEWALK RAMP IMPROVEMENT COST: $15,600.00

BRIDGE IMPROVEMENT COST: $0.00

POND(S) COST: $0.00

DRAINAGE IMPROVEMENT COST: $810,801.00

WATER IMPROVEMENT COST: $0.00

WASTEWATER IMPROVEMENT COST: $0.00

EROSION CONTROLS / RESTORATION COST: $0.00

TOTAL IMPROVEMENT COST: $1,467,371.50

PREPARED BY (DESIGN ENGINEER): Randall Jones & Associates Engineering

CHECKED BY (CID SUPERVISOR):

STATE OF TEXAS
ISRAEL RAMIREZ
114495
LICENSED
PROFESSIONAL ENGINEER
6.13.18

CONSTRUCTION SUMMARY FOR STREETS & SIDEWALKS

STREET PAVING							
STREET NAME	Address From Lot #	Address To Lot #	Pavement Design (Thickness) Asphalt / Base	Pavement Width (FT) (foc-foc)	L (FT)	PRIVATE	ETJ
Carol Drive	1A	20A	2/8	30	1393	No	No
Kates Way	1B	10B	2/8	30	806	No	No
Helen Road	11B	22B	2/8	30	698	No	No
Lauren Way	16C	21C	2/8	30	397	No	No

SIDEWALKS / SIDEWALK RAMPS						
STREET NAME	Address from	Address to	W (FT)	L (FT)	SIDES 1	CURB RAMP 2
Carol Drive	NA	NA	5	489	E&W	4
Kates Way	NA	NA	5	459	E&W	2
Helen Road	NA	NA	5	-	-	4
Lauren Way	NA	NA	5	83	S	2

1 – Designates location of existing sidewalk (E, W, S, N, SE, SW, NE, NW of designated street)
2 – Number of Ramps

CONSTRUCTION SUMMARY FOR DRAINAGE

STORM DRAIN			MANHOLES			INLETS		
SIZE (IN)	MATERIAL TYPE	L (FT)	QTY	SIZE (Dia – FT)	MATERIAL TYPE	QTY	SIZE (L – FT)	TYPE [1]
12"	RCP CL III	70	3	5	Conc	17	10	Curb
18"	RCP CL III	1,040	2	6	Conc	5	4 x 4	Area
21"	RCP CL III	21						
24"	RCP CL III	542						
30"	RCP CL III	1,022						
36"	RCP RUBBER GASKET	222						
42"	RCP CL III	520						

JUNCTION BOXES			OUTFALL STRUCTURES		
QTY	SIZE (FT x FT x FT)	MATERIAL TYPE [2]	QTY	SIZE [3]	DESCRIPTION [4]
2	4 x 4	Precast	2	12"	Conc Headwall
			1	18"	Conc Headwall
			4	30"	Conc Headwall
			1	36"	Conc Headwall
			2	2-42"	Conc Headwall

CHANNEL			
LENGTH (FT)	BOTTOM WIDTH (FT)	SIDE SLOPE (FT/FT)	LINING MATERIAL TYPE
1,388	8	3:1	Natural
582	8	3:1	Natural

1) Grate, Area, Curb, Recessed Curb, Combination, Slotted Drain
2) Cast-in-Place, Precast
3) Pipe size / Culvert Size
4) Headwall, Wing Walls, Gabions

Cash Construction Company, Inc.
P.O. Box 1279
Pflugerville, Texas 78691
(512) 251-7872 Fax (512) 251-2578

LETTER OF TRANSMITTAL

DATE:	6/14/2018	JOB # 822
ATTENTION	Anthony Host	
PROJECT:	Carol Meadows Section 2	

TO: City of Hutto

WE ARE SENDING YOU _X__Attached ___Under separate cover via X the following items:

_____ Drawings __Prints ____ Plans ___Samples ___Specifications

_____ Copy of letter ___Change order ____ Other

ORIGINALS	DATE	NO.	DESCRIPTION
1	06/14/2018		Revised City of Hutto Maintenance Bond

THESE ARE TRANSMITTED as checked below:

_____ For approval
X For your use
_____ As requested
_____ Approved as submitted
_____ Approved as noted
_____ Returned for corrections
_____ Resubmit_____copies for approval
_____ Submit_____copies for distribution
_____ Return ____signed copies
_____ For review and comment
_____ For bids due
_____ Prints returned after loan to us
COPY TO

REMARKS

Anthony,

Attached are the above mentioned documents. Please let us know if you have any questions or need additional information.

Thank you,

SIGNED Stacy Small

MAINTENANCE BOND

BOND NUMBER: 106891014

KNOW ALL MEN BY THESE PRESENTS:

THAT **Cash Construction Company, Inc., 217 Kingston Lacy Blvd., Pflugerville, TX 78660,** as Principal, and **Travelers Casualty and Surety Company, One Tower Square, Hartford, CT 06183,** as surety, are held and firmly bound unto the **City of Hutto, 410 West Front Street, Hutto, Texas 78634,** in the full and just sum of **One Hundred Fourty Six Thousand Seven Hundred Thirty Seven& 15/100 ($146,737.15)** ***DOLLARS*** (10% of the total cost of the improvements) for the payment of which are well and truly to be made, we the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal agrees to complete all of the improvements for **Carol Meadows Section 2** for: **Drainage, Sidewalk, Ramps and Street Improvements.**

WHEREAS, the **City of Hutto** has requested that said work be guaranteed against failure because of defective workmanship or material, performed or furnished by said principal for a period of two (2) years from the date of acceptance by the City of Hutto

NOW THEREFORE, if the said Principal shall indemnify and save harmless the City of Hutto against loss or damage occasioned directly by the failure of said materials or workmanship, then this obligation to be void, otherwise to remain in full force and effect. It is understood, however, that this bond shall not include loss or damage by failure or workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

Signed and sealed this **24th** day of **April, 2018.**

Cash Construction Company, Inc.
Principal – name of developer

BY: _____(signature)
Title

Travelers Casualty and Surety Company

BY: _____
Tannis Mattson, Attorney-In-Fact

Note: Bonding Company should attach a State of Texas Claim Notice Endorsement, which states "in accordance with Section 2253.021(f) of the Texas Government Code and Section 53.202(6) of the Texas Property Code any notice of claim to the named surety under this bond should be sent to (full name, address, phone number, fax of the bonding company).

TRAVELERS	Travelers Casualty and Surety Company of America Travelers Casualty and Surety Company St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Tannis Mattson, of Houston, Texas, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February, 2017**.

State of Connecticut

City of Hartford ss.

By: Robert L. Raney, Senior Vice President

On this the **3rd** day of **February, 2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2021**

Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 24th day of April, 2018.

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.

Marsh

Carol Meadows Section 2

RESOLUTION NO. _____

WHEREAS, the infrastructure improvements for the Carol Meadows, Section 2 residential subdivision have been constructed and are ready for acceptance; and

WHEREAS, a final inspection was conducted by the City's Construction Inspector of all streets, sidewalk, ADA ramps, and drainage improvements; and

WHEREAS, all items have been constructed according to engineering plans and City codes and standards; and

WHEREAS, Cash Construction submitted a warranty bond to cover the materials and workmanship for two years,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, hereby accepts the infrastructure improvements for the Carol Meadows Section 2 residential subdivision.

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

RESOLVED this **21st** day of **June, 2018**.

CITY OF HUTTO, TEXAS

_____
Doug Gaul, Mayor

ATTEST:

_____
Lisa Brown, City Secretary

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7C. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Robert Sims, P.E., City Engineer

ITEM:

Consideration and possible action on the acceptance of the water, wastewater, sidewalks, streets and drainage improvements in Mager Meadows. (Robert Sims)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

The infrastructure improvements for the residential subdivision Carol Meadows Section 2 have been constructed and are ready to be accepted by the City Council. A final inspection was conducted by the City's Construction Inspector of all streets, drainage, sidewalk, and sidewalk ramp improvements. All items have been constructed according to engineering plans and City codes and standards. The contractor has submitted a warranty bond to cover the materials and workmanship for two years.

BUDGETARY AND FINANCIAL SUMMARY:

The total cost of the improvements is $1,467,371.50

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not app;icable.

CITY ATTORNEY REVIEW:

Not applicable

STAFF RECOMMENDATION:

Staff recommends approval

SUPPORTING MATERIAL:

1. Engineer's Concurrence
2. Project Construction Summary
3. Maintenance Bond
4. Area Map
5. Resolution

PAPE-DAWSON ENGINEERS

ENGINEER'S CONCURRENCE
FOR
PROJECT ACCEPTANCE

PROJECT: **Mager Meadows, Phase 1** Date: May 7, 2018
Street, Drainage, Water & Wastewater Improvements

Owner's Name and Address

288 Development, Inc.
311 University Drive, Suite 101
Fort Worth, Texas 76107

Consultant Engineer's Name and Address

Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd., Suite 220 West
Austin, Texas 78757

On May 7, 2018, I, the undersigned Professional Engineer in the State of Texas, or my representative, met with representatives of the City of Hutto and the Project Contractor and made a visual inspection of the above referenced project. No discrepancies in approved construction plans or deficiencies in construction were visible or brought to my attention by the parties at the meeting except minor items which were subsequently rectified. I, therefore, recommend acceptance of this project by the City of Hutto once the following listed items are corrected to the satisfaction of the City of Hutto.

None

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER

5/11/18

(SEAL)

Signature

Michael S. Fisher, P.E.
Typed Name

87704
Texas Registration No.

H:\projects\507\96\00\402 Construction Phase Services\Phase 1\Project Close Out\Mager Meadows_Phase 1_ Engineers Concurrence Letter_180511.docx

PROJECT CONSTRUCTION SUMMARY

PROJECT NAME: Carol Meadows Section 2

FINAL ACCEPTANCE DATE:

INSPECTOR: Todd Meaker

CONTRACTOR: Cash Construction Company, Inc.

Maintained By:	
COH	Other
Boxes checked by HOA	

CONSTRUCTION COSTS

STREET IMPROVEMENT COST: $607,070.50

SIDEWALK IMPROVEMENT COST: $33,900.00

SIDEWALK RAMP IMPROVEMENT COST: $15,600.00

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DRAINAGE IMPROVEMENT COST: $810,801.00

WATER IMPROVEMENT COST: $0.00

WASTEWATER IMPROVEMENT COST: $0.00

EROSION CONTROLS / RESTORATION COST: $0.00

TOTAL IMPROVEMENT COST: $1,467,371.50

PREPARED BY (DESIGN ENGINEER): Randall Jones & Associates Engineering

CHECKED BY (CID SUPERVISOR):

STATE OF TEXAS
ISRAEL RAMIREZ
114495
LICENSED
PROFESSIONAL ENGINEER
6.13.18

CONSTRUCTION SUMMARY FOR STREETS & SIDEWALKS

STREET PAVING							
STREET NAME	Address From Lot #	Address To Lot #	Pavement Design (Thickness) Asphalt / Base	Pavement Width (FT) (foc-foc)	L (FT)	PRIVATE	ETJ
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1 – Designates location of existing sidewalk (E, W, S, N, SE, SW, NE, NW of designated street)
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CONSTRUCTION SUMMARY FOR DRAINAGE

STORM DRAIN			MANHOLES			INLETS		
SIZE (IN)	MATERIAL TYPE	L (FT)	QTY	SIZE (Dia – FT)	MATERIAL TYPE	QTY	SIZE (L – FT)	TYPE [1]
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1) Grate, Area, Curb, Recessed Curb, Combination, Slotted Drain
2) Cast-in-Place, Precast
3) Pipe size / Culvert Size
4) Headwall, Wing Walls, Gabions

MAINTENANCE BOND

North American Specialty Insurance Company
1450 American Lane, Suite 1100, Schaumburg, IL 60173

Bond No.: 2189794

KNOWN ALL BY THESE PRESENTS: That we Liberty Civil Construction, LLC, as Principal, and North American Specialty Insurance Company, a corporation organized and existing under the Laws of the State of New Hampshire, as Surety, are held and firmly bound unto 288 Development, Inc., as Obligee, in the total sum of One Hundred Ninety Thousand Three Hundred Thirty-five And 77/100 U.S. Dollars ($190,335.77) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 9/29/2017 for Mager Meadows - Phase 1 - Street, Drainage, and Utility Improvements ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 2 [two] year(s) commencing on substantial completion (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 8th day of June, 2018.

Liberty Civil Construction, LLC

(Principal)

By: _____

North American Specialty Insurance Company

By: _____

Betty J. Reeh, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Overland Park, Kansas, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Overland Park, Kansas, each does hereby make, constitute and appoint:

GARY W. WHEATLEY, BETTY J. REEH

CLARK D. FRESHER AND BRYAN K. MOORE

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION ($50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

NORTH AMERICAN SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1973 NEW HAMPSHIRE

By _____
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By _____
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

WASHINGTON INTERNATIONAL INSURANCE COMPANY CORPORATE SEAL NEW HAMPSHIRE

IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 25th day of January, 2018.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook ss:

On this 25th day of January, 2018, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

OFFICIAL SEAL
M. KENNY
Notary Public - State of Illinois
My Commission Expires
12/04/2021

M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 6th day of June, 2018

Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims,** at **1-800-338-0753.**

You may call **Washington International Insurance Company and/or North American Specialty Insurance Company's** toll-free number for information or to make a complaint at:

1-800-338-0753

You may also write to **Washington International Insurance Company and/or North American Specialty Insurance Company** at the following address:

1450 American Lane, Suite 1100
Schaumburg, IL 60173

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1- 800-252-3439

You may write the **Texas Department of Insurance:**

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail:ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should first contact the **Washington International Insurance Company and/or North American Specialty Insurance Company**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President - Claims,** al **1-800-338-0753.**

Usted puede llamr al numero de telefono gratis de **Washington International Insurance Company and/or North American Specialty Insurance Company's** para informacion o para someter una queja al:

1-800-338-0753

Usted tambien puede escribir a **Washington International Insurance Company and/or North American Specialty Insurance Company** al:

1450 American Lane, Suite 1100
Schaumburg, IL 60173

Puede escribir al **Departmento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1- 800-252-3439

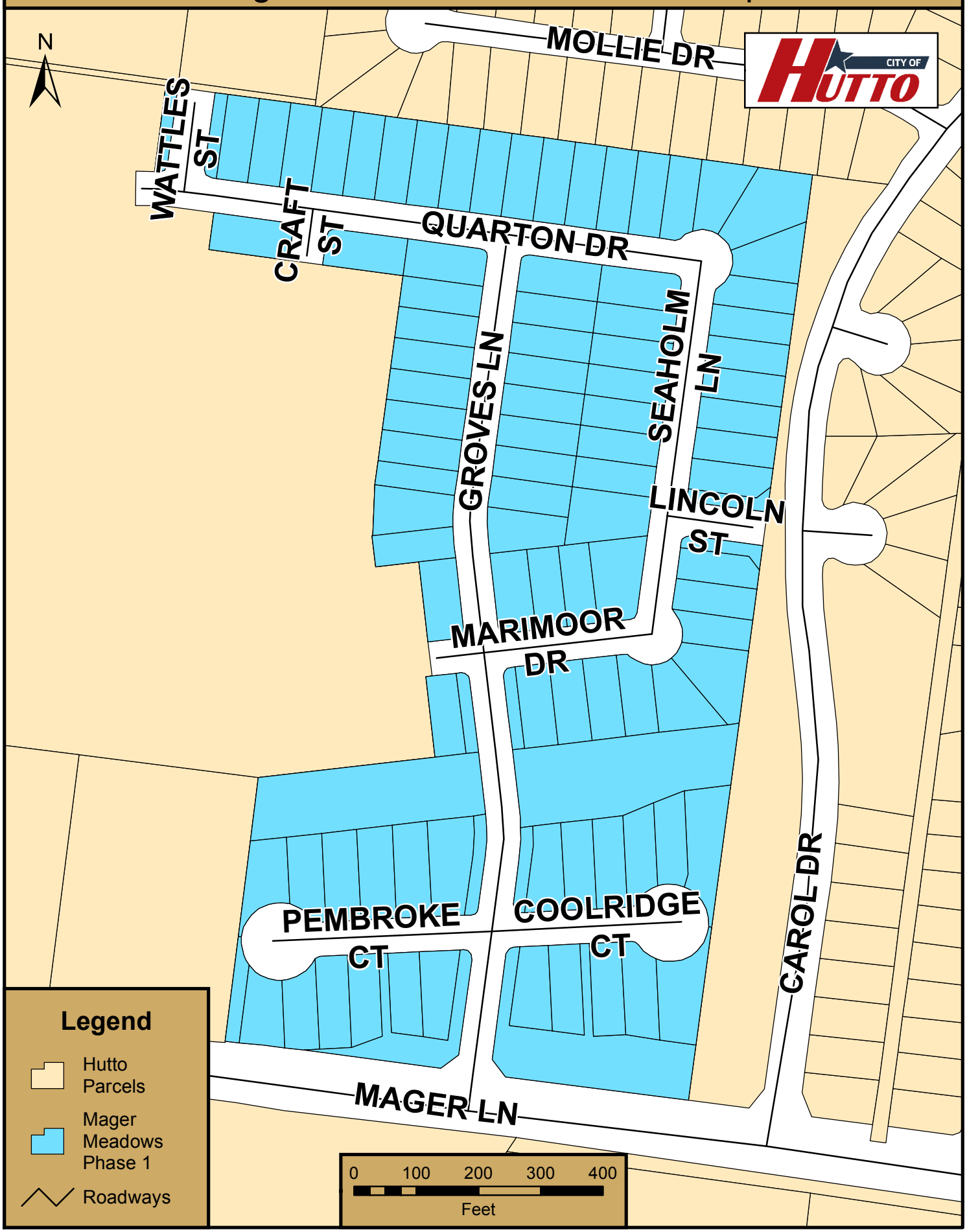
Puede escribir al **Departmento de Seguros de Texas:**

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail:ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Washington International Insurance Company and/or North American Specialty Insurance Company** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departmento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para proposito de infromacion y no se converte en parte o condicion del documento adjunto.

Mager Meadows Phase 1 Site Map



RESOLUTION NO. _____

WHEREAS, the infrastructure improvements for the Mager Meadows, Phase 1 residential subdivision have been constructed and are ready for acceptance; and

WHEREAS, a final inspection was conducted by the City's Construction Inspector of all water, wastewater, streets and drainage improvements; and

WHEREAS, all items have been constructed according to engineering plans and City codes and standards; and

WHEREAS, Liberty Civil submitted a warranty bond to cover the materials and workmanship for two years,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, hereby accepts the infrastructure improvements for the Mager Meadows residential subdivision.

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

RESOLVED this **21st** day of **June, 2018**.

CITY OF HUTTO, TEXAS

_____
Doug Gaul, Mayor

ATTEST:

_____
Lisa Brown, City Secretary

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7D. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action, subject to an executed amended agreement between the City of Hutto and developer, on a resolution approving the proposed Star Ranch Section 7 Phase 7 Final Plat, 14.955 acres, more or less, of land, 44 residential lots, located within Hutto's extraterritorial jurisdiction (ETJ) near the intersection of Winterfield Drive and the future extension of Star Ranch Boulevard. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Final Plat for Star Ranch Section 7 Phase 7 is located near the intersection of Winterfield Drive and the future extension of Star Ranch Blvd., more generally located west of SH130. The Star Ranch area is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement and Limited Purpose Annexation (SPA/LPA) which includes a Concept Plan and sets vesting to the 2002 Subdivision Ordinance.

The Final Plat proposes 44 residential lots and 1 open space lot and associated streets on approximately 14.955 acres. Sidewalks will be provided on both sides of all streets.

The Final Plat is in compliance with the Star Ranch Section 7 Preliminary Plat which was approved in December 2017. The Preliminary Plat for Section 7 proposes approximately 37 acres for parkland as agreed upon in the SPA/LPA. This takes care of parkland requirements for this Final Plat. Water and wastewater is provided by Municipal Utility District No. 22.

A Revised Concept Plan was postponed to allow for further negotiations between the developer and residents at the May 8 and June 5, 2018 Planning and Zoning Commission agenda. Although related to the overall development, the Revised Concept Plan does not affect this plat or the approved Section 7 Preliminary Plat.

This plat has been reviewed by City staff and Williamson County and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations, the approved Preliminary Plat, and the SPA/LPA agreement.

Over the course of development, some land uses shown on the Concept Plan have been modified and reduced the area of non-residential development as designated in the SPA/LPA agreements. These changes, including the townhome development on Parcel 9, prompted the City to execute a Memorandum of Understanding (MOU) with Tack Development in February 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval of the Final Plat to City Council on May 8, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution with the condition that the document number for Star Ranch Section 7 Phase 6 be provided prior to the filing of the plat and the signature page be updated to correct a type in the City's signature block.

The Memorandum of Understanding is recommended for approval with amendments as presented.

SUPPORTING MATERIAL:

1. Exhibit A - Star Ranch Section 7 Phase 7 Final Plat
2. Resolution - Star Ranch Section 7 Phase 7 Final Plat
3. Texas Local Government Code 212.003
4. Memorandum of Understanding February 2018

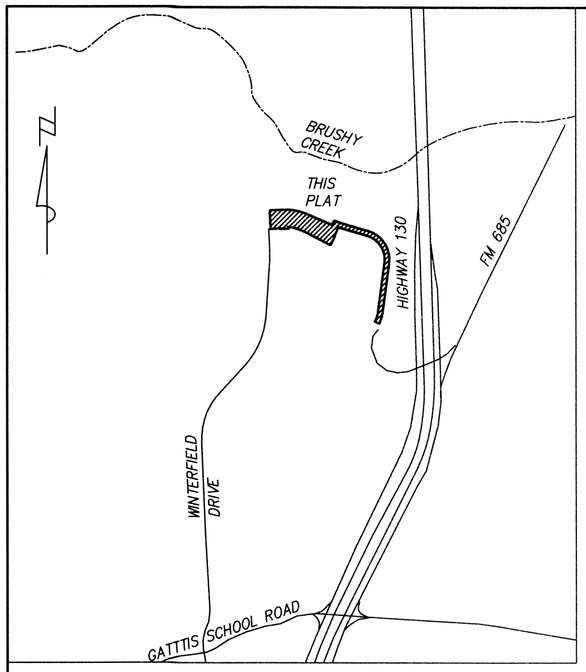
PLAT OF

STAR RANCH SECTION 7 PHASE 7

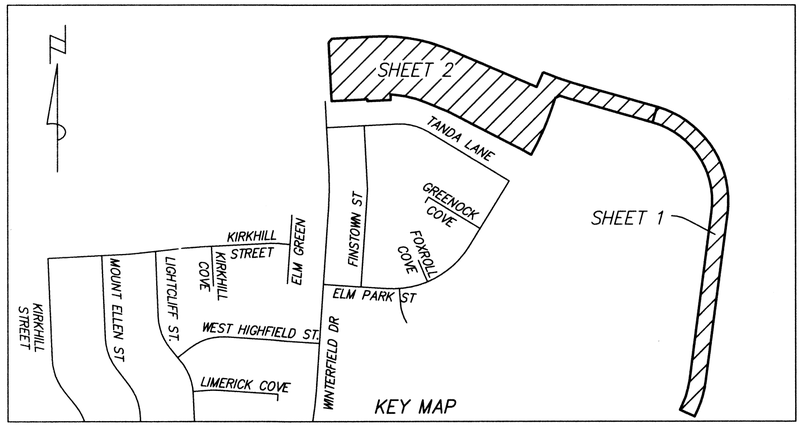
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



LOCATION MAP
SCALE: 1" = 2000'



NEW STREETS:

NAME	LENGTH	DESIGN SPEED
FINSTOWN STREET	1241	25
ELM PARK STREET	403	25
STAR RANCH BLVD.	2522	35
TOTAL:	4166	

BUILDING SETBACKS:
25' FRONT
15' STREET SIDE
5' SIDE
10' REAR

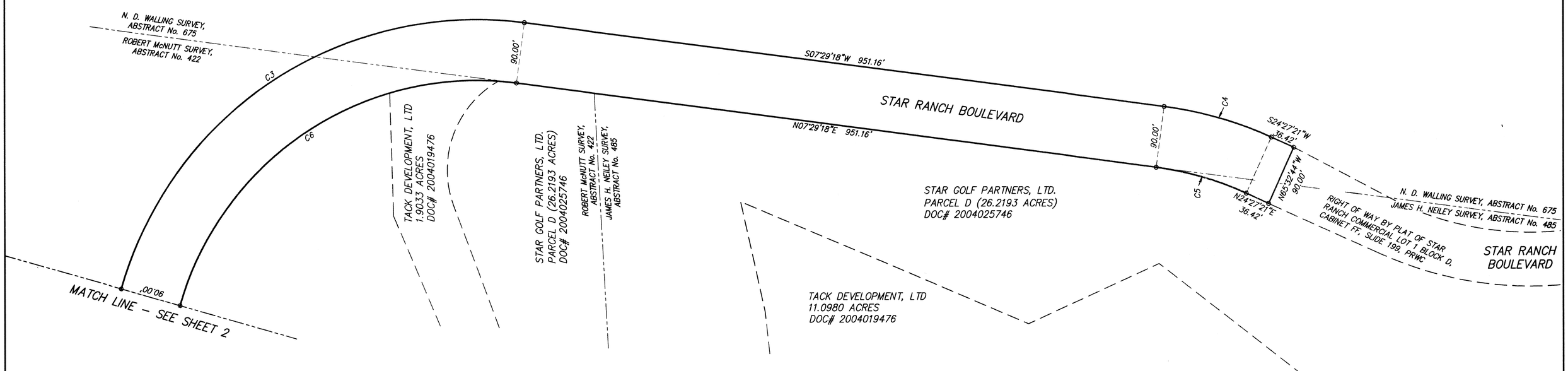
SITE DATA:

SINGLE FAMILY LOTS	44
OPEN SPACE	1
TOTAL	45

2 BLOCKS

LOTS:	7.773	ACRES
RIGHT OF WAY:	7.182	ACRES
TOTAL AREA:	14.955	ACRES

PROPERTY OWNER:
TACK DEVELOPMENT, LTD.
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634



1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A P.U.E. TEN FOOT WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. IN ADDITION TO THOSE EASEMENTS SHOWN HEREON, A 10' PUE (PUBLIC UTILITY EASEMENT) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. A 5' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES, A 3' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES..
4. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
5. UTILITY PROVIDERS: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
6. DRIVEWAY ACCESS TO WINTERFIELD DRIVE AND STAR RANCH BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS.
7. LOT 25A IN LANDSCAPE AREA TRACT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. THE MAXIMUM IMPERVIOUS COVER PER THE DRAINAGE REPORT FOR SINGLE FAMILY LOTS IS 45%.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL BE BUILT AT LEAST ONE FOOT (1') ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ONE HALF INCH INCH (1/2") PER FOOT FOR A DISTANCE OF TEN FEET (10').
11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERAL ACCEPTED ENGINEERING STANDARDS.
12. 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.
13. NO 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 48491C0515E, EFFECTIVE DATE SEPTEMBER, 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
14. THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22 DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
15. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 45%.
16. CORNER LOTS SHALL ONLY HAVE DRIVEWAY ACCESS TO ONE STREET. DRIVEWAY ACCESS FROM ANY RESIDENCE TO WINTERFIELD DRIVE IS PROHIBITED.
17. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
18. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
19. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

Received 5/3/18
CITY OF HUTTO
WWW.HUTTOTX.GOV

DATE: MAY 2, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836--4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400

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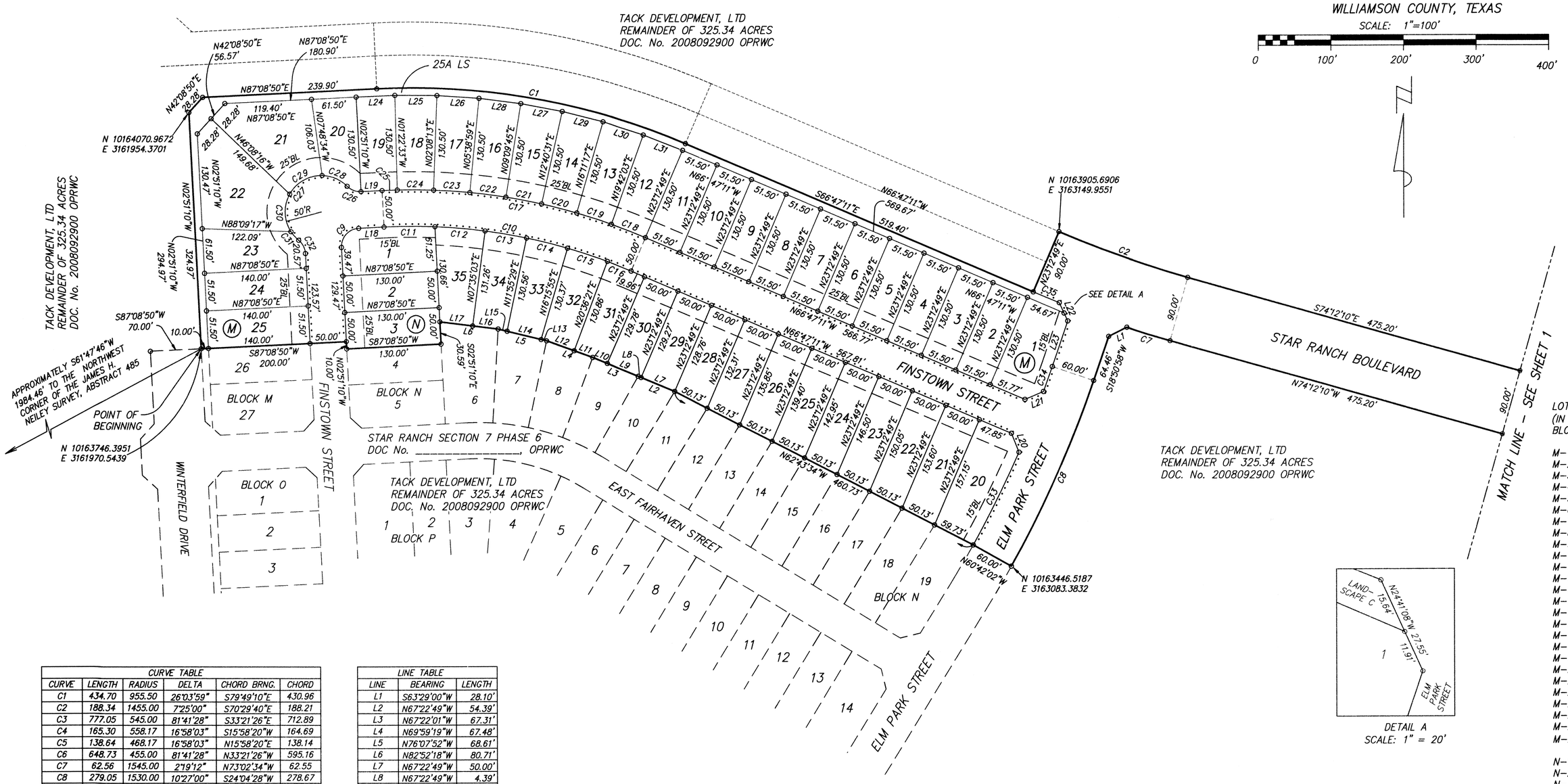
PLAT OF

STAR RANCH SECTION 7 PHASE 7

WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



DETAIL A
SCALE: 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	434.70	955.50	26°03'59"	S79°49'10"E	430.96
C2	188.34	1455.00	7°25'00"	S70°29'40"E	188.21
C3	777.05	545.00	81°41'28"	S33°21'26"E	712.89
C4	165.30	558.17	16°58'03"	S15°58'20"W	164.69
C5	138.64	468.17	16°58'03"	N15°58'20"E	138.14
C6	648.73	455.00	81°41'28"	N33°21'26"W	595.16
C7	62.56	1545.00	2°19'12"	N73°02'34"W	62.55
C8	279.05	1530.00	10°27'00"	S24°04'28"W	278.67
C9	39.27	25.00	90°00'00"	N42°08'50"E	35.36
C10	348.03	765.00	26°03'59"	N79°49'10"W	345.04
C11	70.19	765.00	5°15'25"	N89°46'33"E	70.17
C12	69.16	765.00	5°10'48"	N85°00'21"W	69.14
C13	57.95	765.00	4°20'26"	N80°14'44"W	57.94
C14	57.95	765.00	4°20'26"	N75°54'18"W	57.94
C15	57.95	765.00	4°20'26"	N71°33'52"W	57.94
C16	34.82	765.00	2°36'28"	N68°05'25"W	34.82
C17	370.78	815.00	26°03'59"	N79°49'10"W	367.59
C18	49.97	815.00	3°30'46"	N68°32'34"W	49.96
C19	49.97	815.00	3°30'46"	N72°03'20"W	49.96
C20	49.97	815.00	3°30'46"	N75°34'06"W	49.96
C21	49.97	815.00	3°30'46"	N79°04'52"W	49.96
C22	49.97	815.00	3°30'46"	N82°35'38"W	49.96
C23	49.97	815.00	3°30'46"	N86°06'24"W	49.96
C24	49.97	815.00	3°30'46"	N89°37'10"W	49.96
C25	21.01	815.00	1°28'37"	N87°53'09"E	21.01
C26	21.03	25.00	48°11'23"	N68°45'28"W	20.41
C27	162.65	50.00	186°22'46"	N42°08'50"E	99.85
C28	38.49	50.00	44°06'12"	N66°42'53"W	37.54
C29	54.13	50.00	62°01'26"	N60°13'18"E	51.52
C30	54.13	50.00	62°01'26"	N01°48'09"W	51.52
C31	15.91	50.00	18°13'41"	N41°55'42"W	15.84
C32	21.03	25.00	48°11'23"	N26°56'51"W	20.41
C33	141.67	1470.00	5°31'19"	N26°32'18"E	141.62
C34	36.43	1470.00	1°25'11"	N19°33'33"E	36.43
C35	38.68	1545.00	1°26'03"	N67°30'12"W	38.67

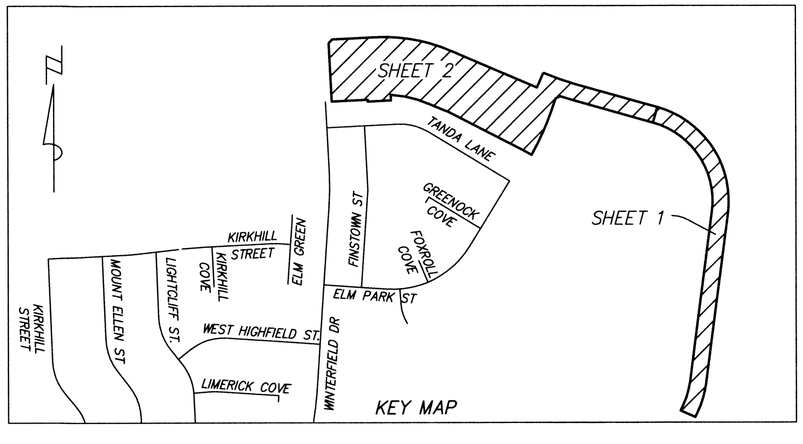
LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°29'00"W	28.10'
L2	N67°22'49"W	54.39'
L3	N67°22'01"W	67.31'
L4	N69°59'19"W	67.48'
L5	N76°07'52"W	68.61'
L6	N82°52'18"W	80.71'
L7	N67°22'49"W	50.00'
L8	N67°22'49"W	4.39'
L9	N67°22'01"W	45.62'
L10	N67°22'01"W	21.70'
L11	N69°59'19"W	27.16'
L12	N69°59'19"W	40.32'
L13	N76°07'52"W	7.77'
L14	N76°07'52"W	48.06'
L15	N76°07'52"W	12.78'
L16	N82°52'18"W	35.32'
L17	N82°52'18"W	45.40'
L18	N87°08'50"E	34.91'
L19	N87°08'50"E	29.01'
L20	N21°41'57"W	28.24'
L21	N66°56'11"E	27.65'
L22	N24°41'08"W	27.55'
L23	N18°50'58"E	66.37'
L24	N87°29'19"E	53.38'
L25	N89°37'10"W	57.96'
L26	N86°06'24"W	57.96'
L27	N79°04'52"W	57.96'
L28	N82°35'38"W	57.96'
L29	N75°34'06"W	57.96'
L30	N72°03'20"W	57.96'
L31	N68°32'34"W	57.96'

LOT AREAS
(IN SQUARE FEET)
BLOCK–LOT

M–1	8604
M–2	6721
M–3	6721
M–4	6721
M–5	6721
M–6	6721
M–7	6721
M–8	6721
M–9	6721
M–10	6721
M–11	6721
M–12	7026
M–13	7026
M–14	7026
M–15	7026
M–16	7026
M–17	7026
M–18	7026
M–19	6741
M–20	6615
M–21	12099
M–22	13005
M–23	7600
M–24	7210
M–25	7210
M–25A	16648 (LS)
N–1	8172
N–2	6500
N–3	6500
N–20	10195
N–21	7769
N–22	7591
N–23	7414
N–24	7236
N–25	7059
N–26	6881
N–27	6704
N–28	6527
N–29	6451
N–30	6476
N–31	6479
N–32	6921
N–33	6931
N–34	6926
N–35	7490

LEGEND:

- o = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- (M) = BLOCK NAME
- · · · · · · = SIDEWALK REQUIRED (4' WIDE)
- LS = LANDSCAPE
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SETBACK LINE



Received 5/3/18

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DATE: MAY 2, 2018 SCALE: 1" = 100'

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PLAT OF

STAR RANCH SECTION 7 PHASE 7

WILLIAMSON COUNTY, TEXAS

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, THE JAMES H. NEILEY SURVEY, ABSTRACT No. 485, AND THE N D. WALLING SURVEY, ABSTRACT No. 675, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A PART OF THAT 1.9033 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2004019476 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PART OF THAT 0.005 ACRE TRACT AND THAT 0.0001 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2"IRON ROD SET AT THE NORTHEAST CORNER OF WINTERFIELD DRIVE AS SHOWN ON THE PLAT OF STAR RANCH SECTION 7 PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (FROM WHICH POINT A 1/2"IRON ROD SET AT THE NORTHWEST CORNER OF WINTERFIELD DRIVE BEARS S87°08'50"W 70.00 FEET);

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING 14 COURSES:

1. N02°51'10"W A DISTANCE OF 324.97 FEET TO A 1/2"IRON ROD SET;
2. N42°08'50"E A DISTANCE OF 28.28 FEET TO A 1/2"IRON ROD SET;
3. N87°08'50"E A DISTANCE OF 239.90 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 434.70 FEET, SAID CURVE HAVING A RADIUS OF 955.50 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING S79°49'10"E, 430.96 FEET TO A 1/2"IRON ROD SET;
5. S66°47'11"E A DISTANCE OF 519.40 FEET TO A 1/2"IRON ROD SET;
6. N23°12'49"E A DISTANCE OF 90.00 FEET TO A 1/2"IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
7. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.34 FEET, SAID CURVE HAVING A RADIUS OF 1455.00 FEET, A CENTRAL ANGLE OF 07°25'00" AND A CHORD BEARING S70°29'40"E, 188.21 FEET TO A 1/2" IRON ROD SET;
8. S74°12'10"E A DISTANCE OF 475.20 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 777.05 FEET, SAID CURVE HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 81°41'28", AND A CHORD BEARING S33°21'26"E, 712.89 FEET TO A 1/2"IRON ROD SET;
10. S07°29'18"W A DISTANCE OF 951.16 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
11. SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 165.30 FEET, SAID CURVE HAVING A RADIUS OF 558.17 FEET, A CENTRAL ANGLE OF 16°58'03", AND A CHORD BEARING S15°58'20"W, 164.69 FEET TO A 1/2"IRON ROD SET;
12. S24°27'21"W A DISTANCE OF 36.42 FEET TO A 1/2"IRON ROD SET;
13. N65°32'44"W A DISTANCE OF 90.00 FEET TO A 1/2"IRON ROD SET;
14. N24°27'21"E A DISTANCE OF 36.42 FEET TO A 1/2"IRON ROD SET AT THE SOUTH CORNER OF SAID 0.0005 ACRE TRACT AND A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE WEST LINE OF SAID 0.0005 ACRE TRACT A DISTANCE OF 138.64 FEET, SAID CURVE HAVING A RADIUS OF 468.17 FEET, A CENTRAL ANGLE OF 16°58'03", AND A CHORD BEARING N15°58'20"E, 138.14 FEET TO A 1/2"IRON ROD SET AT THE NORTH CORNER OF SAID 0.0005 ACRE TRACT AND THE EAST LINE OF THAT 26.2193 ACRE TRACT CONVEYED TO STAR GOLF PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2004017476 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

N07°29'18"E ALONG THE COMMON LINE OF SAID 26.2193 ACRE TRACT AND SAID 325.34 ACRE TRACT A DISTANCE OF 951.16 FEET TO A 1/2"IRON ROD SET AT THE SOUTH CORNER OF SAID 0.0001 ACRE TRACT AND TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE WEST LINE OF SAID 0.0001 ACRE TRACT (AT 27.01 FEET PASS THE NORTHWEST CORNER OF SAID 0.0001 ACRE TRACT AND CONTINUE ACROSS SAID 1.9033 ACRE TRACT AND AT 188.92 FEET PASS THE NORTH LINE OF SAID 1.9033 ACRE TRACT) IN ALL A DISTANCE OF 648.73 FEET, SAID CURVE HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 81°41'28", AND A CHORD BEARING N33°21'26"W, 595.16 FEET TO A 1/2"IRON ROD SET;

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING FIVE COURSES:
1. N74°12'10"W A DISTANCE OF 475.20 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 62.56 FEET, SAID CURVE HAVING A RADIUS OF 1545.00 FEET, A CENTRAL ANGLE OF 02°19'12", AND A CHORD BEARING N73°02'34"W, 62.55 FEET TO A 1/2"IRON ROD SET;
3. S63°29'00"W A DISTANCE OF 28.10 FEET TO A 1/2"IRON ROD SET;
4. S18°50'58"W A DISTANCE OF 64.46 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 279.05 FEET, SAID CURVE HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 10°27'00", AND A CHORD BEARING S24°04'28"W, 278.67 FEET TO A 1/2"IRON ROD SET AT THE NORTHEAST CORNER OF SAID PLAT OF STAR RANCH SECTION 7 PHASE 6;

THENCE ALONG THE NORTH LINE OF SAID PLAT OF STAR RANCH SECTION 7 PHASE 6 THE FOLLOWING 11 COURSES:

1. N60°42'02"W A DISTANCE OF 60.00 FEET TO A 1/2"IRON ROD SET;
2. N62°43'34"W A DISTANCE OF 460.73 FEET TO A 1/2"IRON ROD SET;
3. N67°22'49"W A DISTANCE OF 54.39 FEET TO A 1/2"IRON ROD SET;
4. N67°22'01"W A DISTANCE OF 67.31 FEET TO A 1/2"IRON ROD SET;
5. N69°59'19"W A DISTANCE OF 67.48 FEET TO A 1/2"IRON ROD SET;
6. N76°07'52"W A DISTANCE OF 68.61 FEET TO A 1/2"IRON ROD SET;
7. N82°52'18"W A DISTANCE OF 80.71 FEET TO A 1/2"IRON ROD SET;
8. S02°51'10"E A DISTANCE OF 30.59 FEET TO A 1/2"IRON ROD SET;
9. S87°08'50"W A DISTANCE OF 130.00 FEET TO A 1/2"IRON ROD SET;
10. N02°51'10"W A DISTANCE OF 10.00 FEET TO A 1/2"IRON ROD SET;
11. S87°08'50"W A DISTANCE OF 200.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 14.955 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 3 DAY OF MAY, 2018.

