



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, August 1, 2023 at 7:00 PM
Council Chambers**

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on July 11, 2023.
- 4.2. Consideration and possible action on the appointment of the Planning and Zoning Commission Chair and Vice Chair Positions.
- 4.3. Consideration and possible action on the minor modification application of Ernie's See Me Rollin food truck to be located in the Historic District at 209 Farley Street.
- 4.4. Consideration and possible action to approve the proposed North Town Commons Block B Preliminary Plat, 3.1 acres, more or less, of land, two (2) commercial lots, located on FM 1660 and Limmer Loop.

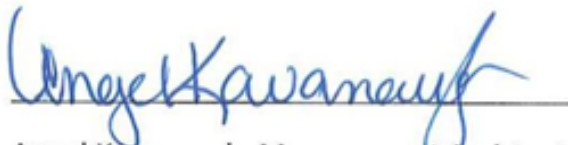
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the August 1, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 30, 2023 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on July 11, 2023.
Meeting: Tuesday, August 1, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Meeting minutes 7.11.2023



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, July 11, 2023 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Members of the Planning and Zoning commission present were Jim Morris, Bryan Lee, Jerica Lawyer, Tony Wertz, Rick Hudson, Susanna Boyer, and Cheryl Stewart

3. PUBLIC COMMENT

Bruce Anderson on the Library advisory Board spoke about the Library and possibly getting an new facility.

4. AGENDA ITEMS

- 4.1. Consideration and possible action ofn the meeting minutes from the regular scheduled Planning and Zoning Meeting held on June 6, 2023.

A motion was made by Commissioner Jerica Lawyer to approve the meeting minutes from the regular scheduled Planning and Zoning Meeting held on June 6, 2023 with a few typo corrections being made, seconded by Commissioner Jim Morris. Motion passed 5 Ayes to 0 Nays. Commissioner Tony Wertz and Commissioner Cheryl Stewart recused themselves from the vote having not attended the meeting.

- 4.2. Consideration and possible action on the 2023 Planning and Zoning Calendar.

A motion was made by Chair Rick Hudson to approve the 2023 Planning and Zoning Calendar, seconded by commissioner Susanna Boyer, Motion passed 7 Ayes to 0 Nays.

- 4.3. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6).

Staff presented applicants' request for possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6). Public hearing opened at 7:16 PM. Closed at 7:16 PM.

Discussion ensued between staff, commissioners and applicants. A motion was made by Vice Chair Bryan Lee to approve a recommendation to City Council for the proposed Specific Use Permit request for the property known as 3250 Limmer Loop, to allow outdoor recreation facility use (UDC 10.304.6) with the recommendation of #4 condition to remove behind the front building line of church & include ZBA decision to

council, seconded by Commissioner Tony Wertz.

4.4. Consideration and possible action on the 2024 Capital Improvements Plan.

Presentations are made available to staff and commissioners. Jeff White, Director of Parks and Recreation, and Trudy Williams, Library were in attendance to present their CIP projects.

Discussion, notes and corrections were made and updated for presentation to City Council.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

Adjourned the meeting at 1:45 AM

7. CERTIFICATION

I certify that this notice of the July 11,2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 7,2023 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the appointment of the Planning and Zoning Commission Chair and Vice Chair Positions.
Meeting: Tuesday, August 1, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of Ernie's See Me Rollin food truck to be located in the Historic District at 209 Farley Street.
Meeting: Tuesday, August 1, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Ernie's See Me Rollin at the southeast corner of Main Street and Farley Street. Ernie's See Me Rollin is a food truck that will be serving custom-made ice cream rolls, as well as shaved ice, smoothies, soda floats, and hand dropped popsicles. The owner plans on eventually serving hot dogs, nachos, Frito pie, and possibly steak sandwiches in the future.

The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed-use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity.

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

SUMMARY OF REQUEST:

STAFF REVIEW:

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

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Letter of Intent
2. Lot Position
3. ESMR Trailer
4. Zoning Map

AGENDA ITEM REPORT

4.3.



To Whom It May Concern,

This letter is to request permit from the city of Hutto to place and operate a food trailer "Ernie's See Me Rollin" at a previously established food truck park at 209 Farley St Hutto Tx 78634. The illustration shows, circled in blue, the approximate location of where the food trailer will be stationed. See also attached photos.

The food trailer will be serving custom made Ice Cream Rolls as well as Shaved Ice, Smoothies, Soda Floats, and Hand Dipped Popsicles. See also attached photos.

We do plan on expanding into Hot Dogs, Nachos, Frito Pie, and possibly Steak Sandwiches in the very near future for youth sporting events.

Thank you for your consideration.

Ernesto Ayala

Owner

Ernie's See Me Rollin L.L.C.





SHAVED ICE
RASPADOS

SHAVED ICE 4.50
PUMPS .4

WEDDING CAKE	GRAPE
STRAWBERRY	COCONUT
BANANA	WATERMELON
BLUE RASPBERRY	ORANGE
LEMON-LIME	PINEAPPLE
CHERRY	TIGER'S BLOOD
GUAVA	MANGO
COTTON CANDY	

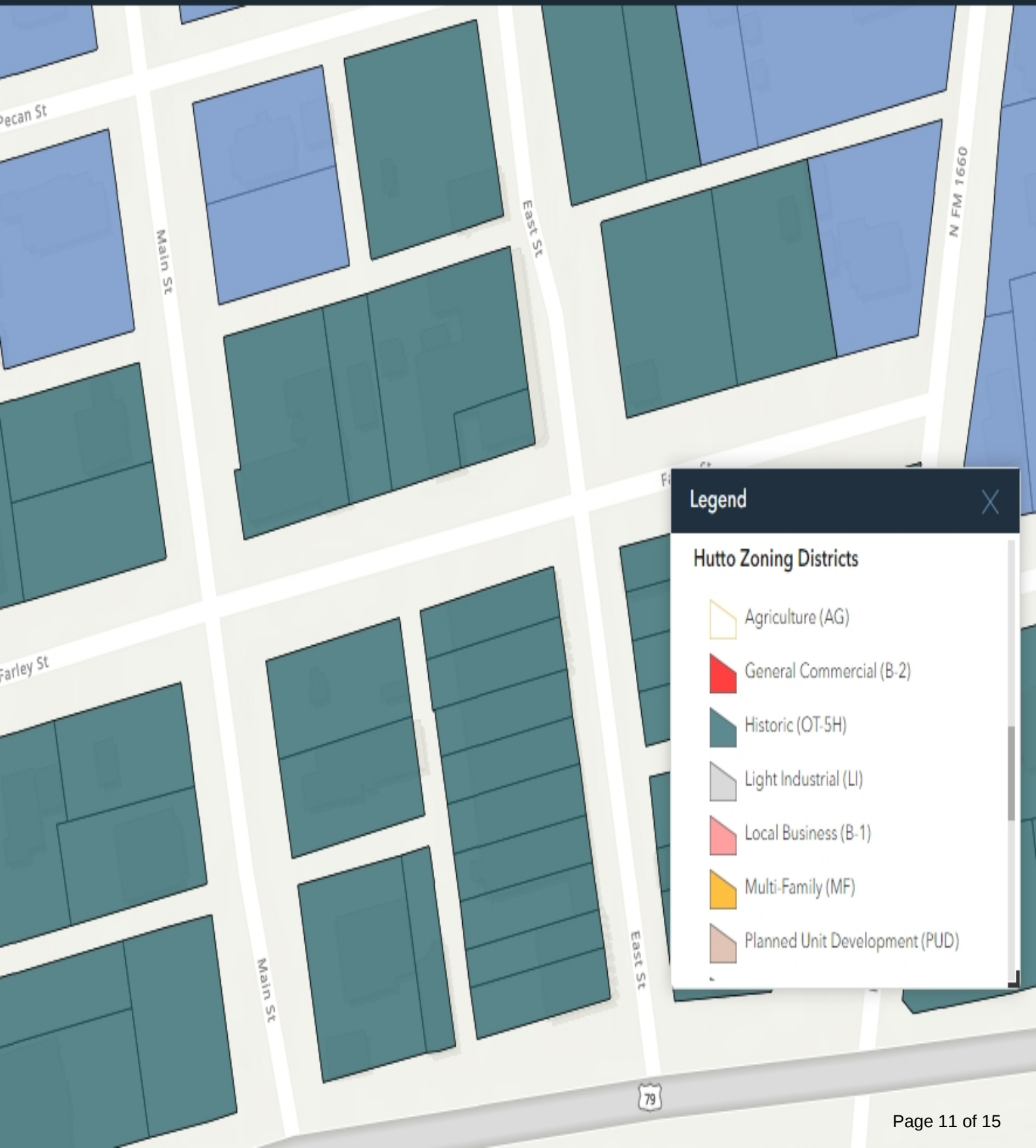
ADD-INS

EXTRA PUMP	.50
SWEET CREAM	.50
SOUP PATCH KIDS	.50
NEEDS	.50

PURCHASE HERE

250

Hutto Official Zoning Map



Legend

Hutto Zoning Districts

-  Agriculture (AG)
-  General Commercial (B-2)
-  Historic (OT-5H)
-  Light Industrial (LI)
-  Local Business (B-1)
-  Multi-Family (MF)
-  Planned Unit Development (PUD)

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action to approve the proposed North Town Commons Block B Preliminary Plat, 3.1 acres, more or less, of land, two (2) commercial lots, located on FM 1660 and Limmer Loop.