John D Kipp 5-3-2018
JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793

STATE OF TEXAS REGISTERED JOHN DAVID KIPP 5844 PROFESSIONAL LAND SURVEYOR

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

I, ASHLEY HANSON, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 3 DAY OF May, 2018.

ASHLEY HANSON
REGISTERED PROFESSIONAL ENGINEER No. 107373
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793

STATE OF TEXAS ASHLEY S. HANSON 107373 LICENSED PROFESSIONAL ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2018.

_____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN 325.34 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOLE OWNER OF THAT 0.005 ACRE TRACT AND THAT 0.0001 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT No._____OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 14.955 ACRES OUT OF SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY AND 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 STAR RANCH SECTION 7 PHASE 7.

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

BY: TACK DEVELOPMENT, LTD.

BY: _____
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM TIMMERMAN 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 _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ SEAL
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE _____ DAY OF _____, 20__.

_____ _____ _____ _____
DOUG GAUL, MAYOR DATE LISA L. BROWN, CITY SECRETARY DATE

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20_____.

_____ _____
ASHELY LUMPKIN, AICP, EXECUTIVE DIRECTOR DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____ A. D.. _____, AT ___ O'CLOCK __ M. AND DULY RECORDED ON THE ___ DAY OF _____, A. _____ AT ___ O'CLOCK __ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT No.

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

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 5/3/18
CITY OF HUTTO WWW.HUTTOTX.GOV

DATE: MAY 2, 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400

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RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS "STAR RANCH SECTION 7 PHASE 7"; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

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

that the Hutto City Council hereby approves the resolution for the final plat known as "Star Ranch Section 7 Phase 7", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **21st** day of the month **June, 2018.**

THE CITY OF HUTTO, TEXAS

_____

Doug Gaul, Mayor

ATTEST:

_____

Lisa L. Brown, City Secretary

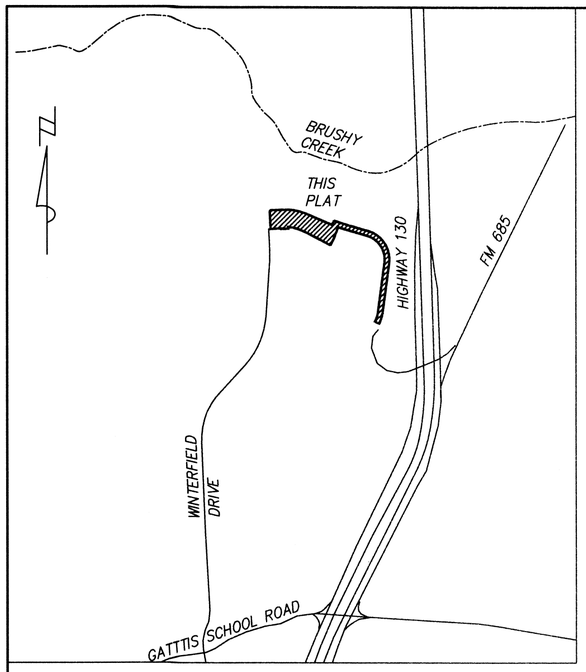
PLAT OF

STAR RANCH SECTION 7 PHASE 7

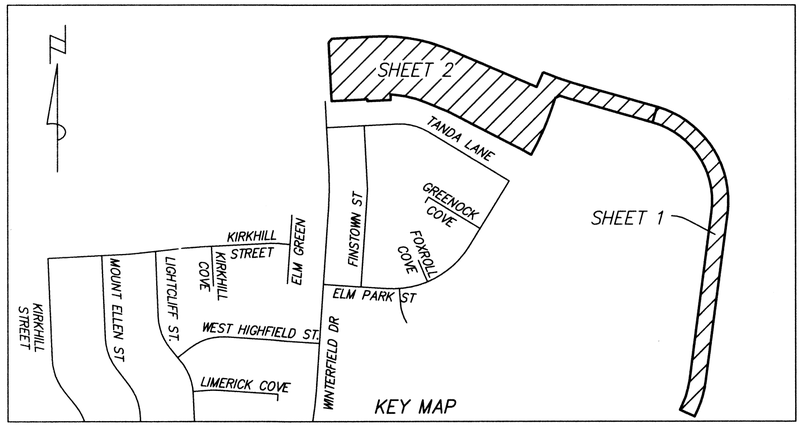
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



LOCATION MAP
SCALE: 1" = 2000'



NEW STREETS:

NAME	LENGTH	DESIGN SPEED
FINSTOWN STREET	1241	25
ELM PARK STREET	403	25
STAR RANCH BLVD.	2522	35
TOTAL:	4166	

BUILDING SETBACKS:
25' FRONT
15' STREET SIDE
5' SIDE
10' REAR

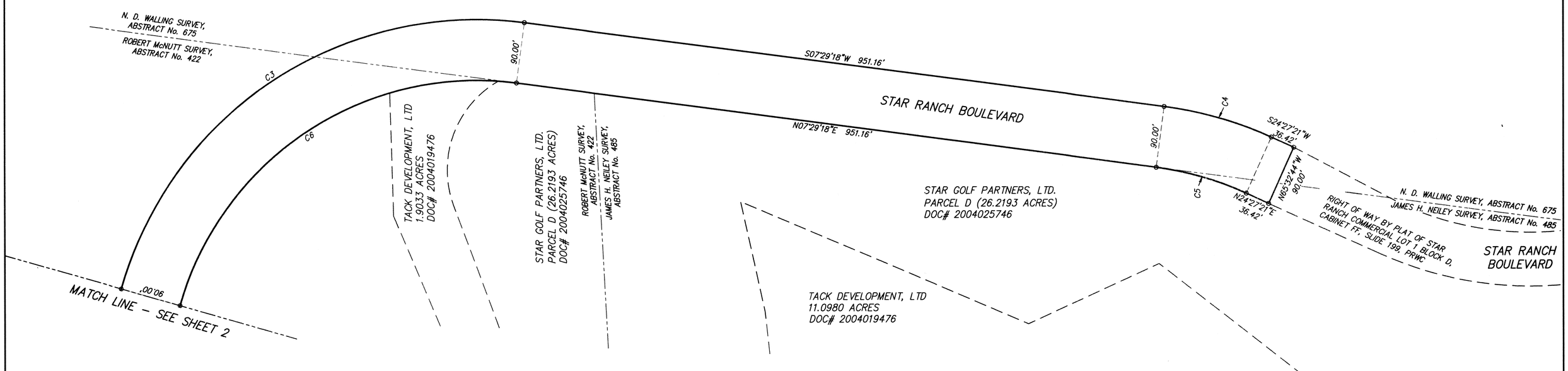
SITE DATA:

SINGLE FAMILY LOTS	44
OPEN SPACE	1
TOTAL	45

2 BLOCKS

LOTS:	7.773	ACRES
RIGHT OF WAY:	7.182	ACRES
TOTAL AREA:	14.955	ACRES

PROPERTY OWNER:
TACK DEVELOPMENT, LTD.
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634



1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A P.U.E. TEN FOOT WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. IN ADDITION TO THOSE EASEMENTS SHOWN HEREON, A 10' PUE (PUBLIC UTILITY EASEMENT) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. A 5' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES, A 3' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES..
4. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
5. UTILITY PROVIDERS: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
6. DRIVEWAY ACCESS TO WINTERFIELD DRIVE AND STAR RANCH BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS.
7. LOT 25A IN LANDSCAPE AREA TRACT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. THE MAXIMUM IMPERVIOUS COVER PER THE DRAINAGE REPORT FOR SINGLE FAMILY LOTS IS 45%.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL BE BUILT AT LEAST ONE FOOT (1') ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ONE HALF INCH INCH (1/2") PER FOOT FOR A DISTANCE OF TEN FEET (10').
11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERAL ACCEPTED ENGINEERING STANDARDS.
12. 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.
13. NO 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 48491C0515E, EFFECTIVE DATE SEPTEMBER, 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
14. THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22 DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
15. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 45%.
16. CORNER LOTS SHALL ONLY HAVE DRIVEWAY ACCESS TO ONE STREET. DRIVEWAY ACCESS FROM ANY RESIDENCE TO WINTERFIELD DRIVE IS PROHIBITED.
17. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
18. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
19. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

Received 5/3/18
CITY OF HUTTO
WWW.HUTTOTX.GOV

DATE: MAY 2, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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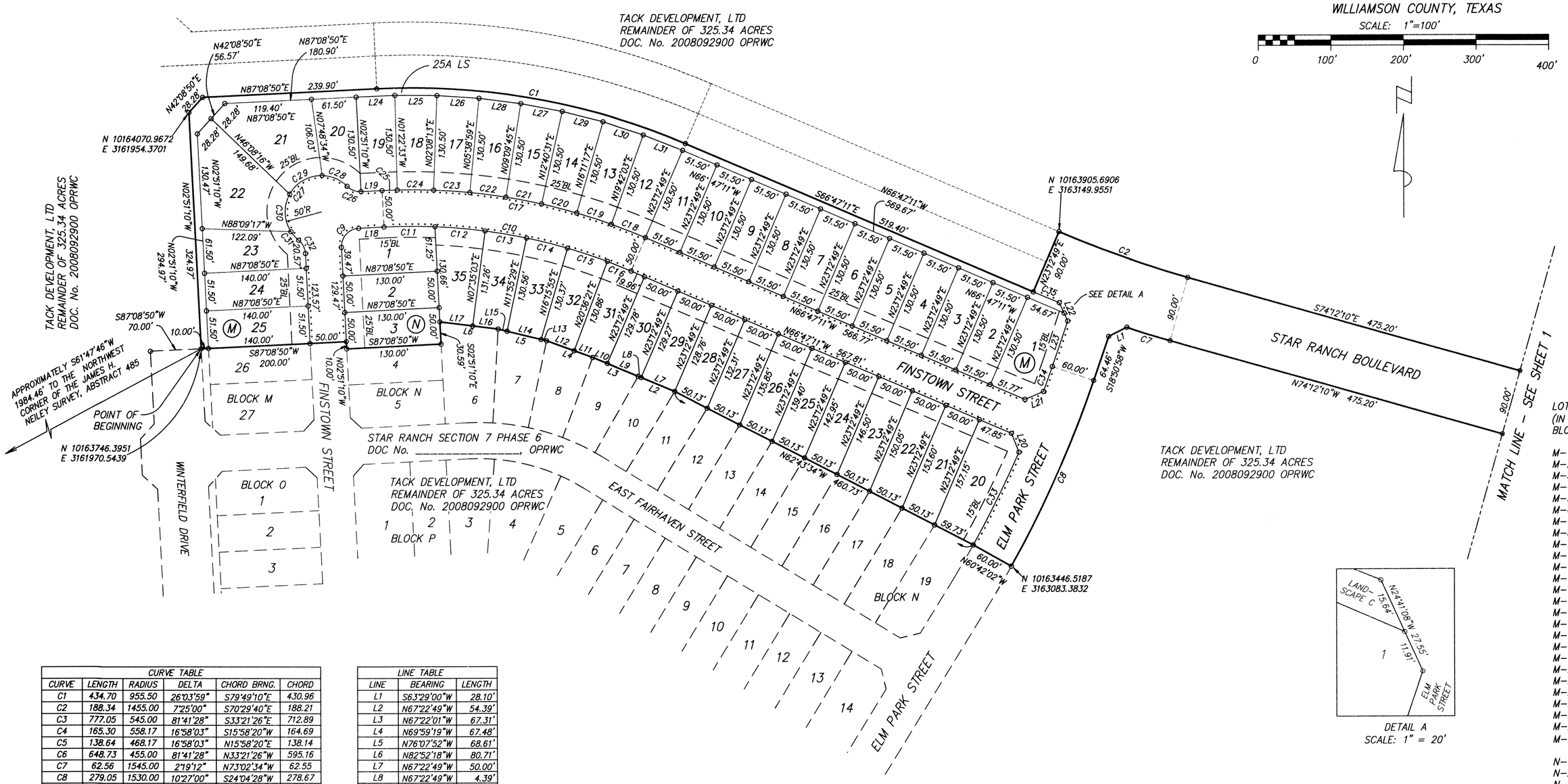
PLAT OF

STAR RANCH SECTION 7 PHASE 7

WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



DETAIL A
SCALE: 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	434.70	955.50	26°03'59"	S79°49'10"E	430.96
C2	188.34	1455.00	7°25'00"	S70°29'40"E	188.21
C3	777.05	545.00	81°41'28"	S33°21'26"E	712.89
C4	165.30	558.17	16°58'03"	S15°58'20"W	164.69
C5	138.64	468.17	16°58'03"	N15°58'20"E	138.14
C6	648.73	455.00	81°41'28"	N33°21'26"W	595.16
C7	62.56	1545.00	2°19'12"	N73°02'34"W	62.55
C8	279.05	1530.00	10°27'00"	S24°04'28"W	278.67
C9	39.27	25.00	90°00'00"	N42°08'50"E	35.36
C10	348.03	765.00	26°03'59"	N79°49'10"W	345.04
C11	70.19	765.00	5°15'25"	N89°46'33"E	70.17
C12	69.16	765.00	5°10'48"	N85°00'21"W	69.14
C13	57.95	765.00	4°20'26"	N80°14'44"W	57.94
C14	57.95	765.00	4°20'26"	N75°54'18"W	57.94
C15	57.95	765.00	4°20'26"	N71°33'52"W	57.94
C16	34.82	765.00	2°36'28"	N68°05'25"W	34.82
C17	370.78	815.00	26°03'59"	N79°49'10"W	367.59
C18	49.97	815.00	3°30'46"	N68°32'34"W	49.96
C19	49.97	815.00	3°30'46"	N72°03'20"W	49.96
C20	49.97	815.00	3°30'46"	N75°34'06"W	49.96
C21	49.97	815.00	3°30'46"	N79°04'52"W	49.96
C22	49.97	815.00	3°30'46"	N82°35'38"W	49.96
C23	49.97	815.00	3°30'46"	N86°06'24"W	49.96
C24	49.97	815.00	3°30'46"	N89°37'10"W	49.96
C25	21.01	815.00	1°28'37"	N87°53'09"E	21.01
C26	21.03	25.00	48°11'23"	N68°45'28"W	20.41
C27	162.65	50.00	186°22'46"	N42°08'50"E	99.85
C28	38.49	50.00	44°06'12"	N66°42'53"W	37.54
C29	54.13	50.00	62°01'26"	N60°13'18"E	51.52
C30	54.13	50.00	62°01'26"	N01°48'09"W	51.52
C31	15.91	50.00	18°13'41"	N41°55'42"W	15.84
C32	21.03	25.00	48°11'23"	N26°56'51"W	20.41
C33	141.67	1470.00	5°31'19"	N26°32'18"E	141.62
C34	36.43	1470.00	1°25'11"	N19°33'33"E	36.43
C35	38.68	1545.00	1°26'03"	N67°30'12"W	38.67

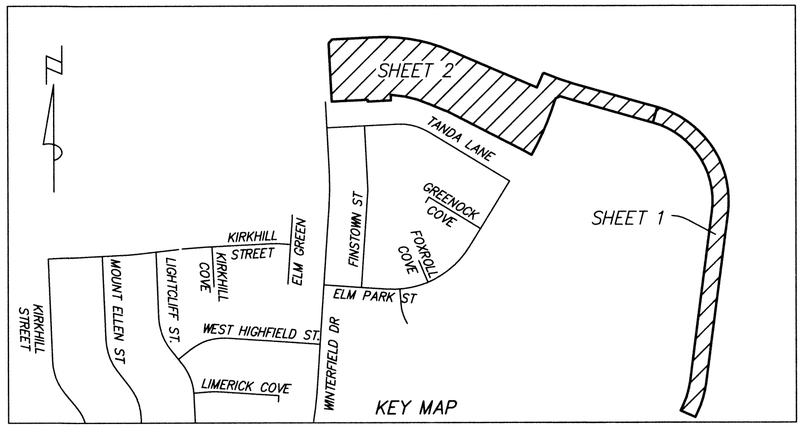
LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°29'00"W	28.10'
L2	N67°22'49"W	54.39'
L3	N67°22'01"W	67.31'
L4	N69°59'19"W	67.48'
L5	N76°07'52"W	68.61'
L6	N82°52'18"W	80.71'
L7	N67°22'49"W	50.00'
L8	N67°22'49"W	4.39'
L9	N67°22'01"W	45.62'
L10	N67°22'01"W	21.70'
L11	N69°59'19"W	27.16'
L12	N69°59'19"W	40.32'
L13	N76°07'52"W	7.77'
L14	N76°07'52"W	48.06'
L15	N76°07'52"W	12.78'
L16	N82°52'18"W	35.32'
L17	N82°52'18"W	45.40'
L18	N87°08'50"E	34.91'
L19	N87°08'50"E	29.01'
L20	N21°41'57"W	28.24'
L21	N66°56'11"E	27.65'
L22	N24°41'08"W	27.55'
L23	N18°50'58"E	66.37'
L24	N87°29'19"E	53.38'
L25	N89°37'10"W	57.96'
L26	N86°06'24"W	57.96'
L27	N79°04'52"W	57.96'
L28	N82°35'38"W	57.96'
L29	N75°34'06"W	57.96'
L30	N72°03'20"W	57.96'
L31	N68°32'34"W	57.96'

LOT AREAS
(IN SQUARE FEET)
BLOCK–LOT

M–1	8604
M–2	6721
M–3	6721
M–4	6721
M–5	6721
M–6	6721
M–7	6721
M–8	6721
M–9	6721
M–10	6721
M–11	6721
M–12	7026
M–13	7026
M–14	7026
M–15	7026
M–16	7026
M–17	7026
M–18	7026
M–19	6741
M–20	6615
M–21	12099
M–22	13005
M–23	7600
M–24	7210
M–25	7210
M–25A	16648 (LS)
N–1	8172
N–2	6500
N–3	6500
N–20	10195
N–21	7769
N–22	7591
N–23	7414
N–24	7236
N–25	7059
N–26	6881
N–27	6704
N–28	6527
N–29	6451
N–30	6476
N–31	6479
N–32	6921
N–33	6931
N–34	6926
N–35	7490

LEGEND:

- o = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- (M) = BLOCK NAME
- · · · · · · = SIDEWALK REQUIRED (4' WIDE)
- LS = LANDSCAPE
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SETBACK LINE



Received 5/3/18

CITY OF HUTTO
WWW.HUTTOTX.GOV

DATE: MAY 2, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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PLAT OF

STAR RANCH SECTION 7 PHASE 7

WILLIAMSON COUNTY, TEXAS

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, THE JAMES H. NEILEY SURVEY, ABSTRACT No. 485, AND THE N D. WALLING SURVEY, ABSTRACT No. 675, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A PART OF THAT 1.9033 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2004019476 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PART OF THAT 0.005 ACRE TRACT AND THAT 0.0001 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2"IRON ROD SET AT THE NORTHEAST CORNER OF WINTERFIELD DRIVE AS SHOWN ON THE PLAT OF STAR RANCH SECTION 7 PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (FROM WHICH POINT A 1/2"IRON ROD SET AT THE NORTHWEST CORNER OF WINTERFIELD DRIVE BEARS S87°08'50"W 70.00 FEET);

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING 14 COURSES:

1. N02°51'10"W A DISTANCE OF 324.97 FEET TO A 1/2"IRON ROD SET;
2. N42°08'50"E A DISTANCE OF 28.28 FEET TO A 1/2"IRON ROD SET;
3. N87°08'50"E A DISTANCE OF 239.90 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 434.70 FEET, SAID CURVE HAVING A RADIUS OF 955.50 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING S79°49'10"E, 430.96 FEET TO A 1/2"IRON ROD SET;
5. S66°47'11"E A DISTANCE OF 519.40 FEET TO A 1/2"IRON ROD SET;
6. N23°12'49"E A DISTANCE OF 90.00 FEET TO A 1/2"IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
7. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.34 FEET, SAID CURVE HAVING A RADIUS OF 1455.00 FEET, A CENTRAL ANGLE OF 07°25'00" AND A CHORD BEARING S70°29'40"E, 188.21 FEET TO A 1/2" IRON ROD SET;
8. S74°12'10"E A DISTANCE OF 475.20 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 777.05 FEET, SAID CURVE HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 81°41'28", AND A CHORD BEARING S33°21'26"E, 712.89 FEET TO A 1/2"IRON ROD SET;
10. S07°29'18"W A DISTANCE OF 951.16 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
11. SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 165.30 FEET, SAID CURVE HAVING A RADIUS OF 558.17 FEET, A CENTRAL ANGLE OF 16°58'03", AND A CHORD BEARING S15°58'20"W, 164.69 FEET TO A 1/2"IRON ROD SET;
12. S24°27'21"W A DISTANCE OF 36.42 FEET TO A 1/2"IRON ROD SET;
13. N65°32'44"W A DISTANCE OF 90.00 FEET TO A 1/2"IRON ROD SET;
14. N24°27'21"E A DISTANCE OF 36.42 FEET TO A 1/2"IRON ROD SET AT THE SOUTH CORNER OF SAID 0.0005 ACRE TRACT AND A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE WEST LINE OF SAID 0.0005 ACRE TRACT A DISTANCE OF 138.64 FEET, SAID CURVE HAVING A RADIUS OF 468.17 FEET, A CENTRAL ANGLE OF 16°58'03", AND A CHORD BEARING N15°58'20"E, 138.14 FEET TO A 1/2"IRON ROD SET AT THE NORTH CORNER OF SAID 0.0005 ACRE TRACT AND THE EAST LINE OF THAT 26.2193 ACRE TRACT CONVEYED TO STAR GOLF PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2004017476 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

N07°29'18"E ALONG THE COMMON LINE OF SAID 26.2193 ACRE TRACT AND SAID 325.34 ACRE TRACT A DISTANCE OF 951.16 FEET TO A 1/2"IRON ROD SET AT THE SOUTH CORNER OF SAID 0.0001 ACRE TRACT AND TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE WEST LINE OF SAID 0.0001 ACRE TRACT (AT 27.01 FEET PASS THE NORTHWEST CORNER OF SAID 0.0001 ACRE TRACT AND CONTINUE ACROSS SAID 1.9033 ACRE TRACT AND AT 188.92 FEET PASS THE NORTH LINE OF SAID 1.9033 ACRE TRACT) IN ALL A DISTANCE OF 648.73 FEET, SAID CURVE HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 81°41'28", AND A CHORD BEARING N33°21'26"W, 595.16 FEET TO A 1/2"IRON ROD SET;

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING FIVE COURSES:
1. N74°12'10"W A DISTANCE OF 475.20 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 62.56 FEET, SAID CURVE HAVING A RADIUS OF 1545.00 FEET, A CENTRAL ANGLE OF 02°19'12", AND A CHORD BEARING N73°02'34"W, 62.55 FEET TO A 1/2"IRON ROD SET;
3. S63°29'00"W A DISTANCE OF 28.10 FEET TO A 1/2"IRON ROD SET;
4. S18°50'58"W A DISTANCE OF 64.46 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 279.05 FEET, SAID CURVE HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 10°27'00", AND A CHORD BEARING S24°04'28"W, 278.67 FEET TO A 1/2"IRON ROD SET AT THE NORTHEAST CORNER OF SAID PLAT OF STAR RANCH SECTION 7 PHASE 6;

THENCE ALONG THE NORTH LINE OF SAID PLAT OF STAR RANCH SECTION 7 PHASE 6 THE FOLLOWING 11 COURSES:

1. N60°42'02"W A DISTANCE OF 60.00 FEET TO A 1/2"IRON ROD SET;
2. N62°43'34"W A DISTANCE OF 460.73 FEET TO A 1/2"IRON ROD SET;
3. N67°22'49"W A DISTANCE OF 54.39 FEET TO A 1/2"IRON ROD SET;
4. N67°22'01"W A DISTANCE OF 67.31 FEET TO A 1/2"IRON ROD SET;
5. N69°59'19"W A DISTANCE OF 67.48 FEET TO A 1/2"IRON ROD SET;
6. N76°07'52"W A DISTANCE OF 68.61 FEET TO A 1/2"IRON ROD SET;
7. N82°52'18"W A DISTANCE OF 80.71 FEET TO A 1/2"IRON ROD SET;
8. S02°51'10"E A DISTANCE OF 30.59 FEET TO A 1/2"IRON ROD SET;
9. S87°08'50"W A DISTANCE OF 130.00 FEET TO A 1/2"IRON ROD SET;
10. N02°51'10"W A DISTANCE OF 10.00 FEET TO A 1/2"IRON ROD SET;
11. S87°08'50"W A DISTANCE OF 200.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 14.955 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 3 DAY OF MAY, 2018.

John D Kipp 5-3-2018
JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793

STATE OF TEXAS REGISTERED JOHN DAVID KIPP 5844 PROFESSIONAL LAND SURVEYOR

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

I, ASHLEY HANSON, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 3 DAY OF May, 2018.

ASHLEY HANSON
REGISTERED PROFESSIONAL ENGINEER No. 107373
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793

STATE OF TEXAS ASHLEY S. HANSON 107373 LICENSED PROFESSIONAL ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2018.

_____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN 325.34 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOLE OWNER OF THAT 0.005 ACRE TRACT AND THAT 0.0001 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT No._____OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 14.955 ACRES OUT OF SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY AND 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 STAR RANCH SECTION 7 PHASE 7.

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

BY: TACK DEVELOPMENT, LTD.

BY: _____
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM TIMMERMAN 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 _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ SEAL
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE _____ DAY OF _____, 20__.

_____ _____ _____ _____
DOUG GAUL, MAYOR DATE LISA L. BROWN, CITY SECRETARY DATE

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20_____.

_____ _____
ASHELY LUMPKIN, AICP, EXECUTIVE DIRECTOR DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____ A. D.. _____, AT ___ O'CLOCK __ M. AND DULY RECORDED ON THE ___ DAY OF _____, A. _____ AT ___ O'CLOCK __ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT No.

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

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 5/3/18
CITY OF HUTTO WWW.HUTTOTX.GOV

DATE: MAY 2, 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT

SUBCHAPTER A. REGULATION OF SUBDIVISIONS

Sec. 212.001. DEFINITIONS. In this subchapter:

(1) "Extraterritorial jurisdiction" means a municipality's extraterritorial jurisdiction as determined under Chapter 42, except that for a municipality that has a population of 5,000 or more and is located in a county bordering the Rio Grande River, "extraterritorial jurisdiction" means the area outside the municipal limits but within five miles of those limits.

(2) "Plat" includes a replat.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989.

Sec. 212.002. RULES. After a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Sec. 212.0025. CHAPTER-WIDE PROVISION RELATING TO REGULATION OF PLATS AND SUBDIVISIONS IN EXTRATERRITORIAL JURISDICTION. The authority of a municipality under this chapter relating to the regulation of plats or subdivisions in the municipality's extraterritorial jurisdiction is subject to any applicable limitation prescribed by an agreement under Section 242.001.

Added by Acts 2003, 78th Leg., ch. 523, Sec. 6, eff. June 20, 2003.

Sec. 212.003. EXTENSION OF RULES TO EXTRATERRITORIAL JURISDICTION. (a) The governing body of a municipality by ordinance may extend to the extraterritorial jurisdiction of the municipality the application of municipal ordinances adopted under Section 212.002 and other municipal ordinances relating to access to public roads or the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health. However, unless otherwise authorized by state law, in its extraterritorial jurisdiction a municipality shall not regulate:

(1) the use of any building or property for business, industrial, residential, or other purposes;

(2) the bulk, height, or number of buildings constructed on a particular tract of land;

(3) the size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage;

(4) the number of residential units that can be built per acre of land; or

(5) the size, type, or method of construction of a water or wastewater facility that can be constructed to serve a developed tract of land if:

(A) the facility meets the minimum standards established for water or wastewater facilities by state and federal regulatory entities; and

(B) the developed tract of land is:

(i) located in a county with a population of 2.8 million or more; and

(ii) served by:

(a) on-site septic systems constructed before September 1, 2001, that fail to provide adequate services; or

(b) on-site water wells constructed before September 1, 2001, that fail to provide an adequate supply of safe drinking water.

(b) A fine or criminal penalty prescribed by the ordinance does not apply to a violation in the extraterritorial jurisdiction.

(c) The municipality is entitled to appropriate injunctive relief in district court to enjoin a violation of municipal ordinances or codes applicable in the extraterritorial jurisdiction.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989; Acts 1989, 71st

Leg., ch. 822, Sec. 6, eff. Sept. 1, 1989; Acts 2001, 77th Leg., ch. 68, Sec. 1, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 731, Sec. 3, eff. Sept. 1, 2003.

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;

(2) locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part; and

(3) state the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

(c) The owner or proprietor of the tract or the owner's or proprietor's agent must acknowledge the plat in the manner required for the acknowledgment of deeds.

(d) The plat must be filed and recorded with the county clerk of the county in which the tract is located.

(e) The plat is subject to the filing and recording provisions of Section 12.002, Property Code.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 624, Sec. 3.02, eff. Sept. 1, 1989; Acts 1993, 73rd Leg., ch. 1046, Sec. 1, eff. Aug. 30, 1993.

Michael A. Shaunessy
mshaunessy@mcginnislaw.com
(512) 495-6061 o
(512) 505-6361 f

February 1, 2018

Jeff Hobbs
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701-2744

Re: Memorandum of Understanding

Dear Mr. Hobbs:

This memorandum of understanding ("MOU") sets forth the basic terms upon which the City of Hutto, Texas (the "City") and Tack Development, Ltd. (together with its affiliated entities sharing common ownership or control, the "Developer") would be interested in entering into a settlement agreement (the "Settlement") concerning all current and future development and construction activities undertaken by the Developer within the Star Ranch Development (the "Property") in Hutto, Texas, which Property is more particularly described in Exhibit A, attached hereto. The City and the Developer may be collectively referred to herein as the "Parties" or singularly as a "Party."

RECITALS:

WHEREAS, the Developer owns the Property which is located entirely within the City's extraterritorial jurisdiction ("ETJ");

WHEREAS, the Developer is currently constructing, and has future plans to construct, certain residential and non-residential developments on the Property;

WHEREAS, the City has by ordinance extended the applicability of its platting and subdivision rules to its ETJ;

WHEREAS, the Parties disagree on the scope of the City's regulatory authority on the Property;

WHEREAS, the Parties desire to enter into the Settlement to avoid the expense and delay of protracted litigation;

NOW, THEREFORE, the Parties agree as follows:

I. Agreements

At this time, the Parties contemplate that the proposed Settlement would generally consist of the following:

(i) The entire Property is subject to the Strategic Partnership Agreement ("SPA") between the City and Williamson County Municipal Utility District 22 ("MUD 22") and the SPA between the City and Williamson County Water, Sewer, Irrigation, and Drainage District 3 ("MUD 3"), within the areas covered by the respective agreements, which SPAs require that all development in MUD 22 or MUD 3 comply with the City's Building Code and Development Standards.

(ii) All development and construction on Developer's property in MUD 22 and/or MUD 3 will be reviewed, approved, and inspected by the City in accordance with the City's Building Code and Development Standards, and the City will agree to coordinate inspections with other entities to the extent practicable, with the exception of all plumbing inspections which will be conducted by MUD 22 or MUD 3, as applicable.

(iii) Any development or construction work in MUD 22 and/or MUD 3 that is under the Developer's control and that is currently in progress or has been completed but not yet accepted for operation and/or maintenance by any applicable public utility, county, or other governmental entity, but which is not in compliance with the City's Building Code and/or Development Standards, shall be corrected and brought into compliance by the Developer. This includes any noncompliant construction that was approved by an entity other than the City if such noncompliant construction affects the public health and safety as reasonably determined by the City, including the ability to provide sufficient water pressure for fire suppression.

(iv) Within twenty (20) calendar days of the execution of this MOU by the Parties, the Developer will provide "As Built" plans for all public roads, waterlines, wastewater lines, and stormwater infrastructure constructed by the Developer or its agents in MUD 22 and/or MUD 3 in electronic format. The City will notify the Developer if such "As Built" plans must be submitted in hard copy as well.

(v) The Developer will promptly provide additional "As Built" plans for other infrastructure construction and improvements constructed by the Developer or its agents within MUD 22 and/or MUD 3 upon request by the City.

(vi) If the City reasonably determines that the Developer is not in compliance with the City's Building Code and/or Development Standards for any future projects or projects currently under construction, the City will provide the Developer with written notice of the specific violation(s) as required by the City's Ordinances. Any "Stop Work" Orders issued by the City will similarly comply with the City's Ordinances and identify any specific violation(s).

(vii) The Developer will obtain from the City all necessary approvals for the Developer's future construction and/or development activities on the Property, including the submission and approval for an Amended Concept Plan for MUD 22 and MUD 3 within twenty (20) calendar days of the execution of this MOU. The Amended Concept Plan will include the following:

(a) Parcel 9 will be changed from Office/Retail to Multi-Family;

(b) Parcels 15, 30, and 31 will be designated Retail;

(c) A track of approximately four acres of the Golf Course along Gattis School Road will be changed to Retail;

(d) The addition of the office complex under construction near Parcel 13;

(e) Any additional use changes desired by the Developer;

(f) Any future changes or amendments to the Amended Concept Plan must be identified and approved by the City prior to the Developer's submission of preliminary plats;

(e) Once the Developer's Amended Concept Plan is approved, the Developer will submit new preliminary plat and final plat applications for all pending and future Office Building and Multi-Family developments, including the multi-family development on Parcel 9 and the commercial office building adjacent to Parcel 13.

(viii) The Developer will repair, replace, and/or otherwise install a sidewalk in front of the condominiums located on Parcel 9. The Developer will use best efforts to extend said sidewalk to Gattis School Road.

(ix) The Developer will submit for and the Developer and MUD 22 and MUD 3 and the City will enter into good-faith negotiations to amend the SPAs and the Economic Development Agreement to add all new retail property to the Limited Purpose Annexation property thereunder. Such good-faith negotiations shall begin on March 30, 2018 and be presented to the Hutto City Council for consideration not later than January 1, 2019.

(x) Upon execution of this MOU by the Parties, the City will lift the Stop Work Order currently in place for the multi-family development on Parcel 9 for sixty (60) calendar days, and the Developer will receive a Conditional Certificate of Occupancy good for sixty (60) calendar days for the commercial office building on Parcel X, provided that the Developer moves forward with obtaining the approvals required by, and otherwise acts in compliance with the terms of, this MOU. If the Developer obtains the approvals required by this MOU within sixty (60) calendar days of the execution of same, the City will issue the Developer a Certificate of

Occupancy for the commercial office building on Parcel X and the Stop Work Order currently in place for the multi-family development on Parcel 9 will be removed. Extension of this sixty (60) calendar day deadline requires an additional agreement between the Parties, the terms of which shall be negotiated by the Parties in good faith.

II. Definitive Agreements

The Parties may at any time during the course of their discussions and negotiations enter into one or more written agreements defining specific obligations of each in relation to their continued negotiations and/or the development of the Property (collectively, the "Definitive Agreements").

III. Confidentiality Agreement

All documents or other information provided by either Party to the other shall be considered confidential unless the Parties otherwise agree in writing. In the event the Parties do not enter into any Definitive Agreements as discussed herein, all information provided pursuant to this MOU shall remain confidential for one (1) year from the date hereof.

IV. Miscellaneous Agreements

(i) The Parties agree to the following effective dates for the below-listed documents:

(a) Agreement Concerning Creation of and Inclusion of Land in Conservation and Reclamation District and to Division of District: February 15, 2006.

(b) Strategic Partnership Agreement Between the City of Hutto and the Williamson County Water, Sewer, Irrigation and Drainage District No. 3: May 31, 2006.

(c) Strategic Partnership Agreement Between the City of Hutto and the Williamson County Municipal Utility District No. 22: December 4, 2006.

(d) Development Agreement between the City of Hutto, HEB Grocery Company, L.P., and Tack Development, L.P., approved by Resolution No. R-16-02-04-11A: February 1, 2016.

(ii) Decisions to be made by the City pursuant to this MOU shall be made by the City Manager.

(iii) The Parties agree to amend any and all applicable agreements, whether or not referenced herein, to the extent necessary to implement the agreements contained in this MOU.

V. Limited Binding Effect

Other than as specifically provided in this MOU, this MOU shall not constitute a binding agreement and shall not bind any Party to enter into any other agreement or transaction. The Parties specifically acknowledge and agree that, except as specifically provided in this MOU, neither Party shall be committed to the other party in any way unless and until the Definitive Agreements are duly executed and delivered and that neither Party is obligated in any way to enter into any such agreement.

VI. Termination

Either Party may terminate this MOU, subject to the continuing confidentiality requirement, by providing written notice to the other Party.

VII. Expenses

Unless the Definitive Agreements entered into by the Parties provide otherwise, each Party shall bear its own costs, fees, and expenses incurred in connection with any of that Party's actions and efforts, whether or not such actions and efforts are contemplated by this MOU.

VIII. Written Communications

Any written communication between the Parties shall, to the extent practicable, be delivered by hand, sent by fax, emailed, or sent by U.S. First Class Mail, to each of the following:

If the City, to:
Mike Shaunessy
Bill Bingham
McGinnis Lochridge
600 Congress Ave., Ste. 2100
Austin, Texas 78701
Fax: (512) 505-6361
mshaunessy@mcginnislaw.com
bbingham@mcginnislaw.com

If the Developer, to:
Jeff Hobbs
John Bartram
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701-2744
Fax: (512) 435-2360
jhobbs@abaustin.com
jbartram@abaustin.com

If this MOU accurately reflects your understandings, please confirm by signing below. This MOU may be executed in multiple counterparts, all of which shall be deemed one and the same instrument.

Sincerely,

THE CITY OF HUTTO, TEXAS

By: _____
Odis Jones,
City Manager for the City of Hutto, Texas

Date: 2/1/18

Confirmed:

TACK DEVELOPMENT, L.P.

By: _____
Tim Timmerman,
President

Date: 2/1/18

MAS/bdk

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7E. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development

ITEM:

Consideration and possible action on a Memorandum of Understanding authorizing the City Manager to execute an amended agreement with regard to the Star Ranch Development. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

The amended MOU removes the requirement to locate an approximate 4 acres of commercial along the north side of Gattis School Road. Tack Development has proposed an alternative location of an approximate 4.5 acres out of the driving range, now labeled Parcel 43B, and an additional 14 acres along the SH130 frontage, otherwise called Parcel 15D. Amending the agreement, and thus removing the requirement to allow add commercial development along Gattis School, maintains the existing view corridor into the golf course intact and alleviates concerns about increasing traffic volumes along Gattis School Road.

In order to adhere to state law, the amended MOU does not contemplate residential density limits or other land use controls, as density and land use control is expressly prohibited in State Law (see attached excerpt 212.003). Understanding the limitations of state law, staff facilitated two separate meetings with the residents in order to understand their concerns as well as coordinate a meeting between the developer and the residents. Those concerns have been taken into account with the proposed amendment. Although the development pattern has changed from the original conceptual master plan, neither the City nor Williamson County has land use controls to disallow the changes.

It is imperative to point out the addition of the school site within the development. Staff coordinated a meeting between the ISD and the developer to ensure both parties agreed to the location and acreage. There are still several steps in the development review process that must be completed, including Preliminary and Final Plat applications. The MOU also sets out additional development controls as the tracts currently in Tack Development ownership are required to meet the City Codes, including site plan review and approval as well as building permits and inspections. The MOU also requires that the SPA/LPA will be renegotiated and presented to City Council no later than January 2019.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval of the Final Plat to City Council on May 8, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Te Memorandum of Understanding is recommended for approval with amendments as presented.

SUPPORTING MATERIAL:

1. Amended Memorandum of Understanding

Michael A. Shaunessy
mshaunessy@mcginnislaw.com
(512) 495-6061 o
(512) 505-6361 f

June 15, 2018

Jeff Hobbs
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701-2744

Re: Memorandum of Understanding

Dear Mr. Hobbs:

This memorandum of understanding ("MOU") sets forth the basic terms upon which the City of Hutto, Texas (the "City") and Tack Development, Ltd. (together with its affiliated entities sharing common ownership or control, the "Developer") would be interested in entering into a settlement agreement (the "Settlement") concerning all current and future development and construction activities undertaken by the Developer within the Star Ranch Development (the "Property") in Hutto, Texas, which Property is more particularly described in Exhibit A, attached hereto. The City and the Developer may be collectively referred to herein as the "Parties" or singularly as a "Party."

RECITALS:

WHEREAS, the Developer owns the Property which is located entirely within the City's extraterritorial jurisdiction ("ETJ");

WHEREAS, the Developer is currently constructing, and has future plans to construct, certain residential and non-residential developments on the Property;

WHEREAS, the City has by ordinance extended the applicability of its platting and subdivision rules to its ETJ;

WHEREAS, the Parties disagree on the scope of the City's regulatory authority on the Property;

WHEREAS, the Parties desire to enter into the Settlement to avoid the expense and delay of protracted litigation;

NOW, THEREFORE, the Parties agree as follows:

I. Agreements

At this time, the Parties contemplate that the proposed Settlement would generally consist of the following:

(i) The entire Property is subject to the Strategic Partnership Agreement ("SPA") between the City and Williamson County Municipal Utility District 22 ("MUD 22") and the SPA between the City and Williamson County Water, Sewer, Irrigation, and Drainage District 3 ("MUD 3"), within the areas covered by the respective agreements, which SPAs require that all development in MUD 22 or MUD 3 comply with the City's Building Code and Development Standards.