Meeting: Tuesday, August 1, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Northtown Commons Block B, Preliminary Plat, consists of two (2) commercial lots, located on FM 1660, generally at the northeast corner of FM 1660 and Limmer Loop. The current zoning on the property is Planned Unit Development (PUD). The property is surrounded by Single Family (SF-1) to the east and south, Planned Unit Development (PUD) to the west and ETJ with a Development Agreement to the north.

The public hearing was held on June 6, 2023.

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with the development standards of the Planned Unit Development (PUD) and the Unified Development Code (UDC) and staff has determined that the request does comply with the PUD and UDC.

STAFF REVIEW:

Staff recommends approval of the proposed Preliminary Plat.

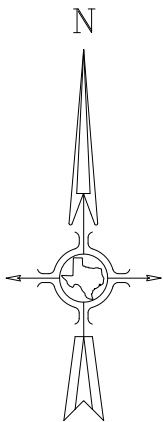
FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. NTCBlkB-Prelim-U1-Plat(7-11-23)
2. Zoning Map

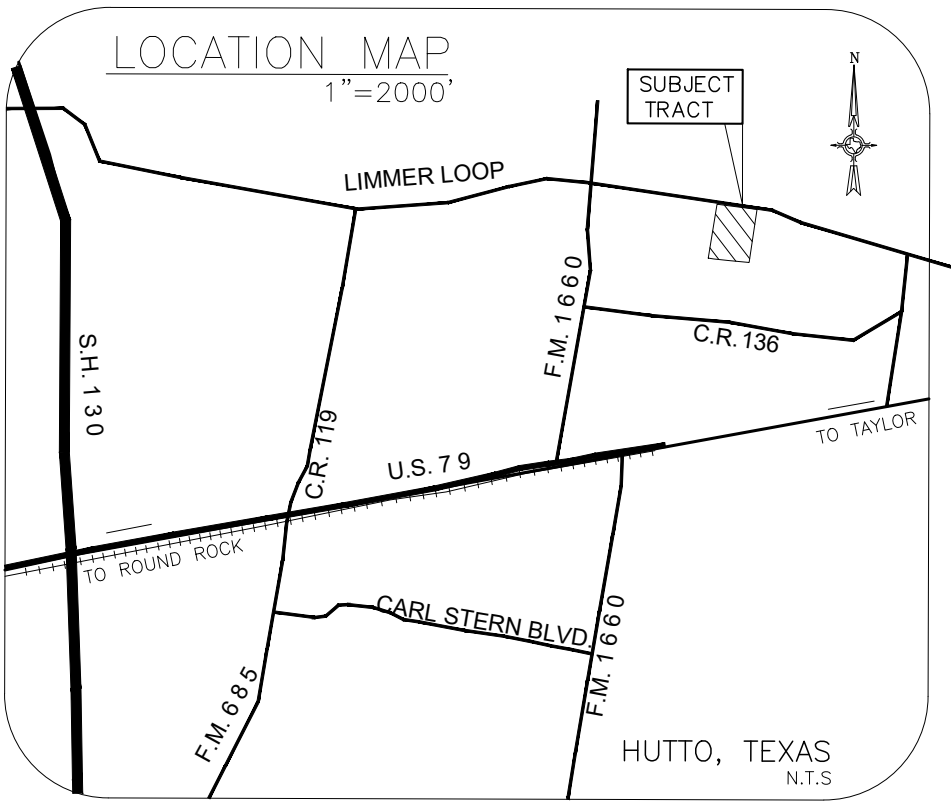
PRELIMINARY PLAT
BLOCK B, NORTH TOWN COMMONS
IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