(ii) All development and construction on Developer's property in MUD 22 and/or MUD 3 will be reviewed, approved, and inspected by the City in accordance with the City's Building Code and Development Standards, and the City will agree to coordinate inspections with other entities to the extent practicable, with the exception of all plumbing inspections which will be conducted by MUD 22 or MUD 3, as applicable.

(iii) Any development or construction work in MUD 22 and/or MUD 3 that is under the Developer's control and that is currently in progress or has been completed but not yet accepted for operation and/or maintenance by any applicable public utility, county, or other governmental entity, but which is not in compliance with the City's Building Code and/or Development Standards, shall be corrected and brought into compliance by the Developer. This includes any noncompliant construction that was approved by an entity other than the City if such noncompliant construction affects the public health and safety as reasonably determined by the City, including the ability to provide sufficient water pressure for fire suppression.

(iv) Within twenty (20) calendar days of the execution of this MOU by the Parties, the Developer will provide "As Built" plans for all public roads, waterlines, wastewater lines, and stormwater infrastructure constructed by the Developer or its agents in MUD 22 and/or MUD 3 in electronic format. The City will notify the Developer if such "As Built" plans must be submitted in hard copy as well.

(v) The Developer will promptly provide additional "As Built" plans for other infrastructure construction and improvements constructed by the Developer or its agents within MUD 22 and/or MUD 3 upon request by the City.

(vi) If the City reasonably determines that the Developer is not in compliance with the City's Building Code and/or Development Standards for any future projects or projects currently under construction, the City will provide the Developer with written notice of the specific violation(s) as required by the City's Ordinances. Any "Stop Work" Orders issued by the City will similarly comply with the City's Ordinances and identify any specific violation(s).

(vii) The Developer will obtain from the City all necessary approvals for the Developer's future construction and/or development activities on the Property, including the submission and approval for an Amended Concept Plan for MUD 22 and MUD 3 within twenty (20) calendar days of the execution of this MOU. The Amended Concept Plan will include the following:

(a) Parcel 9 will be changed from Office/Retail to Multi-Family;

(b) Parcels 15, 30, and 31 will be designated Retail;

(c) A track of approximately four and a half acres of the Driving Range (Parcel 43B) will be changed to Retail and an additional 14.28 acres, more or less, along State Highway 130 will be amended from Multi-Family to Retail (Parcel 15D) ;

(d) The addition of the office complex under construction near Parcel 13;

(e) Any additional use changes desired by the Developer;

(f) Any future changes or amendments to the Amended Concept Plan must be identified and approved by the City prior to the Developer's submission of preliminary plats;

(e) Once the Developer's Amended Concept Plan is approved, the Developer will submit new preliminary plat and final plat applications for all pending and future Office Building and Multi-Family developments, including the multi-family development on Parcel 9 and the commercial office building adjacent to Parcel 13.

(viii) The Developer will repair, replace, and/or otherwise install a sidewalk in front of the condominiums located on Parcel 9. The Developer will use best efforts to extend said sidewalk to Gattis School Road.

(ix) The Developer will submit for and the Developer and MUD 22 and MUD 3 and the City will enter into good-faith negotiations to amend the SPAs and the Economic Development Agreement to add all new retail property to the Limited Purpose Annexation property thereunder. Such good-faith negotiations shall begin on March 30, 2018 and be presented to the Hutto City Council for consideration not later than January 1, 2019.

(x) Upon execution of this MOU by the Parties, the City will lift the Stop Work Order currently in place for the multi-family development on Parcel 9 for sixty (60) calendar days, and the Developer will receive a Conditional Certificate of Occupancy good for sixty (60) calendar days for the commercial office building on Parcel X, provided that the Developer moves forward with obtaining the approvals required by, and otherwise acts in compliance with the terms of, this MOU. If the

Developer obtains the approvals required by this MOU within sixty (60) calendar days of the execution of same, the City will issue the Developer a Certificate of Occupancy for the commercial office building on Parcel X and the Stop Work Order currently in place for the multi-family development on Parcel 9 will be removed. Extension of this sixty (60) calendar day deadline requires an additional agreement between the Parties, the terms of which shall be negotiated by the Parties in good faith.

II. Definitive Agreements

The Parties may at any time during the course of their discussions and negotiations enter into one or more written agreements defining specific obligations of each in relation to their continued negotiations and/or the development of the Property (collectively, the "Definitive Agreements").

III. Confidentiality Agreement

All documents or other information provided by either Party to the other shall be considered confidential unless the Parties otherwise agree in writing. In the event the Parties do not enter into any Definitive Agreements as discussed herein, all information provided pursuant to this MOU shall remain confidential for one (1) year from the date hereof.

IV. Miscellaneous Agreements

(i) The Parties agree to the following effective dates for the below-listed documents:

(a) Agreement Concerning Creation of and Inclusion of Land in Conservation and Reclamation District and to Division of District: February 15, 2006.

(b) Strategic Partnership Agreement Between the City of Hutto and the Williamson County Water, Sewer, Irrigation and Drainage District No. 3: May 31, 2006.

(c) Strategic Partnership Agreement Between the City of Hutto and the Williamson County Municipal Utility District No. 22: December 4, 2006.

(d) Development Agreement between the City of Hutto, HEB Grocery Company, L.P., and Tack Development, L.P., approved by Resolution No. R-16-02-04-11A: February 1, 2016.

(ii) Decisions to be made by the City pursuant to this MOU shall be made by the City Manager.

(iii) The Parties agree to amend any and all applicable agreements, whether or not referenced herein, to the extent necessary to implement the agreements contained in this MOU.

V. Limited Binding Effect

Other than as specifically provided in this MOU, this MOU shall not constitute a binding agreement and shall not bind any Party to enter into any other agreement or transaction. The Parties specifically acknowledge and agree that, except as specifically provided in this MOU, neither Party shall be committed to the other party in any way unless and until the Definitive Agreements are duly executed and delivered and that neither Party is obligated in any way to enter into any such agreement.

VI. Termination

Either Party may terminate this MOU, subject to the continuing confidentiality requirement, by providing written notice to the other Party.

VII. Expenses

Unless the Definitive Agreements entered into by the Parties provide otherwise, each Party shall bear its own costs, fees, and expenses incurred in connection with any of that Party's actions and efforts, whether or not such actions and efforts are contemplated by this MOU.

VIII. Written Communications

Any written communication between the Parties shall, to the extent practicable, be delivered by hand, sent by fax, emailed, or sent by U.S. First Class Mail, to each of the following:

If the City, to:

Mike Shaunessy
Bill Bingham
McGinnis Lochridge
600 Congress Ave., Ste. 2100
Austin, Texas 78701
Fax: (512) 505-6361
mshaunessy@mcginnislaw.com
bbingham@mcginnislaw.com

If the Developer, to:

Jeff Hobbs
John Bartram
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701-2744
Fax: (512) 435-2360
jhobbs@abaustin.com
jbartram@abaustin.com

If this MOU accurately reflects your understandings, please confirm by signing below. This MOU may be executed in multiple counterparts, all of which shall be deemed one and the same instrument.

Sincerely,

THE CITY OF HUTTO, TEXAS

By: _____
Odis Jones,
City Manager for the City of Hutto, Texas

Date: _____

Confirmed:

TACK DEVELOPMENT, L.P.

By: _____
Tim Timmerman,
President

Date: 6/15/2018

MAS/bdk

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8A. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Overton-Wolter Tracts, 181.33 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the east side of CR 119, adjacent to the northeast boundary of the Huttoparke Subdivision. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

A Municipal Service Plan (MSP) has been drafted per the Council's directive from their regularly scheduled meeting on February 15, 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

The City Attorney has approved the process as to form.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - Overton-Wolter Annexation (181.33 ac)

ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 181.33 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 181.33 acres, more or less, of land, situated in the John Dykes Survey, Abstract No. 186, in Williamson County, Texas (the "Property"), said Property being situated in Williamson County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.

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

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby and made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as SF-1 (Single Family Residential) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

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

SECTION IX.

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

READ and **APPROVED** on first reading on this the **5th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

_____

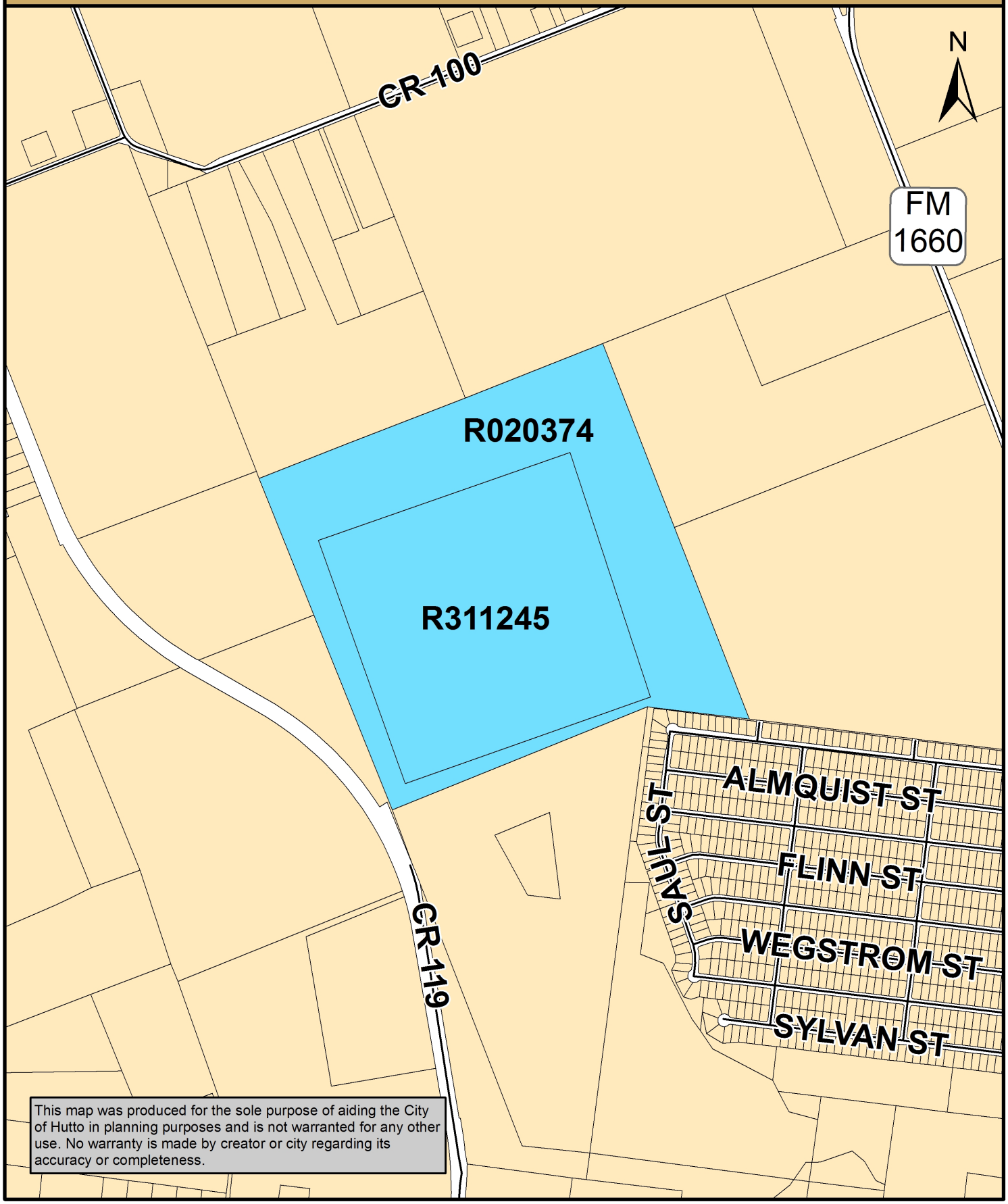
Doug Gaul, Mayor

ATTEST:

_____

Lisa L. Brown, City Secretary

Overton-Wolter (181.33 Acres)



Map Document (K:\SITE LOCATION MAPS\2017 Site Location Maps\CR_119\Overton_Wolter.mxd)
8/10/2017 -- 4:28:00 PM

CITY OF HUTTO

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Feet

STATE OF TEXAS
COUNTY OF WILLIAMSON

June 1, 2005

181.329 ACRES

These notes describe that certain tract of land located in the **JOHN C. DYKES SURVEY, ABSTRACT NO. 186**, subject tract being all of the following: a 25% Interest conveyed in a Surface Only Warranty Deed from Louise Saul Overton to Frances Overton Wolter, dated 9-26-84 and recorded in Volume 1082, Page 425, of the Official Records of Williamson County, Texas, (ORWC); a 25% Interest conveyed in a Correction Surface Only Warranty Deed from Louise Saul Overton to Patsy Overton Williams, dated 12-5-84 and recorded in Volume 1109, Page 854, (ORWC); an 18% Interest conveyed in a Surface Only Warranty Deed from Louise Saul Overton to Patsy Overton Williams, dated 1-17-85 and recorded in Volume 1132, Page 155, (ORWC); an 18% Interest conveyed in a Surface Only Warranty Deed from Louise Saul Overton to Frances Overton Wolter, dated 1-17-85 and recorded in Volume 1132, Page 159, (ORWC); a 7% Interest conveyed in a Surface Only Warranty Deed from Louise Saul Overton to Frances Overton Wolter, dated 1-2-87 and recorded in Volume 1469, Page 714, (ORWC); a 7% Interest conveyed in a Surface Only Warranty Deed from Louise Saul Overton to Patsy Louise Overton, dated 1-2-87 and recorded in Volume 1469, Page 716, (ORWC); also, being the same tract of land referenced as "181.6 Acres", conveyed in a Gift Mineral Deed from Louise Saul Overton to Josephine Overton Kirk, et al, dated 5-26-88 and recorded in Volume 1665, Page 296, (ORWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on June 1, 2005; subject tract being more fully described as follows:

BEGINNING at a 3/8" Iron Rod found, being the apparent Northwest corner of said "181.6 Acres", same being the apparent Southwest corner of a called "44.7 Acres" conveyed in a Warranty Deed with Vendor's Lien from Hutto State Bank to Ronald Albert Smith, et ux, dated 3-4-93 and recorded in Volume 2267, Page 16, (ORWC); same being in the East line of a called "57.901 Acres", conveyed in a Warranty Deed from Ella Kruger Kokel, et al, to Kruger Subdivision, LTD., dated 6-3-98 and recorded in Document No. 9838804, (ORWC); same being the Northwest corner of subject tract;

THENCE North 68°37'05" East, with a line for the common line of said "181.6 Acres" and said "44.7 Acres", a distance of **722.95 feet,** to a 3/8" Iron Rod found (not recorded), being in the North line of said "181.6 Acres" (as fenced), same being in the South line of said "44.7 Acres" (as fenced), same being an exterior corner of subject tract;

THENCE North 68°44'31" East, with a line for the common line of said "181.6 Acres" and said "44.7 Acres" (as fenced), a distance of **983.32 feet,** to a ½" Iron Rod found, being in the apparent North line of said "181.6 Acres", same being the Southeast corner of said "44.7 Acres", same being for the Southwest corner of a called "200.00 Acres", owned presently or formerly by Howard Leon Peterson, recorded in Volume 662, Page 162, of the Deed Records of Williamson County, Texas, (DRWC); same being an exterior corner of subject tract;

THENCE North 68°24'48" East, with a line for the common line of said "181.6 Acres" and said "200.00 Acres", a distance of **1138.59 feet,** to a 1 ½" Iron Pipe found, being for the Northeast corner of said "181.6 Acres", same being in the South line of said "200.00 Acres", same being the apparent Northwest corner of a called "62.956 Acres", conveyed in a Deed with

EXHIBIT
A

Unofficial Document

Vendor's Lien from Valborg R. Anderson to Marvin Sturm, et ux, dated 5-2-85 and recorded in Volume 1174, Page 282, (ORWC); same being the Northeast corner of subject tract;

THENCE South 21°19'57" East, with a line for the common line of said "181.6 Acres" and said "62.956 Acres", a distance of **1521.97 feet,** to a 1" Iron Pipe found, being in the East line of said "181.6 Acres", same being the Southwest corner of said "62.956 Acres", same being the Northwest corner of a called "136 Acres" conveyed in a Warranty Deed from Doris Gwendolyn Wallin to Wallin Family Hutto Investments, L.P., dated 6-11-03 and recorded in Document No. 2003064877, of the Official Public Records of Williamson County, Texas, (OPRWC); same being an exterior corner of subject tract;

THENCE South 21°19'57" East, with a line for the common line of said "181.6 Acres" and said "136 Acres", passing at a distance of 1577.80 feet, a ½" Iron Rod set (with cap), being in the East line of said "181.6 Acres", same being the Southwest corner of said "136 Acres", same being the Northwest corner of a called "1.209 Acres" (surveyed this date); and continuing for a total distance of **1588.82 feet,** to a ½" Iron Rod set (with cap), being the Easternmost corner of said "181.6 Acres", same being a 19.44' wide centerline beginning point of said "1.209 Acres", same being in the North line of a called "164.266 Acres" conveyed in a Warranty Deed with Vendor's Lien from Hugh S. Davenport, Jr., Executor, to Hutto Development, LTD., dated 9-21-01 and recorded in Document No. 2001071798, (OPRWC); same being the Easternmost corner of subject tract;

THENCE North 83°13'11" West, with a line for the common line of said "181.6 Acres" and said "164.266 Acres", a distance of **789.25 feet,** to a ½" Iron Rod found, being an interior corner of said "181.6 Acres", same being the Northwest corner of said "164.266 Acres", same being the Northeast corner of a called "103.4 Acres" conveyed in a Deed from S. G. Downing, et ux, to Harry E. Hanson, dated 12-11-11 and recorded in Volume 147, Page 32, (DRWC); same being an interior corner of subject tract;

THENCE South 68°08'30" West, with a line for the common line of said "181.6 Acres" and said "103.4 Acres", a distance of **2121.21 feet,** to a Concrete Monument found, being the Southwest corner of said "181.6 Acres", same being the Northwest corner of said "103.4 Acres", same being in the East line of a called "101.8 Acres" conveyed in a Deed of Gift from A. M. Oleander, et ux, to Gary Oleander, et al, dated 12-29-97 and recorded in Document No. 9728013, (OPRWC); same being the Southwest corner of subject tract;

THENCE North 21°54'23" West, with the West line of said "181.6 Acres", same being with the East line of said "101.8 Acres", same being with the aforementioned East line of said "57.901 Acres", a distance of **2754.09 feet,** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **181.329 Acres**.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiners, visible utilities and roadways. Bearings are based on Texas State plane coordinates, Central Zone NAD83/93 adjustment.

Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

STATE OF TEXAS REGISTERED BRUCE LANE BRYAN 4249 PROFESSIONAL LAND SURVEYOR

Unofficial Document

CITY OF HUTTO **EXHIBIT "B"**
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF

181.33 acres, more or less, of land, out of the
John Dykes Survey, Abstract No. 186, in Williamson County, Texas.

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services may be provided within the departments' current budgets with additional staffing as needed.

LIBRARY

Existing Services: None

Services to be Provided:
City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Per the executed Development Agreement, water service to the properties will be provided by City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Per the executed Development Agreement, sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

NOTE:

Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8B. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Wallin Family Hutto Investments Tract, 136.0 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the west side of FM 1660 North, along the northern boundary of the Huttoparke Subdivision. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

A Municipal Service Plan (MSP) has been drafted per the Council's directive from their regularly scheduled meeting on February 15, 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicabe.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicabe.

CITY ATTORNEY REVIEW:

Not applicabe.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - Wallin Family Hutto Investments Tract Annexation (136.0 ac)

ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 136.0 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 136.0 acres, more or less, of land, situated in the John Dykes Survey, Abstract No. 186, in Williamson County, Texas (the "Property"), said Property being situated in Williamson County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.

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

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby and made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as SF-1 (Single Family Residential) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

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

SECTION IX.

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

READ and **APPROVED** on first reading on this the **5th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

_____

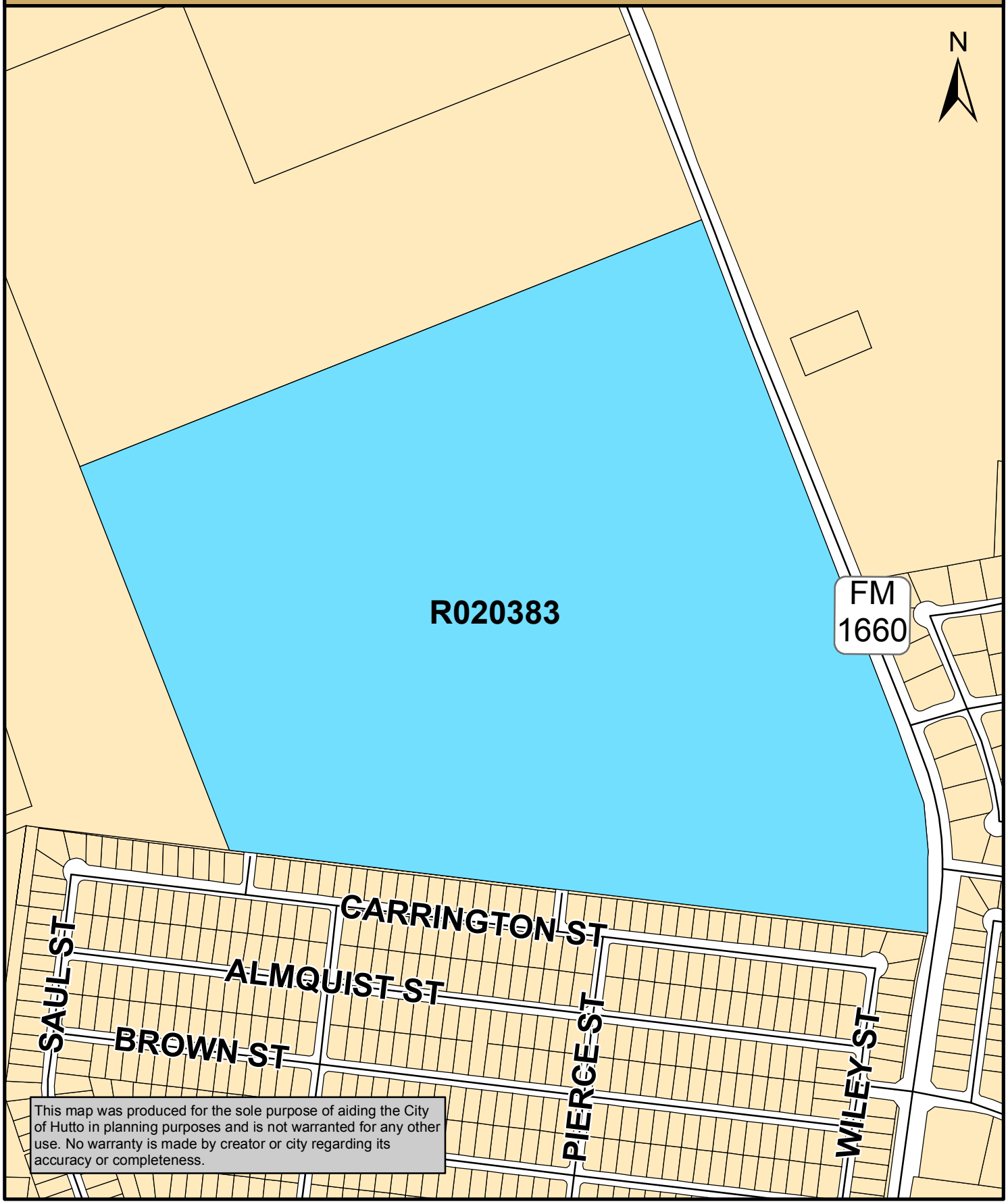
Doug Gaul, Mayor

ATTEST:

_____

Lisa Brown, City Secretary

Wallin Family Hutto Investments LP (136.0 Acres)



Map Document (K:\SITE LOCATION MAPS\2017 Site Location Maps\FM_1660\Wallin_Family_Hutto_Investments_LP.mxd)

8/10/2017 -- 3:35:21 PM

CITY OF HUTTO

0 250 500 1,000

Feet

All those three certain tracts or parcels of land, a part of the JOHN DYCHES SURVEY in Williamson County, Texas, known as Blocks Numbers 3, 4 and 5 of the Elizabeth C. McElroy Subdivision of said John Dyches Survey; being 45 acres of land in Block No. 3 and 91 acres of land in Blocks Nos. 4 and 5; the tract herein conveyed being described by metes and bounds as follows, to-wit:

BEGINNING at the S. E. corner of Block No 2 of said Sub-division;

THENCE South 71 West, 944 varas to the Southwest corner of said Block No 2;

THENCE South 19 East, 568-1/2 varas to a stake for corner in the North line of road, same being a corner of Block No 5;

THENCE South 80-1/2 East, 982 varas to a stake in road 7 varas North 10 East from McElroy's Southeast corner;

THENCE North 10 East, 165 varas to another corner of said McElroy's tract;

THENCE North 19 West, 892-1/2 varas to the place of BEGINNING and containing 136 acres of land; and being the same land heretofore conveyed to F. P. Walker by C. O. Johnson and wife, Selma Johnson, by deed dated January 13th 1922 and recorded in VOL 204, PAGE 400, Deed Records, Williamson County, Texas, to which said deed and record reference is here made for all pertinent purposes.

This conveyance is made subject to existing public utility easements now of record over, under and upon the above described tract of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

07-10-2003 11:29 AM 2003064875
CARRILLO $13.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

EXHIBIT "A"

CITY OF HUTTO **EXHIBIT "B"**
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF

136.0 acres, more or less, of land, out of the
John Dykes Survey, Abstract No. 186, in Williamson County, Texas.

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services may be provided within the departments' current budgets with additional staffing as needed.

LIBRARY

Existing Services: None

Services to be Provided:
City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Per the executed Development Agreement, water service to the properties will be provided by City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:
Per the executed Development Agreement, sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:
Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:
All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:
All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

NOTE:

Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8C. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance approving the zoning change for the property known as the RSI PUD, 315.28 acres, more or less, of land, located on between CR 119 (west boundary) and FM 1660 North (east boundary) and the Huttoparke Subdivision (south boundary), from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The FM 1660 Planned Unit Development is an approximately 167.39 acre site located between County Road 119 and FM 1660, approximately one mile north of Limmer Loop and north of the Hutto Parke subdivision. The local residential streets will have parking along one side of the street and the entry medians will have a portion of rollover curbing to ensure adequate space for first responders.

Owner: Frances Wolter and Wallin, Hutto Family Investments, LP

Developer: RSI Communities – Texas, LLC

Current Zoning: Extra Territorial Jurisdiction (ETJ) with a Development Agreement (DA)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: FM1660 and a future single-family development, currently in the voluntary annexation process

South: Single Family 1 (SF 1) Hutto Parke

West: Extra-territorial Jurisdiction (ETJ)

Summary of Request:

The base zoning district for the PUD is Single Family residential (SF-1) and Commercial Local/Neighborhood (B-1). This is a medium density, suburban character district with support facilities and services that are compatible with the residential use. The Development Agreement approved for the tract allows for ten dwelling units per acre net density. The applicant is proposing to use the development standards of the single household detached and two to four household residence design, as defined in the Unified Development Code (UDC), Section 10.406.3. The commercial area will adhere to the B-1 commercial standards providing for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood.

The Plan proposes a neighborhood that promotes a mix of housing styles, ranging from attached townhomes to traditional lots homes, pocket parks, a trail system, and an approximate 2 acre commercial tract at the intersection of the proposed collector roads. This PUD mixes in some of the elements of the Form Based Code to provide varied housing product, including alley loaded homes along the main collector. The neighborhood will create an east/west collector between County Road 119 and FM1660 to provide another route for residents in vicinity to utilize, in conformity with the Thoroughfare Plan.

This PUD includes two pocket parks as well as an 8-foot wide trail that winds its way through an approximate 22.3 acre portion of floodplain that will be utilized as open space. The pocket parks propose a mix of amenities for the enjoyment of the residents. In addition, Hutto 1660 provides a shared use path along the collector as well as wider sidewalks to provide connectivity throughout the development.

This proposed PUD has been reviewed by the Planning, Engineering, and Parks Departments, and also Hutto Fire Rescue.

Staff Review:

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project more appropriate and desirable that what would result from strict application of the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

1. *The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.*

The PUD application is consistent with desired guidelines of the single family village district, and provides additional guidelines to allow for greater flexibility in housing types within the development. The proposed development is adjacent to the existing floodplain on the west, and will provide recreational open space along the existing floodplain.

1. *The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

The area of the proposed development has been historically agricultural, with farmland and floodplain areas. The proposed development will connect the existing neighborhood to the south to the east/west collector, thus providing additional access to the existing residents to the south in addition to providing new housing opportunities for Hutto's growing population.

1. *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.*

FM 1660 PUD is approximately 227 acres in size, with an approximate 23 acres designated as open space for floodplain and/or parks. The proposed shared use path and wide sidewalks will provide ample connectivity within the neighborhood and to the future commercial corner.

1. *The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.*

This PUD combines a mix of housing densities and limited commercial within the development in a walkable design. The number of amenity options in each pocket park as well as the open space proposed will provide ample open, green areas throughout the subdivision.

1. *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 proposed development is a single family development that is located adjacent to other residential neighborhoods. The proposed street connectivity and streetscapes are designed to minimize hazards while promoting connectivity, including the addition of an east/west collector roadway north of Limmer Loop. It does not appear that development will negatively affect the health, safety, and general welfare of the community.

1. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

The proposed street layout provides for the extension of a new east/west collector that will ultimately connect CR119 to FM1660. The new street layout provides adequate coverage for fire protection. In addition, parking is limited to one side on local residential streets and rollover curbs at the entry medians will provide additional space for first responders. The east-west collector will require pedestrian bump-outs at the intersections, that will be reviewed and approved by the City Engineer during plat review and approval. Existing infrastructure will serve the site, with extensions provided by the developer, as needed.

1. *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.*

The proposed PUD will not have a greater burden on city services. The development includes an approximate 23 acres of floodplain and open space, extensions of existing infrastructure, and other design features to mitigate impacts. The proposed subdivision also provides a needed link to provide

alternate routes from FM1660 and Limmer Loop.

1. *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.*

New construction must conform to the design guidelines as listed within the PUD, including elements of the Form Based Code. The guidelines are a blend of existing UDC guidelines and new features, which are compatible with existing development standards.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on May 8, 2018.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - RSI Planned Unit Development (PUD)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: ADOPTING THE RSI PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE AND DEVELOPMENT PLAN DESCRIBED IN EXHIBIT "B" AND ATTACHED HERETO, FOR 315.28 ACRES, MORE OR LESS, OF LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 8th day of May, 2018, and;

WHEREAS, on the 7th day of June 2018, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

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

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

SECTION I.

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

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

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

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended to include the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** and incorporated herein.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **7th** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

_____

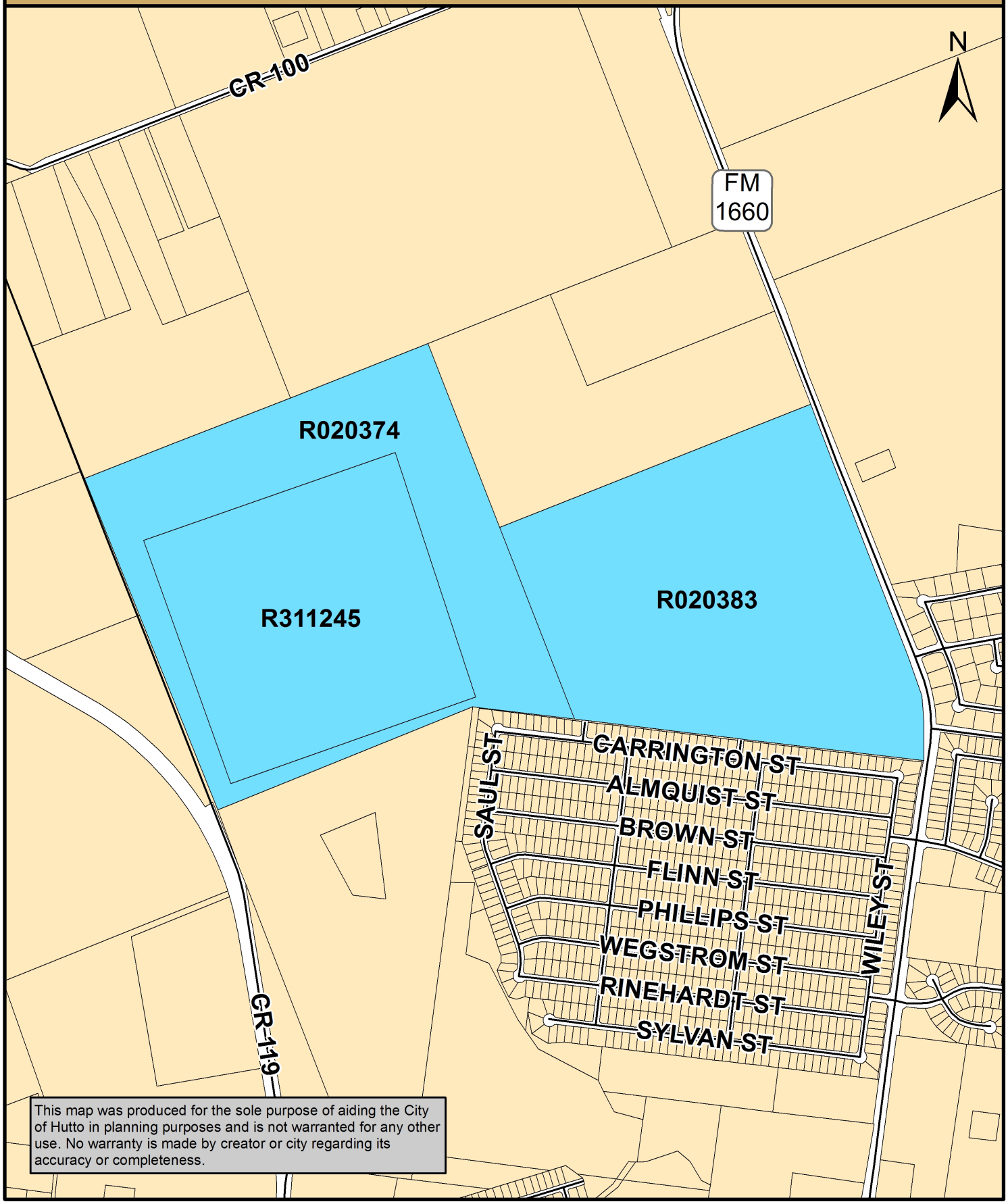
Doug Gaul, Mayor

Attest:

_____

Lisa L. Brown, City Secretary

RSI PUD



Map Document: (K:\SITE LOCATION MAPS\2018 Site Location Maps\Annexation_Maps\RSI_PUD.mxd)

3/21/2018 -- 4:06:51 PM

CITY OF HUTTO

0 500 1,000 2,000

Feet

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SCALE: 1"=150'

0 150' 300' 450' 600'

MARVIN AND IOLA STRUM
62.956 ACRES
VOL. 1174, PAGE 282
ORWC

(2622.22' N71°00'00"E)
2572.08'
N68°47'22"E

FOUND 1" GALVANIZED PIPE

2-18" CMP
GRAVEL DRIVE
CONC
CABLE MARKER
POINT OF BEGINNING
CONCRETE CHANNEL

[592.26' S16°43'00"E]
580.93'
S21°08'27"E

CONC
CABLE MARKER
2-24" CMP
GRAVEL DRIVE
CONC
CABLE MARKER
CONC
3-36" CMP
GRAVEL DRIVE
CONC
1-24" CMP
GRAVEL DRIVE
79.26'
N68°33'09"E

IVER WALLIN AND LAVERNE WALLIN
293 ACRES FIRST TRACT
VOL. 541, PAGE 514
DRWC

RIGHT OF WAY TO STATE OF TEXAS
2.785 ACRES – VOLUME 476, PAGE 591, DRWC

1-36" CMP
CONC
CONC

F.M. 1660

JONAH WATER SUD
0.50 ACRE
DOCUMENT No. 2000021638
OPRWC

[1624.00' S19°33'00"E]
1624.14'
S21°57'15"E

EDGE OF ASPHALT

TRANSFORMER
ELECTRIC BOX
RPLS 2218
RPLS 2218

RIVERS CROSSING SUBDIVISION
PHASE ONE, CABINET X,
SLIDES 249-252 PRWC

BLANCO DRIVE
BLOCK A
BLOCK B

RIO GRAND AVENUE

81.01'
N67°59'59"E

BRAZOS DRIVE
BLOCK D

RIVERS CROSSING SUBDIVISION
PHASE ONE, CABINET S,
SLIDES 235-237 PRWC

CABLE BOX
CABLE MARKER
TRANSFORMER

[RADIUS: 1106.28]
[ARC: 568.31]
[DELTA: 029°26'01"]
[CHORD: 562.08]
[CB: S04°50'00"E]

RADIUS: 1106.28'
ARC: 568.31'
DELTA: 029°26'00"
CHORD: 562.08'
CB: S07°14'15"E

CABLE MARKER
BRAZOS DRIVE
BLOCK E

COUNTY ROAD 132

[135.11' S09°53'00"W]
125.82'
S07°24'10"W

80.00'
S82°27'45"E

WATER LINE MARKER
ELECTRIC BOX
TRANSFORMER
CABLE MARKER
CABLE BOX
CABLE MARKER

HUTTO HIGHLANDS
SECTION 1 PHASE B-1
DOC. No. 2015053316
OPRWC

BLOCK A
BLOCK B
PLANTAIN DRIVE

RJ CAP

JOHN DYKES SURVEY
ABSTRACT 186

133.617 ACRE REMAINDER

WALLIN MANAGEMENT
COMPANY, LLC
136 ACRES
DOC. No. 2003064874
OPRWC

PATSY LOUISE
OVERTON
181.329 ACRES
DOC. No. 2013031396
OPRWC

(1578.17' S19°00'00"E)
S21°17'36"E
1589.30'

WATER LINE MARKER
19.4' ROAD EASEMENT
VOLUME 573, PAGE 405 &
VOLUME 485, PAGE 293
CABLE MARKER
HALSEY ST
WTR CAP

2013003893, OPRWC

918.68'
N83°10'04"W

GRAVEL DRIVEWAY
LOT 18, BLOCK B
OPEN SPACE & PEDESTRIAN
ACCESS EASEMENT
ROZNOVAK ST
CARRINGTON STREET

CONC
WATER LINE MARKER
2-48" CMP
(2727.78' N80°30'00"W)
CABLE MARKER
DRAINAGE EASEMENT
CONC
DUNHILL ST

19.4' ROAD EASEMENT
VOLUME 573, PAGE 405 &
VOLUME 485, PAGE 293

1792.21'
N83°16'26"W

LOT 30, BLOCK A
OPEN SPACE & PEDESTRIAN
ACCESS EASEMENT
PIERCE STREET
HUTTOPARKE SECTION 7 – DOC. No. 2013003893, OPRWC
GRAVEL DRIVEWAY
WILEY STREET

LEGEND:

- ● = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ = 1/2" IRON ROD SET
- ■ = CONCRETE HIGHWAY MONUMENT
- = POWER POLE
- = DOWN GUY
- = WATER VALVE
- = SIGN
- —— OH —— = OVERHEAD ELECTRIC LINE
- CONC = CONCRETE DRAINAGE FEATURE
- [ ] = RECORD INFORMATION VOLUME 476, PAGE 591
- ( ) = RECORD INFORMATION DOC. No. 2003064874
- OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY
- DRWC = DEED RECORDS WILLIAMSON COUNTY
- PRWC = PLAT RECORDS WILLIAMSON COUNTY

NOTES:

1. ALL BEARINGS ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD83.
2. OWNERSHIP INFORMATION SHOWN HEREON REPRESENTS DATA OBTAINED FROM THE WILLIAMSON COUNTY APPRAISAL DISTRICT.
3. NO TITLE COMMITMENT WAS ISSUED FOR THIS SURVEY.
4. THIS PARCEL IS DESCRIBED ON A SEPARATE ATTACHMENT

CERTIFICATION:

THIS IS TO CERTIFY THAT THE BOUNDARY IS IN CONFORMANCE WITH THE GENERAL RULES AND PROCEDURES SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND IS TO THE POSITIONAL TOLERANCES REQUIRED FOR SURVEYS WITHIN INCORPORATED AREAS AND MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION I, SURVEY AS DEFINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS

9/29/2017

J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JOHN KENNETH WEIGAND
5741
PROFESSIONAL
LAND SURVEYOR

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400

DATE: 26 SEPTEMBER 2017		SCALE: 1" = 150'
FIELD BOOK: 893		JOB NO.: 2630-900-101

133.617 Acre Tract

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 136 ACRE TRACT OF LAND CONVEYED TO WALLIN MANAGEMENT COMPANY, LLC, BY DEED RECORDED IN DOCUMENT No. 2003064874 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS THAT 2.785 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS BY DEED RECORDED IN VOLUME 476, PAGE 591 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set on the west line of F. M. 1660, at the northwest corner of said 2.785 Acre Tract, being also at the southeast corner of 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas and on the north line of said 136 Acre Tract;

THENCE with the west line of said F. M. 1660, same being the west line of said 2.785 Acre Tract, the following four courses:

1. S.21°08'27"E. a distance of 580.93 feet to a broken TXDOT concrete monument found;
2. S.21°57'15"E. a distance of 1,624.14 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
3. Southerly, along the arc of said curve to the right a distance of 568.31 feet, said curve having a radius of 1,106.28 feet, a central angle of 29°26'00", and a chord bearing S.07°14'15"E., 562.08 feet to a 1/2" iron rod set;
4. S.07°24'10"W. a distance of 125.82 feet to a cotton spindle found on the south line of said 136 Acre Tract, at the northeast corner of Huttoparke Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a 10' wide road dedication of said plat;

THENCE along the south line of said 136 Acre Tract, and along the north line of said Huttopark Section 7 the following two courses:

1. N.83°16'26"W. a distance of 1,792.21 feet to a 1/2" iron rod set;
2. N.83°10'04"W. a distance of 918.68 feet, at the southwest corner of said 136 Acre Tract, same being the southeast corner of a 181.329 Acre Tract of land conveyed to Patsy Louise Overton by deed recorded in Document No. 2013031396 of the Official Public Records of Williamson County, Texas, from which point a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.21°17'36"W. along the west line of said 136 Acre Tract and the east line of said 181.329 Acre Tract a distance of 1,589.30 feet to a 1" galvanized pipe found at the northwest corner of said 136 Acre Tract and at the southwest corner of said 62.956 Acre Tract;

THENCE N.68°47'22"E. along the north line of said 136 Acre Tract and the south line of said 62.956 Acre Tract a distance of 2,572.08 feet to the said Point of Beginning.