LEGEND

- IRF (circle with dot) IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRS (solid circle) IRON ROD SET (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POINT
- J.A.E. JOINT ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY PLAT RECORDS OF WILLIAMSON COUNTY
- PRWC (thick line) EXIST. WASTEWATER LINE
- - - 680 - - - EXIST. CONTOUR
- PROPOSED SIDEWALK

NO. OF BLOCK 1
NO. OF LOT 2



07/11/2023

NOTES

- BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- THIS PROPERTY IS SUBJECT TO THE CITY OF HUTTO PLANNED UNIT DEVELOPMENT (PUD) WITH ORDINANCE O-2023-0006.

LOT AREA & LAND USE

LOT 1	2.0 Ac	COMMERCIAL
LOT 2	1.1 Ac	COMMERCIAL
TOTAL	3.1 Ac	

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD
C1	20.00'	89°25'12"	31.21'	N37°22'31"W 28.14'

OWNER INFO:
NORTH TOWN COMMONS, LLC
3874 LIMMER LOOP, HUTTO, TX 78634
BOB CASTLE, WILLIAM RANDALL RUSS, KYLE RADAR
(512) 689-6982

SHEET 1 OF 2

7-5-2023

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

206 TAYLOR STREET, HUTTO, TEXAS 78634

Ph: (512) 642-3292

TBPE FIRM NO. F-755

TBPLS FIRM NO. 13-015

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



DRAFT

WATTLES STREET
(60' R.O.S.W.)

MAGER MEADOWS, PHASE 11
DOC. NO. 2018020539
O.P.R.W.C.

BLOCK B
LOT 2
(1.1 Ac)

BLOCK B
LOT 1
(2.0 Ac)

NORTH TOWN COMMONS, LLC
REMAINDER PORTION (±3.096Ac)
OUT OF 28.449 ACRES
DOC. NO. 2007062953
O.P.R.W.C.

LIMMER LOOP
(90' RIGHT-OF-WAY)

JOSIAS B. BEALLE SURVEY A.97

SUNRIN AMERICA CORP
7.32 ACRES
DOC. NO. 2022029802
O.P.R.W.C.

DOC. NO. 2017109511
TO BE VACATED

(PAPE DAWSON)

FIELD NOTES

Being 3.10 acre tract of land located in the Josias B. Bealle Survey, Abstract No. 97 in Williamson County, Texas. Said 3.10 acre tract of land being out of the remainder of a called 28.449 acre tract of land recorded in the name of North Town Commons, LLC in Document Number 2007062953 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.). Said 3.10 acre tract of land being more particularly described by metes and bounds description as follows (bearings and distances are based on the Texas State Plane Coordinate System (NAD83), Central Zone, based on GPS observations);

BEGINNING at an iron rod found with “VARA” cap on the east line of a 7.32 acre tract recorded in the name of Sunrin America Corp in Doc. No. 2022029802 of the O.P.R.W.C., being on the west line of the east portion of the said 28.449 acre remainder tract, from which a 1/2” iron rod found for the northwest corner of Lot 14, Block A, North Town Commons Subdivision as recorded in Cabinet GG, Slide 247 of the Williamson County Plat Record (W.C.P.R.), bears N 81°02'20” W, a distance of 680.21 feet;

THENCE, traveling along the northeast corner of said 7.32 acre tract, and the northwest corner of said east portion of the 28.449 acre remainder tract, a curve to the left with a radius of 20.00 feet, central angle of 89°25'12”, an arc length of 31.21 feet, and a chord bears N 37°22'31” W and a distance of 28.14 feet to an iron rod set with “HEJL LEE” cap on the north line of said 7.32 acre tract, being on the south line of Limmer Loop (90' R.O.W.), also being the northwest corner of herein described tract;