Containing 133.617 acres, more or less, as shown on the survey attached.

J. K. Weigand 9/29/2017

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

STATE OF TEXAS
REGISTERED
JOHN KENNETH WEIGAND
5741
PROFESSIONAL
LAND SURVEYOR

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

181.663 Acres

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 181.329 ACRE TRACT OF LAND CONVEYED TO PATSY LOUISE OVERTON BY DEED RECORDED IN DOCUMENT No. 2013031396 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod fund at the northwest corner of Lot 113, Block C. Huttopark Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, being also at the northeast corner of a 103.111 Acre Tract of land conveyed to Harry Hansnon by deed recorded in Document No. 2006074636 of the Official Public Records of Williamson County, Texas and at a an angle point in the south line of 181.329 Acre Tract;

THENCE S.68°08'47"W. along the south line of said 181.329 Acre Tract and the north line of said 103.11 Acre Tract a distance of 2,120.90 feet to a 1/2" iron rod set at the southwest corner of said 181.329 Acre Tract, and the northwest corner of said 103.111 Acre Tract;

THENCE N.22°26'10"W. along the west line of said 181.329 Acre Tract a distance of 1,614.45 feet to a 1/2" iron rod found at the southeast corner of a 57.895 Acre Tract of land conveyed to Ventana Hill, LTD by deed recorded in Document No. 2007068155 of the Official Public Records of Williamson County, Texas;

THENCE N.21°06'07"W. along the west line of said 181.329 Acre Tract and the east line of said 57.895 Acre Tract a distance of 1,137.50 feet to a 3/8" iron rod found at the northwest corner of said 181.329 Acre Tract, being also the southwest corner of a 44.37 Acre Tract of land conveyed to Ronald and Janice Smith by deed recorded in Volume 2267, Page 016 of the Official Records of Williamson County, Texas;

THENCE along the north line of said 181.329 Acre Tract and the south line of said 44.37 Acre Tract the following two courses:

1. N.68°31'55"E. a distance of 722.81 feet to a 1/2" iron rod set;
2. N.68°39'21"E. a distance of 983.13 feet 1/2" iron rod set at the southeast corner of said 44.37 Acre Tract and at the southwest corner of a 170.00 Acre Tract of land conveyed to Peterson Family Trust by deed recorded in Document No. 2011056854 of the Official Public Records of Williamson County, Texas;

THENCE N.68°19'38"E. along the north line of said 181.329 Acre Tract and the south line of said 170.00 Acre Tract a distance of 1,138.56 feet to a 1-1/2" iron pipe found at the northeast corner of said 181.329 Acre Tract and at the northwest corner of a 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas;

THENCE S.21°17'36"E. along the east line of said 181.329 Acre Tract and in part along the west line of said 62.956 Acre Tract and along the west line of a 136 Acre Tract of land conveyed to Wallin Management Company, LLC by deed recorded in Document No. 2003064874 of the Official Public Records of Williamson County, Texas, (pass at a distance of

1,523.86 feet a 1" galvanized pipe found at the southwest corner of said 62.956 Acre Tract, being also the northwest corner of said 136 Acre Tract) in all a distance of 3113.15 feet; to a point in the north line of said Huttopark Section 7 at the southwest corner of said 136 Acre Tract, at the southeast corner of said 181.329 Acre, from which a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.83°10'04"W. along the south line of said 181.329 Acre Tract and the north line of said Huttopark Section 7, a distance of 788.38 feet to the said Point of Beginning.

Containing 181.663 acres, more or less, as shown on the survey attached.

9/29/2017

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

STATE OF TEXAS
REGISTERED
JOHN KENNETH WEIGAND
5741
PROFESSIONAL
LAND SURVEYOR

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

FM 1660 PUD

Planned Unit Development

1. GENERAL PROVISIONS

A. Title

This ordinance is known as the "FM 1660 & Ed Schmidt/ CR 119 Planned Unit Development Ordinances" and may be cited as "FM 1660 PUD".

B. Purpose and Intent

The purpose of this plan is to ensure a PUD which: 1) is equal to, superior than/ or more consistent than that which would occur under the standard ordinance requirements, 2) is in compliance with the intent of the Development Agreement executed on September 21, 2017, 3) will give benefits through providing open space, parks and other amenities which outweigh the potential impact from more dense development on the site, 4) is adequately provisioned by essential public facilities and services, and 5) will be served by enhanced facilities including streets, fire protection, water and sanitation for the development and surrounding area, 6) will provide an enhanced architectural aesthetic.

C. Applicability to 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.

D. Severability

In case one or more provisions contained of the 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 not be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

E. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor deviations from the approved PUD. The Development Services Department, or any subsequent authority, may approve minor deviations administratively, up to 10%, if the

deviations promote flexibility in design and are consistent with the intent of the original PUD approval.

An administrative approval is a ruling that would permit a practice that is not consistent with a specific provision of this ordinance but is justified by the provisions of the Section 1.B Intent and Purpose above. The Development Services Department, or subsequent authority, shall have the authority to approve or disapprove administratively a request for an administrative approval of a deviation up to 10%.

The request for an amendment to the PUD Ordinance, which is required to a public hearing, shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

F. 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

A. Unless otherwise modified below, the development shall meet the development standards of the base zoning districts SF-1, Residential: single household medium density, and B-1 Commercial: local/neighborhood, as illustrated on Exhibit A, and any other applicable requirements established in the UDC.

B. Permitted Uses in the PUD
   (i) The purpose of the Plan is to provide a mixed-use, walkable development including neighborhood retail and mixture of housing options. Exhibit A, the land use plan, illustrates the base zoning districts as SF-1 & B-1. Unless otherwise modified below, the uses permitted in these zoning districts by the UDC shall be permitted.
   (ii) Areas identified by SF-1, as depicted in Exhibit A, shall include single household attached (townhouse), single household detached condominium, not to exceed 10 units per acre, and single-residential with a 50’ minimum lot width as a permitted use.
   (iii) The amount of each use permitted, is depicted on Exhibit A.

C. Phasing
   (i) In general, the development will be developed from west to east. A detailed phasing plan shall be reviewed and approved with the preliminary plan.
   (ii) Developer may reduce each phase size to 8% of the total number of lots in the development if it meets utility, health, and safety requirements. All other requirements in 10.605.3 apply to the development.

3. DEVELOPMENT STANDARDS

A. General standards

(i) Development Standards

	SF-1 Attached townhouse (alley loaded design)	SF-1 Detached Condominium (alley loaded design)	SF-1 (Minimum 50' Lot Width)
Lot area (min)	1,400 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Lot width at building line (min)	20'	90'	50'
Side yard setback (min)	0' for common walls	5' per UDC	5' per UDC
Side and rear yard for accessory building (min)	0' for common walls	5' per UDC	5' per UDC
Building height	35 ft. / 3 stories	35 ft. / 2.5 stories per UDC	35 ft. / 2.5 stories per UDC
Front setback	15'	15'	15' per UDC
Rear setback	5'	5'	15'
Dwelling Units Per acres (max)	N/A	10	N/A
Dwelling Units per structure (max)	N/A	1	N/A
Minimum building separation	N/A	10'	N/A
Minimum Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit

B. Architectural Standards

(i) Townhome buildings shall have three or more different exterior elevations for each of the building structure. Townhomes of the same elevation cannot be placed on adjacent lots or directly across the street from each other.

(ii) The masonry requirements, established in 10.406.4.5.1 of the UDC, shall not be required for the attached townhome product, and instead will incorporate enhanced design features to allow for a contemporary bungalow architectural theme. The list of design feature examples is as follows, 2 features per home are required:

a. Masonry (brick, stone) wainscot at least 4 ft. per unit on all exterior walls, if the side and rear walls are not those materials.
b. Functional front porch at least 60 sq. ft. with at least 5 ft clear between any columns and a minimum of 10' in column width.

c. One of the following green building certifications: National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold. or U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.
d. The use of recessed windows and the expression of columns and beams that create shadow and texture.
e. Break up at least 30% of the front elevation to provide shadow relief by using recessed areas, offsets, wainscot, etc.
f. Shirt fronting must not stop abruptly on the corner of the front elevation. Material must wrap a minimum of 2.5 feet around the side elevation.
g. Pedestrian scaled/first floor entries, recessed entries, or forecourts.
h. Any other design feature as approved by the Development Services Department, or subsequent authority.

(iii) Architectural standards for the Detached Condominium (Alley Loaded Design) and SF-1 (50' minimum lot width) are as follows:

- Unless modified below, shall comply with the architectural standards established in 10.406.3 of the UDC: Single household detached and two to four household residence design.
- May use stucco as exterior material.
- Shall have five or more different elevations for each of the detached condominium and single-family detached products. (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, directly across the street, or diagonally from each other.
- May have a 3-car garage. If a 3-car garage is provided, then Section 10.406.3.3.1 is modified as follows: "…A front loaded garage, or the area including the garage door and 4 ft. around the garage door, whichever is wider, may occupy no more than 60% of the house linear frontage, and must be recessed at a minimum of three (3) feet."
- The required elements established in 10.406.3.5 of the UDC, shall be replaced with the list of design features below. Two (2) features per home are required:
    a. Side, rear, or detached garage.
    b. Masonry (brick, stone) wainscot at least 4 ft. per unit on all exterior walls, if the side and rear walls are not those materials.
    c. Functional front porch at least 80 sq. ft. with at least 5 ft clear between any columns and a minimum of 10' in column width.
    d. One of the following green building certifications: National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold. or U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum.

e. The use of recessed windows and the expression of columns and beams that create shadow and texture.
f. Break up at least 30% of the front elevation to provide shadow relief by using recessed areas, offsets, wainscot, etc.
g. Shirt fronting must not stop abruptly on the corner of the front elevation. Material must wrap a minimum of 2.5 feet around the side elevation.
h. Pedestrian scaled/first floor entries, recessed entries, or forecourts
i. Any other design feature as approved by the Development Services Department, or subsequent authority.

C. Streets

(i) Neighborhood Collector

a. Per Section 1.3 Roadways of the DA, a minimum two (2) lane neighborhood collector with middle turn lane is to be constructed with a single roundabout at central location shall be provided extending east from the extension of C.R. 119/ Ed Schmidt through the property to F.M. 1660 and a single landscaped round-a-bout at the central intersection. The precise alignment of the neighborhood collector included in the Plan may be varied to allow adjustments that increase the compatibility to the right-of-way with existing neighborhoods or existing roadways. Exhibit A illustrates the primary circulation pattern and location of the neighborhood collector.
b. Additional round-a-bouts may be provided as depicted on Exhibit A.
c. Two landscaped medians, not to exceed 500' in length, at the entrances to the Project at C.R. 119 and F.M. 1660 shall be provided.

(ii) Street Cross Sections

a. Roadway cross sections for the PUD are defined on Exhibit B.
b. On-street parking may be provided with recessed parking that does not impede the bicycle lanes.
c. If parking is to prohibited, the Developer shall provide and maintain signage, or other mechanism approved by the City of Hutto, to prohibit parking along one side of the local street.

(iii) Alleys

a. Alleys will have a 20' ROW and shall be private and maintained by the Home Owners Association as outlined in the CCNRs.

(iv) Maintenance

a. Landscaped medians and the center of the round-a-bouts shall be maintained by the Home Owners Association (HOA) and shall be outlined in the CCNR's.

D. Common Open Space/ Parkland

1. To facilitate a connected trail network, a ten-foot shared use path shall be provided along the south side of the Major Collector (Neighborhood

Collector), as shown on Exhibit B and shall connect to the Multi-use trail proposed in the floodplain.

2. Common Open Space

ii. As required by the Development Agreement, the developer shall construct a minimum of two pocket parks. Four (4) acres of publically accessible open space shall be distributed throughout the Property as depicted as Pocket Parks in Exhibit A. No pocket park shall be less than ¼ of an acre and shall conform to the Form Based Code section of the UDC.

iii. The location and configuration of the pocket parks may be adjusted as approved by the Director of Development Services with the recommendation of the Director of Parks and Recreation.

iv. Each park shall be furnished with at least two amenities from the list below:

- Play scape & water fountain,
- Swing set
- Sports court & water fountain
- BBQ pit & picnic table, or
- Any other amenity as approved by the Development Services Department.

v. The amenity center shall comply with the conditions established in 10.309.2.3 and the UDC.

(ii) Parkland

a. 22.35 acres of flood plain shall be dedicated to the City at the time of subdivision.

b. A muti-use trail shall be constructed within the flood plain in the location generally depicted on Exhibit A. The trails shall be:

- Approximately 3,500 linear feet long,
- 8 feet in width, and
- Comprised of decomposed granite.

(iii) Maintenance

a. The pocket parks and trail shall be maintained by the Home Owners Association and shall be outlined in the CCNR's.

(iv) Landscape requirements for townhomes will comply with the landscaping requirements in 10.407.4 of the UDC for a structure containing four or less dwelling units and 10.407.5 for structures containing 5 or more dwelling units.

(v) Fencing requirements established in 10.408.5 of the UDC – both for residential, commercial, and perimeter fences shall apply.

4. EXHIBITS

(i) Exhibit A- Land use plan

(ii) Exhibit B- Roadway cross sections

SUMMARY

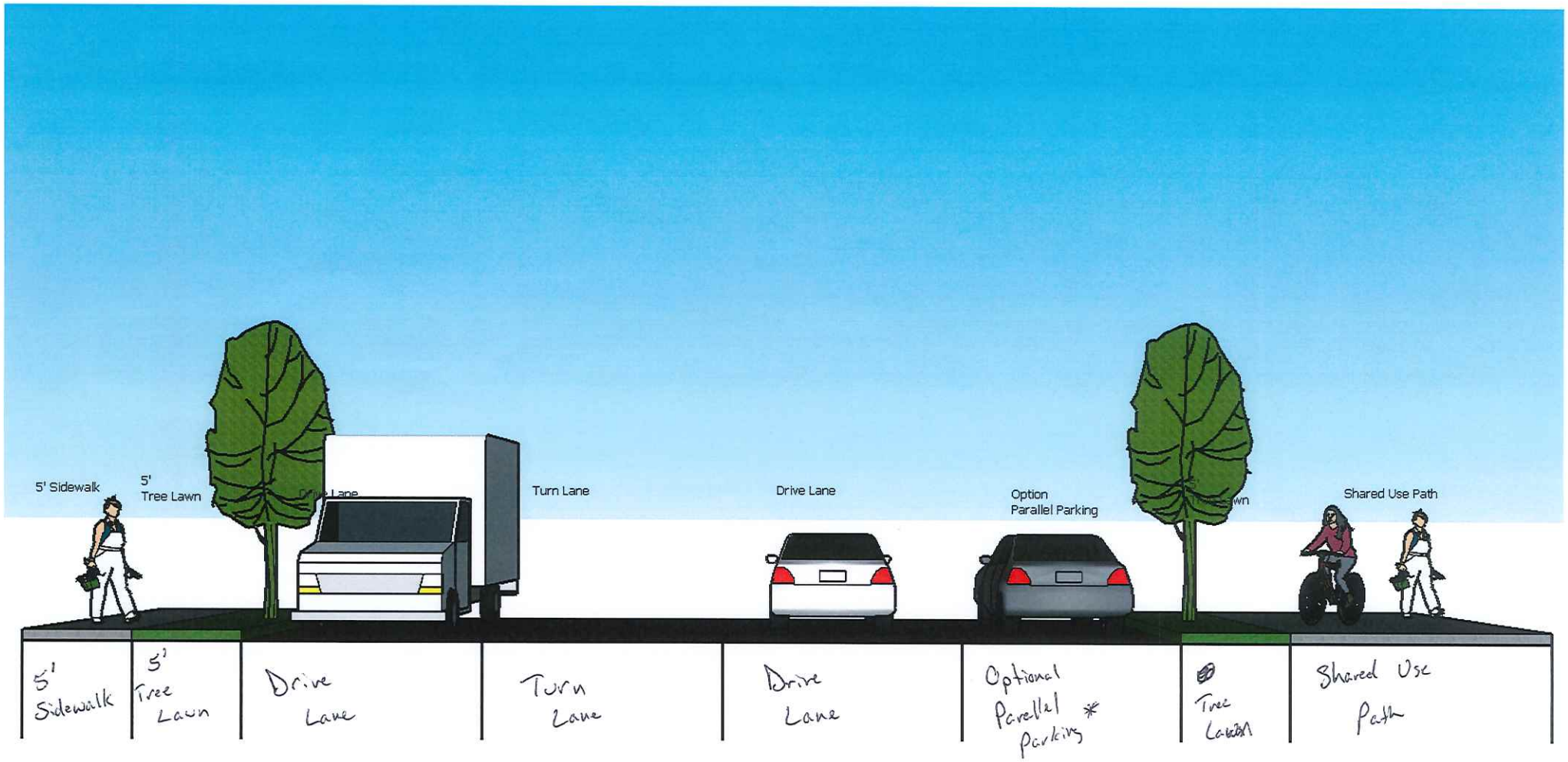
GROSS AREA: 315.43 Acres

Land Uses	Total Residential Units %
B-1 (Maximum 2 Acres)	
SF-1 Attached Townhome Alley Loaded Design	10%
SF-1 Detached Condominium Alley Loaded Design	28%
SF-1 Minimum 50' Lot Width	62%

PLANNED UNIT DEVELOPMENT LAND USE PLAN

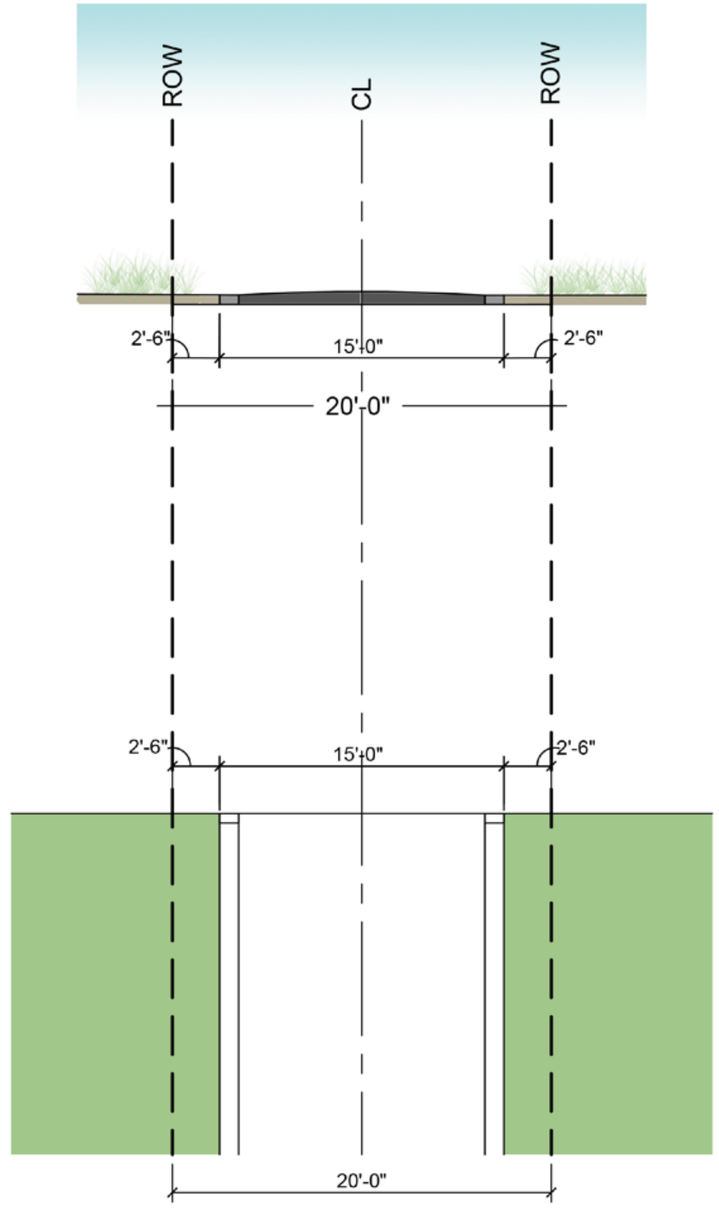
FM 1660 PUD

DRAFT - May 7, 2018


5' Sidewalk
5' Tree Lawn
Turn Lane
Drive Lane
Option Parallel Parking
Shared Use Path
5' Sidewalk
5' Tree Lawn
Drive Lane
Turn Lane
Drive Lane
Optional Parallel Parking *
Tree Lawn
Shared Use Path

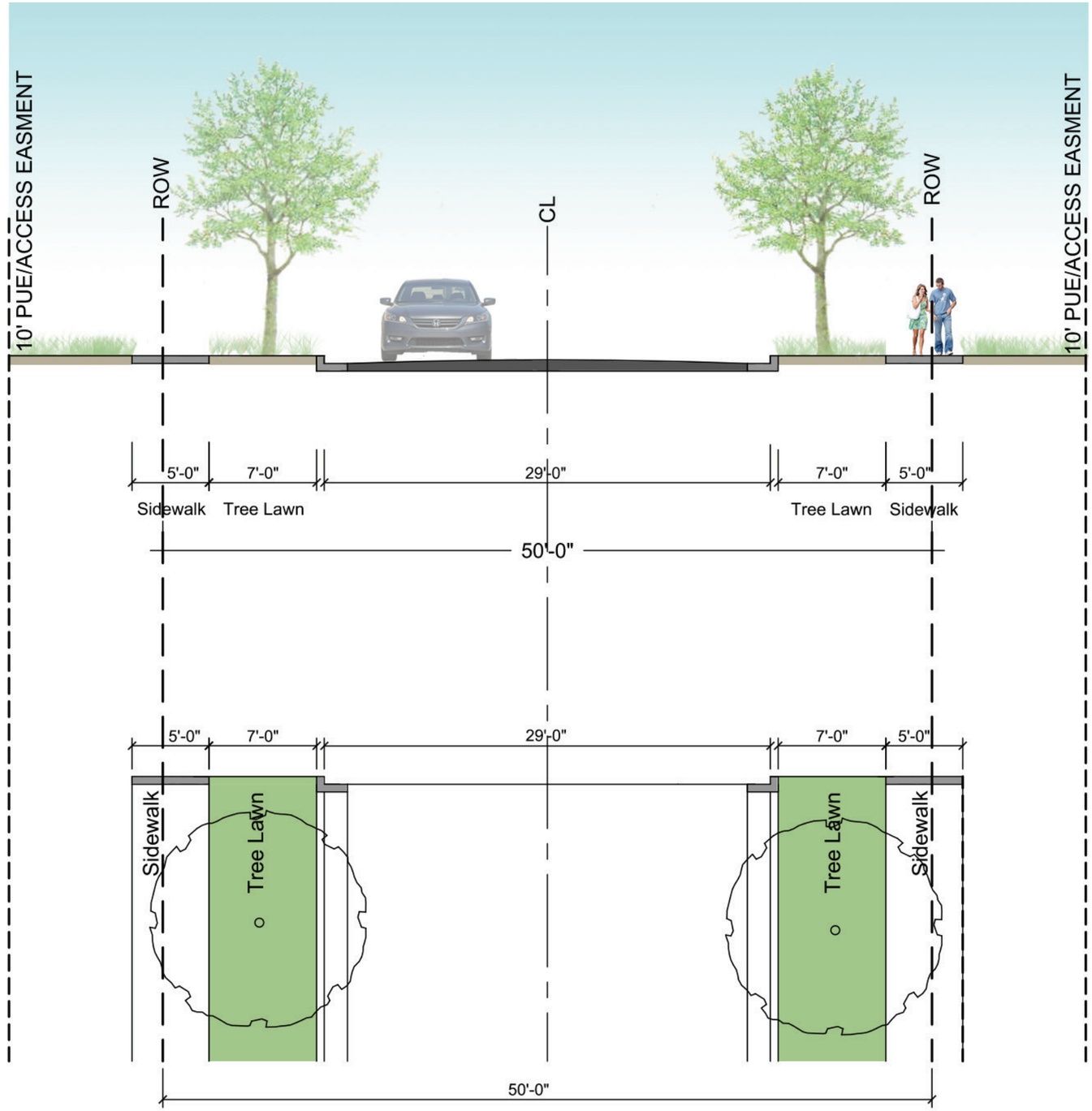
ZACH SCOTT
STOP

© 2017 Google
© 2017 Google



PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE

FM 1660 PUD
20' - PRIVATE DRIVE
DRAFT - May 29, 2018

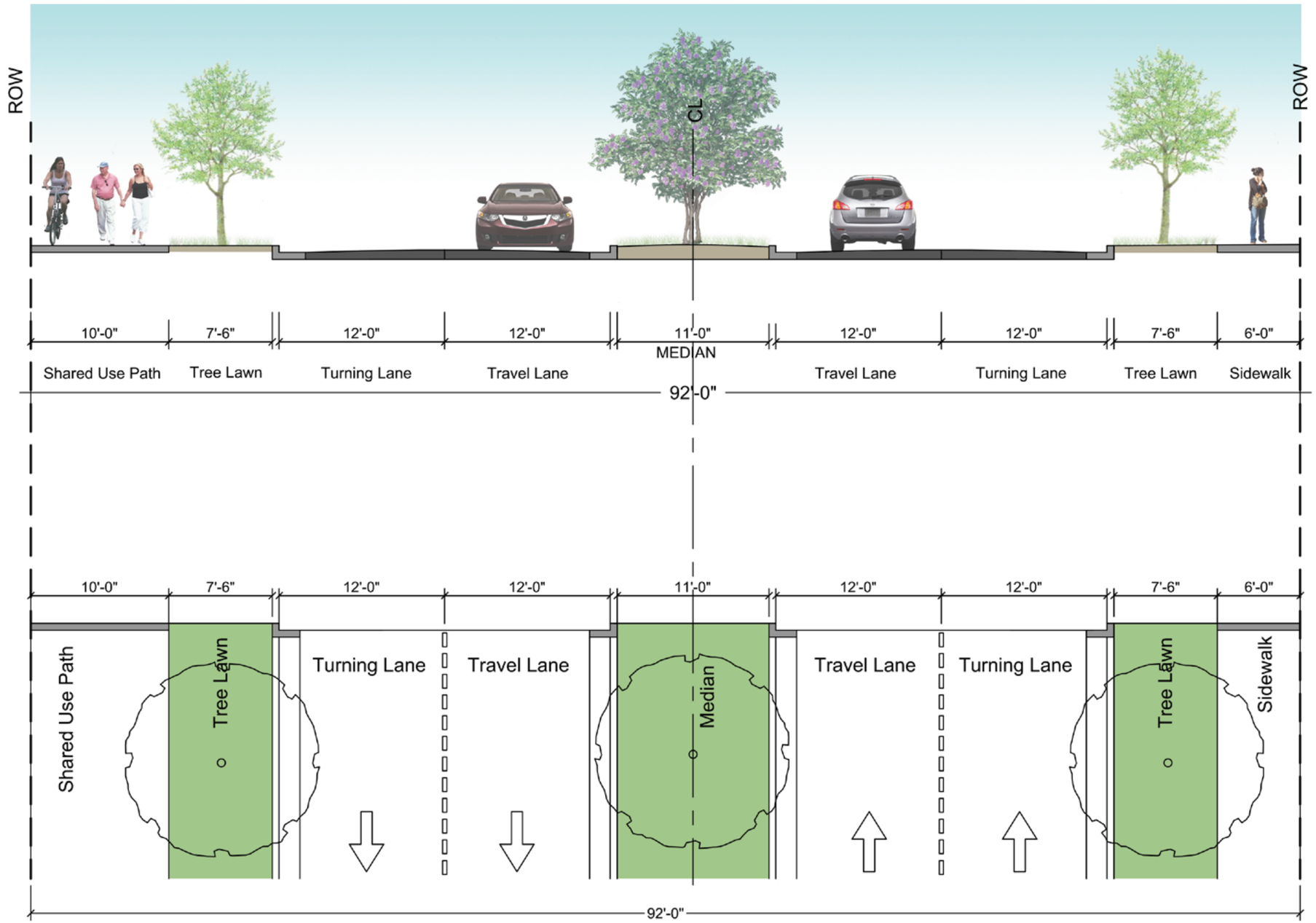


PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE

FM 1660 PUD

50' ROW - LOCAL STREET

DRAFT - May 29, 2018

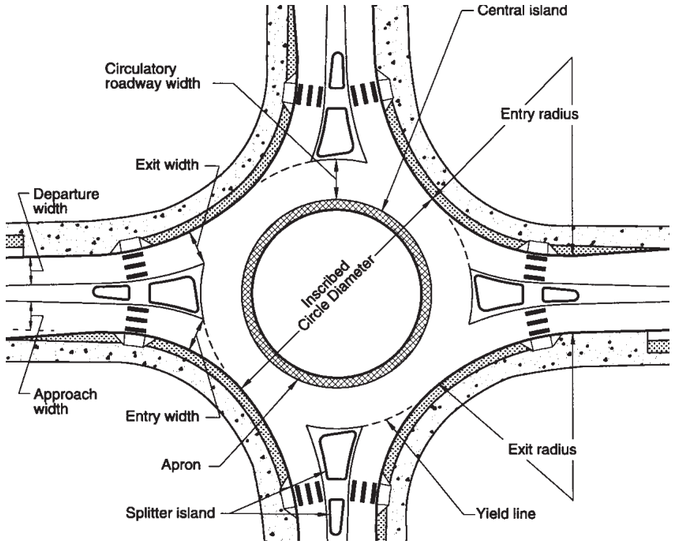


PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE

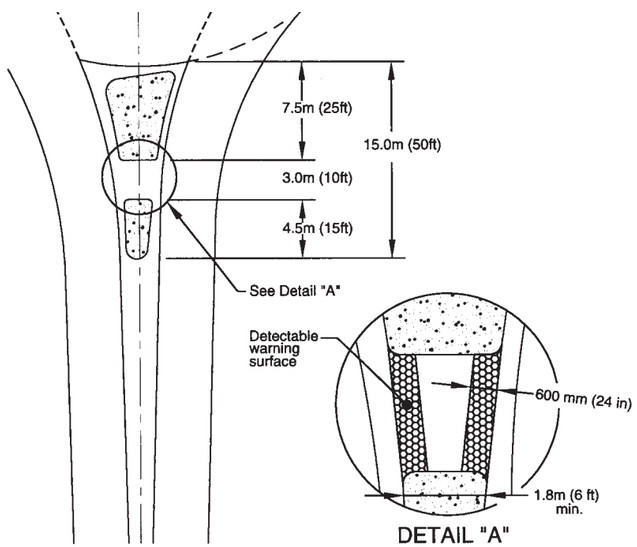
FM 1660 PUD

92' ROW - ENTRY COLLECTOR

DRAFT - May 29, 2018



GEOMETRY ELEMENTS OF THE ROUNDABOUT



SPLITTER ISLAND DETAIL

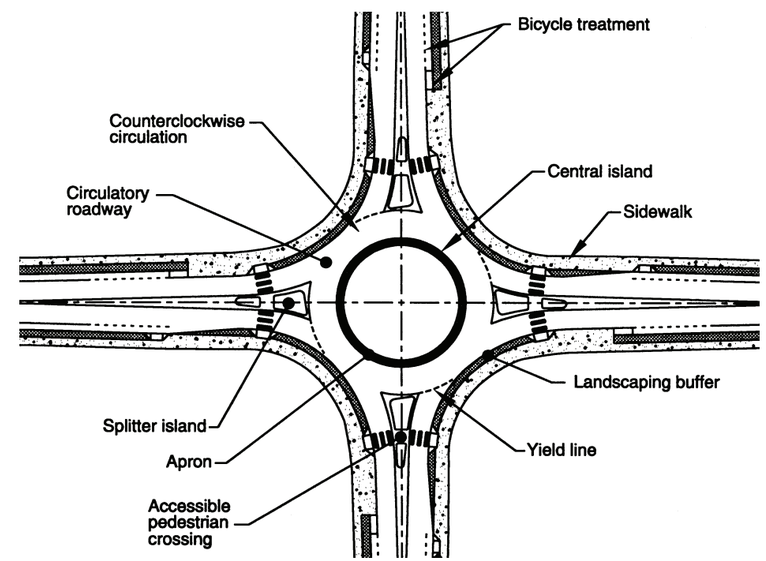
Source: Roundabouts: An informational guide, U.S. Department of Transportation, Federal Highway Administration Publication No. FHWA-RD-00-067

FM 1660 STANDARD

Design Element	Mini-Roundabout	Urban Compact	Urban Single-Lane	Urban Double-Lane	Rural Single-Lane	Rural Double-Lane
Recommended maximum entry design speed	25 km/h (15 mph)	25 km/h (15 mph)	35 km/h (20 mph)	40 km/h (25 mph)	40 km/h (25 mph)	50 km/h (30 mph)
Maximum number of entering lanes per approach	1	1	1	2	1	2
Typical inscribed circle diameter[1]	13 m to 25 m (45 ft to 80 ft)	25 to 30 m (80 to 100 ft)	30 to 40 m (100 to 130 ft)	45 to 55 m (150 to 180 ft)	35 to 40 m (115 to 130 ft)	55 to 60 m (180 to 200 ft)
Splitter island treatment	Raised if possible, crosswalk cut if raised	Raised, with crosswalk cut	Raised, with crosswalk cut	Raised, with crosswalk cut	Raised and extended, with crosswalk cut	Raised and extended, with crosswalk cut
Typical daily service volumes on 4-leg roundabout (veh/day)	10,000	15,000	20,000	Refer to Chapter 4 procedures	20,000	Refer to Chapter 4 procedures

1. Assumes 90-degree entries and no more than four legs.

BASIC ROUNDABOUTS DESIGN CHARACTERISTICS



KEY ROUNDABOUT ELEMENTS

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8D. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

A Municipal Service Plan (MSP) has been drafted per the Council's directive from their regularly scheduled meeting on February 15, 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

The City Attorney has approved the process as to form.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - Packsaddle Tracts Annexation (169.99 ac)

ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 169.99 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 169.99 acres, more or less, of land, situated in the John Dykes Survey, Abstract No. 186, and the Canutillo Colony Ditch Co. Survey, Abstract No. 693, in Williamson County, Texas (the "Property"), said Property being situated in Williamson County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.

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

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby and made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as SF-1 (Single Family Residential) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

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

SECTION IX.

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

READ and **APPROVED** on first reading on this the **5th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

_____

Doug Gaul, Mayor

ATTEST:

_____

Lisa L. Brown, City Secretary

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING 169.99 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 238 ACRE TRACT, CALLED TRACT 1, AND THE REMAINDER OF THAT CERTAIN 100 ACRE TRACT, CALLED TRACT 2, CONVEYED TO IVER E. WALLIN IN DOCUMENT 2001059720 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 169.99 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1660, BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.50 OF AN ACRE TRACT CONVEYED TO JONAH WATER SPECIAL UTILITY DISTRICT IN DOCUMENT 2000040392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID REMAINDER OF TRACT 1, BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22°34'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD, AND THE WEST LINE OF SAID REMAINDER OF TRACT 1, FOR A DISTANCE OF 937.19 FEET TO CONCRETE MONUMENT FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 20°53'50" WEST, A DISTANCE OF 1585.78 FEET TO AN IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 65.00 ACRE TRACT CONVEYED TO HUTTO ISD IN DOCUMENT 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH A TXDOT CONCRETE RIGHT-OF-WAY MONUMENT BEARS NORTH 21°31'02" WEST, AT A DISTANCE OF 1767.21 FEET);

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 68°21'20" EAST, ALONG THE SOUTH LINE OF SAID HUTTO ISD TRACT AND ALONG THE NORTH LINE OF THE SAID REMAINDER OF TRACT 1 AND TRACT 2, FOR A DISTANCE OF 2,601.32 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN 41.36 ACRE TRACT CONVEYED TO HOWARD SLADEK IN VOLUME 866, PAGE 661 (27.36 ACRES) AND VOLUME 867, PAGE 747 (14.00 ACRES) BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID HUTTO ISD TRACT, AND THE NORTHEAST CORNER OF SAID REMAINDER OF TRACT 2 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HUTTO ISD TRACT BEARS NORTH 21°41'15" WEST, FOR A DISTANCE OF 1,087.61 FEET);

THENCE, SOUTH 21°38'22" EAST, ALONG THE WEST LINES OF SAID SLADEK TRACT, AND THE REMAINDER OF A CERTAIN 107 ACRE TRACT CONVEYED TO HARVEY I. JOHNSON IN VOLUME 309, PAGE 269, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (W.C.A.D SHOWS CURRENT OWNERS AS ALBERT JOHNSON AND NANCY WENDLAND), AND THAT CERTAIN 10.00 ACRE TRACT CONVEYED TO LEANN PERROW IN DOCUMENT 2008053240 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ALSO BEING ALONG THE EAST LINE OF SAID REMAINDER OF TRACT 1 AND SAID REMAINDER OF TRACT 2, FOR A DISTANCE OF 3370.41 FEET TO AN IRON ROD FOUND IN THE NORTH LINE OF RIVERS CROSSING SUBDIVISION PHASE 3 RECORDED IN CABINET X, SLIDE 249

OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID PERROW TRACT, AND THE SOUTHEAST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132, BEING THE NORTHEAST CORNER OF SAID RIVERS CROSSING SUBDIVISION, PHASE 3 BEARS SOUTH 82°25'10" EAST, FOR A DISTANCE OF 510.52 FEET);

THENCE, ALONG THE NORTH LINE OF SAID RIVERS CROSSING SUBDIVISION PHASE 3 AND SAID JONAH WATER SPECIAL UTILITY DISTRICT TRACT, ALSO BEING THE SOUTH LINE OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

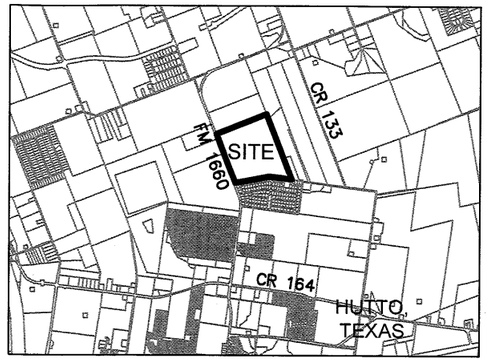
1) NORTH 82°25'10" WEST, FOR A DISTANCE OF 653.47 FEET TO AN IRON ROD FOUND;
2) NORTH 83°19'35" WEST, FOR A DISTANCE OF 452.97 FEET TO AN IRON ROD FOUND;
3) SOUTH 79°28'28" WEST, FOR A DISTANCE OF 895.03 FEET TO AN IRON ROD FOUND;
4) SOUTH 78°53'12" WEST, FOR A DISTANCE OF 772.35 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 169.99 ACRES, MORE OR LESS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, TOGETHER WITH RECORD INFORMATION, UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

TIMOTHY E. HAYNIE
R.P.L.S. No. 2380, State of Texas
Haynie Consulting, Inc.
Engineers – Surveyors
1010 Provident Lane
Round Rock, Texas 78664
TBPLS Firm No. 100250-00

STATE OF TEXAS
REGISTERED
TIMOTHY E. HAYNIE
2380
PROFESSIONAL
LAND SURVEYOR

10-02-17
Date



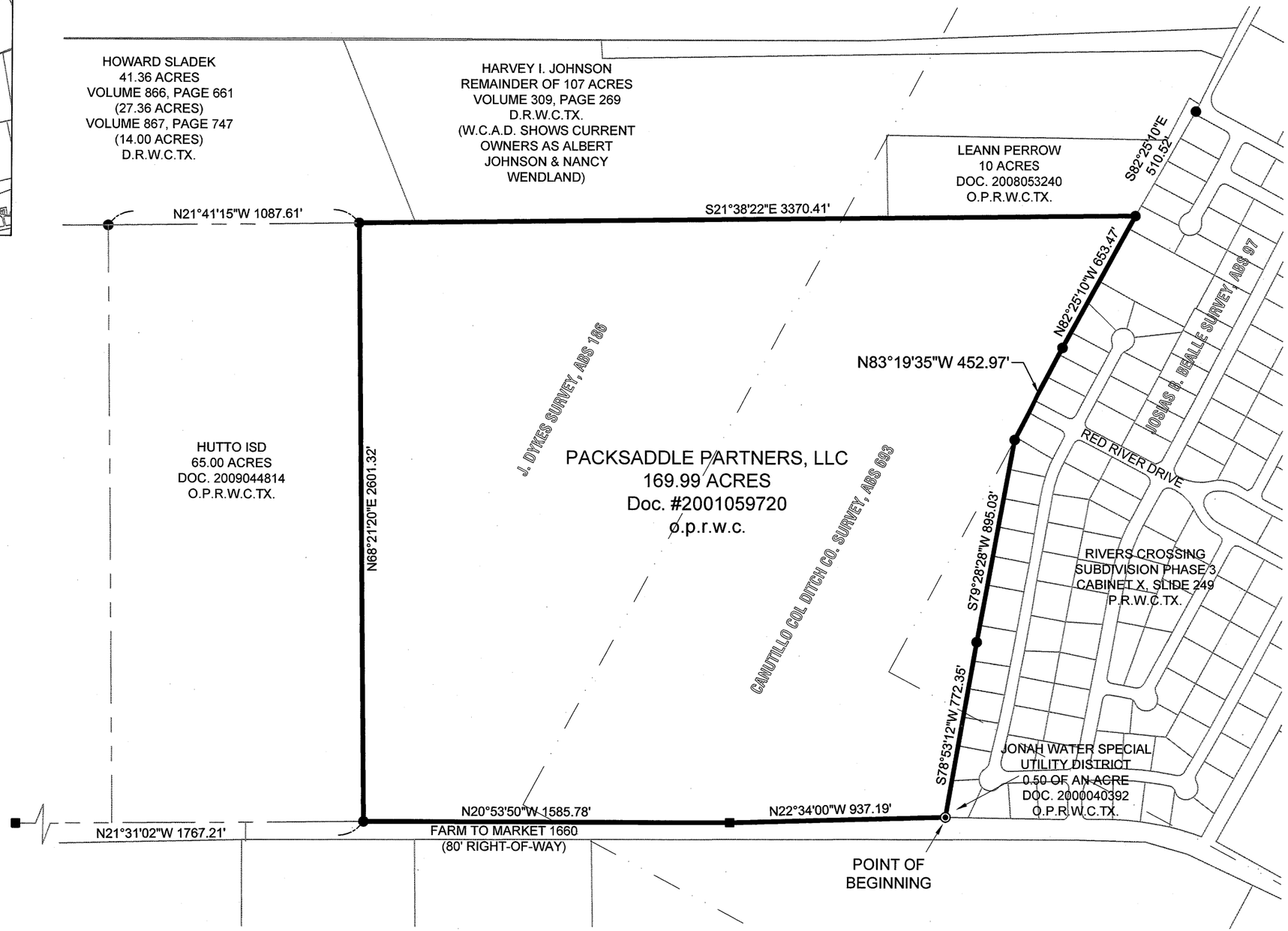
LOCATION MAP

0 500' 1000'

GRAPHIC SCALE

DATE: OCTOBER 2, 2017

OWNER/DEVELOPER:
PACKSADDLE PARTNERS, LLC
AGENT: SCOTT REMPE
12306 TECHNOLOGY BLVD.
AUSTIN, TEXAS 78727
PHONE: 512 250-5888
CELL: 512 801-0408
EMAIL: scott@packsaddlepartners.com



SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

10-02-17
DATE

TIMOTHY E. HAYNIE,
TEXAS REGISTERED
PROFESSIONAL LAND
SURVEYOR NO. 2380

STATE OF TEXAS
REGISTERED
TIMOTHY E. HAYNIE
2380
PROFESSIONAL
LAND SURVEYOR

■	CONCRETE MONUMENT FOUND
●	IRON ROD FOUND
◉	IRON PIPE FOUND
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

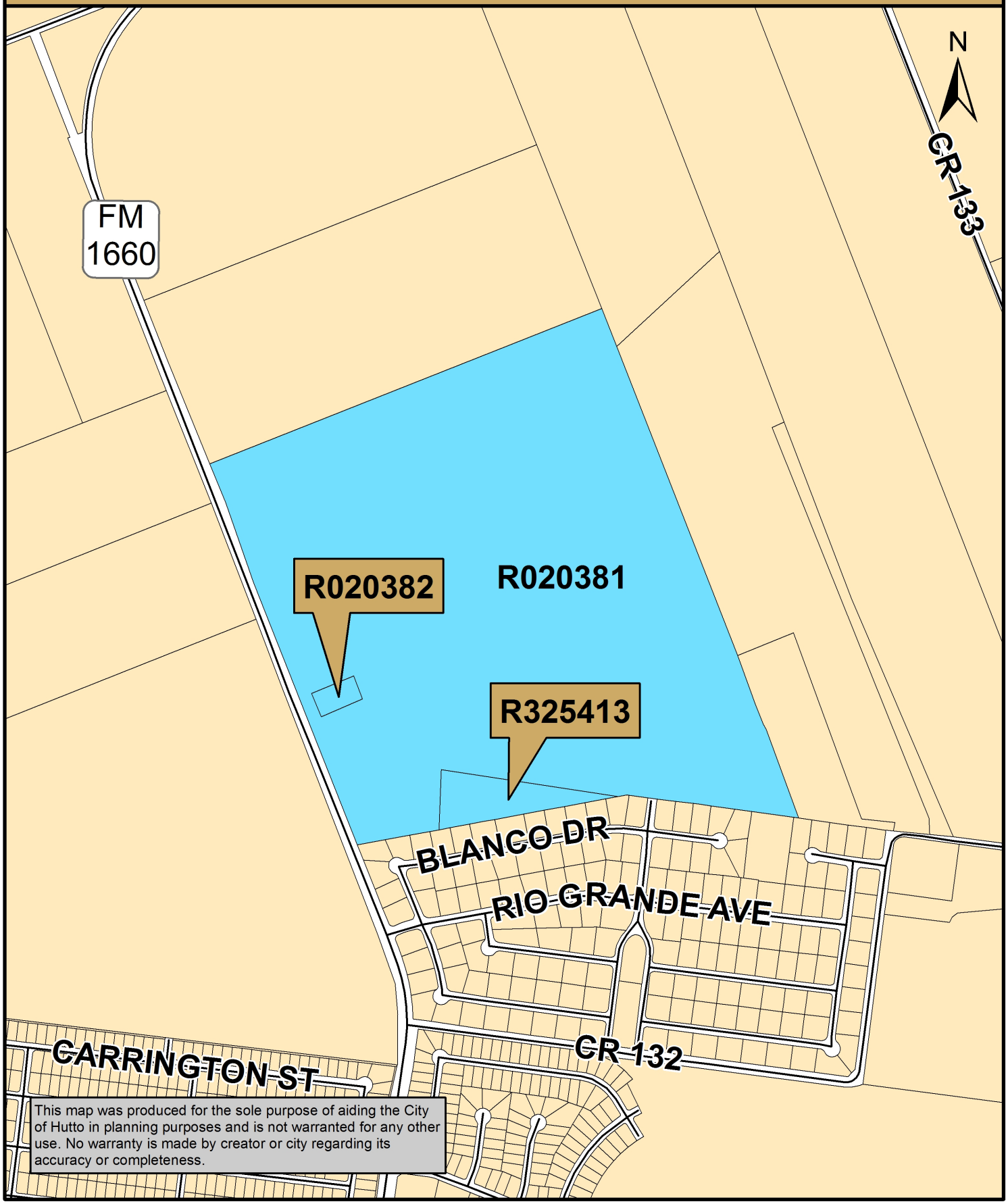
BOUNDARY SURVEY
169.99 ACRES
HUTTO, WILLIAMSON COUNTY, TX

JOB NUMBER: 783-17-01
JOB DATE: 10-2-17
SHEET:
TECH: JW
CHECK BY: CHECKER

SHEET NO.
3 OF 3

X:\783 SUNDANCE CANYON\783-17-01 PACKSADDLE - HUTTO\DWG\PACKSADDLE SURVEY\DWG\Packsaddle Boundary Survey.dwg Oct 02, 17 1:23 pm

Packsaddle Tracts Annexation (169.99 Acres)



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

Map Document: (K:\SITE LOCATION MAPS\2017 Site Location Maps\Annexation_Maps\Packsaddle_Tracts_Annexation.mxd)

10/6/2017 -- 11:30:36 AM

CITY OF HUTTO

0 400 800 1,600
Feet

CITY OF HUTTO **EXHIBIT "B"**
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF

169.99 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186 and the Canutillo Colony Ditch Co. Survey, Abstract No. 693, Williamson County, Texas.