THENCE, S 82°43'07” E, traveling along the south line of Limmer Loop and the north line of said 28.449 acre remainder tract, a distance of 239.78 feet to an iron rod found with “CAPITAL” cap for the northeast corner of said 28.449 acre remainder tract, being on the west line of Lot 35, Carol Meadows Subdivision, Section One, as recorded in Cabinet W, Slide 300 of W.C.P.R., being the northeast corner of herein described tract;

THENCE, S 7°35'20” W, traveling along the east line of said 28.449 acre remainder tract and the west line of said Carol Meadows Subdivision, Section One, a distance of 614.29 feet to a 5/8” iron rod found for the southeast corner of said 28.449 acre tract, being the southwest corner of Lot 16 of said Carol Meadows Subdivision, Section One, being on the north line of Mager Meadows, Phase 1 as recorded in Doc. No. 2018020539 of O.P.R.W.C., also being the southeast corner of herein described tract;

THENCE, N 82°09'47” W, traveling along the south line of said 28.449 acre remainder tract and the north line of said Mager Meadows Subdivision, Phase One, a distance of 219.89 feet to an iron rod found with “PAPE DAWSON” cap for the southwest corner of east portion of said 28.449 acre remainder tract, being the southeast corner of said 7.32 acre tract, also being the southwest corner of herein described tract;

THENCE, N 7°35'20” E, traveling along the east line of said 7.32 acre tract and the west line of the east portion of said 28.449 acre remainder tract, a distance of 592.14 feet to the POINT OF BEGINNING, containing 3.10 acres of land, more or less.

NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED, OR WITH THE APPROVED PUD.
- A 10’ P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5’ P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF HUTTO, WASTEWATER: CITY OF HUTTO, AND ELECTRIC: ONCOR.
- NO PORTION OF THE AREA OF THIS SUBDIVISION IS LOCATED WITHIN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0520F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2–INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- ON–SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100–YEAR STORM EVENTS. EACH LOT SHALL BE RESPONSIBLE FOR PROVIDING ITS ON–SITE STORM WATER DETENTION POND TO REGULATE STORM WATER BEFORE DISCHARGE OFF–SITE.
- THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING REGULATIONS:
 - PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE NO. O–2023–006.
 - RESTRICTIVE COVENANTS AS RECORDED IN DOC. 2008004882 OF OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, DATED 1–17–2008.
- BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON–RESIDENTIAL LOT IS 85%.
- ALL COMMON WATER, WASTEWATER, DRIVEWAY, AND DRAINAGE FACILITIES LOCATED WITHIN THIS SUBDIVISION SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS’ ASSOCIATION TO BE RECORDED IN SEPARATE INSTRUMENT.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED AS PUD. THIS PLAT CONFIRMS TO THE CONCEPTUAL PLAN IN PLANNED DEVELOPMENT UNIT DEVELOPMENT “NORTH TOWN COMMONS” AS APPROVED BY CITY COUNCIL BY ORDINANCE O–2023–006.

PRELIMINARY PLAT
BLOCK B
NORTH TOWN COMMONS

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

COUNTY OF WILLIAMSON KNOW ALL MAN BY THESE PRESENTS:
STATE OF TEXAS
WE, BOB CASTLE, WILLIAM RANDALL RUSS, AND KYLE RADAR, OWNERS OF NORTH TOWN COMMONS LLC, OWNS THE REMAINDER OF 28.449 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2007062953 OF OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY SUBDIVIDE PORTION OUT OF SAID REMAINDER OF 28.449 ACRE TRACT TO BE KNOWN AS
BLOCK B, NORTH TOWN COMMONS

AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2023, A.D.

BOB CASTLE WILLIAM RANDALL RUSS KYLE RADAR
STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOB CASTLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____DAY OF _____, 2023 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM RANDALL RUSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____DAY OF _____, 2023 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE RADAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____DAY OF _____, 2023 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES:_____

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION ON THE ____ DAY OF _____, 2023 A.D. AND AUTHORIZE TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

RICHARD HUDSON DATE ASHLEY BAILEY DATE
CHAIR DEVELOPMENT SERVICES DIRECTOR

HEJL, LEE & ASSOCIATES, INC.

SHEET 2 OF 2

ENGINEERING • SURVEYING • PLANNING
206 TAYLOR STREET, HUTTO, TX 78634
PH. (512) 642–3292

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

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

DRAFT 7-5-2023

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



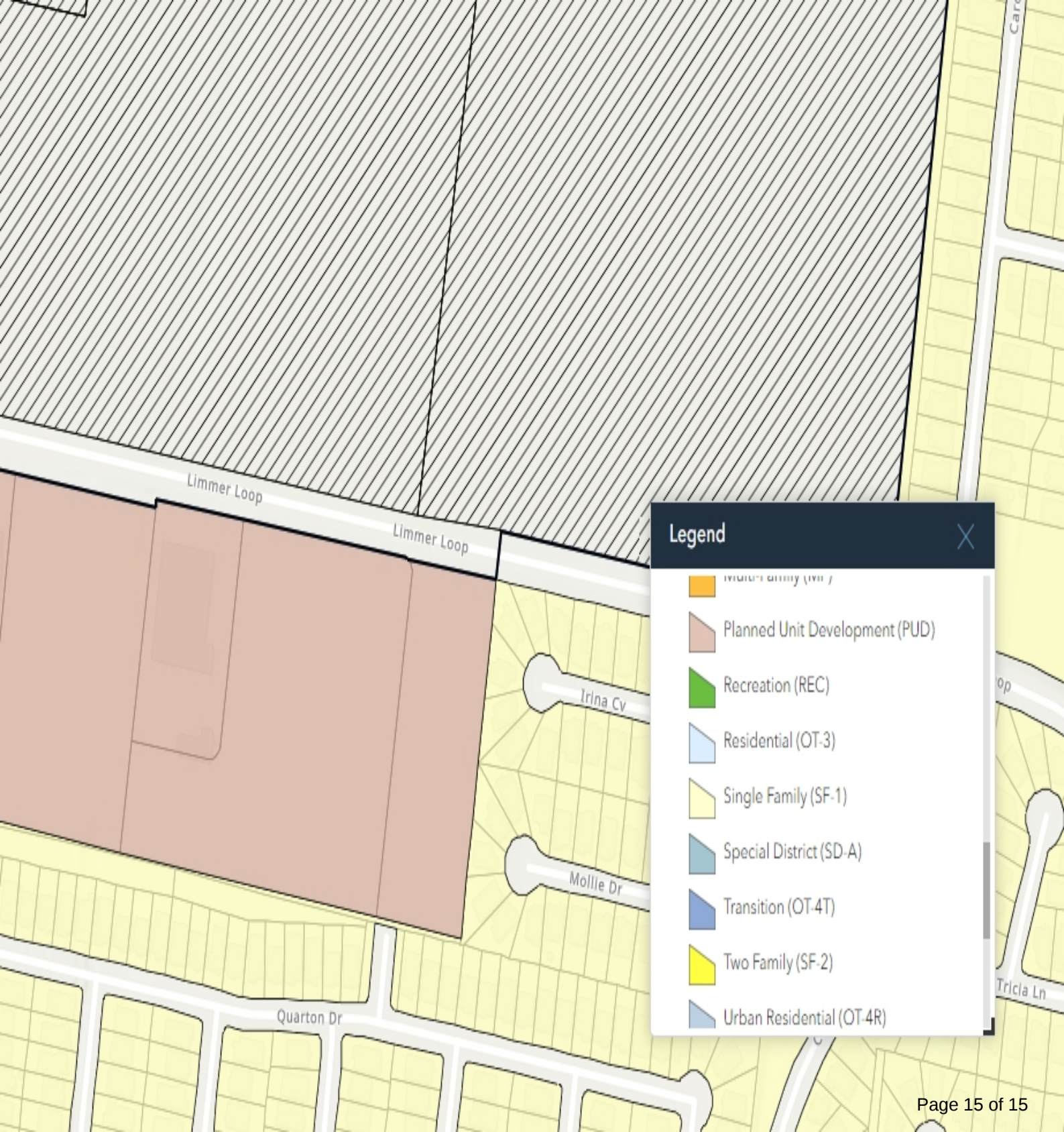
STATE OF TEXAS
COUNTY OF WILLIAMSON
I, CHIEN Y. LEE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAFT 7-5-2023

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



07/11/2023



Legend

- Industrial (OT-1)
- Planned Unit Development (PUD)
- Recreation (REC)
- Residential (OT-3)
- Single Family (SF-1)
- Special District (SD-A)
- Transition (OT-4T)
- Two Family (SF-2)
- Urban Residential (OT-4R)