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services can be provided within the departments' current budgets.

LIBRARY

Existing Services: None

Services to be Provided:
City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:
Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:
Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided
Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:
There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:
The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:
Water service to the properties will be provided by Jonah S.U.D.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:
Sanitary sewer service to the properties will be provided by Jonah S.U.D.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:
Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:
All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:
All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

NOTE:

Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8E. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as FM 1660 North (Packsaddle Tract), 4.14 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186 in Williamson County, Texas, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Property Owner: Wallin

Current Land Use: Undeveloped/ETJ (Pending Annexation and SF-1 Zoning Designation)

Proposed Land Use: General Commercial (B-2)

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: Extra-territorial Jurisdiction (ETJ)

South: Extra-territorial Jurisdiction (ETJ), existing residential subdivision

West: FM1660 right-of-way and a future single-family development, currently in the voluntary annexation and Planned Unit Development process

Summary of Request:

The property is consists of approximately 4.14 acre located approximately 2,600 feet north of the FM 1660 and Rio Grande Avenue intersection. Gary Brown, on behalf of the property owner, is requesting a zoning change from the Interim SF-1 (Single Family Residential) to B-2 (General Commercial zoning district, consistent with the Future Land Use Map (FLUM).

This tract is included in an overall voluntary annexation process. The adjacent acreage will receive single-family (SF-1) zoning upon annexation. While the majority of the site will be developed as a residential subdivision, the applicant desires to create a small tract suitable for commercial uses that will support the adjacent neighborhood.

Site plan and building plans will be reviewed for code compliance during the permitting process. Zoning designation runs with the land and will not change until a request is submitted.

All property owners within 200-feet have been notified by mail of the proposed zoning change request. Staff has not received any responses in objection to the proposed zoning change.

If additional responses are submitted, staff will share them at the meeting. Published notice of the request was placed in the Taylor Press and on the City of Hutto website.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on June 5, 2018.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the first reading of the ordinance. The Council may dispense with the second reading of this ordinance.

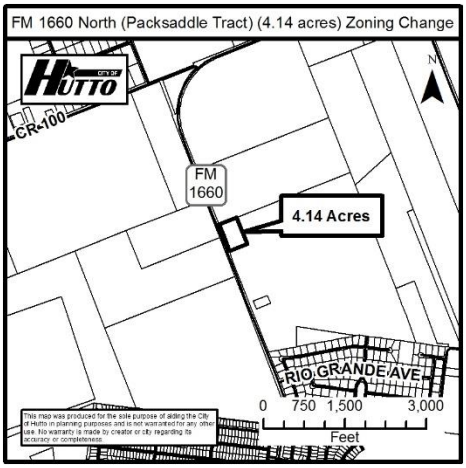
SUPPORTING MATERIAL:

1. Notice Posted
2. Ordinance - FM 1660 N (Packsaddle Tract) Zoning Change (4.14 ac)

PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO
ALL INTERESTED PERSONS
THAT THE HUTTO CITY COUNCIL WILL
HOLD A PUBLIC HEARING REGARDING:

A zoning change request for the property known as the FM 1660 North (Packsaddle Tract), 4.14 acres out of the J. Dykes Survey, Abstract No. 186, in Williamson County, Texas, from SF-1 (single family residential) to B-2 (general commercial) zoning district.



The public hearing will be held on:
June 21, 2018 at 7:00 p.m.

Hutto City Hall
401 W. Front St., Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov

Publication Date: June 3, 2018

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO CHANGE THE ZONING FOR THE PROPERTY KNOWN AS FM 1660 NORTH (PACKSADDLE TRACT), 4.14 ACRES, MORE OR LESS, OF LAND, OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", FROM SF-1 (SINGLE FAMILY RESIDENTIAL) TO B-2 (GENERAL COMMERCIAL) ZONING DISTRICT; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

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

WHEREAS, on the 5th day of June, 2018, after proper notification, the Planning and Zoning Commission held a public hearing on the requested amendment, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed change in zoning on the 5th day of June, 2018, and;

WHEREAS, on the 21st day of June, 2018, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

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

SECTION I.

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

1) Consistency (or lack thereof) with the Comprehensive Plan; and
2) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and
3) Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment; and
4) Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment; and
5) Availability of water, wastewater and stormwater facilities suitable and adequate for the proposed use.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended so that the zoning classification of the property described in the Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter to now be designated as B-2 (General Commercial) Zoning District.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

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

READ, PASSED and **ADOPTED** on first reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

_____

Doug Gaul, Mayor

Attest:

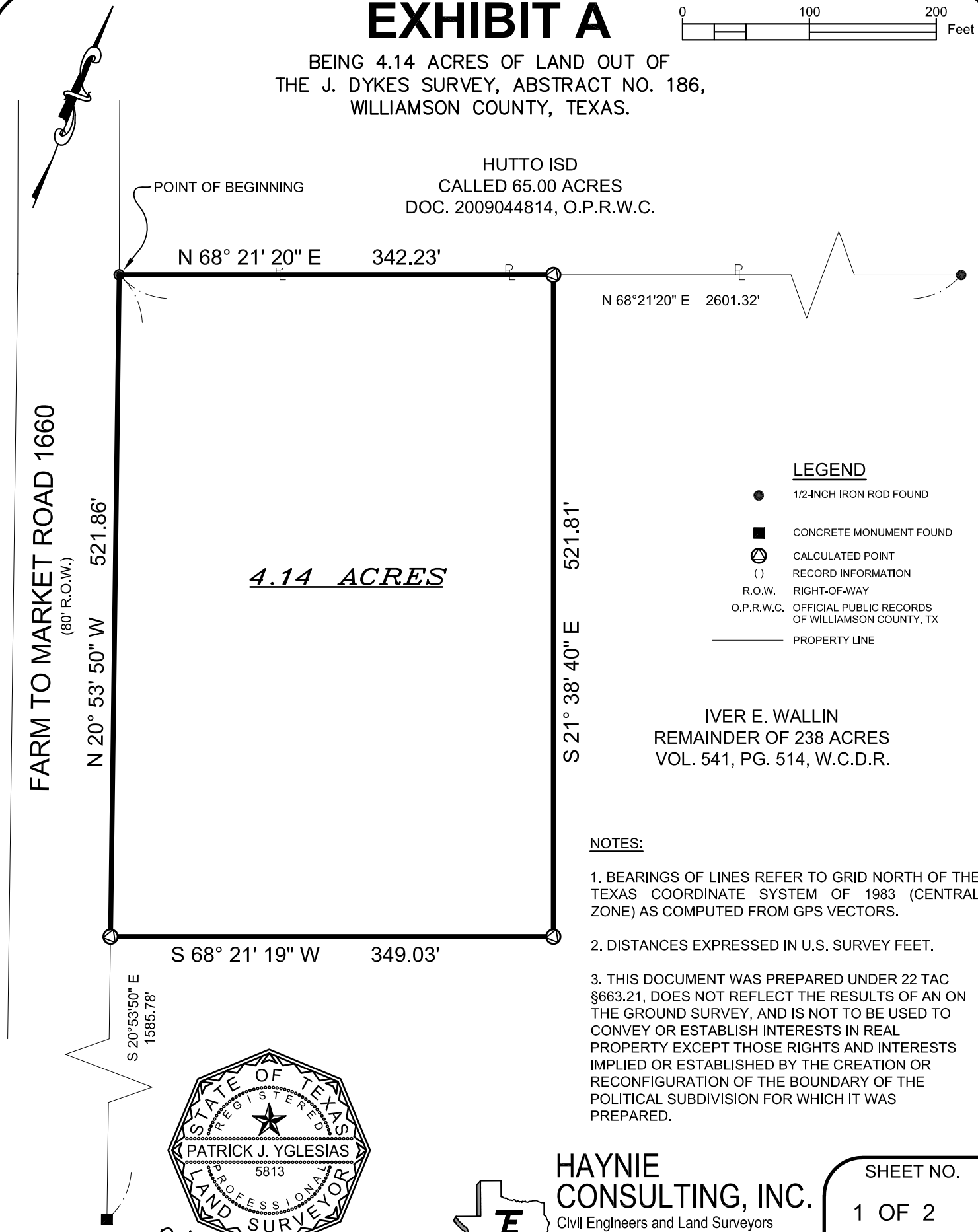
_____

Lisa L. Brown, City Secretary

EXHIBIT A

0 100 200 Feet

BEING 4.14 ACRES OF LAND OUT OF
THE J. DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS.



NOTES:

1. BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS.

2. DISTANCES EXPRESSED IN U.S. SURVEY FEET.

3. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
REGISTERED
PATRICK J. YGLESIAS
5813
PROFESSIONAL
LAND SURVEYOR

Patrick J. Yglesias May 11, 2018

HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.
1 OF 2

DRAWN BY: PJY
CHECKED BY: BJ
PROJ. #: 783-17-01

PLOTTED BY: pyglesias
PLOT TIME: May 11, 2018 - 11:41am
DRAWING: X:\783 SUNDANCE CANYON\783-17-01 PACKSADDLE - HUTTO\Survey Project Folder\Drawings\783-17-01 Daycare Zoning Desc.dwg

EXHIBIT A

METES AND BOUNDS DESCRIPTION

Being 4.14 acres of land in the J. Dykes Survey, Abstract No. 186 and being out of the remainder of a called 293 acre tract to Iver Wallin and wife, LaVerne Wallin, as described in Volume 541, Page 514 of the Williamson County Deed Records, (W.C.D.R.). Said 4.14 acre tract being more particularly located and described as follows; (Parenthetical bearings and distances refer to record information; This description is accompanied by and made a part of a survey sketch of even date):

BEGINNING at an iron rod found in the Easterly right-of-way line of Farm to Market Road 1660, (FM 1660), (80 ft. r.o.w.), at the Southwest corner of a called 65.00 acre tract to Hutto I.S.D. as described in Document No. 2009044814 of the Official Public Records of Williamson County, (O.P.R.W.C.) for the Northwest corner of this tract, from which a found iron rod at the Southeast corner of said 65.00 acre tract bears North 68 degrees 21 minutes 20 seconds East a distance of 2,601.32 feet, and the remains of a concrete highway monument found in the Easterly right-of-way line of said FM 1660 bears South 20 degrees 53 minutes 50 seconds East, a distance of 1,585.78 feet;

THENCE, North 68 degrees 21 minutes 20 seconds East, with the southerly boundary line of said 65.00 acre tract, a distance of 342.23 feet to a calculated point for the Northeast corner of this tract;

THENCE, over and across the remainder of said 293 acre tract, the following courses and distances:

1. South 21 degrees 38 minutes 40 seconds East a distance of 521.81 feet to a calculated point for the Southeast corner of this tract;
2. South 68 degrees 21 minutes 19 seconds West a distance of 349.03 feet to a calculated point in the Easterly right-of-way line of said FM 1660 for the Southwest corner of this tract;

THENCE, North 20 degrees 53 minutes 50 seconds West, with the Easterly right-of-way line of said FM 1660, a distance of 521.86 feet to the **POINT OF BEGINNING** and containing a computed area of 4.14acre of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This description is accompanied by and based on a Survey Sketch issued by Haynie Consulting, Inc.

Patrick J. Yglesias 05/11/2018
Patrick J. Yglesias
Registered Professional Land Surveyor No. 5813

STATE OF TEXAS
REGISTERED
PATRICK J. YGLESIAS
5813
PROFESSIONAL
LAND SURVEYOR

FM 1660 North (Packsaddle Tract) (4.14 acres) Zoning Change

Map Document (K:\SITE LOCATION MAPS\2018 Site Location Maps\FM_1660\FM_1660_North_Zoning_Change.mxd)

5/16/2018 -- 8:50:43 AM

CITY OF HUTTO

0 450 900 1,800

Feet

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8F. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Neal Tracts, 167.375 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on the south side of CR 199. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

A Municipal Service Plan (MSP) has been drafted per the Council's directive from their regularly scheduled meeting on February 15, 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

The City Attorney has approved the process as to form.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - Neal Tracts Annexation (167.375 ac)

ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 167.375 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 167.375 acres, more or less, of land, situated in the William Gatlin Survey, Abstract No. 271, in Williamson County, Texas (the "Property"), said Property being situated in Williamson County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.

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

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby and made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as SF-1 (Single Family Residential) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

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

SECTION IX.

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

READ and **APPROVED** on first reading on this the **5th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

_____

Doug Gaul, Mayor

ATTEST:

_____

Lisa L. Brown, City Secretary

Neal Tracts Annexation (167.375 acres)

Map Document: (K:\SITE LOCATION MAPS\2017 Site Location Maps\Annexation_Maps\Neal_Tracts_Annexation.mxd)

10/24/2017 -- 10:05:38 AM

CITY OF HUTTO

0 500 1,000 2,000

Feet

Base Line Land Surveyors, Inc.
8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Registered Firm #10015100

METES AND BOUNDS DESCRIPTION

BEING 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERRELL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 167.375 acre tract, being the northeast corner of a 4.46 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2003018508 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the 167.375 acre tract and the south right-of-way line of said Williamson County Road Number 199 the following two (2) courses:

1. North 77°10'16" East a distance of 105.46 feet (record: North79°21'45" East a distance of 105.46 feet) to a 1/2" set with plastic cap, stamped "BASELINE, INC.";

2. South 82°37'14" East a distance of 1534.95 feet (record: South 80°25'45" East a distance of 1534.95 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 167.375 acre tract, being the northwest corner of a 46.14 acre tract of land conveyed in percentage to Leschber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with an illegible cap bears North 47°53'50" East a distance of 55.20 feet;

THENCE South 07°45'57' West (record: South 09°56'45" West), along the east line of the 167.375 acre tract and the west line of said 46.14 acre tract, passing at a distance of 2590.62 feet (record: 2604.35 feet) a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 46.14 acre tract, being an angle point in the west line of the remainder of a 372.72 acre tract of land conveyed in percentage to Hutto 372, Ltd. by instruments of record in Documents Numbered 2003097296, 2003097297 and 2003219598; all of the Official Public Records of Williamson County, Texas and continuing along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract for a total distance of 4156.71 feet (record: 4157.08 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of the 167.375 acre tract, being in the west line of said remainder of a 372.72 acre tract;

THENCE South 07°32'42" West (record: South 09°43'30" West), along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract, passing at a distance of 643.33 feet (record: 643.49 feet) a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood

Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 854.58 feet (record: 854.58 feet) to a 1/2 rebar found with cap, stamped "RJ" for the southeast corner of the 167.375 acre tract, being the southwest corner of said Lot 32, Block L, Glenwood Phase 5 and being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas;

THENCE North 82°12'38" West (record: North 80°00'45" West), along the south line of the 167.375 acre tract and the north line of Lots 18 through said Lot 25, Block L of said Glenwood Phase 6A and the north line of the remainder of a 35.444 acre tract of land conveyed to FB, Ltd. by instrument of record in Document Number 2005027389 of the Official Public Records of Williamson County, Texas a distance of 791.28 feet (record: 791.27 feet) to a 1/2" rebar found with cap, stamped "RJ" for the southwest corner the 167.375 acre tract, being in the north line of said remainder of a 35.444 acre tract, and being the southeast corner of a 20' wide Public Roadway dedicated to the public of Williamson County, Texas by instrument of record in Volume 271, Page 110 of the Deed Records of Williamson County, Texas;

THENCE North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract and the east line of said 20' wide Public Roadway a distance of 20.45 feet (record: 20') to a 1/2" rebar found with cap, stamped "RJ" for the northeast corner of the 20' wide Public Roadway, being the southeast corner of Lot 14, Block "K", Creek Bend, Section Two; a subdivision of record in Document Number 2003111865 of the Official Public Records of Williamson County, Texas and being the southerly terminus of a line described by metes and bounds in that certain Boundary Agreement between Larry W. Beran and wife, Sharon A. Beran ("Owner One") and Helmer Dahl and wife Kathryn Dahl ("Owner Two") of record in Volume 2481, Page 376 of the Official Records of Williamson County, Texas ;

THENCE continue North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract, as defined per said Boundary Agreement and the east line of said Lot 14, Block "K", Creek Bend, Section Two, passing at a distance of 120.15 feet (record: 119.97 feet) a 1/2" rebar found with cap, stamped "LENZ & ASSOC." for the northeast corner of Lot 14, Block "K", Creek Bend, Section Two and being the southeast corner of the area designated as right-of-way for Mossy Rock Drive (50' R.O.W.) and continuing along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of the right-of-way of said Mossy Rock Drive, passing at an additional distance of 49.77 feet (record: 50.00') a 1/2" rebar found with cap, stamped "G&R SURVEYING" for the northeast corner of the area designated as right-of-way for Mossy Rock Drive, being the southeast corner of Lot 1, Block "G", Creek Bend, Section Two and continuing 120.30 feet further (record: 120.00 feet) to an iron pipe found for the northeast corner of said Lot 1, Block "G", Creek Bend, Section Two, being the southeast corner of Lot 12, Block "G", Creek Bend Section Two and continuing for a total distance of 558.30 feet (record: 558.24 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC" for an angle point in the west line of the 167.375 acre tract, being the northeast corner of said Lot 12, Block "G" Creek Bend, Section Two;

THENCE North 30°05'39" West (record: North 27°55'00" West), along the west line of the 167.375 acre tract as defined per Boundary Agreement and the northeast line of Lot 12, Block "G", Creek Bend, Section Two, the east line of the area designated as right-of-way for Carl Stern Drive (R.O.W. varies) and the east line of Lot 28, Block "B", Creek Bend, Section Five; a subdivision of record in Document Number 2007058323 of the Official Public Records of Williamson County, Texas a distance of 499.67 feet (record: 499.67 feet) to a 1/2" rebar set with plastic cap, stamped

"BASELINE, INC." for an angle point in the east line of said Lot 28, Block "B", Creek Bend, Section five;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east and north lines of said Lot 28, Block "B", Creek Bend, Section Five the following nine (9) courses:

1. North 01°41'29" East a distance of 187.78 feet (record: North 03°20'20" East a distance of 187.09 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 06°15'17" East a distance of 175.60 feet (record: North 08°22'30" East a distance of 175.60 feet) to a 1/2" rebar found;

3. North 18°52'13" West a distance of 226.12 feet (record: North 16°45'00" West a distance of 226.20 feet) to a 1/2" rebar found;

4. North 05°31'43" West a distance of 296.90 feet (record: North 03°28'00" West a distance of 297.08 feet) to a 1/2" rebar found for the northeast corner of Lot 28, Block "B", Creek Bend, Section Five;

5. North 58°02'33" West a distance of 73.65 feet (record: North 55°58'50" West a distance of 73.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

6. North 62°13'27" West a distance of 172.45 feet (record: North 60°30'40" West a distance of 173.13 feet) to a 1/2" rebar found with cap, stamped "M MEADOWS RPLS 1966";

7. North 62°02'37" West a distance of 132.71 feet (record: North 59°45'00" West a distance of 132.69 feet) to a 1/2" rebar found;

8. North 60°06'13" West a distance of 94.63 feet (record: North 57°59'40" West a distance of 94.64 feet) to a 1/2" rebar found;

9. North 46°10'55" West a distance of 133.46 feet (record: North 44°31'00" West a distance of 133.67 feet) to a 1/2" rebar found for the northwest corner of Lot 28, Block "B", Creek Bend, Section Five, being an angle point in the east line of Lot 16, Block "B", Creek Bend Section Four; a subdivision of record in Document Number 2005093870 of the Official Public Records of Williamson County, Texas ;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of said Lot 16, Block "B", Creek Bend, Section Four the following two (2) courses:

1. North 10°27'56" West a distance of 73.65 feet (record: North 08°14'40" West a distance of 73.46 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 36°23'16" West a distance of 4.89 feet (record: North 34°10'00" West a distance of 4.89 feet) to a 1/2" rebar found for the northerly terminus of the line described by metes and bounds per the Boundary Agreement, being the northeast corner of Lot 16, Block "B", Creek Bend, Section Four and being the southeast corner of Lot 21, Block "B", Creekside Estates Section One; a subdivision of record in Document Number 199984644 of the Official Public Records of Williamson County, Texas;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of said Lot 21 and Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 19°34'16" West a distance of 73.44 feet (record: North 17°13'45" West a distance of 73.44 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 12°18'31" West a distance of 120.00 feet (record: North 09°58'00" West a distance of 120.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being an angle point in the east line of said Lot 22, Block "B", Creekside Estates Section One;

THENCE North 60°41'53" East (record: North 63°00'00" East), along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One a distance of 95.67 feet (record: 96.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 23°05'09" East a distance of 95.15 feet (record: North 25°11'00" East a distance of 95.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 07°20'43" East a distance of 701.65 feet (record: North 09°32'15" East a distance of 701.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates, Section One;

THENCE continue along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One and the east line of the 60.738 acre tract the following two (2) courses:

1. North 59°29'47" West a distance of 79.15 feet (record: North 57°18'15" West a distance of 79.15 feet) to a 1/2" rebar found;

2. North 02°11'55" East a distance of 69.50 feet (record: North 04°14'00" East a distance of 69.18 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and being the southwest corner of a 14.463 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2010009249 of the Official Public Records of Williamson County, Texas;

THENCE North 44°58'10" East (record: North 47°06'45" East), along the west line of the 167.375 acre tract, the south line of said 14.463 acre tract and the south line of the remainder of a 15.52 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Volume 875, Page 443 of the Deed Records of Williamson County, Texas a distance of 678.63 feet (record: 678.63 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being the southeast corner of said remainder of a 15.52 acre tract;

THENCE continue along the west line of the 167.375 acre tract and the east and north lines of the remainder of a 15.52 acre tract the following three (3) courses:

1. North 17°07'13" East a distance of 35.11 feet (record: North 19°29'15" East a distance of 35.39 feet) to a 1/2" rebar found;

2. North 03°27'42" West a distance of 217.99 feet (record: North 01°17'45" West a distance of 218.23 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the remainder of a 15.52 acre tract;

3. North 77°02'29" West a distance of 66.00 feet (record: North 74°51'00" West a distance of 66.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract, and being the southeast corner of said 4.46 acre tract;

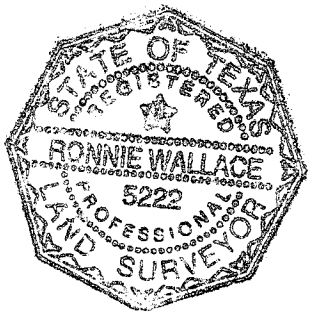
THENCE North 06°32'01" East (record: North 08°43'30" East), along the west line of the 167.375 acre tract and the east line of the 4.46 tract a distance of 890.76 feet (record: 891.12 feet) to the POINT OF BEGINNING.

This tract contains 167.39 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ron L. Wallace 17 June 2016

Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



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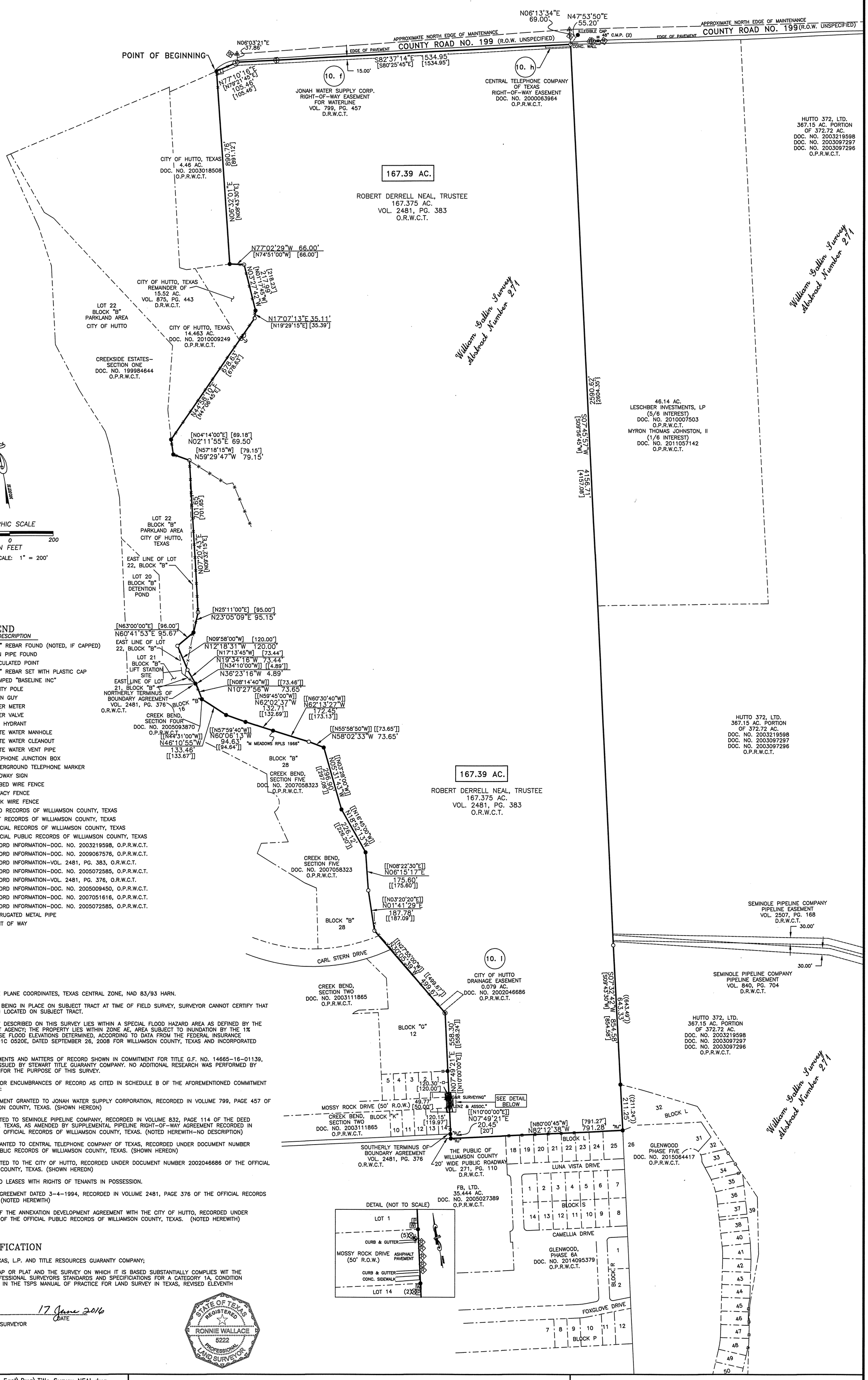


LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED, IF CAPPED)
⊙	IRON PIPE FOUND
△	CALCULATED POINT
○	1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE INC"
	UTILITY POLE
←	DOWN GUY
W	WATER METER
⊗	WATER VALVE
	FIRE HYDRANT
WW	WASTE WATER MANHOLE
	WASTE WATER CLEANOUT
	WASTE WATER VENT PIPE
T	TELEPHONE JUNCTION BOX
T	UNDERGROUND TELEPHONE MARKER
	ROADWAY SIGN
— x — x	BARBED WIRE FENCE
— ▫ — ▫	PRIVACY FENCE
—W—W—W—	SLICK WIRE FENCE
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION-DOC. NO. 2003219598, O.P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2009067576, O.P.R.W.C.T.
[ ]	RECORD INFORMATION-VOL. 2481, PG. 383, O.R.W.C.T.
(( ))	RECORD INFORMATION-DOC. NO. 2005072585, O.P.R.W.C.T.
[[ ]]	RECORD INFORMATION-VOL. 2481, PG. 376, O.R.W.C.T.
{[ ]}	RECORD INFORMATION-DOC. NO. 2005009450, O.P.R.W.C.T.
[( )]	RECORD INFORMATION-DOC. NO. 2007051616, O.P.R.W.C.T.
({ })	RECORD INFORMATION-DOC. NO. 2005072585, O.P.R.W.C.T.
C.M.P.	CORRUGATED METAL PIPE
R.O.W.	RIGHT OF WAY

GENERAL NOTES:

1.) BEARING BASIS: TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD 83/93 HARN.

2.) DUE TO CROPS (3'-5') HIGH BEING IN PLACE ON SUBJECT TRACT AT TIME OF FIELD SURVEY, SURVEYOR CANNOT CERTIFY THAT ALL UTILITY ELEMENTS HAVE BEEN LOCATED ON SUBJECT TRACT.

3.) A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE AE, AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL 48491C 0520E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

4.) THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO. 14665-16-01139, EFFECTIVE APRIL 28, 2016 AND ISSUED BY STEWART TITLE GUARANTY COMPANY. NO ADDITIONAL RESEARCH WAS PERFORMED BY BASELINE LAND SURVEYORS, INC. FOR THE PURPOSE OF THIS SURVEY.

THE FOLLOWING EASEMENTS AND/OR ENCUMBRANCES OF RECORD AS CITED IN SCHEDULE B OF THE AFOREMENTIONED COMMITMENT FOR TITLE AFFECT THIS PROPERTY:

10. (f) 15' WATER PIPELINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 799, PAGE 457 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10. (g) PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 832, PAGE 114 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED BY SUPPLEMENTAL PIPELINE RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 2171, PAGE 566 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH-NO DESCRIPTION)

10. (h) 10' UTILITY EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 2000063964 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10. (i) DRAINAGE EASEMENT GRANTED TO THE CITY OF HUTTO, RECORDED UNDER DOCUMENT NUMBER 2002046686 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10. (j) ANY AND ALL UNRECORDED LEASES WITH RIGHTS OF TENANTS IN POSSESSION.

10. (k) SUBJECT TO BOUNDARY AGREEMENT DATED 3-4-1994, RECORDED IN VOLUME 2481, PAGE 376 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH)

10. (l) TERMS AND CONDITIONS OF THE ANNEXATION DEVELOPMENT AGREEMENT WITH THE CITY OF HUTTO, RECORDED UNDER DOCUMENT NUMBER 2014052693 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH)

SURVEYOR'S CERTIFICATION

TO: CONTINENTAL HOMES OF TEXAS, L.P. AND TITLE RESOURCES GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED SUBSTANTIALLY COMPLIES WIT THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICIATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY AS STATED IN THE TSPS MANUAL OF PRACTICE FOR LAND SURVEY IN TEXAS, REVISED ELEVENTH EDITION.

Ronald Wallace 17 June 2016
RONNIE WALLACE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NUMBER 5222

STATE OF TEXAS REGISTERED RONNIE WALLACE 5222 PROFESSIONAL LAND SURVEYOR

File: S:\Projects\Hutto East\Dwg\Title Survey NEAL.dwg	
Layer State:	Date: 06/17/16
Scale (Hor.): 1"=200'	Scale (Vert.):
Drawn By: RLW	Checked By: JSL
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET 01 of 01

LAND TITLE SURVEY OF 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERREL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
TELE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

CITY OF HUTTO **EXHIBIT "B"**
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF

167.375 acres, more or less, of land, out of the
William Gatlin Survey, Abstract No. 271, in Williamson County, Texas.

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services may be provided within the departments' current budgets with additional staffing as needed.

LIBRARY

Existing Services: None

Services to be Provided:
City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Water service to the properties will be provided by City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8G. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance approving the zoning change for the property known as the Cross Creek PUD, 167.39 acres, more or less, of land, located on CR 199, from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Cross Creek Planned Unit Development is an approximately 167.39 acre site located along the south side of County Road 199, north of Carl Stern Drive, east of Creekside Park. Currently the site is mostly farmland, with a wastewater treatment plant to the west of the proposed development.

Owner: Charles Shell, Trustee

Developer: Meritage Homes

Current Zoning: Extra Territorial Jurisdiction (ETJ) with a Development Agreement (DA)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: Planned Unit Development (Meadows at Cottonwood Creek)

South: Single Family 1 (SF 1)

West: Single Family 1 (SF 1), Creekside Park

Summary of Request:

The base zoning district for the PUD is Single Family residential (SF-1). This is a medium density, suburban character district with support facilities and services that are compatible with the

residential use. The applicant is proposing to use the development standards of the single family village, as defined in the Unified Development Code (UDC), Section 10.306.11: "single household detached dwelling sited where the house in on a lot in a traditional village setting, in a development modeled on New Urbanism, traditional village, or traditional neighborhood development principles."

The purpose of the Plan is to provide a neighborhood that promotes a close-knit and friendly community environment. This PUD relies heavily on accessible communal amenities that promote an active lifestyle. The neighborhood will include appealing entry monuments, enhanced landscaping, high-quality housing, and strong connectivity.

This PUD includes a 3.5-acre park, centrally located to be a convenient walk for all residents. This park will include an amenity center for the residents. An extensive looped trail system provides access from the park to the almost 50 acres of open space within the proposed development. Cross Creek will have a 10-foot wide hike-and-bike trail that meanders through the open space, with multiple access points within the subdivision.

This proposed PUD has been reviewed by the Planning, Engineering, and Parks Departments, and also Hutto Fire Rescue.

Staff Review:

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project more appropriate and desirable that what would result from strict application of the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

1. *The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.*

The PUD application is consistent with desired guidelines of the single family village district, and provides additional guidelines to promote a walkable, vibrant neighborhood. The proposed development is adjacent to the existing Creekside Park on the west, and will provide additional recreational open space with trails along the existing creek bed.

2. *The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

The area of the proposed development has been historically agricultural, with farmland and floodplain areas. The proposed development will continue the open spaces adjacent to the creek and floodplain, yet provide new housing opportunities for Hutto's growing population.

3. *The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.*

The Cross Creek site is approximately 167 acres in size, with around 53 acres designated as open space for detention needs, or parks. The active park space is integrated into the design of the overall

site through a looped trail system, hike-and-bike trail, and centrally-located amenity center.

4. *The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.*

This PUD combines a village-style development with active open space and design guidelines to provide a cohesive, close-knit community.

5. *The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.*

The proposed development is a single family development that is located adjacent to other residential neighborhoods. The proposed street connectivity and streetscapes are designed to minimize hazards while promoting connectivity. It does not appear that development will negatively affect the health, safety, and general welfare of the community.

6. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

The proposed street layout provides for the extension of Carl Stern Drive across the creek. The new subdivision will also provide connections to the north and east. The new street layout provides adequate coverage for fire protection. Existing infrastructure will serve the site, with extensions as needed provided by the developer.

7. *The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.*

The proposed PUD will not have a greater burden on city services. The development includes almost 50 acres of floodplain and open space, extensions of existing infrastructure at developer's expense, and other design features to mitigate impacts.

8. *PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.*

New construction must conform to the design guidelines as listed within the PUD. The guidelines are a blend of existing UDC guidelines and new features, which are compatible with existing development standards.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - Cross Creek Planned Unit Development (PUD)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: ADOPTING THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE AND DEVELOPMENT PLAN DESCRIBED IN EXHIBIT "B" AND ATTACHED HERETO, FOR 167.39 ACRES, MORE OR LESS, OF LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 3rd day of April, 2018, and;

WHEREAS, on the 19th day of April, 2018, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

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

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

SECTION I.

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

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

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

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended to include the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** and incorporated herein.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

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

READ, PASSED and **ADOPTED** on first reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

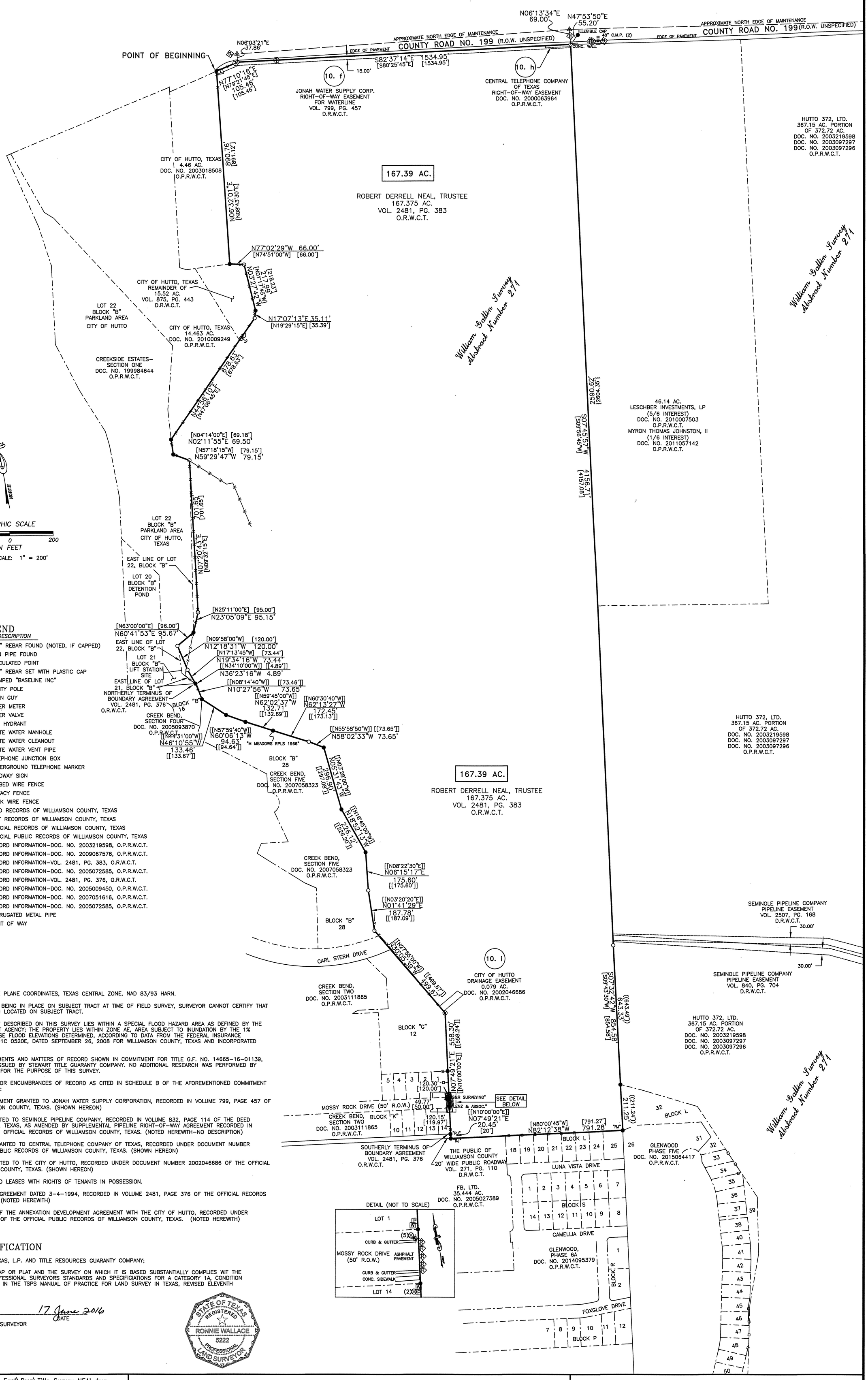
_____

Doug Gaul, Mayor

Attest:

_____

Lisa L. Brown, City Secretary



LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED, IF CAPPED)
⊙	IRON PIPE FOUND
△	CALCULATED POINT
○	1/2" REBAR SET WITH PLASTIC CAP STAMPED "BASELINE INC"
	UTILITY POLE
←	DOWN GUY
W	WATER METER
⊗	WATER VALVE
	FIRE HYDRANT
WW	WASTE WATER MANHOLE
	WASTE WATER CLEANOUT
	WASTE WATER VENT PIPE
T	TELEPHONE JUNCTION BOX
T	UNDERGROUND TELEPHONE MARKER
	ROADWAY SIGN
— x — x	BARBED WIRE FENCE
— ▫ — ▫	PRIVACY FENCE
—W—W—W—	SLICK WIRE FENCE
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION-DOC. NO. 2003219598, O.P.R.W.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2009067576, O.P.R.W.C.T.
[ ]	RECORD INFORMATION-VOL. 2481, PG. 383, O.R.W.C.T.
(( ))	RECORD INFORMATION-DOC. NO. 2005072585, O.P.R.W.C.T.
[[ ]]	RECORD INFORMATION-VOL. 2481, PG. 376, O.R.W.C.T.
{[ ]}	RECORD INFORMATION-DOC. NO. 2005009450, O.P.R.W.C.T.
[( )]	RECORD INFORMATION-DOC. NO. 2007051616, O.P.R.W.C.T.
({ })	RECORD INFORMATION-DOC. NO. 2005072585, O.P.R.W.C.T.
C.M.P.	CORRUGATED METAL PIPE
R.O.W.	RIGHT OF WAY

GENERAL NOTES:

1.) BEARING BASIS: TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD 83/93 HARN.

2.) DUE TO CROPS (3'-5') HIGH BEING IN PLACE ON SUBJECT TRACT AT TIME OF FIELD SURVEY, SURVEYOR CANNOT CERTIFY THAT ALL UTILITY ELEMENTS HAVE BEEN LOCATED ON SUBJECT TRACT.

3.) A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE AE, AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL 48491C 0520E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

4.) THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO. 14665-16-01139, EFFECTIVE APRIL 28, 2016 AND ISSUED BY STEWART TITLE GUARANTY COMPANY. NO ADDITIONAL RESEARCH WAS PERFORMED BY BASELINE LAND SURVEYORS, INC. FOR THE PURPOSE OF THIS SURVEY.

THE FOLLOWING EASEMENTS AND/OR ENCUMBRANCES OF RECORD AS CITED IN SCHEDULE B OF THE AFOREMENTIONED COMMITMENT FOR TITLE AFFECT THIS PROPERTY:

10. (f) 15' WATER PIPELINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 799, PAGE 457 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10. (g) PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 832, PAGE 114 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED BY SUPPLEMENTAL PIPELINE RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 2171, PAGE 566 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH-NO DESCRIPTION)

10. (h) 10' UTILITY EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 2000063964 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10. (i) DRAINAGE EASEMENT GRANTED TO THE CITY OF HUTTO, RECORDED UNDER DOCUMENT NUMBER 2002046686 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

10. (j) ANY AND ALL UNRECORDED LEASES WITH RIGHTS OF TENANTS IN POSSESSION.

10. (k) SUBJECT TO BOUNDARY AGREEMENT DATED 3-4-1994, RECORDED IN VOLUME 2481, PAGE 376 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH)

10. (l) TERMS AND CONDITIONS OF THE ANNEXATION DEVELOPMENT AGREEMENT WITH THE CITY OF HUTTO, RECORDED UNDER DOCUMENT NUMBER 2014052693 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH)

SURVEYOR'S CERTIFICATION

TO: CONTINENTAL HOMES OF TEXAS, L.P. AND TITLE RESOURCES GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED SUBSTANTIALLY COMPLIES WIT THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICIATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY AS STATED IN THE TSPS MANUAL OF PRACTICE FOR LAND SURVEY IN TEXAS, REVISED ELEVENTH EDITION.

Ronald Wallace 17 June 2016
RONNIE WALLACE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NUMBER 5222

STATE OF TEXAS REGISTERED RONNIE WALLACE 5222 PROFESSIONAL LAND SURVEYOR

File: S:\Projects\Hutto East\Dwg\Title Survey NEAL.dwg	
Layer State:	Date: 06/17/16
Scale (Hor.): 1"=200'	Scale (Vert.):
Drawn By: RLW	Checked By: JSL
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET 01 of 01

LAND TITLE SURVEY OF 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERREL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
TELE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

Base Line Land Surveyors, Inc.
8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Registered Firm #10015100

METES AND BOUNDS DESCRIPTION

BEING 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERRELL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 167.375 acre tract, being the northeast corner of a 4.46 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2003018508 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the 167.375 acre tract and the south right-of-way line of said Williamson County Road Number 199 the following two (2) courses:

1. North 77°10'16" East a distance of 105.46 feet (record: North79°21'45" East a distance of 105.46 feet) to a 1/2" set with plastic cap, stamped "BASELINE, INC.";

2. South 82°37'14" East a distance of 1534.95 feet (record: South 80°25'45" East a distance of 1534.95 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 167.375 acre tract, being the northwest corner of a 46.14 acre tract of land conveyed in percentage to Leschber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with an illegible cap bears North 47°53'50" East a distance of 55.20 feet;

THENCE South 07°45'57' West (record: South 09°56'45" West), along the east line of the 167.375 acre tract and the west line of said 46.14 acre tract, passing at a distance of 2590.62 feet (record: 2604.35 feet) a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 46.14 acre tract, being an angle point in the west line of the remainder of a 372.72 acre tract of land conveyed in percentage to Hutto 372, Ltd. by instruments of record in Documents Numbered 2003097296, 2003097297 and 2003219598; all of the Official Public Records of Williamson County, Texas and continuing along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract for a total distance of 4156.71 feet (record: 4157.08 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of the 167.375 acre tract, being in the west line of said remainder of a 372.72 acre tract;

THENCE South 07°32'42" West (record: South 09°43'30" West), along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract, passing at a distance of 643.33 feet (record: 643.49 feet) a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood

Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 854.58 feet (record: 854.58 feet) to a 1/2 rebar found with cap, stamped "RJ" for the southeast corner of the 167.375 acre tract, being the southwest corner of said Lot 32, Block L, Glenwood Phase 5 and being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas;

THENCE North 82°12'38" West (record: North 80°00'45" West), along the south line of the 167.375 acre tract and the north line of Lots 18 through said Lot 25, Block L of said Glenwood Phase 6A and the north line of the remainder of a 35.444 acre tract of land conveyed to FB, Ltd. by instrument of record in Document Number 2005027389 of the Official Public Records of Williamson County, Texas a distance of 791.28 feet (record: 791.27 feet) to a 1/2" rebar found with cap, stamped "RJ" for the southwest corner the 167.375 acre tract, being in the north line of said remainder of a 35.444 acre tract, and being the southeast corner of a 20' wide Public Roadway dedicated to the public of Williamson County, Texas by instrument of record in Volume 271, Page 110 of the Deed Records of Williamson County, Texas;

THENCE North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract and the east line of said 20' wide Public Roadway a distance of 20.45 feet (record: 20') to a 1/2" rebar found with cap, stamped "RJ" for the northeast corner of the 20' wide Public Roadway, being the southeast corner of Lot 14, Block "K", Creek Bend, Section Two; a subdivision of record in Document Number 2003111865 of the Official Public Records of Williamson County, Texas and being the southerly terminus of a line described by metes and bounds in that certain Boundary Agreement between Larry W. Beran and wife, Sharon A. Beran ("Owner One") and Helmer Dahl and wife Kathryn Dahl ("Owner Two") of record in Volume 2481, Page 376 of the Official Records of Williamson County, Texas ;

THENCE continue North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract, as defined per said Boundary Agreement and the east line of said Lot 14, Block "K", Creek Bend, Section Two, passing at a distance of 120.15 feet (record: 119.97 feet) a 1/2" rebar found with cap, stamped "LENZ & ASSOC." for the northeast corner of Lot 14, Block "K", Creek Bend, Section Two and being the southeast corner of the area designated as right-of-way for Mossy Rock Drive (50' R.O.W.) and continuing along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of the right-of-way of said Mossy Rock Drive, passing at an additional distance of 49.77 feet (record: 50.00') a 1/2" rebar found with cap, stamped "G&R SURVEYING" for the northeast corner of the area designated as right-of-way for Mossy Rock Drive, being the southeast corner of Lot 1, Block "G", Creek Bend, Section Two and continuing 120.30 feet further (record: 120.00 feet) to an iron pipe found for the northeast corner of said Lot 1, Block "G", Creek Bend, Section Two, being the southeast corner of Lot 12, Block "G", Creek Bend Section Two and continuing for a total distance of 558.30 feet (record: 558.24 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC" for an angle point in the west line of the 167.375 acre tract, being the northeast corner of said Lot 12, Block "G" Creek Bend, Section Two;

THENCE North 30°05'39" West (record: North 27°55'00" West), along the west line of the 167.375 acre tract as defined per Boundary Agreement and the northeast line of Lot 12, Block "G", Creek Bend, Section Two, the east line of the area designated as right-of-way for Carl Stern Drive (R.O.W. varies) and the east line of Lot 28, Block "B", Creek Bend, Section Five; a subdivision of record in Document Number 2007058323 of the Official Public Records of Williamson County, Texas a distance of 499.67 feet (record: 499.67 feet) to a 1/2" rebar set with plastic cap, stamped

"BASELINE, INC." for an angle point in the east line of said Lot 28, Block "B", Creek Bend, Section five;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east and north lines of said Lot 28, Block "B", Creek Bend, Section Five the following nine (9) courses:

1. North 01°41'29" East a distance of 187.78 feet (record: North 03°20'20" East a distance of 187.09 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 06°15'17" East a distance of 175.60 feet (record: North 08°22'30" East a distance of 175.60 feet) to a 1/2" rebar found;

3. North 18°52'13" West a distance of 226.12 feet (record: North 16°45'00" West a distance of 226.20 feet) to a 1/2" rebar found;

4. North 05°31'43" West a distance of 296.90 feet (record: North 03°28'00" West a distance of 297.08 feet) to a 1/2" rebar found for the northeast corner of Lot 28, Block "B", Creek Bend, Section Five;

5. North 58°02'33" West a distance of 73.65 feet (record: North 55°58'50" West a distance of 73.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

6. North 62°13'27" West a distance of 172.45 feet (record: North 60°30'40" West a distance of 173.13 feet) to a 1/2" rebar found with cap, stamped "M MEADOWS RPLS 1966";

7. North 62°02'37" West a distance of 132.71 feet (record: North 59°45'00" West a distance of 132.69 feet) to a 1/2" rebar found;

8. North 60°06'13" West a distance of 94.63 feet (record: North 57°59'40" West a distance of 94.64 feet) to a 1/2" rebar found;

9. North 46°10'55" West a distance of 133.46 feet (record: North 44°31'00" West a distance of 133.67 feet) to a 1/2" rebar found for the northwest corner of Lot 28, Block "B", Creek Bend, Section Five, being an angle point in the east line of Lot 16, Block "B", Creek Bend Section Four; a subdivision of record in Document Number 2005093870 of the Official Public Records of Williamson County, Texas ;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of said Lot 16, Block "B", Creek Bend, Section Four the following two (2) courses:

1. North 10°27'56" West a distance of 73.65 feet (record: North 08°14'40" West a distance of 73.46 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 36°23'16" West a distance of 4.89 feet (record: North 34°10'00" West a distance of 4.89 feet) to a 1/2" rebar found for the northerly terminus of the line described by metes and bounds per the Boundary Agreement, being the northeast corner of Lot 16, Block "B", Creek Bend, Section Four and being the southeast corner of Lot 21, Block "B", Creekside Estates Section One; a subdivision of record in Document Number 199984644 of the Official Public Records of Williamson County, Texas;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of said Lot 21 and Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 19°34'16" West a distance of 73.44 feet (record: North 17°13'45" West a distance of 73.44 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 12°18'31" West a distance of 120.00 feet (record: North 09°58'00" West a distance of 120.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being an angle point in the east line of said Lot 22, Block "B", Creekside Estates Section One;

THENCE North 60°41'53" East (record: North 63°00'00" East), along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One a distance of 95.67 feet (record: 96.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 23°05'09" East a distance of 95.15 feet (record: North 25°11'00" East a distance of 95.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. North 07°20'43" East a distance of 701.65 feet (record: North 09°32'15" East a distance of 701.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates, Section One;

THENCE continue along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One and the east line of the 60.738 acre tract the following two (2) courses:

1. North 59°29'47" West a distance of 79.15 feet (record: North 57°18'15" West a distance of 79.15 feet) to a 1/2" rebar found;

2. North 02°11'55" East a distance of 69.50 feet (record: North 04°14'00" East a distance of 69.18 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and being the southwest corner of a 14.463 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2010009249 of the Official Public Records of Williamson County, Texas;

THENCE North 44°58'10" East (record: North 47°06'45" East), along the west line of the 167.375 acre tract, the south line of said 14.463 acre tract and the south line of the remainder of a 15.52 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Volume 875, Page 443 of the Deed Records of Williamson County, Texas a distance of 678.63 feet (record: 678.63 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being the southeast corner of said remainder of a 15.52 acre tract;

THENCE continue along the west line of the 167.375 acre tract and the east and north lines of the remainder of a 15.52 acre tract the following three (3) courses:

1. North 17°07'13" East a distance of 35.11 feet (record: North 19°29'15" East a distance of 35.39 feet) to a 1/2" rebar found;

2. North 03°27'42" West a distance of 217.99 feet (record: North 01°17'45" West a distance of 218.23 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the remainder of a 15.52 acre tract;

3. North 77°02'29" West a distance of 66.00 feet (record: North 74°51'00" West a distance of 66.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract, and being the southeast corner of said 4.46 acre tract;

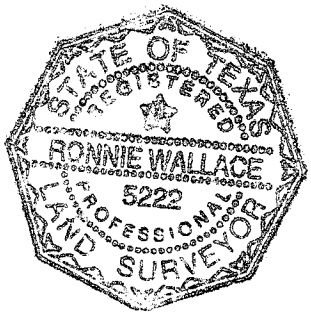
THENCE North 06°32'01" East (record: North 08°43'30" East), along the west line of the 167.375 acre tract and the east line of the 4.46 tract a distance of 890.76 feet (record: 891.12 feet) to the POINT OF BEGINNING.

This tract contains 167.39 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ron L. Wallace 17 June 2016

Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



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CROSS CREEK
PLANNED UNIT DEVELOPMENT

HUTTO, TEXAS

MeritageHomes

HALFF

This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.

CROSS CREEK **PLANNED UNIT DEVELOPMENT**

The proposed development of the Neal Tract known as Cross Creek is intended to be a neighborhood that promotes a close-knit and friendly community environment. The planning principles used to develop this Planned Unit Development (PUD) rely heavily on the promotion of accessible communal amenities that promote an active lifestyle. The neighborhood is to include high-quality housing, appealing entry monuments, enhanced landscaping, and strong connectivity.

The concept plan for this PUD highlights an approximately 3.5-acre neighborhood park, centrally located within a convenient five- to ten-minute walk of all residents. This formal park and amenity center is complimented by almost 50 acres of open space that is made up of riparian natural areas, meadows, and play field space.

All of these amenities are connected through an extensive looped trail system. Cross Creek trails include a 10-foot hike and bike trail meandering through the large open space area that begins from a trailhead near the south entrance and connects to multiple greenlinks in the neighborhood. Within the neighborhood, a shaded, meandering sidepath along the main collector runs north to south and completes the loop.

1. General Provisions

1.1. Title

This ordinance is known as “Cross Creek Planned Unit Development,” and may be cited as “Cross Creek PUD” or “Neal Tract PUD” or “this PUD.”

1.2. Purpose and Intent

The Cross Creek PUD Ordinance is intended to facilitate high quality residential housing options, an intimate neighborhood feel, and pedestrian and vehicular interconnectivity within the neighborhood. Cross Creek’s defining characteristics are quality streetscape aesthetics, opportunities for active transportation choice through a strong commitment to the expansion and integration into the City’s trail network, and centrally located and highly accessible recreation space. The PUD is intended to integrate good planning practices to meet the spirit and intent of the Hutto Unified Development Code (UDC).

1.3. PUD Consistency

This PUD plan and development standards set forth in this Ordinance are consistent with the following criteria:

1.3.1. This 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 and recommended land uses, it does not adversely affect property near the site, and it achieves the benefits of improved design.

1.3.2. This PUD does not adversely affect land with significant historical, cultural, recreational or aesthetic value.

1.3.3. This PUD gives benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

1.3.4. The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

1.3.5. This 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.

1.3.6. This PUD is to be served by adequate City facilities including streets, fire protection, water and sanitation.

1.3.7. This 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 UDC.

1.3.8. This PUD’s architectural design, landscaping, hardscaping, and signage are compatibility with

adjacent development, internal consistency of design, and conformance to city design standards.

1.4 Base Zoning District

The base zoning district for this PUD is SF-1 Residential. The uses allowed in the SF-1 District shall control unless otherwise specified herein. The development standards in the SF-1 Village classification shall control if not otherwise set out in this PUD.

1.5. Severability

If a regulation, article, section, phrase, clause, term, word, or part of this PUD is considered invalid, it will not affect the applicability and enforceability of the remaining portions.

1.6. Amendments to Ordinance

1.6.1. Technical or engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original PUD approval. Minor deviations include 10% numerical deviations to the standards set forth in this PUD.

1.6.2. Changes to approved PUD plans that Development Services staff finds are not minor deviations require a new application and approval through the PUD process. changes

1.6.3. Precise location of streets, trails, greenlinks, stormwater facilities, lot layouts, building elevations, and amenities represented on graphics, illustrations and exhibits in this PUD are for illustrative purposes only and are subject to change.

1.6. Definitions

1.6.1. This PUD is intended meet and use the definitions laid forth in Section 10.202, Definitions, of Chapter 2 Administration of the UDC.

1.7. Vested Development Rights

The effective date and expiration of vested development rights for property within the boundary of this PUD shall comply with Section 10.204 the UDC.

The development of this project is governed by the “Unified Development Code of the City of Hutto, Texas” (amended 03-09-2012) in effect on the date of adoption of this ordinance, which may also be cited as the “UDC,” specifically the requirements of the SF-1 District. In those cases where in conflict, this PUD shall take precedence over the UDC.

CROSS CREEK
AMENITY CENTER & PARK

* This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.

NORRIS DESIGN

2. Development Plan

2.1. PUD master plan

2.1.1. The proposed PUD for this 167-acres tract is intended to be viewed as addressing compliance with the following code sections found in Chapter 5 Subdivisions of the UDC: Section 10.509, Parkland and Open Space; Section 10.510, Pedestrian and Bicycle Facilities; and Section 10.511 Street Classification. The PUD Concept Plan can be found in "Exhibit A."

2.1.2. Parkland and Open Space

2.1.2.1. Parkland and Open Space Plan compliance for this PUD is found in "Exhibit B." **There shall be no further land dedication, fees in lieu of land, or development/improvement fees required to satisfy the parkland dedication requirement.**

2.1.2.1.1. A 3.5-acre central park that is to include a public lawn, playground, pavillion, art, shaded trellis, landscaping, and the private HOA amenity center with a pool, splash pad and outdoor kitchen. The central park is also to include two enhanced intersections with pedestrian refuges and striping across the collector.

2.1.2.1.2. A large open space (approximately 49 acres) of riparian zone natural area, meadows, and play field to be dedicated to the City that includes an extensive 10' concrete meandering trail which connects to the neighborhood via greenlinks and an 8' sidepath along the collector, creating a looped trail system.

2.1.2.1.4. Any deed dedicated open space to the City will contain and/or include language restricting certain active uses of such land.

2.1.3. Street, Pedestrian, and Bicycle Facility Standards

2.1.3.1. Streets in this PUD will be classified as either Neighborhood Conservation Local or Neighborhood Conservation Collector. The Carl Stern Boulevard extension is not classified within this PUD and will follow the City's standards for a Major Collector.

2.1.3.1.1. Neighborhood Conservation Local. A Neighborhood Conservation Local is a residential street defined by its reduced paving, promoting an efficient use of the street ROW, as depicted in "Exhibit C."

- Driveway access to residential units is permitted.
- Parking will occur along one side of the street, with the other side being designated as a no parking zone by signage on each block entrance.
- Driveways are not to be located closer than 40 feet from the corner of a street curb, measured from the edge of the street to the center of the driveway.

2.1.3.1.2. Neighborhood Conservation Collector. A Neighborhood Conservation Collector is a residential collector street that defined by reduced paving, promotion of pedestrian and bicycle facilities, and enhanced landscaping, as depicted in "Exhibit C."

- Driveway access to residential units is prohibited.
- On street parking is prohibited.
- Medians are allowed but not to exceed 50 feet in length.
- Due to the large amount of open space within the right-of-way and the low speeds on the streets in the neighborhood, sight visibility triangles at the intersections of Conservation Local streets and Conservation Collector streets shall be measured from the curb instead of the right-of-way.

2.1.3.2. The Neighborhood Conservation Local and Neighborhood Conservation Collector are intended to adhere to the street classification standards below:

Classification	ADT	ROW	BOC -BOC	Lanes	Lane Width	Design Speed	Driveways	Parking	Street Tree Planting Area	Sidewalks
Neighborhood Conservation Local	800	50 ft.	29 ft.	2	10 ft.	20-30 MPH	Yes	One Side	5.5 ft. min.	5 ft. both sides
Neighborhood Conservation Collector	>800	69 ft.	25 ft.*	2	12-15 ft.*	30-35 MPH	None	None	6 ft. min.	8 ft. / 4 ft. **

*With median present BOC to BOC is 15' for one directional travel lane. Landscaped medians shall be maintained by the HOA and shall receive necessary licenses and approvals for irrigation and signage.
**One side of street will have an 8-foot multi-use sidepath.

2.1.3.3. See "*Exhibit C*" for further clarification on street configurations.

2.1.3.4. Pedestrian and Bicycle Facility Standards

2.1.3.4.1. 'Sidepath' shall be locate along one side of the neighborhood collector as shown in "Exhibit C" at a width of 8 feet on the Neighborhood Conservation Collector and otherwise adhere to the Section 10.510.4 Multi-use Paths, of Chapter 5 Subdivisions of the UDC.

2.1.3.4.2. Carl Stern Drive shall include an 8-foot sidepath along one side of the road. A sidewalk shall not be required along the opposite side of the road due to the extended length of the bridge and extensive floodplain on either side.

2.1.3.4.3. 'Greenlinks' are placed throughout this PUD to accomplish improved pedestrian circulation to adhere to the Section 10.513.3.3 Connectivity Index, of Chapter 5 Subdivisions of the UDC. These greenlinks shall be 15 ft. wide and contain a 5 ft. wide path when connecting sidewalk and trails proposed in this PUD. See "Exhibit B" for the proposed locations of all greenlinks.

2.2. Permitted Uses

2.2.1. The residential zoning district is 'Classic Neighborhood', which is to be comprised of detached single-family houses from four to eight dwelling units per acre.

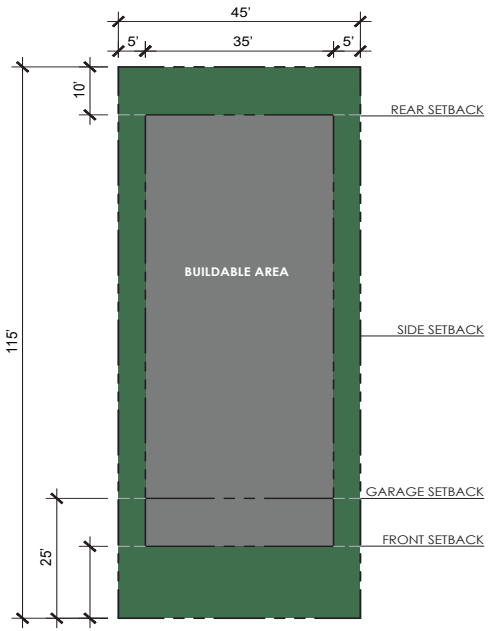
2.2.2. The permitted uses of the 'Classic Neighborhood" in this PUD are those allowed in the SF-1 Zoning District, as set out in Section 10.304, Permitted Uses, of Chapter 3 Land Use Standards of the UDC.

2.3. Use Descriptions and Standards

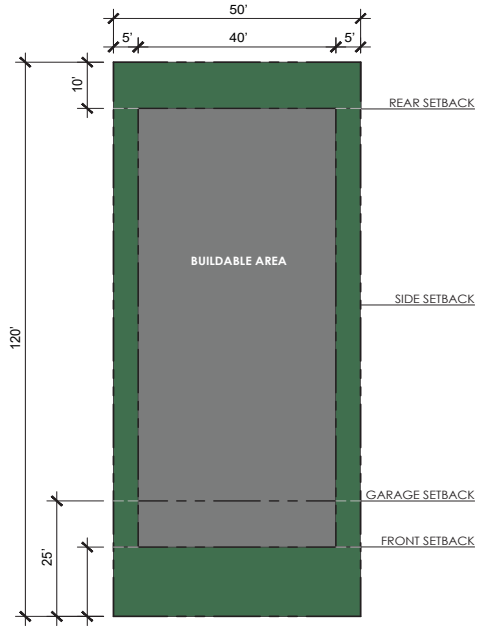
2.3.1. For the application and description of uses refer to the following sections of Chapter 3 Land Use Standards of the UDC: Section 10.306, Residential Uses; Section 10.309, Institutional and Civic Uses; Section 10.310, Temporary Uses; and Section 10.311, Accessory Uses.

2.3.2. For general performance standards refer to Section 10.312, General Performance Standards of Chapter 3 Land Use Standards of the UDC.

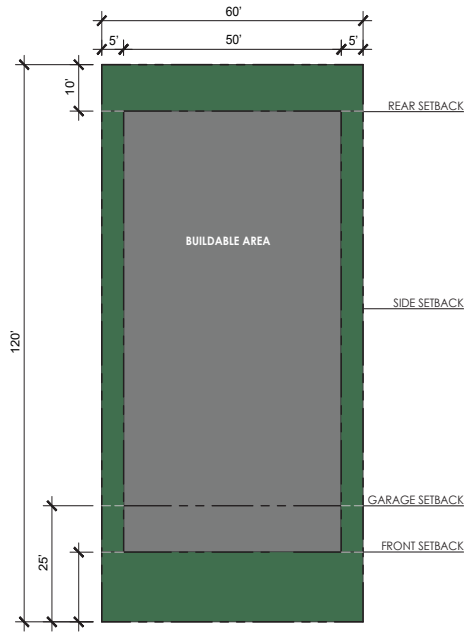
2.4. Lot Dimension and Area



45' LOT LAYOUT



50' LOT LAYOUT



60' LOT LAYOUT

2.4.1. Minimum lot dimensions will consist of:

Lot Classification	Min. Lot Width (typical)	Corner Lot Width	Min. Lot Depth	Min. Lot Area (typical)
45-Foot	45	55	110	5,000 sq. ft.
50-Foot	50	60	120	6,000 sq. ft.
60-Foot	60	60	120	7,200 sq. ft.

2.4.1.1. Lot width shall be measured at the building line when irregularly shaped.

2.4.1.2. Projected Lot Mix

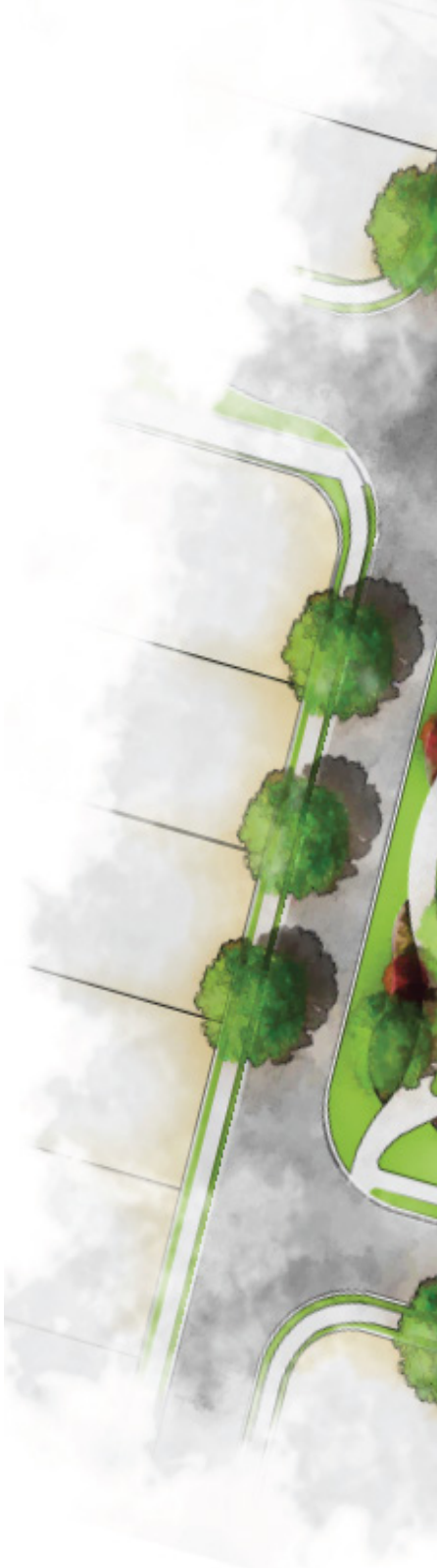
Lot Size	Range (min.-max.)
45' lots	15-45%
50' lots	15-45%
60' lots	15-45%

2.4.2. Building Setbacks will consist of:

	Front	Garage Door	Side	Side Street	Rear	Building Height
Typical Lot (50'+ lot)	20 ft.	25 ft.	5 ft.	15 ft.	10 ft.	35 ft. / 2.5 Stories
Typical Lot (45'-49' lot)	20 ft.	25 ft.	5 ft.	10 ft.	10 ft.	35 ft. / 2.5 stories
Cul-de-Sac or Bulb Lot	15 ft.	20 ft.	5 ft.	10 ft.	5 ft.	35 ft. / 2.5 Stories
Accessory Building	*see note	+see note	5 ft.	15 ft.	5 ft.	15 ft.

* Accessory buildings are prohibited between the front building wall of the primary structure and the public right of way.
\+ Detached Garages need to maintain the 25-foot front yard garage door setback.

1. Accessory structures must be placed at least 10 ft. or a lesser or greater distance equivalent to their height from primary structures on a site.
2. Primary structure must be oriented where the front façade is parallel to and facing the street as much as possible, and not another dwelling on an adjacent lot. On corner lots, houses may face the corner or either fronting street. This is in accordance to Section 10.404.2.2 Building Orientation in Chapter 4 Site Design Standards of the UDC.
3. Building permitting does not apply to accessory structures no more than 200 sq. ft.



CROSS CREEK
AMENITY CENTER & PARK

NORRIS DESIGN

This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.

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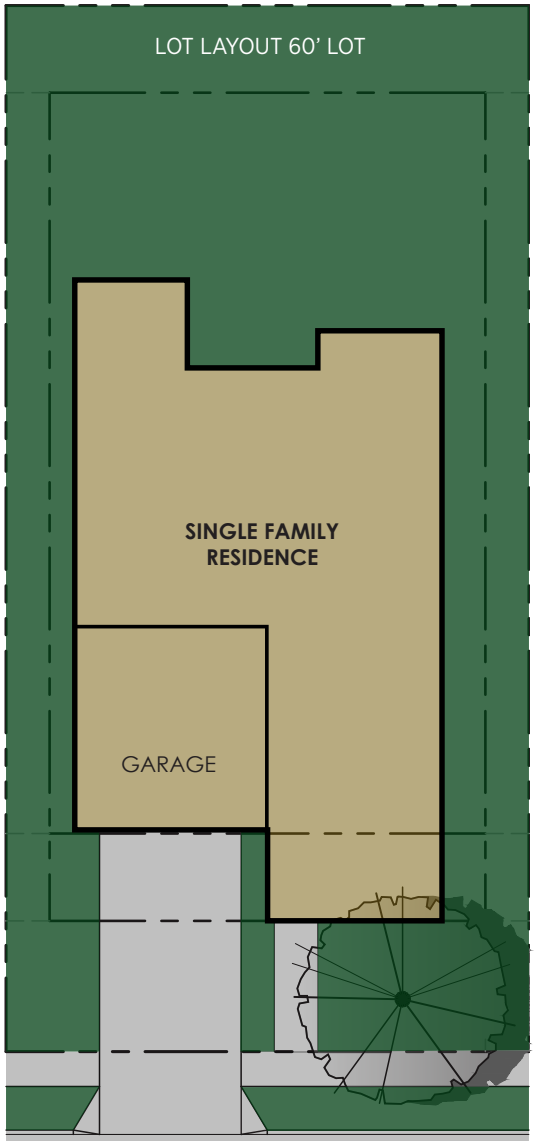


This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.

EXAMPLE **LOT LAYOUT**

2.4.2.1. For Swimming pools and spas refer to Section 10.103.4.4, Swimming Pools and Spas, of Chapter 4 Site Design Standards of the UDC.

2.4.2.2. Setback encroachment and exceptions:

Structure or Use	Conditions
Air conditioning equipment	Any part of side or rear setback, but not front or side street setbacks.
Awnings and steps	Any part of side or rear setback, but no more than 3 ft. into front or side street setback.
Backflow prevention devices	Any part of side, side street, front, or rear setback
Bay windows, decks, chimneys, entry vestibules less than 8ft. wide and less than 33% of wall lengths	No more than 3 ft. into side, side street, or 7 ft. rear setback, but not front setback.
Ramps and other access devises required by ADA	Any yard on site.
Retain walls	Any yard on site.

2.4.2.3. Encroachments across property lines, into the public right-of-way, or into utility drainage, access, or conservation or riparian easements are prohibited.

2.4.2.4 Lot coverage

The single household dwellings parking and driveway area lot coverage may not cover more than 50% of the front yard, or no more than 65% on the front yard of a cul-de-sac.

2.4.2.5 Parking

Off-street parking shall be in compliance with the standards set forth in 10.105.9.1 Required Parking Spaces, of Chapter 4 Site Design Standards of the UDC.

2.5. Architectural Standards

2.5.1. Masonry requirements:

Front building facade	100%
Side street building façade	100%
Side building facade	See Section 2.5.1.1 for options
Rear building facade	See Section 2.5.1.1 for options
* windows, doors, trim and other architectural elements are exempt from masonry. ** secondary non-masonry materials, such as the siding used in the picture below (left), are allowed when complimentary to the predominant masonry material.	

These depictions are for illustrative purposes only and are not intended to create any regulation or obligation.

2.5.1.1. Design Options for Side and Rear Facades

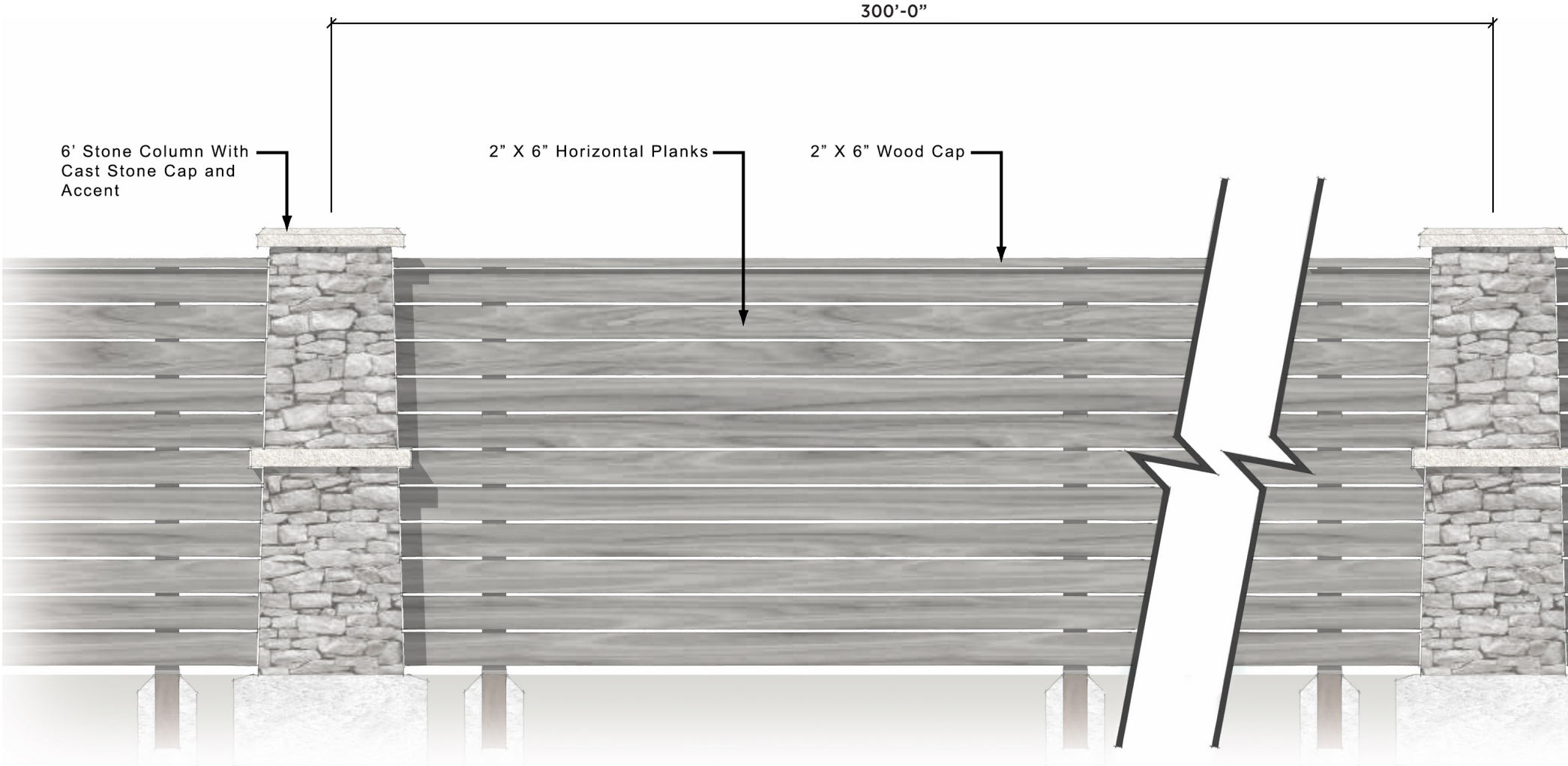
Must include at least one of the following elements:

1. Side, rear or alley loaded garage, or detached garage.
2. Masonry (brick, stone) wainscot at least 4 ft. on side and rear walls.
3. Functional front porch at least 100 sq. ft.
4. One of the following green building certifications:
   - National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold;
   - U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum; or
   - Energy Star Certified Homes, Version 3.0

2.5.2. Garages

2.5.2.1. Front loading garages shall not protrude more than 6 ft. from the front building wall of the primary structure.

2.5.2.2. For the 45-foot and 50-foot lots the width of the garage door will not exceed 55% the width of the front building façade. For a 60-foot lot, the garage door will not exceed 50% the width of the front building façade for two car garages, and 60% for three car garages. This width shall only measure the door itself. A third garage door shall not be required to be set back four feet from the other garage door(s).



This depiction is for illustrative purposes only and only the written standards are intended to create any regulation or obligation.

2.6. Bufferyard Standards

2.6.1. There are no bufferyard requirements for this PUD, as there is not a mix of land uses proposed.

2.7. Sidewalks

2.7.1. Sidewalks are to be constructed in accordance with the approved street cross sections in Exhibit C.

2.8. Fences and Walls

2.8.1. For fences and walls refer to Section 10.408 of Chapter 4 Site Design Standards of the UDC with the exception of development perimeter fences.

2.8.1.1. Fences on internal and perimeter collector-level and higher classification roadways shall be 6 ft. to 8 ft. in height, constructed of wood fencing with masonry columns every 300 ft. and at intersections, as depicted on the previous page.

2.9. Landscaping

2.9.1. Tree plantings

2.9.1.1. Tree plantings require one large native tree for 45-foot and 50-foot lots and two native trees for 60-foot lots, to be planted as street trees or front yard trees. Additional shade trees or ornamental trees may be provided but are not required, at the discretion of the builder.

2.9.1.2. See Section 10.407.6.2 Native Tall Tree and Section 10.407.6.3 Native Short Trees of Chapter 4 Site Design Standards of the UDC for approved planting list.

2.9.2. Shrub plantings

2.9.2.1. Native shrubs shall be planted at a count of five 5-gallon and 10 one-gallon within the front half of the lot.

2.9.2.2. There shall be a minimum of two different native shrub species per lot.

2.9.2.3. See Section 10.407.6.4 Native Shrubs of Chapter 4 Site Design Standards of the UDC for approved planting list.

2.9.3. Ground cover

2.9.3.1. Ground cover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, or occupied with landscaping.

2.9.3.2. Planting beds must be filled in with mulch or decorative landscape rock.

2.9.4. Tree and shrub sizing

2.9.4.1. Tree sizes must have a caliper measurement of 2 inches at 4 feet above trunk base for large native trees. Shrubs must be at least 1 gallon and have a minimum growing height of 2 feet.

This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.

CROSS CREEK
EXHIBITS

Exhibit A	Concept Plan
Exhibit B	Park and Open Space Plan
Exhibit C	Street Cross Sections

EXHIBIT A

Concept Plan

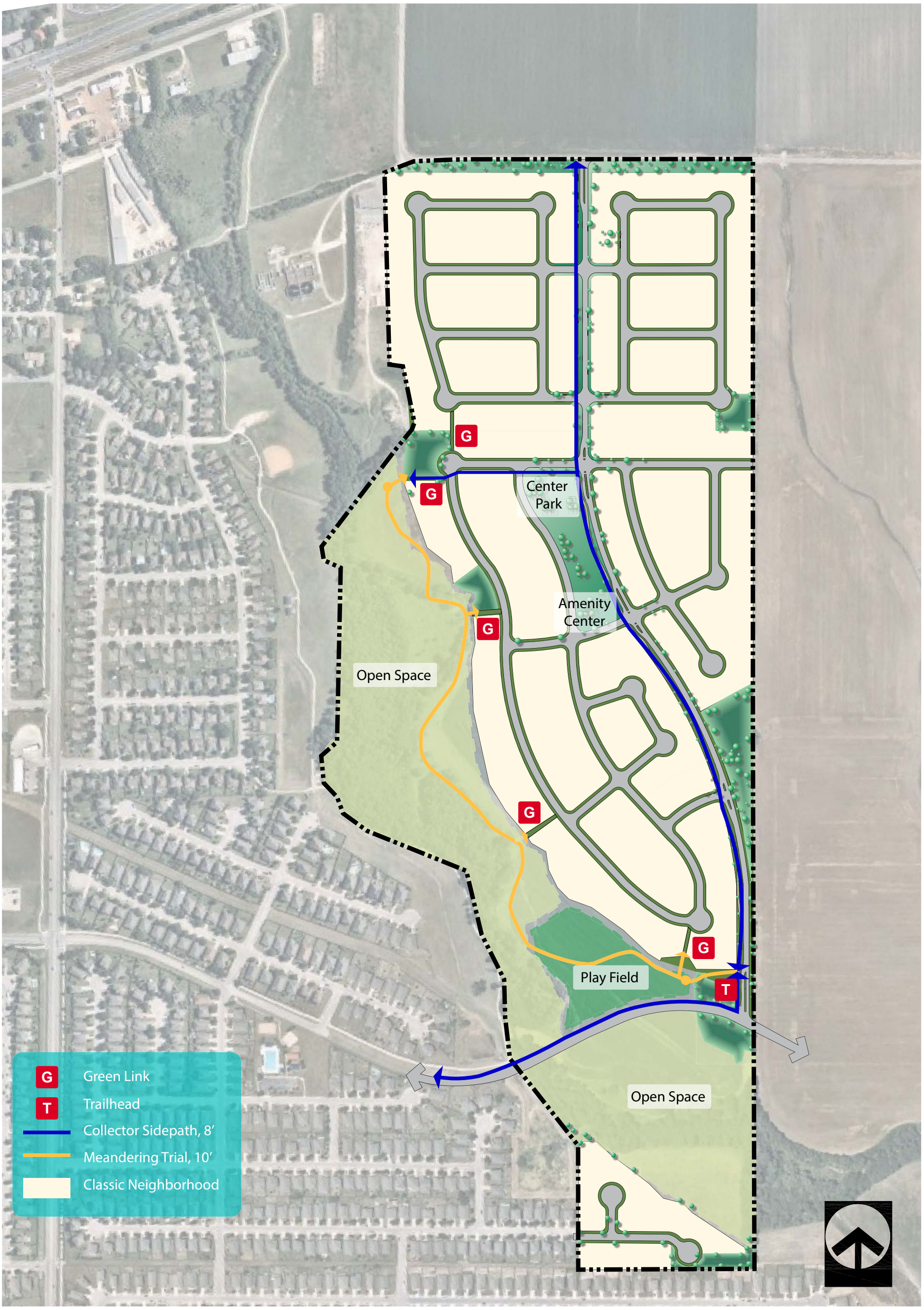


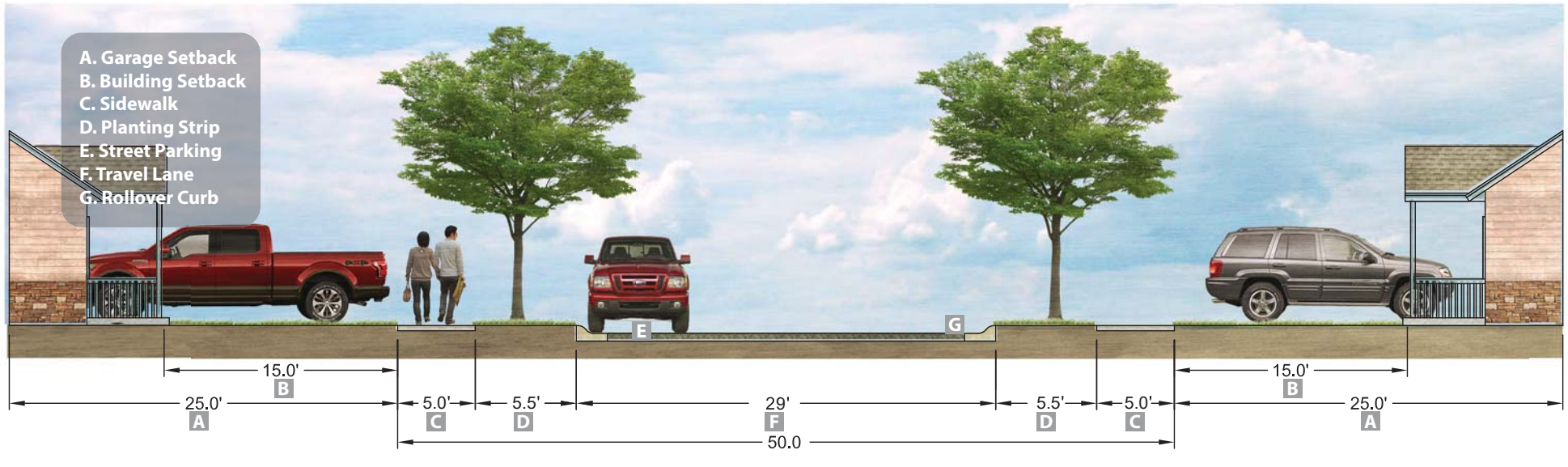
EXHIBIT B

PARK AND OPEN SPACE PLAN

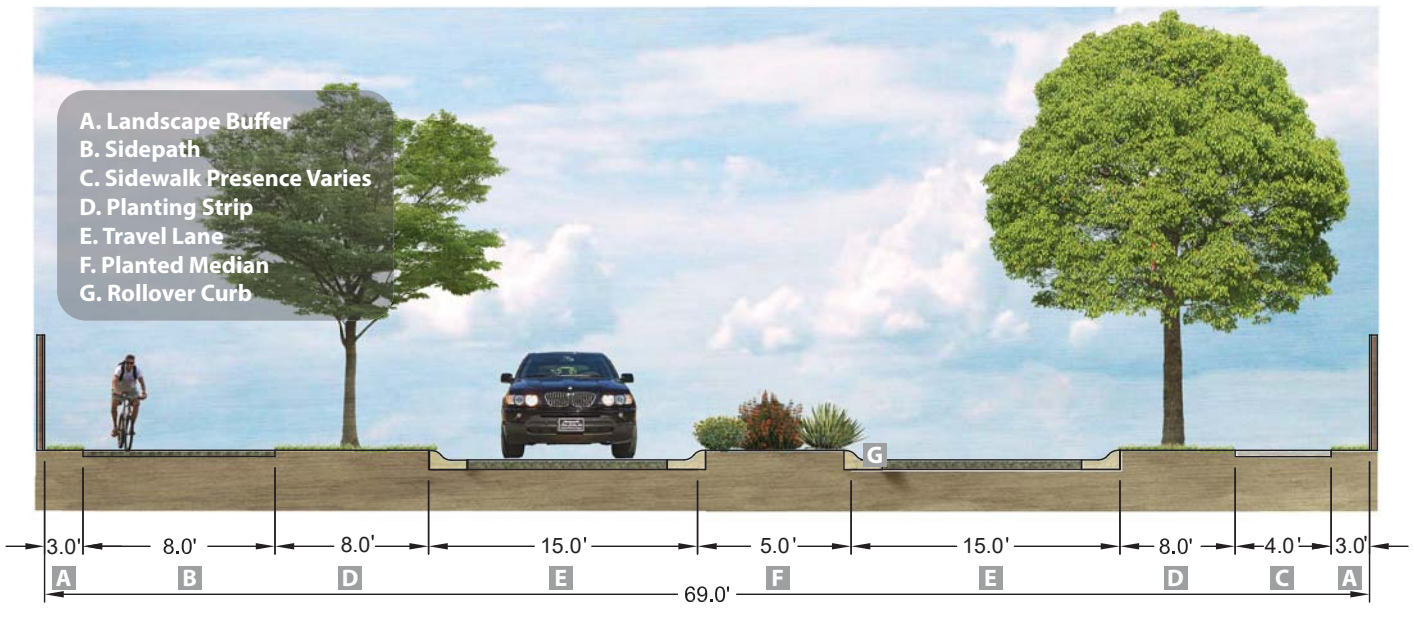
EXHIBIT C

Road Sections

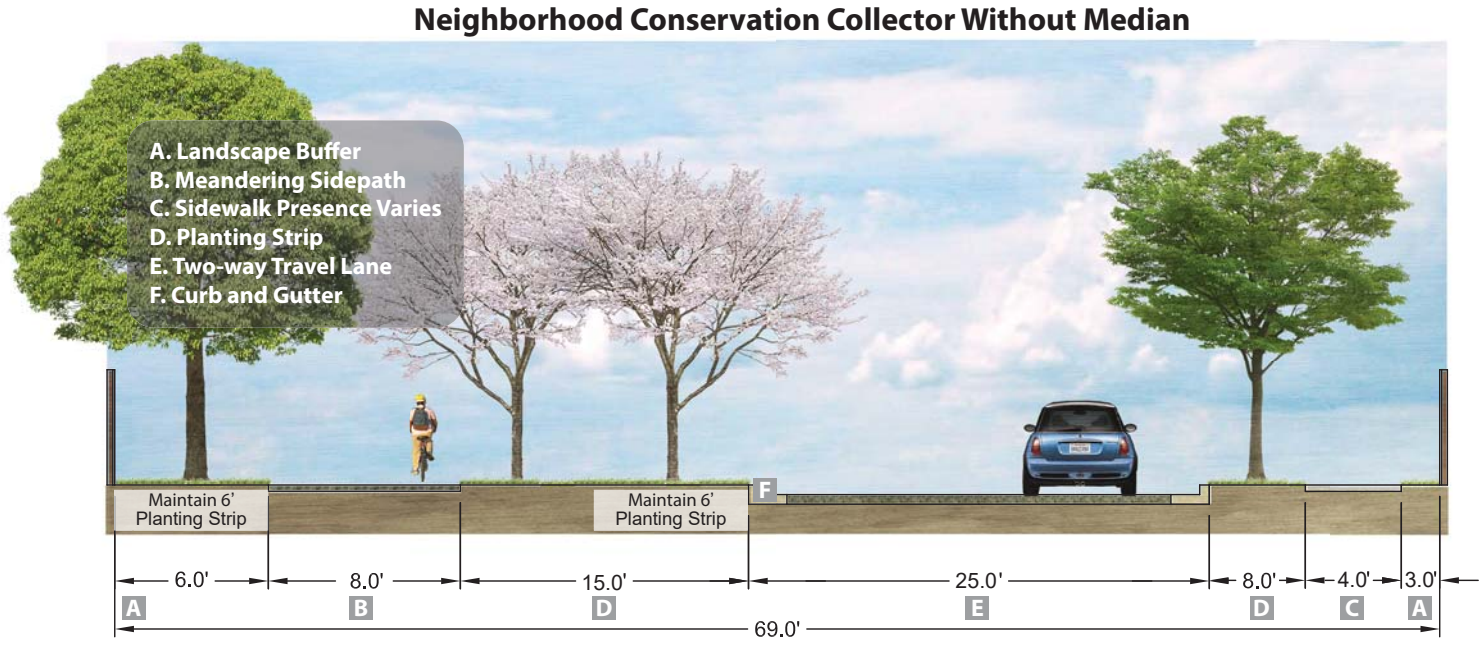
Neighborhood Conservation Local



Neighborhood Conservation Collector With Median



Neighborhood Conservation Collector Without Median



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CROSS CREEK
PLANNED UNIT DEVELOPMENT

HUTTO, TEXAS

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8H. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive Director, Business & Development Services

ITEM:

Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

A Municipal Service Plan (MSP) has been drafted per the Council's directive from their regularly scheduled meeting on April 19, 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

The City Attorney has approved the process as to form.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the second and final reading of the ordinance.

SUPPORTING MATERIAL:

1. Ordinance - Pollard Tracts Annexation (65.925 ac)

ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 65.925 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 65.925 acres, more or less, of land, situated in the William Gatlin Survey, Abstract No. 271, in Williamson County, Texas (the "Property"), said Property being situated in Williamson County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.

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

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby and made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as REC (Recreation) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

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

SECTION IX.

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

READ and **APPROVED** on first reading on this the **7th** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **21st** day of **June, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

_____

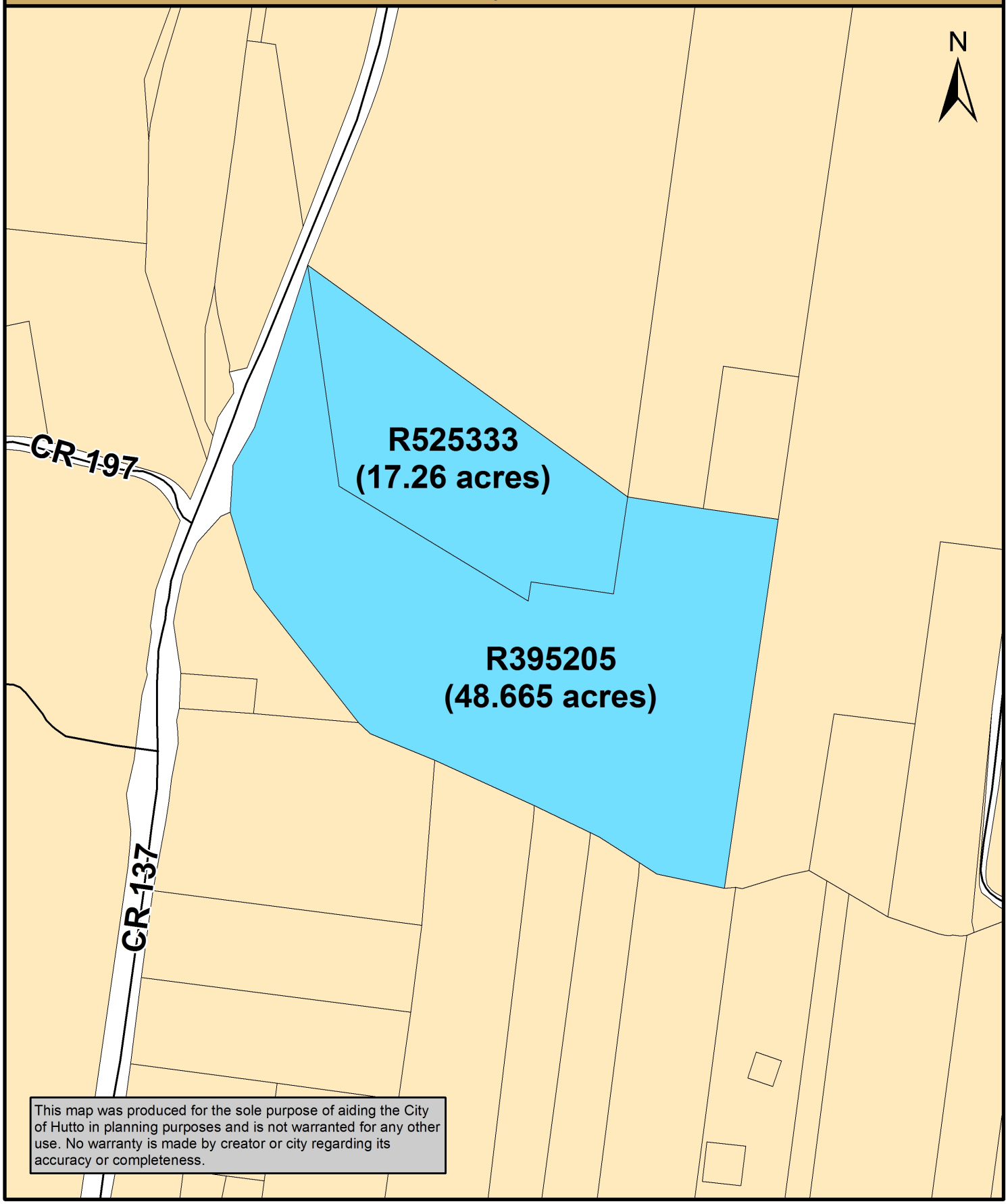
Doug Gaul, Mayor

ATTEST:

_____

Lisa L. Brown, City Secretary

Pollard property (65.925 acres)



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

Map Document: (K:\SITE LOCATION MAPS\2018 Site Location Maps\Annexation_Maps\Pollard_property.mxd)

3/26/2018 -- 8:34:53 AM

CITY OF HUTTO

0 250 500 1,000

Feet

N23°29'07"E
595.67'

(7.000 AC.)
WILLIAMSON COUNTY, TEXAS
DOC. 2003059205

(6.078 AC.)
CHRISTOPHER G. CAGLE
2014006158

(1.070 AC.)
WILLIAMSON COUNTY, TEXAS
DOC. 2004034198

N23°33'16"E~609.79'
285.45'

COUNTY RD 137

314.34'

(REM PART 8.749 AC.)
ELIZABETH L. POLLARD
DOC. 199961968
TRACT ONE

N12°12'49"E
114.98'
77.03'
37.95'

N25°48'50"E
14.45'

N26°32'17"E~203.60'

N14°32'14"W~90.31'

N02°39'40"W~320.25'

N35°47'38"W~718.67'

(REMAINDER OF 79.93 ACRES)
BLS STRATEGIC INVESTMENTS
DOC. 2006029584

S52°38'34"E~1523.60'

17.26 ACRES

ELIZABETH POLLARD
DOC 2013118833

5.741 AC.
ELIZABETH L. POLLARD
DOC. 2006110918

10.00'
10.00'
30" HACKBERRY TREE
AT CORNER

65.90 ACRES

48.64 ACRES

(43.251 AC. – TRACT TWO)
ELIZABETH L. POLLARD
DOC. 199961968

(5.701 AC.)
WILLIAM O. NELSON
BETTYE DIXON NELSON
VOL. 892, PG. 448

N.E. COR.
79.93 AC.

2608.53'

REM. PART 26.5 AC.
SECOND PARCEL – SECOND TRACT
STONY BROOK RANCH
VOL. 611, PG. 125

6" HACKBERRY TREE AT
CORNER. 1/2" STEEL PIN
SET FOR REFERENCE
BEARS N2°24'E. 0.48'

S79°54'15"E~587.71'

5.741 AC.
ELIZABETH L. POLLARD
DOC. 2006110918

S09°31'47"W~1439.98'

(REM. PART 26.5 AC.)
(SECOND PARCEL–FIRST TRACT)
STONY BROOK RANCH
VOL. 611, PG. 125

3.757 AC.
STONY BROOK RANCH, INC.
DOC. 2006110919

(REM. PART 133.7 AC.)
ANNIE SWINDOLL HUTTO
VOL. 466 PG. 352

* NOW ELIZABETH S. SHARPE, GRANTEE
PER WILLIAMSON COUNTY
APPRAISAL DISTRICT

(10.00 AC.)
ELIZABETH S. SHARPE
VOL. 624, PG. 263

N

BEARING BASIS – NORTH NAD83
DETERMINED BY G.P.S.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- CONCRETE MONUMENT
- 1/2" STEEL PIN FOUND (SPF) (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- PIPE FOUND
- NAIL FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD UTILITY LINE
- DOWN GUY
- (BRG.~DIST.) RECORD CALL
- CENTER OF TREE TRUNK

SURVEY DATE: 48.64 AC. NOV. 17, 2006
SURVEY DATE 17.26 AC. NOV. 18, 2013

DATE OF MAP: FEBRUARY 19, 2014

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

TIMOTHY A. LENZ, R.P.L.S. #4393

THIS SURVEY PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN.

BRUSHY CREEK

N64°35'38"W~367.26'

N64°11'38"W~603.31'

N58°28'38"W~256.50'

N77°59'38"W~272.98'

(16.7471 AC.)
GLEN W. KOTULEK
KATE K. FITZPATRICK
DOC. No. 9600236

(20.92 AC.)
BLAND B. DAVIS, JR.
SUSAN J. DAVIS
DOC. No. 9658603

(10.482 AC.)
JOHN D. WARNER
DOC. No. 2003122679
VOL. 752, PG. 357

(10.483 AC.)
BRYAN A. GENTRY
VOL. 1113, PG. 768

(19.681 AC.)
PEGGY L. PETERSON DOC. No. 2000073754

MAP OF SURVEY
65.90 ACRES

PORTION OF THE WILLIAM GATLIN SURVEY, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS.

LENZ & ASSOCIATES, INC.
FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704

SURVEY #: 2005-1238N-1 F.B.

S:\Land Projects 3\Hutto ISD site\dwg\Pollard compilation map.dwg, 2/19/2014 10:02:58 AM, Tim

EXHIBIT A

TRACT 2
FIELD NOTES TO ACCOMPANY MAP OF SURVEY
48.64 ACRES
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 48.64 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 16 ACRE TRACT CALLED SIXTH PARCEL, A PORTION OF THAT CERTAIN 10.5 ACRE TRACT CALLED FOURTH PARCEL, A PORTION OF THAT CERTAIN 6.5 ACRE TRACT CALLED THIRD PARCEL AND A PORTION OF THAT CERTAIN 26.5 ACRE TRACT CALLED SECOND PARCEL – SECOND TRACT DESCRIBED IN A DEED TO STONY BROOK RANCH RECORDED IN VOLUME 611, PAGE 125 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. THE HEREIN DESCRIBED 48.64 ACRES ALSO BEING A PORTION OF THAT CERTAIN 8.749 ACRES CALLED TRACT ONE AND THAT CERTAIN 43.251 ACRES CALLED TRACT TWO IN A DEED TO ELIZABETH L. POLLARD RECORDED IN DOCUMENT NUMBER 199961968 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 48.64 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found on the east line of County Road 137 at the westerly most northwest corner of the said 43.251 acre Pollard tract, also being at the southwest corner of the remainder portion of the said 16 acre Stony Brook Ranch tract;

THENCE, with the east line of County Road 137, the following three (3) courses and distances:

1) N 25°48'50" E, 14.45 feet to a ½ inch diameter steel pin found;

2) N 12°12'49" E, at 37.95 feet passing a ½ inch diameter steel pin found at the southwest corner of the said 8.749 acre Pollard tract, the same being the northwest corner of the remainder portion of the said 16 acre Stony Brook Ranch tract, and continuing with the west line of the said 8.749 acre Pollard tract for a total distance of 114.98 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southerly most corner of that certain 1.070 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2004034196 of the Official Public Records of Williamson County, Texas;

3) N 23°33'16" E, crossing the said 8.749 acre Pollard tract, along the east line of the said 1.070 acre Williamson County, Texas tract, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 314.34 feet and continuing a total distance of 609.79 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the intersection with the east line of the said 8.749 acre Pollard tract, at an easterly corner of the said 1.070 acre Williamson County, Texas tract, the same being the southerly most corner of that certain 7.000 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2008059205 of the Official Public Records of Williamson County, Texas;

Unofficial Document

Tract 2
48.64 Acres
Page 2 of 3

THENCE, S 06°40'27" E, along the east line of the said 8.749 acre Pollard tract, the same being the west line of that certain 79.93 acre tract described in a deed to BLS Strategic Investments, LLC, recorded in Document Number 2006029584 of the Official Public Records of Williamson County, Texas, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 371.90 feet and continuing a total distance of 866.40 feet to a ½ inch diameter steel pin found at the southeast corner of the said 8.749 acre Pollard tract, the same being the southwest corner of the said 79.93 acre BLS Strategic Investments, LLC tract, and being on the north line of the said remainder portion of the 16 acre Stony Brook Ranch tract;

THENCE, S 57°53'22" E, a distance of 851.91 feet along the north line of the remainder portion of the 16 acre and 10.5 acre Stony Brook Ranch tracts, the same being the south line of the said 79.93 acre BLS Strategic Investments, LLC tract, to a ½ inch diameter steel pin found on the west line of the said 6.5 acre Stony Brook Ranch tract at an exterior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, N 09°11'28" E, a distance of 71.06 feet to a ½ inch diameter steel pin found at the northwest corner of the remainder portion of the said 6.5 acre Stony Brook Ranch tract, the same being an interior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, S 80°44'44" E, a distance of 321.22 feet to a ½ inch diameter steel pin found on the west line of the said 26.5 acre Stony Brook Ranch tract at the northeast corner of the remainder portion of the said 6.5 acre Stony Brook Ranch tract, and being an exterior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, N 09°15'39" E, a distance of 375.27 feet along the east line of the said 79.93 acre BLS Strategic Investments, LLC tract, the same being the west line of the said 26.5 acre Stony Brook Ranch tract, to a point in a 6" diameter hackberry tree, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. for reference bears N 02°24'E, 0.48 feet;

THENCE, S 79°54'15" E, at 291.92 feet passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of the said 26.5 acre Stony Brook Ranch tract, being a common line with the said 43.251 acre Pollard tract, and continuing a total distance of 587.71 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of the said 43.251 acre Pollard tract, from which a ½ inch diameter steel pin found at the northeast corner of the said 43.251 acre Pollard tract bears N 09°31'47" E, 554.89 feet;

THENCE, S 09°31'47" W, a distance of 1439.98 feet to a point in the center of Brushy Creek at the southeast corner of the said 43.251 acre Pollard tract;

Unofficial Document

Tract 2
48.64 Acres
Page 3 of 3

THENCE, with the center of Brushy Creek and south line of the said 43.251 acre Pollard tract, the following seven (7) courses and distances:

1) N 77°59'38" W, 272.98 feet to a point;
2) N 58°28'38" W, 256.50 feet to a point;
3) N 64°11'38" W, 603.31 feet to a point;
4) N 64°35'38" W, 367.26 feet to a point;
5) N 35°47'38" W, 718.67 feet to a point;
6) N 20°39'40" W, 320.25 feet to a point;
7) N 14°32'14" W, 90.31 feet to a point on the east line of County Road 137;

THENCE, N 26°32'17" E, a distance of 203.60 feet along the east line of County Road 137 to the **PLACE OF BEGINNING**, containing 48.64 acres of land, more or less.

BEARINGS BASED ON NORTH, N.A.D. 1983

11-17-2006

TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

STATE OF TEXAS REGISTERED TIMOTHY A. LENZ 4393 PROFESSIONAL LAND SURVEYOR

2005-1238E(48.64ac).doc

Unofficial Document

EXHIBIT B

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
17.26 ACRES
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 17.26 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 79.93 ACRE TRACT DESCRIBED IN A DEED TO BLS STRATEGIC INVESTMENTS LLC RECORDED IN DOCUMENT NUMBER 2006029584 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 17.26 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found at the southwest corner of the said 79.93 acre tract, the same being at the southeast corner of the remainder portion of that certain 8.749 acre tract called Tract One in a deed to Elizabeth L. Pollard recorded in Document Number 199961968 of the Official Public Records of Williamson County, Texas, and being on the north line of that certain 5.741 acre tract described in a deed to Elizabeth L. Pollard recorded in Document Number 2006110918 of the Official Public Records of Williamson County, Texas;

THENCE, N 06°40'27" W, a distance of 866.40 feet along a westerly line of the said 79.93 acre tract and east line of the said 8.749 acre Pollard tract to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the east right-of-way line of County Road 137 at the easterly most corner of that certain 1.070 acre portion of the said 8.749 acre Pollard tract described in a deed to Williamson County, Texas recorded in Document Number 2004034196 of the Official Public Records of Williamson County, Texas, the same being at the southerly most corner of that certain 7.000 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2003059205 of the Official Public Records of Williamson County, Texas;

THENCE, S 52°38'34" E, a distance of 1523.60 feet, crossing the said 79.93 acre tract, to a point in a 6 inch diameter hackberry tree at an exterior corner of the said 5.741 acre Pollard tract, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc for reference bears N 02°24' E, 0.48 feet;

THENCE, with common lines between the said 79.93 acre tract and the said 5.741 acre Pollard tract, the following four (4) courses and distances:

1) S 09°15'39" W, 375.27 feet to a ½ inch diameter steel pin found;
2) N 80°44'44" W, 321.22 feet to a ½ inch diameter steel pin found;
3) S 09°11'28" W, 71.06 feet to a ½ inch diameter steel pin found;
4) N 57°53'22" W, 851.91 feet to the **PLACE OF BEGINNING**, containing 17.26 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

DATE OF SURVEY: NOVEMBER 18, 2013

TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

STATE OF TEXAS REGISTERED TIMOTHY A. LENZ 4393 PROFESSIONAL LAND SURVEYOR

(2005-1238N.oc)

Unofficial Document

Exhibit "C"

1. Easement dated September 26, 1928, executed by W. H. Farley, Sr. to Texas Power & Light Company, recorded in Volume 239, Page 127, Deed Records, Williamson County, Texas.

2. Right of Way Easement dated November 10, 1936, executed by Hal C. Farley to Texas Power & Light Company, recorded in Volume 281, Page 598, Deed Records, Williamson County, Texas.

3. Right of Way Easement dated August 29, 1974, executed by Hal C. Farley to Jonah Water Supply Corp., recorded in Volume 598, Page 19, Deed Records, Williamson County, Texas.

4. Right of Way Easement dated April 25, 1972, executed by Dr. Jay J. Johns to Manville Water Supply Corp., recorded in Volume 598, Page 721, Deed Records, Williamson County, Texas;

5. Easement and Right of Way dated March 3, 2004, executed by Elizabeth L. Pollard to Oncor Electric Delivery Company, recorded under Document No. 2004023224, Official Public Records, Williamson County, Texas;

6. The rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds;

7. General real estate taxes for 2018 and subsequent years.

Unofficial Document

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

CITY OF HUTTO **EXHIBIT "B"**
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF

65.925 acres, more or less, of land, out of the
William Gatlin Survey, Abstract No. 271, in Williamson County, Texas.

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services may be provided within the departments' current budgets with additional staffing as needed.

LIBRARY

Existing Services: None

Services to be Provided:
City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Water service to the properties will be provided by City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9A. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Jessica Bullock, Director of Economic Development

ITEM:

Consideration and possible action on a resolution authorizing participation in the Texas Main Street Program. (Jessica Bullock)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Texas Main Street Program is part of the Community Heritage Development Division of the Texas Historical Commission, the state agency for historic preservation. The program uses a "Four Point Approach" of economic vitality, design, promotion, and organization, to carry out revitalization efforts in a historic downtown.

The program offers direct services, resources, and technical assistance in design/architecture; preservation; city planning; economic development; small business development; training/professional development; program-capacity building and maintenance; and volunteer and leadership activities. These services are provided as needed at no additional fee outside of the small annual fee for being designated a Texas Main Street Community.

By applying for this program, staff is looking to increase the resources available to our new and existing businesses within Old Town and our expanding Downtown area. This program will also aid in promoting Hutto as a destination. Application for the program is due July 31, 2018.

BUDGETARY AND FINANCIAL SUMMARY:

Designation of a Main Street Community requires a small annual fee and the creation of a position for Main Street Manager. Our Downtown, Tourism, and Events Manager can serve in this role but due to the requirements of this position, an additional staff member to help with events in other areas of the City will be requested.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable

CITY ATTORNEY REVIEW:

Not Applicable.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

SUPPORTING MATERIAL:

1. Resolution Texas Main Street Program

RESOLUTION NO. R

A RESOLUTION AUTHORIZING PARTICIPATION IN THE TEXAS MAIN STREET PROGRAM AND DESIGNATING THE CITY MANAGER TO COORDINATE PROGRAM ACTIVTIES.

WHEREAS, The Texas Main Street Program of the Texas Historical Commission has been authorized to assist historic commercial areas in cities with population of 50,000 people or fewer to develop a public/private effort to revitalize their target areas. If selected, this historic commercial area will begin participation in the Texas Main Street Program in January of 2019, and;

WHEREAS, the Main Street Program is an economic development tool that cities utilize towards revitalization efforts that promote historic downtowns, and programs that provides services, resources, and technical assistance in design/architecture; preservation; city planning; economic development; small business development; training/professional development; and;

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

SECTION 1. That the City of Hutto plans to apply for selection to participate in the 2019 Main Street Program with the specific goal of revitalizing its downtown within the context of the preservation and rehabilitation of its historic buildings.

SECTION 2. That the City of Hutto will provide an adequate budget to provide for the operation and expenses of the program.

SECTION 3. That the City Manager (or designee) be designated to supervise the Main Street manager activities.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **_____**day of **_____, 2018.**

THE CITY OF HUTTO, TEXAS

_____
Doug Gaul, Mayor

ATTEST:

_____ Lisa L. Brown, City Secretary

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9B. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Mat Rector, Executive Director of Engineering and Public Works

ITEM:

Consideration and possible action on a resolution to approve an interlocal agreement to allow the City of Hutto to connect to, operate on, and maintain as necessary portions of CR 163 and to authorize the city manager to execute the agreement. (Matt Rector)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

The City has acquired parkland at the newly named Hutto Park at Brushy Creek. The City has negotiated access with neighboring land owner to get access directly from the park land to CR 163. Portions of CR 163 have already been annexed within the City Limits. Portions of CR 163 are still within the limits of Williamson County. The purpose of this agreement is to allow the City to connect directly to CR 163 to facilitate large public events such as the 4th of July celebration and Kokefest.

BUDGETARY AND FINANCIAL SUMMARY:

There is no immediate financial impact. Any future maintenance would be a financial impact which would be determined at that time.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends consideration and approval.

SUPPORTING MATERIAL:

1. Resolution
2. Agreement

RESOLUTION NO. R

A RESOLUTION OF THE CITY OF HUTTO, TEXAS TO APPROVE AN INTERLOCAL AGREEMENT TO ALLOW THE CITY OF HUTTO TO CONNECT TO, OPERATE ON, AND MAINTAIN AS NECESSARY CR 163 AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

WHEREAS, the City of Hutto ("City") and Williamson County ("County") have a mutual intent and understanding with respect to the development of the Hutto Park at Brushy Creek, and;

WHEREAS, the City of Hutto and Williamson County will inter into the Interlocal Agreement attached as "Exhibit A";

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

That the City Manager is hereby authorized and directed to execute an Interlocal agreement with the County, on behalf of the City.

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

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **_____**day of **_____, 2018.**

THE CITY OF HUTTO, TEXAS

_____
Doug Gaul, Mayor

ATTEST:

_____
Lisa L. Brown, City Secretary

INTERLOCAL AGREEMENT

Pursuant to Texas Government Code, Chapter 791, the Williamson County Road & Bridge, acting by and through Williamson County, Texas ("Williamson County"), wishes to enter into an Interlocal Agreement ("Agreement") with The City of Hutto, Texas ("Hutto"), to connect to, operate on, and maintain as necessary the segments of roadway of CR 163 that remain within the limits of Williamson County. This will facilitate access to the new Hutto Park ("Hutto Park at Brushy Creek")

A description of the services to be performed, location of site is attached hereto as Exhibit "A" and incorporated herein by reference.

Upon completion of any future annexation of all of these areas by the City of Hutto this agreement will become null.

Dated this _____ day of _____, 20___.

_____
Odis Jones
City Manager
City of Hutto

Approved by the Williamson County Commissioner's Court on this

_____day of _____, 20____.

_____
Dan Gattis,
County Judge
Williamson County

Approved:

_____
J. Terron Evertson,
County Engineer
Williamson County

Exhibit A

Services:

Hutto proposes to connect an unimproved roadway to the portion of CR 163 that is included within the current City Limits. Traffic will then flow north along CR 163 where it can flow on to FM 1660 South through an existing connection. Hutto is not proposing any improvements to CR 163 at this time. The Hutto Park at Brushy Creek is shown in Figure 1. The approximate route and connection point are shown in Figure 2. The specific areas of CR 163 still within the limits of Williamson County are shown in Figure 3.

Figure 1: Location of Hutto Park at Brushy Creek

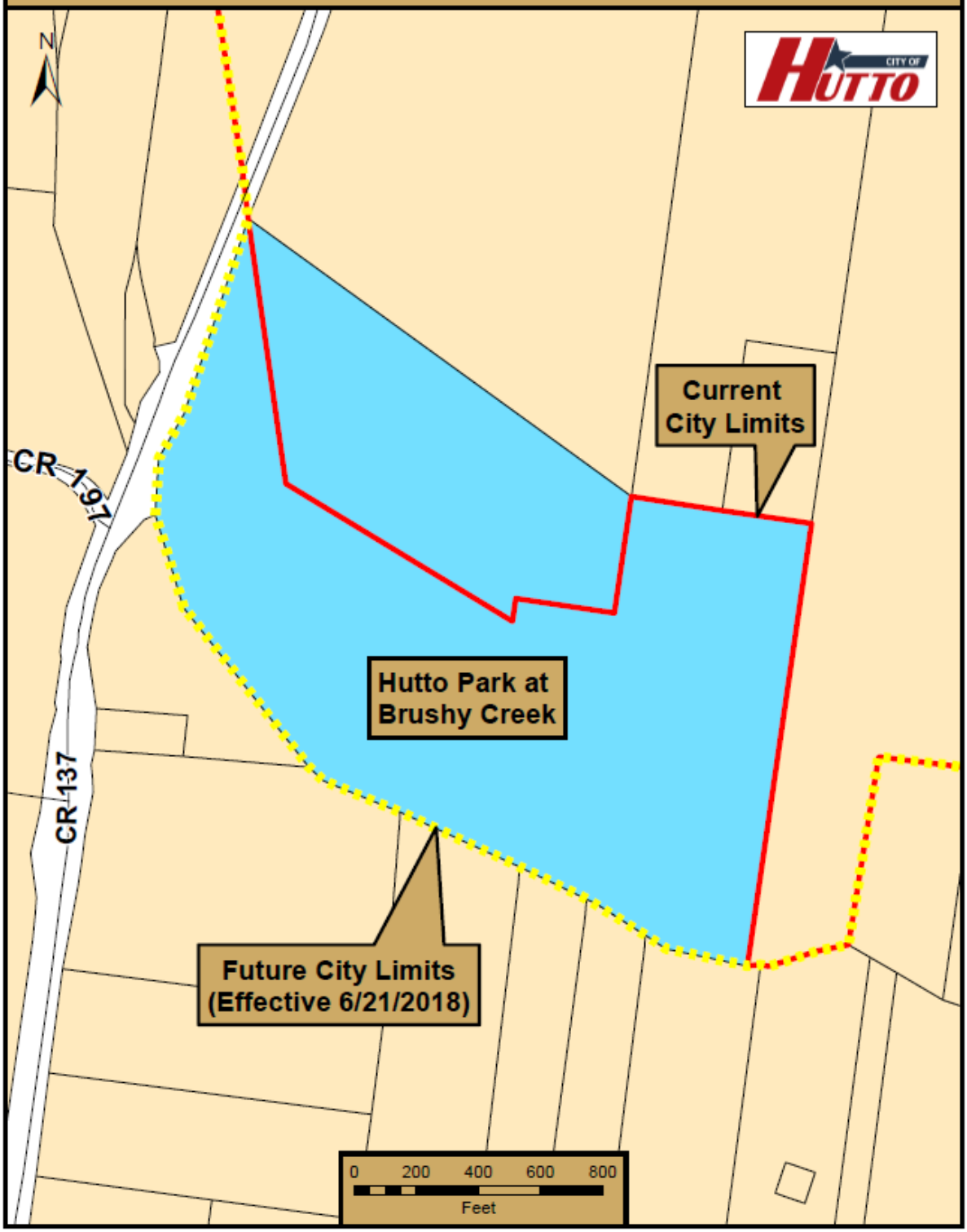


Figure 2: Approximate Route and Connection of Unimproved Roadway

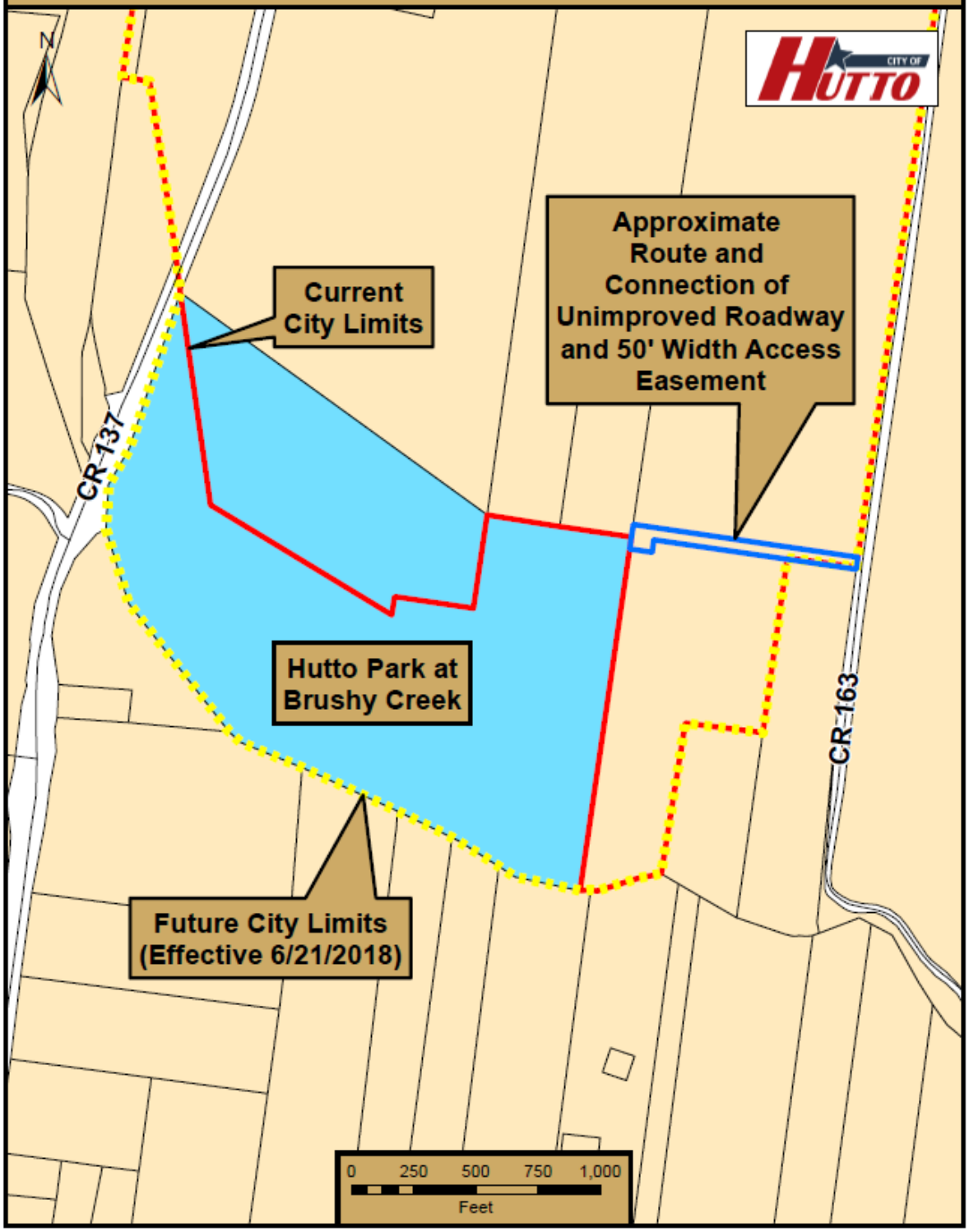
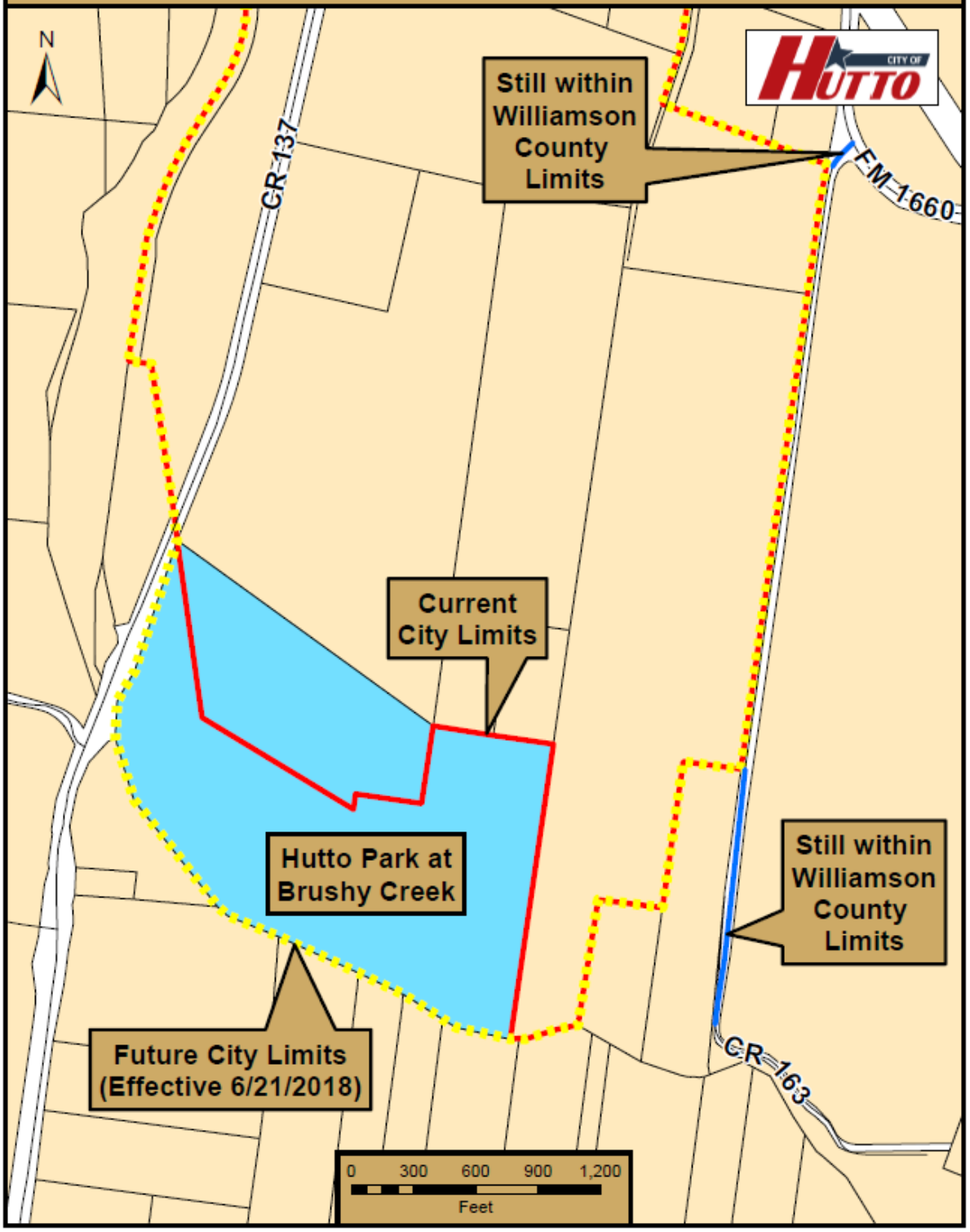


Figure 3: Segments of CR 163 still within Williamson County Limits



CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9C. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Helen Ramirez, Assistant City Manager

ITEM:

Consideration and possible action on a resolution declaring opposition to Lealco's Application for a Type V Municipal Solid Waste - TCEQ Proposed Permit No. 2398 for the construction of a transfer station. (Helen Ramirez)

STRATEGIC GUIDE POLICY: Quality of Life & Services

ITEM BACKGROUND:

The Texas Commission on Environmental Quality (TCEQ) is conducting a technical review of an application by Lealco, Inc. with regard to a New Type V Transfer Station Permit Application Permit Number: 2398. TCEQ is determining compliance with state and federal regulations.

The proposed facility will be located approximately 0.8 miles northwest of the intersection of CR130 and Chandler Road in Hutto's ETJ.

The City has serious concerns regarding the proposed Transfer Station as it is in the process of annexing portions of its extraterritorial jurisdiction (ETJ) and the proposed transfers station will diminish the healthy, safety, and welfare of the existing and future residents in the City's ETJ.

The Applicant's anticipated traffic volume could reach 300 vehicles per day, which include long-haul and short-haul trucks on Chandler Road and the two-lane county roads surrounding the proposed facility are not adequate to handle the proposed use. Furthermore, thee anticipated volume of waste will exceed 1,500 tons per day and storage of approximately 1,000 tons on site will negatively impact the adjacent residents and the proposed Hutto ISD property.

There are additional concerns regarding the waste that will be left overnight for up to 72 hours which represents an odor nuisance on all four sides of the facility and the operation of seven (7) days a week for 24-hour days will create a significant light and noise pollution as well as safety hazards for the 110 residents within a mile.

The placement of a transfer station is within a mile of an existing Hutto Independent School District property that will be home to a future Elementary School, Middle School, High School, and ISD Bus Barn and has the potential to pose an environmental threat to the students is also concerning to the City of Hutto.

In conclusion, the transfer and storage of any on-site waste is expressly prohibited in a Williamson County Order as approved on July 21, 2015 and clarified on January 2018. The City formally requests that Williamson County also express its concern and opposition to the proposed Lealco Transfer Facility Permit No. 2398.

BUDGETARY AND FINANCIAL SUMMARY:

Not Applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

City Attorney has reviewed the Resolution.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution.

SUPPORTING MATERIAL:

1. Amendment Order of Williamson County Clarifying Regulation of Solid Waste Disposal
2. Williamson County Order Regulating Solid Waste Disposal
3. City of Hutto Public Comment Submittal
4. Resolution Opposition Lealco Type V Transfer Station

ORDER OF WILLIAMSON COUNTY COMMISSIONERS COURT

AN ORDER CLARIFYING THE COMMISSIONERS COURT ORDER DATES JULY 21, 2015, REGARDING THE REGULATION OF SOLID WASTE DISPOSAL IN UNINCORPORATED AREAS IN WILLIAMSON COUNTY WHERE MUNICIPAL OR SOLID WASTE DISPOSAL IS NOT PROHIBITED; PROVIDING FOR SEVERABILTIY; AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the Commissioners Court of Williamson County, Texas ("Commissioners Court") has the authority to act to protect the health, safety, and welfare of its citizens and the public at large; and

Whereas, after conducting a public hearing during a duly called session of the Williamson County Commissioners Court on July 21, 2015, the Commissioners Court approved an order to regulate solid waste disposal in unincorporated areas in Williamson County where municipal or solid waste disposal is not prohibited;

Whereas, the Commissioners Court finds it necessary to clarify its meaning of the term "disposal."

NOW, THEREFORE, BE IT ORDERED AND ADOPTED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:

SECTION 1. Findings. The recitals above are hereby found to be true and correct and are hereby adopted by the Commissioners Court and made part hereof for all purposes as finding of fact.

SECTION 2. Definitions. Section 1 of the Commissioners Court Order dated July 21, 2015, regulating the solid waste disposal in unincorporated areas in Williamson County where municipal or solid waste disposal is not prohibited is clarified as follows:

A. "Disposal" includes the definition as defined in said order and includes, but is not limited to the following activities: the extraction of materials, transfer, volume reduction, conversion of energy, processing, or other separation and preparation of solid waste for reuse or disposal, including the treatment or neutralization of waste, designed to change the physical, chemical, or biological character or composition of any waste to neutralize water, or to recover energy or material from the waste, or render the waste safer to transport, store, dispose of, or make it amendable for recovery, amendable for storage, or reduced in volume.

B. All other provisions of the Commissioners Court Order dated July 21, 2015, regulating the solid waste disposal in unincorporated areas in Williamson County where municipal or solid waste disposal is not prohibited remain in full force and effect.

SECTION 3. Severability. If any portion of this Order is deemed to be in violation of the statutes or the constitution of this State or the United States by a court of competent jurisdiction, said portion shall be severed, and the remaining portions of the Order shall remain in full force and effect.

SECTION 4. Effective Date. This Order takes effect at 12:00 p.m. on the day it is adopted by the majority vote of the Williamson County Commissioners Court during a properly held meeting.

ORDERED ON THIS _____ DAY OF JANUARY, 2018.

_____
Hon. Don Gattis
Williamson County Judge

_____
Hon. Terry Cook
Commissioner, Precinct 1

_____
Hon. Valerie Covey
Commissioner, Precinct 3

_____
Hon. Cynthia Long
Commissioner, Precinct 2

_____
Hon. Larry Madsen
Commissioner, Precinct 4

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

ORDER OF COMMISSIONERS COURT REGULATING SOLID WASTE DISPOSAL PURSUANT TO TEX. HEALTH & SAFETY CODE §§ 363.112 & 364.012 EFFECTIVE JULY 21, 2015, AS AMMENDED

AN ORDER PROVIDING FOR REGULATION OF SOLID WASTE DISPOSAL IN UNINCORPORATED AREAS OF WILLIAMSON COUNTY, TEXAS AND DESIGNATING AREAS IN WILLIAMSON COUNTY, TEXAS WHERE MUNICIPAL OR SOLID WASTE DISPOSAL IS NOT PROHIBITED.

WHEREAS, the Commissioners Court of Williamson County, Texas, ("Commissioners Court") has the authority to act to protect the Health, Safety, and Welfare of its Citizens and the public at large;

WHEREAS, a majority of the Commissioners Court has determined that the resources of the County are best served by, and the Health, Safety, and Welfare of the citizens of Williamson County and the public at large will be best protected by, designating the areas set forth below as areas in which municipal or solid waste disposal will not be permitted;

WHEREAS , public notice of this Order was published for two consecutive weeks in a newspaper(s) of general circulation, and a public hearing was held where all interested citizens of Williamson County were permitted to speak; and

WHEREAS, this Order complies with Texas Health and Safety Code Sections 363.112 and 364.012;

NOW, IT IS THEREFORE ORDERED AND ADOPTED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:

SECTION 1. DEFINITIONS

A. “Disposal” means the discharging, depositing, injecting, dumping, spilling, leaking, or placing of solid waste or hazardous waste, whether containerized or

uncontainerized, into or on land or water so that the solid waste or hazardous waste or any constituent thereof may be emitted into the air, discharged into surface water or groundwater, or introduced into the environment in any other manner.

B. "Solid waste" means garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from industrial, municipal, commercial, and mining operations and from community and institutional activities.

SECTION 2. AUTHORITY

A county may prohibit the disposal of municipal or industrial solid waste in the county if the disposal of the municipal or industrial solid waste is a threat to the public health, safety, and welfare. **Tex. Health & Safety Code §§ 363.112 & 364.012.**

SECTION 3. APPLICABILITY

This Order does not apply to:

A. Areas inside the corporate limits of any municipality;

B. Areas for which a pending application for a solid waste permit or other solid waste authorization under Chapter 361, Texas Health & Safety Code, has been filed with and declared administratively complete by the Texas Commission on Environmental Quality or its predecessor agency;

C. Areas for which a solid waste permit or other solid waste authorization under Chapter 361, Texas Health & Safety Code, has been issued by the Texas Commission on Environmental Quality or any of its predecessor or successor agencies provided that the permit or other authorization is effective and valid on the effective date of this Order;

D. Areas that do not require a permit for the collection, handling, storage, processing, and disposal of industrial solid waste that is disposed of within the boundaries of a tract of land that is: (1) owned or otherwise effectively controlled by the owners or operators of the particular industrial plant, manufacturing plant, or mining operation from which the waste

results of is produced; and (2) located within 50 miles from the plant or operation that is the source of the industrial solid waste. **Texas Health & Safety Code § 361.090**; or

E. Any municipal or solid waste disposal facility owned and/or operated by any unit of local government (*i.e.*, County, City, Town, or Municipality) within Williamson County. Any such municipal or solid waste facilities are not included in the designations of areas where disposal of municipal or solid waste is not prohibited.

SECTION 4. GENERAL PROVISION AND FINDINGS

WHEREAS, the Williamson County Commissioners Court has both the responsibility and the authority to protect the health, safety and welfare of the citizens of Williamson County, Texas and their property interest;

WHEREAS, the disposal of solid waste is an activity that has high potential to negatively impact the health, safety and welfare of any community; and

WHEREAS, the Commissioners Court believes and hereby finds that disposal of solid waste in the unincorporated areas of the county that do not already have a landfill would constitute an unacceptable risk and threat to the public health, safety and welfare for the reasons and findings stated below, among many others, to wit:

The Court finds that the disposal of solid waste in general may negatively influence property values;

The Court finds the use of all present technology and science with regard to the location, installation, operation and maintenance of municipal, industrial and hazardous solid waste disposal sites, cannot guarantee or ensure that such sites will not contaminate, spoil and pollute areas surrounding and distant to said disposal sites;

The Court finds that if the substances contained within disposed solid waste escape into the air or waterways, including subsurface waterways, significant threats to the public health, safety, and welfare will exist;

The Court finds that the nature of the soils of Williamson County is such that it would allow migration of waste and hazardous material to the contamination of groundwater, which many citizens rely on for drinking water;

The Court finds that wildlife may present a likelihood of contamination of surrounding lands and groundwater;

The Court finds that the traffic associated with the disposal of solid waste, which involves receiving and dispatching a large number of heavy trucks hauling waste, constitutes a hazard to the public health and a threat to the public roads;

The Court finds that waste streams that can be received in municipal and non-hazardous industrial waste facilities include chemicals that are toxic, corrosive, flammable and explosive, and that such substances present a threat to the public health, safety and welfare;

The Court finds that the prohibition of solid waste disposal as provided in this order is necessary to prevent a grave and immediate threat to life and property; and

The Court finds that such a prohibition is a necessary response to a real and substantial threat to public health and safety, that such a prohibition will significantly advance the health and safety of the public and that the prohibition does not impose a greater burden than necessary to protect the public health and safety under the circumstances;

SECTION 5. DISPOSAL OF SOLID WASTE PROHIBITED

IT IS ORDAINED AND ORDERED that the disposal of municipal solid waste and industrial solid waste is **PROHIBITED** within all unincorporated areas of Williamson County, Texas, unless an area is specifically designated as an area where municipal or solid waste disposal is not prohibited as set forth in Section 3 ("Applicability").

SECTION 6. CIVIL REMEDIES AND PENALTIES

A. Any violation of this Order is subject to a civil penalty of $500.00 for each violation. Such penalty to be forfeited to Williamson County, Texas. Each day that a violation continues constitutes a separate ground for recovery.

B. The Commissioners Court of Williamson County, Texas may bring a legal action to enjoin violations of this Order and seek judgment for any civil penalties.

SECTION 7. CRIMINAL PENALTIES

A. Disposal of solid waste in violation of this Order constitutes a class C misdemeanor punishable by a fine not to exceed $500.00.

B. Each day that a violation continues constitutes a separate offense under this Order.

SECTION 8. SEVERABILITY

If any portion of this Order is deemed to be in violation of the statutes or the constitution of this state or the United States by a court of competent jurisdiction, said portion shall be severed, and the remaining portions of the Order shall remain in full force and effect.

SECTION 9. EFFECTIVE DATE

This order takes effect at 12:00 p.m. on the day it is adopted by a majority vote of the Williamson County Commissioners Court during a properly held meeting.

ORDERED ON THIS 1st Day of July 21, 2015.

_____
Hon. Dan Gattis
Williamson County Judge

_____
Hon. Lisa Birkman
Commissioner, Precinct 1

_____
Hon. Valerie Covey
Commissioner, Precinct 3

_____
Hon. Cynthia Long
Commissioner, Precinct 2

_____
Hon. Ron Morrison
Commissioner, Precinct 4

Philip S. Haag
phaag@mcginnislaw.com
(512) 495-6008 o
(512) 505-6308 f

December 6, 2017

Office of the Chief Clerk, MC105
Texas Commission on Environmental Quality
PO Box 13087
Austin, Texas 78711-3087

Re: Public Comment, Request for Public Meeting and Request for Placement on Mailing List
Proposed Williamson Transfer Station – Williamson County
Type V Municipal Solid Waste – TCEQ Proposed Permit No. 2398
Applicant: Lealco, Inc. ("**Applicant**")

Dear Chief Clerk:

The undersigned represents the City of Hutto, Texas (the "**City**") regarding the above-referenced permit application (the "**Application**"). Please accept this letter as the City's public comment in opposition to the Application submitted by Lealco, Inc. (the "**Letter**"). The City also submits this Letter as a request to be placed on the mailing list for this Application and to request a public meeting so that the Application may be discussed by the Texas Commission on Environmental Quality ("**TCEQ**") Commissioners in an open meeting, where City constituents may vet their concerns.

The City of Hutto is a home-rule city located east of Round Rock, Texas and is experiencing rapid growth with a continuous influx of new residents daily. In 2016, the Austin Business Journal reported that the City's population grew by 53% from 2010-2014. On November 9, 2017, the City's mayor, Mayor Doug Gaul, received a letter from TCEQ, providing information about the proposed Type V municipal solid waste transfer station and enclosing a summary of the Application (the "**Summary**"). Upon review of the Application and the Summary, the City opposes the construction of the transfer station and desires that the comments made herein be taken into consideration by the TCEQ Executive Administrator when considering the Application.

The City is currently in the process of annexing portions of its extraterritorial jurisdiction (the "**ETJ**"). Once these annexations are complete, the City anticipates that the proposed transfer station's location will fall within the City's newly revised ETJ. Further, the City and Williamson County are in discussions regarding a 1445 agreement, pursuant to the Local Government Code, which would provide the City with regulatory jurisdiction over its ETJ. Authorizing the construction of a transfer station in an area that is likely to become the City's ETJ will potentially complicate the City's discussions with Williamson County.

Additionally, the proposed transfer station's location falls within the City's growth corridor. The City has specifically chosen this area for future growth because of its proximity to

growing residential developments and main traffic thoroughfares. Including the transfer station within the City's designated growth corridor and soon-to-be ETJ undermines the financial efforts the City has directed toward developing this area.

The City also has concerns about the facilities operations, specifically the surrounding infrastructure and the potential health and safety effects. As stated in the Application and Summary, the anticipated traffic volume could reach 300 vehicles per day, which include long-haul and short-haul trucks. The City is concerned that the two-lane county roads surrounding the proposed location cannot sufficiently support this volume of heavy traffic. This is especially true given that the Applicant anticipates receiving between 1,500 – 2,500 tons of waste per day; presumably the maximum amount authorized will become the norm as the Central Texas area continues to grow. Further, the Applicant has requested the ability to store 1000 tons of waste on-site for a period of time up to 72 hours. This is troubling because the facility is a partially enclosed building and the Applicant states that waste left overnight will merely be covered with a tarp. This situation creates the potential for trash to be blown off-site, an increased population of scavenger animals and the emission of foul odors. Lastly, the City fears that operation of the transfer station seven (7) days a week for 24-hours a day will create significant light and noise pollution as well as a safety-hazards for the 110 residences within one mile of the proposed location.

The City requests that these comments and other comments submitted be taken into consideration and discussed at an open meeting of the TCEQ. If we may be of further assistance or provide additional information, please contact me at the number above.

Sincerely,

Philip S. Haag

PSH/mjj

cc: Odis Jones
City Manager, City of Hutto

Resolution No. 2018-XXX-XX

A RESOLUTION DECLARING OPPOSITION TO LEALCO'S APPLICATION FOR THE TYPE V MUNICIPAL SOLID WASTE – TCEQ PROPOSED PERMIT NO. 2398 .

WHEREAS, the Lealco, Inc. has submitted a Type V Municipal Solid Waste – TCEQ Proposed Permit No. 2398 for the construction of a transfer station; and

WHEREAS, the City is in the process of annexing portions of its extraterritorial jurisdiction (ETJ); and

WHEREAS, the proposed transfers station will diminish the healthy, safety, and welfare of the existing and future residents in the City's ETJ; and,

WHEREAS, the anticipated traffic volume could reach 300 vehicles per day, which include long-haul and short-haul trucks on Chandler Road and the two-lane county roads surrounding the proposed facility are not adequate to handle the proposed use; and

WHEREAS, the anticipated volume of waste will exceed 1,500 tons per day and storage of approximately 1,000 tons on site will negatively impact the adjacent residents; and

WHEREAS, the waste will be left overnight for up to 72 hours and represents an odor nuisance on all four sides of the facility; and

WHEREAS, the operation of seven (7) days a week for 24-hour days will create a significant light and noise pollution as well as safety hazards for the 110 residents within a mile; and

WHEREAS, the City of Hutto has specifically chosen this area for future growth because of its proximity to State Highway 130 and the main traffic thoroughfares; and

WHEREAS, the placement of a transfer station is within a mile of an existing Hutto Independent School District property that will be home to a future Elementary School, Middle School, High School, and ISD Bus Barn and has the potential to pose an environmental threat to the students; and

WHEREAS, the transfer and storage of any on-site waste is expressly prohibited in a Williamson County Order as approved on July 21, 2015 and clarified on January 2018; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY OF THE CITY OF HUTTO, TEXAS.

Declares its opposition to the proposed use and Type V Municipal Solid Waste – TCEQ Proposed Permit No. 2398 and requests the Williamson County Commissioners oppose the request by Lealco, Inc.

CONSIDERED and RESOLVED on this the 21st day of the month of June, 2018.

CITY OF HUTTO, TEXAS

_____

Doug Gaul, Mayor

ATTEST:

_____

Lisa L. Brown

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 10B. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Anthony Emadi, CFO

ITEM:

Monthly Presentation of the Financial Statements and Investment Activity for the Month of May. (Anthony Emadi)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Monthly presentation of the financial statements and investment activity to inform the Council and public of our fiscal stewardship.

BUDGETARY AND FINANCIAL SUMMARY:

Overall activity shows us in line with budget that was established.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

N/A

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

N/A

SUPPORTING MATERIAL:
There are no supporting documents.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 10C. **AGENDA DATE:** June 21, 2018

PRESENTED BY:

ITEM:

Update from the Chief of Hutto Fire Rescue/Williamson County Emergency Services District #3, regarding the progress of its Capital Plan with regard to the new fire station and other overall activities of Williamson County Emergency Services District #3. (Scott D. Kerwood)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:
There are no supporting documents.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 10D. **AGENDA DATE:** June 21, 2018

PRESENTED BY: Sam Pearson, Dir. of Public Works and
Robert Sims, P.E., City Engineer

ITEM:

Presentation of March 2018 Water Storage Facility Quarterly Inspection Reports and the status of Carl Stern Water Plant and Frame Switch Composite Elevated Water Storage Tank Rehabilitation Project. (Sam Pearson and Robert Sims)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

Resolution # R-17-12-21-13A from December 21, 2017 authorizing the City Manager to take necessary actions to repair, rehabilitate or replace water tanks and water towers.

BUDGETARY AND FINANCIAL SUMMARY:

Notice to Award of contract for $457,750

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

None

CITY ATTORNEY REVIEW:

Not Applicable

STAFF RECOMMENDATION:

None

SUPPORTING MATERIAL:

1. March 2018 Frame Switch Quarterly Inspection Report
2. March 2018 Shiloh Quarterly Inspection Report
3. March 2018 North West Quarterly Inspection Report
4. March 2018 Carl Stern Quarterly Inspection Report
5. Notice to Award Contract for Carl Stern and Frame Switch Rehabilitation Project
6. Water Storage Tank Rehabilitation Project Schdule

Quarterly Water Site Inspection Report

Location: **Frame Switch Pump Station** Date: **3-27-18**

Exterior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓	see comment 1	
Water Level Indicator (Operable, Cable Access opening protected):			✓
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓		
Access Ladder (Loose bolts, rungs):	✓		
Roof (Low Spots, Holes along seams, Rust):	✓		
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):		see comment 2	
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):	✓		
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):		see comments 3-5	
Obstruction lights (EST):	✓		
Fall Protection (Harness, Track, Catch):	✓		

Interior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓	see comment 6	
Access Ladder (Loose bolts, rungs):	✓	see comment 7	

Exterior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓	see comment 8	
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓	see comment 9	
Water Level Indicator (Operable, Cable Access opening protected):		see comment 10	
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓		
Access Ladder (Loose bolts, rungs):	✓		
Roof (Low Spots, Holes along seams, Rust):	✓		
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):	✓		
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):	✓		
Wind Sock (Rips, tears, etc…):	✓		
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):			✓
Obstruction lights (EST):			✓
Fall Protection (Harness, Track, Catch):	✓		

Interior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓	see comment 11	
Access Ladder (Loose bolts, rungs):	✓	see comment 12	

Chemical Buildings	**OK**	**Deficiency/Comments**	**N/A**
LAS Signs (Fading, cracks etc…):	✓		
Chlorine/Bleach signs (Fading, cracks, etc…):	✓		
Chemical Labels (Bleach bulk tanks, LAS bulk tanks):	✓		
Confined Space Signs (Faded, damaged):	✓		
Chlorine leak detection system operable:	✓		
Scale Condition (Operable, Accurate, safety chains intact):	✓		
Building Condition (Damages, Cleanliness):	✓		
MSDS Binders:	✓		

Grounds	**OK**	**Deficiency/Comments**	**N/A**
Fence, Barbed Wire (Holes, Damage etc…):	✓		
PWS Information Sign (Fading, peeling, damages to mounting):	✓		
TCEQ Warning Sign (Fading, Peeling, damages to mounting):	✓		
Flood/ Area Lights (Dead/ Broken, operable switches):	✓		
Grounds Condition (Cleanliness, Holes in ground etc…):	✓		
Driveway Condition (Cracks, shifting, grade):	✓		

Comments

1. Isolated corrosion on the weld seams near center of exterior roof, at the legs of the handrails on roof, and at inner painters hatch.- **Will be repaired with Tank Rehab**
2. 5-8 cathodic protection ports need resealing- **Will be repaired with Tank Rehab**
3. Birdcage missing from first ladder light- **Replaced**
4. 2 outside flood lights not working- **Replaced**
5. Bulb out at top entrance to EST- **Replaced**
6. biofilm staining on sidewalls - **Will be repaired with Tank Rehab**
7. calcium deposits and light corrosion on access ladder- **Will be repaired with Tank Rehab**
8. minor cracks on GST foundation
9. Isolated areas of corrosion on exterior shell including 16" inlet pipe, 8" drain pipe, 24" side acccess manway, and along weld seams near roof center- **Will be repaired witl**
10. Manual water level INOP- **Will be repaired with Tank Rehab**
11. biofilm staining on sidewalls throughout interior- **Will be repaired with Tank Rehab**
12. minor corrosion on access ladder rungs- **Will be repaired with Tank Rehab**

Quarterly Water Site Inspection Report

Location: **Shiloh Pump Station** Date: **3-27-2018**

Exterior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):			
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):			
Water Level Indicator (Operable, Cable Access opening protected):			
Overflow Pipe (Flap valve cover accessible, operable, sealed):			
Access Ladder (Loose bolts, rungs):			
Roof (Low Spots, Holes along seams, Rust):			
Air Vents (Screen, sealed edges and seams):			
Cathodic Protection (Secured, sealed):			
Roof Hatch (Locked, hinge bolts secured, gasket):			
Pressure Gauges (Reading correctly, Damages):			
Confined Space Signs (Faded, damaged):			
Light Bulbs (Dead, broken cages/enclosures):			
Obstruction lights (EST):			
Fall Protection (Harness, Track, Catch):			

Interior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):			
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):			
Access Ladder (Loose bolts, rungs):			

Exterior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓		
Water Level Indicator (Operable, Cable Access opening protected):			✓
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓		
Access Ladder (Loose bolts, rungs):	✓		
Roof (Low Spots, Holes along seams, Rust):		see comment 1	
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):			✓
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):	✓		
Wind Sock (Rips, tears, etc…):	✓		
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):			✓
Obstruction lights (EST):			✓
Fall Protection (Harness, Track, Catch):	✓		

Interior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 2	
Access Ladder (Loose bolts, rungs):		see comment 3	

Chemical Buildings	**OK**	**Deficiency/Comments**	**N/A**
LAS Signs (Fading, cracks etc…):	✓		
Chlorine/Bleach signs (Fading, cracks, etc…):	✓		
Chemical Labels (Bleach bulk tanks, LAS bulk tanks):	✓		
Confined Space Signs (Faded, damaged):	✓		
Chlorine leak detection system operable:	✓		
Scale Condition (Operable, Accurate, safety chains intact):	✓		
Building Condition (Damages, Cleanliness):	✓		
MSDS Binders:	✓		

Grounds	**OK**	**Deficiency/Comments**	**N/A**
Fence, Barbed Wire (Holes, Damage etc…):	✓		
PWS Information Sign (Fading, peeling, damages to mounting):	✓		
TCEQ Warning Sign (Fading, Peeling, damages to mounting):	✓		
Flood/ Area Lights (Dead/ Broken, operable switches):		see comment 4	
Grounds Condition (Cleanliness, Holes in ground etc…):	✓		
Driveway Condition (Cracks, shifting, grade):	✓		

Comments

1. Roof plates unstable due to damaged interior rafters- **Tank Replacement**
2. biofilm staining throughout interior, corrosion along bolt seems, roof rafters damaged severely- **Tank Replacement**
3. interior access ladder shows heavy corrosion- **Tank Replacement**
4. Pole light not working- **Replaced**

Quarterly Water Site Inspection Report

Location: **North West Pump Station** Date: **3-27-2018**

Exterior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓		
Water Level Indicator (Operable, Cable Access opening protected):			✓
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓		
Access Ladder (Loose bolts, rungs):	✓		
Roof (Low Spots, Holes along seams, Rust):	✓		
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):		see comment 1	
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):	✓		
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):	✓		
Obstruction lights (EST):	✓		
Fall Protection (Harness, Track, Catch):	✓		

Interior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 2	
Access Ladder (Loose bolts, rungs):	✓		

Exterior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):	✓		
Water Level Indicator (Operable, Cable Access opening protected):		see comment 3	
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓		
Access Ladder (Loose bolts, rungs):	✓		
Roof (Low Spots, Holes along seams, Rust):	✓		
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):			✓
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):	✓		
Wind Sock (Rips, tears, etc…):	✓		
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):	✓		
Obstruction lights (EST):			✓
Fall Protection (Harness, Track, Catch):	✓		

Interior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 4	
Access Ladder (Loose bolts, rungs):			✓

Chemical Buildings	**OK**	**Deficiency/Comments**	**N/A**
LAS Signs (Fading, cracks etc…):	✓		
Chlorine/Bleach signs (Fading, cracks, etc…):	✓		
Chemical Labels (Bleach bulk tanks, LAS bulk tanks):	✓		
Confined Space Signs (Faded, damaged):	✓		
Chlorine leak detection system operable:	✓		
Scale Condition (Operable, Accurate, safety chains intact):	✓		
Building Condition (Damages, Cleanliness):	✓		
MSDS Binders:	✓		

Grounds	**OK**	**Deficiency/Comments**	**N/A**
Fence, Barbed Wire (Holes, Damage etc…):	✓		
PWS Information Sign (Fading, peeling, damages to mounting):	✓		
TCEQ Warning Sign (Fading, Peeling, damages to mounting):	✓		
Flood/ Area Lights (Dead/ Broken, operable switches):		see comment 5	
Grounds Condition (Cleanliness, Holes in ground etc…):	✓		
Driveway Condition (Cracks, shifting, grade):	✓		

Comments

1. cathodic protection ports need to be resealed- **Will be repaired with Tank Rehab**
2. biofilm staining is present on interior sidewalls, protective coating is failing around overflow flume and pipe- **Will be repaired with Tank Rehab**
3. water level indicator on GST not functioning- **Will be repaired with Tank Rehab**
4. heavy corrosion on both interior water inlet pipes, biofilm staining on sidewalls throughout interior- **Will be repaired with Tank Rehab**
5. exterior lights around EST base inop- **Replaced**

Quarterly Water Site Inspection Report

Location: **Carl Stern** Date: **3-27-2018**

Exterior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 1	
Water Level Indicator (Operable, Cable Access opening protected):			✓
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓	see comment 2	
Access Ladder (Loose bolts, rungs):		see comment 3	
Roof (Low Spots, Holes along seams, Rust):	✓		
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):		see comment 4	
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):		see comment 5	
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):		see comment 6	
Obstruction lights (EST):	✓		
Fall Protection (Harness, Track, Catch):	✓		

Interior of Elevated Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 7	
Access Ladder (Loose bolts, rungs):		see comment 3	

Exterior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Foundation (Settling, Cracks, Deterioration):	✓	see comment 8	
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 9	
Water Level Indicator (Operable, Cable Access opening protected):		see comment 10	
Overflow Pipe (Flap valve cover accessible, operable, sealed):	✓		
Access Ladder (Loose bolts, rungs):	✓		
Roof (Low Spots, Holes along seams, Rust):	✓		
Air Vents (Screen, sealed edges and seams):	✓		
Cathodic Protection (Secured, sealed):	✓		
Roof Hatch (Locked, hinge bolts secured, gasket):	✓		
Pressure Gauges (Reading correctly, Damages):	✓		
Wind Sock (Rips, tears, etc…):			✓
Confined Space Signs (Faded, damaged):	✓		
Light Bulbs (Dead, broken cages/enclosures):	✓		
Obstruction lights (EST):			✓
Fall Protection (Harness, Track, Catch):	✓		

Interior of Ground Storage Tank	**OK**	**Deficiency/Comments**	**N/A**
Water Quality (Floating debris, sediment, discoloration):	✓		
Protectivie Coating (Rust, Pitting, Corrosion, Leaks):		see comment 11	
Access Ladder (Loose bolts, rungs):		see comment 12	

Chemical Buildings	**OK**	**Deficiency/Comments**	**N/A**
LAS Signs (Fading, cracks etc…):	✓		
Chlorine/Bleach signs (Fading, cracks, etc…):	✓		
Chemical Labels (Bleach bulk tanks, LAS bulk tanks):	✓		
Confined Space Signs (Faded, damaged):	✓		
Chlorine leak detection system operable:			✓
Scale Condition (Operable, Accurate, safety chains intact):			✓
Building Condition (Damages, Cleanliness):	✓		
MSDS Binders:	✓		

Grounds	**OK**	**Deficiency/Comments**	**N/A**
Fence, Barbed Wire (Holes, Damage etc…):	✓		
PWS Information Sign (Fading, peeling, damages to mounting):	✓		
TCEQ Warning Sign (Fading, Peeling, damages to mounting):	✓		
Flood/ Area Lights (Dead/ Broken, operable switches):		see comment 13	
Grounds Condition (Cleanliness, Holes in ground etc…):	✓		
Driveway Condition (Cracks, shifting, grade):	✓		

Comments

1. exterior coating is thinning and flaking off- **Will be repaired with Tank Rehab**
2. corrosion surrounding overflow pipe- **Will be repaired with Tank Rehab**
3. top 10 feet of access ladder will need to be replaced, heavy corrosion- **Will be repaired with Tank Rehab**
4. cathodic protection ports need resealing- **Will be repaired with Tank Rehab**
5. pressure gauge not reading- **Replaced**
6. Birdcage missing on first ladder light- **Replaced**
7. Heavy corrosion and moderate biofilm staining on the overflow flume, water inlet, internal sidewalls, and center access tube- **Will be repaired with Tank Rehab**
8. minor cracks on GST foundation
9. protective coating is thinning with isolated spots of mild corrosion- **Will be repaired with Tank Rehab**
10. Water level indicator is not functioning- **Will be repaired with Tank Rehab**
11. heavy biofilm staining on internal sidewalls, overflow flume, water inlet, and water access ladder- **Will be repaired with Tank Rehab**
12. top 3 feet of access ladder should be replaced due to severe corrosion- **Will be repaired with Tank Rehab**
13. Pole light INOP, needs new fixture- **Will Replace**

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Notice of Award

Date: 6/13/2018

Project: 2018 Carl Stern Water Plant and Frame Switch Composite Elevated Water Storage Tank Rehabilitation	
Owner: City of Hutto	Owner's Contract No.: N/A
Contract: N/A	Engineer's Project No.: 18-05
Bidder: A&M Construction and Utilities Inc.	
Bidder's Address: *4950 Grisham Dr. Rowlett, TX 75088*	

You are notified that your Bid dated June 6, 2018 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for 2018 Carl Stern Water Plant and Frame Switch Composite Elevated Water Storage Tank Rehabilitation.

The Contract Price of your Contract is four hundred fifty-seven thousand seven hundred fifty Dollars ($457,750).

3 copies of the proposed Contract Documents (Including Drawings) accompany this Notice of Award.

0 sets of the Drawings will be delivered separately or otherwise made available to you immediately

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Engineer [3] fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security (Insurance & Bonds) as specified in the Instructions to Bidders, General Conditions, and Supplementary Conditions.
3. Other conditions precedent:
   N/A

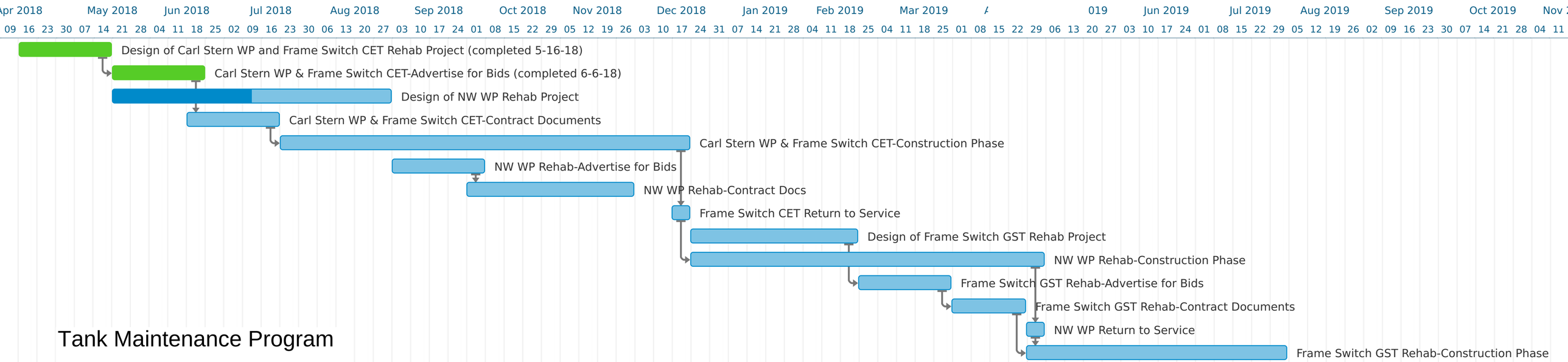
Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

A fully executed counterpart of the Contract Documents will be distributed to you at the pre-construction meeting.

Wesley A. Oatman P.E.
Engineer

By: Wesley A. Oatman
Authorized Signature

Vice President
Title



Tank Maintenance Program

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 11A. **AGENDA DATE:** June 21, 2018

PRESENTED BY:

ITEM:

Executive Session, as authorized by Texas Government Code Section 551.074, deliberations regarding personnel matters, as it relates to City Council's Boards and Commissions.

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:
There are no supporting documents.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 11C. **AGENDA DATE:** June 21, 2018

PRESENTED BY:

ITEM:

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:
There are no supporting documents.

CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 12A. **AGENDA DATE:** June 21, 2018

PRESENTED BY:

ITEM:

Consideration and possible action relating to City Council's Boards and Commissions.

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:

There are no supporting documents.